



INCORPORATED:
APRIL 18, 1854

Village of Youngstown

VILLAGE CENTER • 240 LOCKPORT STREET
P. O. BOX 168
YOUNGSTOWN, NEW YORK 14174-0168

TELEPHONE:
(716) 745-7721
FAX:
(716) 745-3400

Zoning Board of Appeals **Application of Mark and Lisa Leffler, 215 Church Street, Youngstown** **September 24, 2019**

The Zoning Board of Appeals Members met at the Leffler property for the on-site inspection at 6:15 p.m.

The meeting of the Village of Youngstown Zoning Board of Appeals was called to order at 6:37 p.m. with the Pledge to the Flag.

Present: Chairperson William Oddy, Member Lisa Lucas, Member Patrick Howey, Member Tyler Finkle, Building Inspector John Stevens, Zoning Board of Appeals Clerk Amy Freiermuth

Absent: Member Dave Gratz

Chairperson Oddy opened the meeting by stating that Mark and Lisa Leffler, the applicants, were present.

Chairperson Oddy opened the public hearing and read the notice of public hearing:

VILLAGE OF YOUNGSTOWN ZONING BOARD OF APPEALS ***NOTICE OF PUBLIC HEARING***

NOTICE IS HEARBY GIVEN THAT, pursuant to Village Law and the Zoning Ordinances of the Village of Youngstown, a public hearing will be held by the Zoning Board of Appeals, at the Village Center, in the Board Room at 240 Lockport St., Youngstown, NY (716-745-7721) on September 24, 2019 at 6:30 p.m. for the purpose of hearing and considering the following applications for a variance:

Appeal by Mark and Lisa Leffler, for property located at 215 Church Street, Tax Map ID: 59.06-1-72 from denial of building permit #024-2019 for a front wrap around deck. According to Village Zoning Law, a 40-foot front yard setback is required. A variance of 35 feet is requested to allow the porch to be constructed using the original footprint and appearance.

The onsite inspection for the above application will occur on September 24 at 6:15 p.m.

*Applicant or representative must be present at the inspection and hearing.
Description for the above application is available for viewing at the Village Clerk's
Office during normal business hours.*

*Amy L. Freiermuth
Zoning Board of Appeals Clerk*

Chairperson Oddy stated that because this is a Type II action, a SEQR is not required.

Chairperson Oddy asked if anyone from the audience wished to speak. Mrs. Leffler stated that she has been working on her home for 17 years to restore it back to its original beauty and that the porch would help to complete her home. Code Enforcer Stevens stated that he remembers the outline of the porch roof and feels that an 8-foot wide porch would be the minimum width to accommodate chairs. He stated he feels this variance is a reasonable request.

With no public comment, Chairperson Oddy closed the public hearing.

A motion to approve the porch construction as presented was made by Member Howey. He stated that the Zoning Board Members have 5 questions to consider when granting a variance and he feels that this project will benefit the neighborhood and is worth the variance requested. The motion was seconded by Member Finkle.

With no further discussion, roll was called.

Chairperson Oddy: Yes
Member Lucas: Yes
Member Howey: Yes
Member Finkle: Yes
Member Gratz: Absent.
Motion carried.

Chairperson Oddy stated he did not send this application to the Niagara County Planning Board and asked Code Enforcer Stevens if he should have. