

Application

& Permit

CITY OF DUNKIRK, NEW YORK

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No. 2017-03

APPLICATION FOR BUILDING AND ZONING PERMIT

Date March 14, 2017 - denied

Cost

Note—No permit for new construction will be issued unless this application blank is properly filled out. Two sets of plans, specifications and a plot plan must be submitted with your request.

INSTRUCTIONS

1. This application blank is to be filled out by typing or printing and must be submitted to the Building and Zoning Officer of the City of Dunkirk.
2. Completed Building Permit Application must be filed with the Building and Zoning Officer by the applicant or his representative.
3. The work covered by this application shall not be commenced before issuance of a Building Permit by the Building and Zoning Officer.
4. Upon approval of this application a Building Permit will be issued to the applicant by the Building and Zoning Officer. The Building Permit shall be posted upon the premises in a conspicuous place so as to be visible from the street throughout the period of construction.
5. No structure or use for which a Building Permit has been issued shall be occupied or used in whole or part upon completion for any purpose until a Certificate of Occupancy shall have been granted by the Building and Zoning Officer.

Application is hereby made for permission to construct and operate a cold storage warehouse facility.

Type of Building Type of Siding

Type of Foundation concrete To be used as cold storage warehouse

Size of Building 320 ft. wide 300 ft. long 48 ft. high.

Building to be located on the front, rear, side. Sec. 96.15, Block 1, Lot 27

Size of lot on which building is to be located is 590 ft. wide, 1348 ft. deep. Distance of

building to front property line is 200 ft. The nearest right is 60 ft. and the nearest

left is 210 ft. Rear yard is 743 ft.

To be located in a R-1 zone at Central Avenue rear ~~Street or Avenue~~

on North, South, East, West side.

Owner Basdeo Mahendra Address 349 Falconer St., Jamestown, NY 14701

Contractor Address

By Patrick J. Gorbett-Great Lakes Cold Storage 6531 Cochran Rd., Solon, OH 44139



Dunkirk Planning Board
City Hall
342 Central Avenue
Dunkirk, New York 14048
366-9876
FAX: 363-6460

Planning Board Application

- | | |
|---|--|
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Façade Review |
| <input checked="" type="checkbox"/> Site Review | <input type="checkbox"/> Parking Review |
| <input type="checkbox"/> Sign Review | <input type="checkbox"/> Demolition Review |
| <input type="checkbox"/> Construction Review | <input type="checkbox"/> Other _____ |

Property Information

Name of Owner: Basedeo Mahendra

Address of Owner: 2238 Page Road
Kennedy, NY 14747

Phone of Owner: 716-307-1923

Name of Property: Central Avenue Rear "St. Mary's Meadows"

Property Address: Central Avenue Rear
Dunkirk, NY 14048

List names, addresses and phone numbers of all others having an interest in this subject:

Patrick J. Gorbett – Great Lakes Cold Storage (Purchaser)
6531 Cochran Road Solon, OH 44139 (440)248-3950 x 3016

Zoning Classification: Central Business District Historic Overlay District
 Harbor front Overlay District 1 Harbor front Overlay District 2

Will this need approval of Zoning Board: Yes – Project received Zoning Board Approval on 3/27/17

Proposed Site Change: The current zoning on the property is R-1 single family zoned. The cold storage warehouse does not fall under R-1 zoning and therefore applied for a variance with the Zoning Board to build a cold storage warehouse (320 ft. wide, 300 ft. long and 48 ft. high).



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Attach a site plan, but not included to, dimensions and use of existing proposes structures, easements, water courses, fences and curb cuts on the property, and photographs of building, proposed signs, and anything relevant to application.

I hereby state that the above statements and accompanying materials are completed and accurate. I understand the process and time frames associated with the application made to the City of Dunkirk.

Signature of Owner of Authorized Agent

(For Official City of Dunkirk Use Only)

Application Number: _____
Date Received: _____
Date of Hearing: _____
Received by: _____



CITY OF DUNKIRK
Housing, Building and Zoning Officer
City Hall, Dunkirk, New York 14048
www.dunkirktoday.com

WILFRED ROSAS
MAYOR
(716) 366-9882
FAX (716) 366-2049

ALLAN ZURAWSKI
HOUSING, BUILDING & ZONING OFFICER
(716)366-9858
FAX (716)363-0058

March 28, 2017

Basdeo Mahendra
2238 Page Road
Kennedy, NY 14747

Great Lakes Cold Storage
Patrick J. Gorbett
6531 Cochran Road
Solon, OH 44139

RE: Central Avenue Rear
Section 96.15, Block 1, Lot 27

Gentlemen:

Please be advised the Zoning Board of Appeals at their regular meeting held Monday, March 27, 2017 voted to grant your appeal to construct and operate a cold storage warehouse building at the above referenced property with the following stipulations:

1. The appellant shall comply with all testimony and information presented at the Zoning Board of Appeals meeting held 3/27/17.
2. A berm no less than twelve feet (12') in height shall be installed along the north and west property line the entire length of the north and west property line.
3. Evergreens shall be planted on the top of the entire berm.
4. The appellant shall install tile drainage to prevent flooding of adjacent properties.
5. Exterior lighting shall be installed so as not to shine over the berm.
6. The only vehicle access shall exist from Main Street Extension.
7. The Detention/Water Quality Pond shall have a fence at least eight feet (8') in height. A video security system shall be installed for the detention/water quality pond.
8. Dumpsters shall be installed on the south side of the property.
9. The variance is specific to the Great Lakes Cold Storage Company.

The Board stated the following findings of fact in their determination:

1. The property has never been developed and no development has been pursued in recent history.
2. The property has always been vacant. The 18.2 acre lot has only 590'10" of frontage which makes it a unique piece of property for an R-1 parcel.
3. The neighboring properties currently house a construction company, self-storage units, the railroad and Fieldbrook Foods. Stipulations imposed will control parking, noise levels, lighting and traffic.
4. The residential real estate trends have made this property unmarketable.

Plans and specifications shall be submitted to this office for review prior to the issuance of a building permit.

If you have any questions, feel free to contact this office.

Very truly yours,



ALLAN L. ZURAWSKI
Housing, Building and
Zoning Officer

ALZ:caa
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