



INCORPORATED:
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Village of Youngstown

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Village of Youngstown Board of Trustees Work Session Minutes – September 26, 2019

PRESENT: Mayor Reynolds, Deputy Mayor Lockhart, Trustee Comerford, Trustee Zastrow (7:15 p.m.), Trustee Fox, Building Inspector Stevens, Grant Writer Rotella, Clerk-Treasurer Brown. **ABSENT:** Attorney Caserta, Chief Schuey, Superintendent Muller.

CALL TO ORDER:

The work session meeting was called to order at 7:01 p.m. by Mayor Reynolds with the Pledge of Allegiance.

INTRODUCTION-INFORMATION: Ken Scibetta-Griffon Pub

Mayor Reynolds welcomed Ken Scibetta to the meeting. Mr. Scibetta introduced his partner Ed Webster. Mr. Scibetta and Mr. Webster explained to the Board their plans for 200 Lockport Street. Mr. Webster stated that the plans are to operate a brewery and restaurant at the location. They are in process of working out the details and hope to be open by the end of summer 2020. Mr. Webster stated that they have full support of the IDA and are working out plans to decide how large the operation will be. Mr. Scibetta stated they have been in business for 10 years and have 4 locations with 201 employees. The location will have their full attention and participation and will be family friendly. The Board welcomed them and looks forward to their new business.

ITEMS:

Appointment of Chairperson to Zoning Board of Appeals.

Mayor Reynolds stated that there is a time constraint with appointing a new chairperson. There have been two applications received, but Mayor Reynolds has not been able to speak with either applicant. The Board discussed the applications. Mayor Reynolds stated he will contact the applicants and poll the Board for confirmation of the new chairperson as there is a current variance request that must be addressed prior to October 11, 2019.

OLD BUSINESS:

BISTRO/PICNIC TABLES:

(January 24, 2019) Attorney Caserta will research permits needed and policy for bistro or picnic tables on walkways in the Village.

(February 28, 2019) Although Attorney Caserta was absent, he reported he is in the process of researching the requirements.

(March 28, 2019) Attorney Caserta stated that he believes that the liquor authority should be involved with perhaps a special permit and that there may be ADA regulations for implementation. He stated he would have something more formal for the next meeting.

(April 25, 2019) The Board is in favor of being business friendly on Main Street. Trustee Fox stated the special use permit would probably be the best way to handle any request. Building Inspector Stevens stated he felt this was a Village issue, that the requirement should include a certain number of feet from the curb that items could be located. The businesses would have to follow the requirements for serving outside. Attorney Caserta will draft a letter to the businesses and forward to Clerk-Treasurer Brown for distribution. Draft letter received 5/23, copies to Board for review.

(May 23, 2019) Mayor Reynolds asked for comments on the draft letter submitted by Attorney Caserta. Deputy Mayor Lockhart made sure the letter covers insurance and holds the Village harmless. Attorney Caserta confirmed it did. The Board further discussed fees and requirements. Building Inspector Stevens will be handling review and approval of the permit. The Board agrees there should be a fee associated with the permit. Attorney Caserta will update the letter and return it to the Clerk's Office for distribution once completed. **6/4/19** current Village codes pertinent to sidewalks forwarded to Board. **6/7/19** Mayor Reynolds asked that the businesses be invited to the meeting for input. Calls were made to invite the businesses to the meeting.

(June 13, 2019) Email to Board from Planning Board Chairperson Hanson regarding sidewalk café regulations. Discussion occurred during Regular Meeting of the Board of Trustees.

(July 11, 2019) Attorney Caserta stated that the Board needs to arrange a meeting time with Zoning and Planning Board Members to start discussions/brainstorming.

(August 8, 2019) Attorney Caserta stated that the meeting needed to be scheduled and coordinated. Mayor Reynolds confirmed the statement and stated he would get it scheduled.

September 26, 2019: Mayor Reynolds stated that the meeting has not been scheduled as of yet and will try to coordinate the meeting by the next meeting.

POSSIBLE SALE OF S CURVE PARCEL AT THE CORNER OF BROOKSHIRE AND THIRD STREET:

(May 23, 2019) Deputy Mayor Lockhart spoke about the lot owned by the Village at the S curve on Third Street. Deputy Mayor Lockhart asked if the Board favored placing the lot back on the tax rolls in consideration of selling the parcel. Trustee Fox asked how the lot would be sold, does it have to be bid on, or auctioned. Attorney Caserta stated it would need an assessed value and could be placed with a realtor or at auction. The Board approved the idea and Attorney Caserta will gather details.

(July 11, 2019) Trustee Lockhart asked if the Board was still considering the sale of the S Curve property at the corner of Brookshire and Third Street. The Trustees agreed to continue and Trustee Fox asked how it would be sold – via auction or listed with a real estate agent. Trustee Lockhart said he thought it makes sense to have it appraised, as the Village will need to get fair market value for the land. His continued that his only concern was if this area was dedicated greenspace for the subdivision, but he stated that he could not find any documentation that this would be the case. Attorney Caserta said he did not think it was likely because that property location for greenspace would be unusual. It was confirmed that if so, the property access would be off Brookshire Road (not Third Street).

