

**ZONING BOOK WORKSHOP  
SEPTEMBER 29, 2021  
@ 5:30 P.M. AT TOWN HALL**

**PRESENT:** Justin Steinbach, CPL Zoning Consultant, Juan Pagan, Councilman, Richard Purol, Town Supervisor, Priscilla Penfold, Zoning Board Member, Scott Pagano, Zoning Board Chairman, Mike Miller, Zoning Board Member, Shari Miller, Planning Board Chairwoman, and Ken Tarnowski, Zoning Board Member.

**ABSENT:** Tom Tarnowski, Zoning Board Member, Carl Brandt, Planning Board Member.

First the consultant, Justin Steinbach explained the overview of the agenda for the evening. The goal was to discuss the C-1/C-2, the M District, the SBO overlay, the AR-1 district, and then finally discuss what to expect at the meeting to follow this one.

Justin noted to members that he changed the purpose of the C-1 district.

Member Warren told other members that many of the revisions done were from work that was completed with a previous consultant and previous clerk.

Member's discussed permitted uses in the C-1 district. Justin asked if there was anything members wanted to add to it.

Member Shari Miller asked Justin Steinbach if he had any recommendations that he feels should be added to this section.

Justin told members that the only thing he thought should be moved was a library because it was under a special use permit and he thought that was a little extreme.

Members continued this discussion about permitted uses, special use, and site plan review.

Members questioned why commercial solar was allowed without site plan review. Justin explained that commercial solar is different than industrial solar (such as solar farms.) The difference here is that commercial solar is solar used for a commercial property for their own use. Not to sell for profit.

Members were okay with this upon further explanation from Mr. Steinbach.

Accessory uses were then discussed.

There was extra added wording to screening for commercial/industrial buildings. They also opted to add in private parking for employee/business use.

Members agreed that while some of these things might never happen in these areas, they would like to plan for whatever scenario they can.

Site Plan review was then reviewed by members.

All members agreed to both add and subtract certain uses from this list.

Members discussed in depth professional offices and that they want that to be something very clearly defined.

There was a suggestion about the use of a hospital here because of the issue of a hospital relocation within our area. They want to make sure this use is available because it would be a great spot for a hospital.

Members then moved onto lot area and yard requirements.

This section was pulled directly from previous revisions that were done, Justin did not change anything.

No one had any discussions/concerns.

Members then moved onto the C-2 District.

Justin also added to the purpose in this district.

First members discussed permitted uses.

Members recommended taking out forestry, nursery, orchards and wildlife sanctuaries.

Members also wanted to get rid of single-family dwellings and two-family dwellings because this area was not for homes. This area is a commercial use area.

Members were examining the Zoning map in this area and noted that a residential part of this area was included in the commercial part. Members opted to change this to keep the residential area and commercial area completely separate.

One business that members thought needed to be in this area was dispensaries. With the regulations around dispensaries this would be the only district where these kinds of businesses would fit.

For the most part members mirrored the uses in the C-1 to match the C-2.

There was a lengthy discussion regarding shopping centers. Members feel that no matter what area they put these in they need to be specifically defined. (Small scale versus large scale.)

Lot requirements were then discussed in this area.  
Again, members opted to copy what was utilized in the C-1.

While the meeting for the zoning book concluded members stayed together to talk about other topics.

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Two topics were specifically discussed. The LWRP with Chautauqua County and a grant/money that were available on the county level for expansion of infrastructure such as sewer and water.

Member Warren and Member Shari Miller lead the discussion with these topics and discussed with Supervisor Richard Purol and Councilman Juan Pagan.

One of the ideas behind getting this money and what it could be possibly used for was a sewer study or sewer expansion on Route 60 (Bennett Rd.)

With this expansion of Sewer, Member Warren believes that this would greatly help bring people to the area and assist the residents/businesses that are already there. Mr. warren explained the process and what the town needed to do to get started on this application to be considered.

Members discussed how this has been something they have wanted to do for many years, this was even included in the recently updated comprehensive plan for the Town of Dunkirk.

With no further discussion for the Zoning Book or any other related topics. The workshop was adjourned.

Respectfully submitted,

Kyle Coughlin,  
Secretary to Zoning & Planning  
Deputy Town Clerk  
Town of Dunkirk