

City of Dunkirk Planning Board Meeting Minutes

March 1st, 2017

Present: Chris Piede, Ed Schober, John Mackowiak, Andy Bohn and Frank Torain. Also present: Councilman Marty Bamonto, Rebecca Yanus (Director of Development) Edward Hayes (Recording Secretary), and Thomas Whitney & Ashley Switzer (STEL, Inc.).

Absent:

Meeting was called to order by Chris Piede at 6:02 p.m. located in the Mayor's Conference Room, in City Hall. A quorum was present.

Acceptance of meeting's minutes: Andy Bohn made a motion to accept the minutes of November 17th, 2016, seconded by Ed Schober. Carried, all voting aye.

Communications from the Public and Petitions: None

Old Business: None

New Business:

Election of Officers

Resolution #2017-1

John Mackowiak nominated Edward J. Hayes III as Recording Secretary. Frank Torain seconded the nomination. Carried, all voting aye.

2017 Meeting Schedule

Resolution #2017-2

Ed Schober made a motion to adopt the 2017 Planning Board Meeting Schedule. Seconded by Andy Bohn. Carried, all voting aye.

Site Review – 127 King Street – STEL, Inc. – Ashley Switzer and Thomas Whitney: Thomas introduced him as the Executive Director for STEL, Inc. and Switzer as the Project Manager. Ashley and Thomas explained that they received approval from the City of Dunkirk Zoning Board on 2/28/17 for a variance to build two (2) townhouse buildings on the one (1) lot.

Thomas Whitney reminded the Board that STEL had presented on this site with Planning Board earlier in 2016 and stated they were doing this presentation as an update and a courtesy recommended by Al Zurawski and to get feedback on tote, dumpster and landscaping feedback from the Board, as well as to provide an update on handicapped and van accessibility as well as snow removal.

Thomas explained to the Board that there will now be only one (1) egress on King Street and no longer on the Maple Avenue side. John Mackowiak and Andy Bohn spoke about potential issues with tote use for

trash, as well as concerns on the distance for residents to move totes, storage and weather. Andy Bohn stated he would prefer that a dumpster be used instead of totes. The Board agreed and Ed Schober and Frank Torain commented they would like to see the dumpster fenced in for aesthetics.

Rebecca Yanus informed the Board that the apartments will meet disability/accessibility requirements. She also explained that snow removal, lawn care and other property maintenance will be done by STEL. Ashley Switzer pointed out there was plenty of space on the property for snow plowing and the location of the dumpster will be a straight shot up the egress from King Street for the dumpster service to safely access the dumpster.

Ed Schober asked when STEL plans to break ground and was told the HRC will make an award decision on April 5th, 2017 and they hope to break ground in early summer. Chris Piede asked about landscaping on the variance to the street. Thomas Whitney explained that the front of the townhouses are right in line with the other homes on the street and they will provide landscaping to help with the aesthetics of the property and the neighborhood.

The Board thanked STEL for their presentation and requested that those minor changes be incorporated into the final plan. Thomas Whitney and Ashley Switzer thanked the Board for their input and stated they would update their plan to reflect the Board's request. Ed Schober reminded the Board that this was a courtesy presentation and was out of the jurisdiction zone for the Planning Board.

Rebecca Yanus informed the Board that there could be a need to call a special meeting in the next few weeks to discuss a site review for a potential developer looking to build a cold storage warehouse in the City of Dunkirk. Councilman Bamanto asked her if she had other updates on any other potential development opportunities. Rebecca stated that through our BOA grant the City identified 14 properties in the Central Business District and the Waterfront District that are at the focus of a redevelopment plan and we have had interest from several developers. Rebecca also spoke about the Brownfields Phase 1 application she submitted that identifies and test properties for cleanup and Phase 2 funding, if secured, would help with the cost of cleanup and redevelopment of the properties.

Andy Bohn made a motion for adjournment at 6:34 p.m., seconded by Frank Torain. Carried, all voting aye.

The next meeting is: **To Be Determined** – ample notice will be given to the public and Board.