(August 8, 2019) Attorney Caserta and Mayor Reynolds discussed what would be necessary to sell the property. Attorney Caserta stated the Village would need to have the parcel appraised. Superintendent Muller stated that there is a water line that runs through the property. The Board discussed this information and stated the lot may not be a buildable lot. Superintendent Muller will mark the water line out to assist with the decision.

(8/15/19)- Board was notified mark out was complete and they are able to look at the site. Attorney Caserta replied he would look at it over the weekend (Aug 17-18).

9/26/19- The Board advised they had driven by, but did not see the mark out. Superintendent Muller was absent and the questions from the Board regarding the area could not be addressed. Building Inspector Stevens stated he would coordinate with Superintendent Muller to show him where the water line runs through the parcel and would advise the Board if he felt it was a sellable lot.

HANDLING OF FOOD TRUCK OPERATIONS WITHIN THE VILLAGE:

(June 13, 2019) Trustee Lockhart stated that in September of 2017 the Board worked through details on regulations for Food Trucks in the Village. A Local Law was passed at that time, but it

did not include any of the specifications about the Food Trucks. He stated that he was under the impression that the Local Law included the Food Truck regulations and recently became aware that it did not. Therefore he has asked that the Board revisit the regulation. Attorney Caserta stated he had the details that were discussed in the past and would provide them to the Board Members for discussion at the next Work Session

(July 11, 2019) Attorney Caserta stated that the Board completed a very comprehensive plan for food trucks in 2017 and he thought that it was ready to become a local law. He stated that he would provide the Board with a copy of that work to review and move forward.

(August 8, 2019) Attorney Caserta will forward the information to the Clerk's Office for distribution to the Board.

September 26, 2019: Attorney Caserta was absent. Clerk-Treasurer Brown will follow up with Attorney Caserta for the information to pass on to the Board.

COLD STORAGE SITE:

Purchase offer from BG Innovations for the Cold Storage site. Timeline regarding Rollin Hellner's proposal for the Cold Storage site.

Mayor Reynolds suggested that perhaps the plans should be passed on to the Planning Board for their review and input. The Board and Attorney discussed further stating the timelines and items the Village Board is willing to accept should be defined before passing it to the Planning Board. The Trustees stated they would like the input of the absent Trustees before making a decision.

9/13/19: Information passed to the Planning Board Chair per 9/12/19 Board meeting direction.

9/26/19: Thoughts submitted by Chairperson Hansen, distributed to the Board for review prior to the work session meeting.

At the meeting the information was reviewed by the Board with discussion regarding the best choice for the Village. The Village Board felt both proposals received had a very lengthy time line associated with them. Trustee Fox stated he would like to see a commitment supported by a monetary payment to consider the proposals. Building Inspector Stevens stated he felt the parcel should be put up for sale. Grant Writer Rotella stated the Village may want to list it in a Toronto paper as it may generate interest. The Board discussed listing the parcel through an agent, which was supported. Trustee Fox will contact a commercial real estate broker to discuss the options with the property. Mayor Reynolds will contact BG Innovations to update them on the status of their proposal.

LED Conversion: packet-emailed to Board **7/31/19**-selection of bulb for each pole.

Trustee Fox referred to the information stated about looking at the lights in Wheatfield. Once the Board has seen the lights, they will record which bulbs are to be ordered.

9/26/19: Trustee Fox stated that they are working on completing their process to submit the bulb choices.

NEW BUSINESS:

Grant Writer Rotella will be present for an update to projects.

Grant Writer Rotella turned in a report updating all the projects currently in process with the Village. Grant Writer Rotella stated he would like to do a grant presentation for the Board to assist in understanding the process. The Board agreed that Grant Writer Rotella will present information to the Board at 6:00 on 10/10/19 prior to the Board meeting. Grant Writer Rotella and Trustee Fox discussed the tree inventory project. Trustee Fox will be the contact person for the project and Anthony Rotella will contact him to start the process.

Chief Schuey is requesting approval from the Board to purchase a computer for the Police Dept. through a Sheriff Dept. grant of \$1000.00.

Deputy Mayor Lockhart made a motion to allow the Chief of Police to order the computer through the Sheriff Dept grant process. Trustee Comerford seconded the motion. All in favor, motion was carried.

ANNOUNCEMENTS:

The Board will enter into Executive session following the work session for contractual matters. The next Board meeting will be October 10, 2019 at 7:00 p.m. with Grant Writer Rotella offering a presentation on the grant process at 6:00 p.m.

Motion to adjourn the work session and enter into Executive session at 8:19 p.m. was made by Trustee Comerford, seconded by Trustee Fox. All in favor motion was carried.

Motion to adjourn the Executive session was made at 9:00 p.m. by Trustee Comerford, seconded by Trustee Zastrow. All in favor motion was carried.

TABLED ITEMS:

Parking Stations: (July 11, 2019) Trustee Fox stated that this was tabled until the winter for further discussion.

Charrette: (9/2019) on hold until path for future LWRP is addressed.