



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

**To:** Andy Bohn, Chris Piede, Ed Schober, John Mackowiak, and Bill Tuggle

**Xc:** Mayor Anthony J Dolce  
Al Zurawski, Building Inspector  
Stephanie Kiyak, Councilwoman-at-Large  
Mike Michalski, First Ward Councilman  
Bill Rivera, Second Ward Councilman  
Andy Gonzalez, Third Ward Councilman  
Stacy Szukala, Fourth Ward Councilwoman  
Ron Szot, City Attorney  
Gib Snyder, OBSERVER  
Dave Rowley, WDOE/WKIX

**From:** Lacy Lawrence, Recording Secretary

Please be advised that the Planning Board Meeting has been scheduled for:

**Thursday, September 25, 2014**

**6:00PM**

**Mayor's Conference Room, City Hall**

**AGENDA**

- I. Call to Order**
- II. Acceptance of meeting's minutes**
- III. Communications from the Public and Petitions**
- IV. Old Business**
- V. New Business**

Site Review

- 1. 761 Central Ave –Becc Property Mgmt LLC
- 2. 774 Central Ave- Patrick Pacos

**VI. Next Meeting- October 30, 2014**

**VII. Adjourn**

Application

CITY OF DUNKIRK, NEW YORK

FEE
\$ _____

& Permit

No. .... APPLICATION FOR BUILDING AND ZONING PERMIT

Date .....

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 ...operate an office from existing residence.

Type of Building ...wood frame..... Type of Siding ...vinyl.....

Type of Foundation ...stone/block..... To be used as ...office.....

Size of Building ...30.....ft. wide .....66.....ft. long .....20.....ft. high.

Building to be located on the ..... front, ..... rear, ..... side. Sec. 96.06 Block ...2., Lot ...32.

Size of lot on which building is to be located is ...95..... ft. wide, .....233..... ft. deep. Distance of building to front property line is ...43.5..... ft. The nearest right is ....11.5..... ft. and the nearest left is ...31.5..... ft. Rear yard is .....115..... ft.

To be located in a R-3/HD... zone at ..... 761 Central ..... ~~Street or Avenue~~ Avenue.

on ..... North, ..... South, ..... East, ..... West side.

Owner ..... Becc Property Mgmt LLC ..... Address ..... 1007 Central Avenue, Dunkirk, NY

Contractor ..... Address .....

By ..... Address .....

## BECC PROPERTY MANAGEMENT

1007 Central Avenue  
Dunkirk, New York 14048  
P :(716)-363-7602 F :(716)-366-9528

August 12, 2014

Zoning Board of Appeals  
City Hall  
Dunkirk, New York 14048

Ladies and Gentlemen,

I would like to take the building which I currently own, located at 761 Central Avenue in the city, and convert it to an office building.

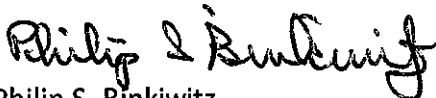
The building would house 5 offices, 2 conference rooms, and room for one receptionist. It would consist of utilizing the existing building and deck, and adding a 14' X 16'6" two story addition on the rear of the building. There is also a new parking lot with room for 11 vehicles, one being handicap accessible.

The exterior is designed to maintain as much as practical of the original building design.

The tenant would be BECC Electric. Normal office hours would be 7am till 4:30pm, Monday thru Friday.

Thank you for your consideration in this matter.

Sincerely,



Philip S. Binkiwitz  
BECC Property Management  
President

**CITY OF DUNKIRK PLANNING BOARD**

**RESOLUTION**

**No. 2014-#5**

A meeting of the Planning Board (the "Board") of the City of Dunkirk (the "City"), was convened on Thursday September 25<sup>th</sup> 2014 at 6:00 p.m.

The following resolution was duly offered and seconded, to wit:

**RESOLUTION AUTHORIZING SITE PLAN FOR BECC  
PROPERTY MGMT LLC FOR CONVERSION OF RESIDENCE  
PROPERTY TO OFFICE BUILDING**

**WHEREAS**, the City Code provides that the Board shall have full power and authority make investigations, maps, reports, recommendations, and approvals relating to the planning and development of the city; and

**WHEREAS**, pursuant to these duties the Board has reviewed the information supplied by BECC Property Mgmt LLC for the project located at 761 Central Ave relating to the site plan; and

**WHEREAS**, the Board wishes to approve the transaction submitted and reviewed subject to the conditions contained below; and

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE CITY OF DUNKIRK PLANNING BOARD AS FOLLOWS:**

Section 1. Hereby offers its approval to BECC Property Mgmt LLC for the sole purpose of approving the site plan for conversion of residence property to an office building with a two story addition at the property located at 761 Central Ave.

Section 2. The above approval is subject to the following terms and conditions:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Section 3. The above resolutions shall take effect immediately.

Dated: September 25, 2014

STATE OF NEW YORK            )  
COUNTY OF CHAUTAUQUA    ) SS:

I, the undersigned Recording Secretary of the City of Dunkirk Planning Board, DO HEREBY CERTIFY:

That I have compared the annexed extract of minutes of the meeting of the City of Dunkirk Planning Board (the "Board"), including the resolution contained therein, held on September 25, 2014, with the original thereof on file in my office, and that the same is a true and correct copy of the proceedings of the Board and of such resolution set forth therein and of the whole of said original insofar as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of the Board had due notice of said meeting, that the meeting was in all respects duly held and that, pursuant to Article 7 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public, and that public notice of the time and place of said meeting was duly given in accordance with Article 7.

I FURTHER CERTIFY that there was a quorum of the members of the Board present throughout said meeting.

I FURTHER CERTIFY that as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or modified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the City this 25<sup>th</sup> day of September, 2014.

\_\_\_\_\_  
Lacy Lawrence  
Recording Secretary  
City of Dunkirk Planning Board

[SEAL]

Application  
& Permit

CITY OF DUNKIRK, NEW YORK

FEE
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Application is hereby made for permission to ..... install a 25' x 30' front yard  
..... parking area.....

Type of Building ..... Type of Siding .....

Type of Foundation ..... To be used as front yard parking  
Parking Area

Size of ~~Building~~ ..... 25 ..... ft. wide ..... 30 ..... ft. long ..... ft. high.

Building to be located on the ..... front, ..... rear, ..... side. Sec. 96.07, Block 1, Lot 71.

Size of lot on which building is to be located is 76.70 ft. wide, 173 ft. deep. Distance of building to front property line is N/A ft. The nearest right is N/A ft. and the nearest left is N/A ft. Rear yard is N/A ft.

To be located in a R-3/HD zone at 774 Central ~~Street~~ Avenue.

on ..... North, ..... South, ..... East, ..... West side.

Owner Patrick Pacos ..... Address 774 Central Avenue

Contractor ..... owner ..... Address .....

By ..... Address .....