

**Planning Board Meeting
Minutes- July 25th, 2018**

Meeting date: July 25th, 2018 called to order by Chris Piede at 5:00pm in Mayor’s Conference Room. There was a quorum present for new business.

Present:

- Wilfred Rosas- City of Dunkirk Mayor
- Rebecca Yanus-Director of Planning & Development
- E.J. Hayes- Deputy Director of Planning & Development
- Chris Piede- Planning Board Chairman
- Frank Torain – Board Member
- Ed Schober – Board Member

Absent:

John Mackowiak - Board Member
Andy Bohn - Board Member

Also Present:

- Rich Morrisroe, City Attorney
- Mike Civiletto-Fourth Ward Councilman
- Darlene Evans – 318 Central Ave. Property Owner
- Michael Kam – 318 Central Ave. Property Owner

Acceptance of May 2018 Minutes – Motion by Ed Schober, 2nd by Frank Torain

New Business:

Signage & Façade Improvement Review – 318 Central Avenue –Michael Kam & Darlene Evan

- Mike Kam- The sign will be 3ft’x 10ft” which is the side stock; it will be black in color with gold highlights and will read ”Chadwick Bay Antiques” T 1-11 currently on existing façade will be upgraded possibly a tong and groove pine or cedar.

Question and Answer:

- Ed Schober- Do you already have the sign; is it professional done?
- Mike Kam- Yes.
- Chris Piede – Will you be using LED Lighting?
- Mike Kam– Yes and we have antiques sconces, cast aluminum that will be mounted on the side of the sign. It will be a vinyl sign Enzo is working on this.
- Mike Kam- Fortunately we got our paperwork in for Main St.
- Rebecca Yanus- We’re going to be applying for the New York State Main St. Grant through the *NYS Consolidating funding application*.
 - ✓ We have 12 buildings on Central total whose property owners are interested.

- ✓ The application is due this Friday; the 12 buildings are within the 300,400 & 600 block of Central Avenue. This will aid in getting some facades and building renovations going.
- Rich Morrisroe- What are you looking to do with the 1st floor; it's all dry wood correct?
- Mike Kam- It's going to stay as it is. A lot of the trim work is rotted; it also has an old sign that needs to come down; we're looking into replacing the whole front.
- Ed Schober- Will you be occupying the 1st floor only?
- Darlene Evans- For now yes.
- Ed Schober- I appreciate the effort of the sign already being made however we've gone through this before and he has to submit a draft before we can move forward."
- E.J. Hayes- Mike, just to give a recap; the sign is being fabricated now... and is there a groove you stated that needs to be replaced?
- Mike Kam- It's a surface stationed behind the sign...
- E.J. Hayes – And did you mention possible window replacement down the road?
- Mike Kam- Sure.
- Ed Schober- I'll make the motion to accept; following stipulations; I'd like to see that. The smooth tongue and groove over the board is good it gives it that 19th Century look. As far as colors when you have those ready share them with E.J. & Rebecca and they can inform the planning board then we can hopefully assist with paint. If Enzo put together a draft for you Mike, then we can take a look at that; it's more of a stipulation for proof of the sign. So with that I do make a motion to accept.

❖ *Chris Piede accepted motion, seconded by Frank Torain.*

STEL Project Revisions Discussion:

- E.J. Hayes- Al Zurawski mentioned that there's a couple revisions they have going on to the project; I'm not sure what properties exactly but it sounds like some of them are changed; he said he's trying to get together a zoning board meeting for Tuesday August 14th and if at all possible if we could do a special meeting for either Wednesday the 15th or Thursday the 16th of August just to keep the momentum going however if we need to push it to next week that's fine also.
- Rebecca Yanus- Some of their properties that they were going to renovate they felt made more sense to down-rebuild so that's what they're doing.
- Frank Torain- That week is better for me, the following week I'm not in town.
- E.J. Hayes- So the 15th is better? Is it better for everyone's schedule to do it at 5pm or 6pm? All consecutively answered yes to 5pm.
- Rebecca Yanus- One thing I did want to mention is we will probably start to see different people coming to the planning board regarding waterfront redevelopment; there's some good stuff that will be coming in shortly along with some other stuff that really doesn't fit the vision of our waterfront and the BOA plan. So I just wanted to kind of remind you all of the BOA plan and being aware that it does follow a big economic development plan for our waterfront that our department has definitely been trying to follow in regard to what we want to see happen at the waterfront; there may be something that comes to the table that I can not mention but it may not fit that need; I just wanted to bring it to the planning boards attention to just take that into consideration with projects coming up in the future for water development.

- Chris Piede- The project on the Pier that there was talk about and stuff like that...
- Rebecca Yanus- The private development that will be happening will definitely be coming to the planning board; I think we'll do a presentation in regard to Pier development to the planning board when we get our plans more firm, then you can give comments on that piece which I think Council will be looking at approving that; they have the final say but definitely bring your comments to Council and they will be taken into consideration.
- Mike Civiletto- From my understanding the public stuff goes through us from the sub-division; if I understand it correctly.
- Rebecca Yanus- Yeah. It will be brought to both for that piece.
- Frank Torain- How far down the waterfront Lakeshore do you go?
- Rebecca Yanus- I'm talking specifically Main to Brigham and both sides of Lakeshore Dr. So just keep it in mind if something odd comes up that doesn't belong; just speaking from my professional opinion
- Ed Schober -I'd personally have no problem with you letting us know in advance if there's something you have a professional opinion on that doesn't quite belong, that way it would at least open our eyes to what to look out for.
- Rebecca Yanus- I will once that's put on the agenda; this is more so just in general speaking for things that are being brought up.
- Frank Torain- Does this one qualify for façade green lighting?
- Rebecca Yanus- That one... It's got to be more mixed use building; that's why we're focusing more on Central right now but there are some other Brownfield Redevelopment program's and other pieces for the vacant sites on Central that we're working on, specifically the hotel site which is one of the projects.
- Mayor Rosas- Larry Spacc called and wanted to know if there was any way to expedite to get a meeting in before next month; he has someone that wants to lease his property.
- Rebecca Yanus- It will be discussed August 15th or 16th, STEL needs an early meeting as well so...
- E.J. Hayes- So next meeting possibly the 15th or 16th of August at 5pm once we get confirmation from the Zoning office.

Conclusion:

- ❖ Meeting concluded; next meeting will be possible August 15th or 16th 2018 at 5pm. Chris Piede motioned to adjourn motioned seconded; meeting adjourned 5:30pm.