

City of Dunkirk Planning Board Meeting Minutes  
December 11, 2014

**Present:** Bill Tuggle, Ed Schober, John Mackowiak and Chris Piede. Also present was Steve Neratko, Lacy Lawrence, Paulette Pacos, and Richard Peebles.

**Absent:** Andy Bohn

Meeting was called to order by Chris Piede at 6:00 p.m. located in the Mayor's Conference Room, in City Hall.

**Acceptance of meeting's minutes:** Ed Schober made a motion to accept the minutes of September 25, 2014, seconded by Bill Tuggle. Carried, all voting aye.

**Communications from the Public and Petitions:** none.

**Old Business:** none

**New Business:**

***Architect Review - Central Ave - Coburn Block  
Resolution 2014-7***

Steve Neratko explains this is a New York Main Street Grant Project. As part of their requirements any and all work needed to be approved by SHPO. SHPO has approved the work. The grant covers 75% of the project up to \$220,000.00. Also CDBG2014 granted them \$50,000.00 for upstairs residential replacement and repair window work. The project is mainly to restore the building back to its original state. Ed Schober asked if all the store fronts were being bid out separately and Steve Neratko answered yes due to the way the funding can be utilized through NYMS grant. All the storefronts besides one, Bike Shop, will be updated. Contact was made to that store front owner but they were not interested in participating. Ed Schober asked if there was to be side walk work included Steve mentioned there is a possibility but as of right now it is not part of the project scope. If there is to be sidewalk work done it will be brought back to the planning board at that time. Ed Schober made note that he was pleased with the preservation and replication the project is presenting in the scope of the work.

Ed Schober made a motion to approve with exception of a color scheme to presented to the board at a later time, seconded by Bill Tuggle. Carried, all voting aye.

***Site Review-852 Main St Ext. – M&D Storage  
Resolution 2014-8***

Paulette Pacos explained the project is on the same parcel as their Construction Company. The parcel contains 11 acres. This project will be placed there between power lines and Construction Company. No variances were needed. The location is considered to fall under Light Industrial and storage facilities are listed as an eligible use. The project is presented to be 150 x 30 ft wide. All are one story buildings. Paulette Pacos explained the entire area will be fenced in but it has not decided yet. She is considering an open fence with a possible 8 foot height. She will submit a sample of the fencing at a later date. 4 units will be 20 footers but most will be 10x10ft. Brick red for the main color of the units and a trim will be done in tan. Greenery such as ever green trees and green space will be landscaped in front of the units to look nice from the road. The corner of the property will have decorative landscaping also to soften the appearance. There will be no office there; clients will be directed to go to the office at the Construction Company. A 4x8 sign will be mounted onto the fence. The whole area will be light with day dimming.

Ed Schober made a motion to approve with stipulation of the fencing being reflective of a decorative style within the height needed for security, any signage be professional made and landscaping be utilized specifically in the corner of Williams Street and Main Street, seconded by John Mackowiak. Carried, all voting aye.

The meeting came to an adjournment. All voted in favor.