

City of Dunkirk Planning Board Meeting Minutes
August 25, 2016

Present: Ed Schober and Andy Bohn. Also present was Nicole Waite (Recording Secretary), Ashley Switzer (Southern Tier Environments for Living, Inc.), Tom Whitney (STEL), John Gullo (STEL), Tom Wolanski (Greenman-Pedersen, Inc.), Tim Zigorowicz (SWBR Architects), and Nicole Gugino (Observer).

Absent: Chris Piede and John Mackowiak.

Meeting was called to order by Andy Bohn at 5:35 p.m. located in the Mayor's Conference Room, in City Hall. A quorum was not present.

Acceptance of meeting's minutes: Due to lack of quorum, no vote was taken on the June 23, 2016 meeting minutes.

Communications from the Public and Petitions: None

Old Business: None

New Business:

Sign Review – 308 Central Avenue – Andre Persaud: Due to a lack of quorum, the board was unable to formally vote on the Sign Review for 308 Central Avenue. The members present did look at the application and were asked by Waite if there was any further information they would like her to get from the applicant prior to the next meeting. Both members indicated they would like to know exactly where on the front of the building it would be located.

STEL Workforce Housing Presentation: Whitney, Switzer, and Wolanski took turns describing the project they are proposing that will be focused on the Route 60 (Main Street/Maple Avenue) corridor. With the development of Athenex, they believed it was important to make the City's entryway more appealing. A map was handed out that highlighted the parcels that STEL has options on. It will include the large blue multi-family brick building across the street from School #3. The map also highlighted surrounding amenities.

STEL will be applying for a tax credit grant, with a deadline of October 6th. They will likely find out in early 2017 if they were awarded. The purpose of today's presentation was to show the Planning Board their plans and find out if the board had any concerns or suggestions regarding to the exterior designs of the buildings. If they are awarded they will then formally apply to the board for any necessary approvals. Whitney indicated that 130 applications are generally submitted for this grant and that roughly 30 are awarded, so it is competitive. Bohn asked if the

amount they received would affect how many units they produce, and Whitney indicated that it is an 'all or nothing' kind of project.

8 of the properties would be for STEL's customers. The remaining would be available to persons who meet the income guidelines. STEL would have to own the properties for 15 years then those living there would have the first right of refusal to purchase the homes. They were focused on picking up the worst of the worst properties along Route 60, then rehabilitating 14 sites, and demolishing 11 to build new. A total of 48 units would be created. Only 1 or 2 of the properties are currently owner occupied. The rest are rentals. All units will be certified energy efficient, even the rehabbed units will be gutted down to the studs.

Wolanski and Zigorowicz showed the board architectural renderings and some sample building materials. The homes will have standard architectural shingles, concrete 'stones' on the front, and scalloped siding near the roof peak. They will all look a little different from one another and will be different colors that fit into the surrounding neighborhood. The larger property located near the Route 5 intersection will have more of a nautical style and lighter colors mimicking the Boardwalk Market.

Schober asked if there were any intentions of streetscape enhancements such as shade trees along the street, since currently there are none. Waite echoed that, saying STEL had previously mentioned they would include landscaping for their properties and wondered if that would include street trees. Whitney responded that they would be installing landscaping on their properties and would consider the addition of street trees.

Zigorowicz asked if the Planning Board could support this project. Bohn indicated that the Planning Board was typically focused on the Central Business District, and Historic and Harborfront Overlay Districts. The only sites in their plan that may fall under their jurisdiction are the ones near Route 5. However, Schober said that he would work with Bohn and Waite to produce a letter of endorsement saying the board has reviewed the designs and that they look acceptable.

According to Gullo, their group had presented this project to the Zoning Board of Appeals on August 23rd, and would be approaching them for conditional approval at their September meeting for each of the sites that will require zoning variances. He will also draft a letter of endorsement for the Planning Board for them to review and alter, then sign and return to STEL prior to the grant application deadline.

The meeting ended at 6:28 p.m.