



INCORPORATED:
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Village of Youngstown

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Village of Youngstown Board of Trustees Work Session Minutes – April 26, 2018

OLD BUSINESS:

VILLA CONDINIMUM

Attorney Caserta is working on the complaint and will finish it. This will be ready by the next Board meeting.

EASEMENT ON CARROLLWOOD

Waiting for plans from the property owner along with:

- A report from a wetlands consultant
- A DEC determination with details of where building can occur (to account for the wetlands).
- State determination on the drainage and easement for the State ditch located on the property as well approval for the location of the permanent driveway.

Attorney Caserta will generate a letter to the property owners tomorrow regarding our requirements.

MAIN STREET MORITORIUM

Meeting to be scheduled with Village Board of Trustees, Zoning and Planning Boards and Business owners. Draft language to be drawn by Board. Attorney Caserta to research if Airbnb's qualify for commercial use. Building Inspector Stevens has researched Village Code and Airbnb's fall under R1, 2, 3, they are not permitted use in commercially zoned areas in the Village.

Attorney Caserta also provided information from the State on the status of Airbnb and consideration for 440 Main Street. The information provided by the State restricts classification of an Airbnb as commercial when the owner is not present and when occupancy is less than 30 days. Attorney Caserta feels if the property owner would like to pursue this venue they should consult their Attorney. In Village code this venue cannot be considered Commercial as well. Building Inspector Stevens stated it is an R-1 classification. Attorney Caserta confirmed that owner must live in it to be considered and Airbnb or B&B, there are licenses etc. Zoning code does not permit this use. Deputy Mayor Lockhart remarked that he is not in favor of any residential use on the front facing portion of a building on Main Street. Discussion continued on requirements for Main Street and previous regulations of a WC1/WC area and perhaps blending them. They will

start on the ground floor and build the code from there. Deputy Mayor Lockhart will put together a draft and send to the Board to review. Attorney Caserta will speak with Sam Talerico regarding 440 Main St and the decision on the Airbnb.

NORTHFIELD DRIVE

Update from Trustee Comerford on status of easement agreement that the property owners are in receipt of.

Trustee Comerford advised one of the property owners would like to know if the drainage pipe can go along the other side of her property instead of where the DPW has indicated it needs to be placed. After discussion, the Board decided the drainage pipe needs to remain where the DPW indicated the best place for it is. Mayor Reynold will advise DPW Superintendent Muller to speak to the resident over the concerns of her tree and damage that may occur when then drainage pipe is placed.

NEW BUSINESS:

SENIOR VAN

Discussion on funding for a new van.

The Town of Porter is willing to split the cost of a new van with the Village of Youngstown. Mayor Reynolds spoke with Supervisor Johnston and the Town of Porter will continue to commit the payment of \$15,000.00 for maintenance of the van. The avenue of Senator Ortt or Assemblyman Norris is not working out for a source for a new van. Ki-Po Motors has a 2016, 10 passenger van for \$26,000.00 that Supervisor Johnston has been working with them on. The Senior Van drivers would like to give their input as to what they feel the best van solution would be for the riders. The Clerk will gather their information and pass back along to the Board. The van that is being looked at may not be the best fit for our seniors. Mayor Reynolds will get pictures of the van and will review the driver's information as we continue to pursue a new van.

NIAGARA RIVER ANGLERS

Lease calls for actual payment of all utilities on the North Dock. This changes the yearly payment from \$300.00 to approximately \$500.00. Discussion on this change.

Mayor Reynolds reported that he spoke with the Niagara River Anglers. They feel since they only use the area 1-2 months a year, the increase would be hard for them to absorb. As the main cost is the lighting into the parking lot, the Board advised that Attorney Caserta should draw the new lease to read a payment of \$300.00 for the utility portion and \$1.00 for the use of the building. The Village will pay the remainder of the cost for the lighting of the parking area there.

GRANTS/GRANT WRITER/GRANT ADMINISTRATOR

Discussion on roll of each area.

The Board discussed what the role of the Grant Writer is. Is it inclusive of Grant Writer and Administrator and to what capacity. Mayor Reynolds advised we pay monthly but are not receiving a lot of grants or funding. When questions arise, the Clerk's Office supplies a great deal of time and information to support the requirements that may be needed. Mayor Reynolds feels we need to have an understanding of what the role of Grant Writer is. Discussion continued regarding paying monthly or paying per grant. Attorney Caserta advised they had looked at this a few years ago and you face the issue of if it is grant based, missing opportunities for grants as the writer will only apply for sure things, and may miss opportunities on ones that we may or may not receive.

Attorney Caserta also remarked that the Village may want to come up with a project or items it needs and approach Senator Ortt as there is member money that was provided in the State Budget for the Senator to disburse as he deems necessary. The Board also discussed the HVAC grant for the Boiler and Air Conditioning and feel this should probably be considered.

NIAGARA COUNTY CONSORTIUM

Any comments or proposals to send to the Ad Hoc Committee to assist in the formation of Article 47 Consortium (4/6, 4/19 email)

Trustee Zastrow advised he reviewed the document and found it to be very thorough. Mayor Reynolds advised he also read the document and wanted the Board to note if we commit, it is for a 5 year period. He also felt the document was thorough. Trustee Zastrow advised the Clerk's Office to reply back that we have no comments or proposals at this time.

ADDITIONAL ITEMS:

ITEMS ON HOLD PENDING FINANCES

- Air Conditioner for Historical Society, Board Room and Mayor's Room
- Boiler for the Village Center
- Gym Doors (from entrance of parking lot)
- Steve's Heating and Cooling-Garage break room
Advantage Security-DPW Garage

With no other discussion, motion to adjourn the work session and enter into executive session was made at 8:46 p.m. by Trustee Comerford, seconded by Trustee Zastrow. All in favor, motion was carried.

Motion to adjourn the Executive session was made at 9:27 p.m. by Trustee Zastrow, seconded by Trustee Comerford. All in favor motion was carried.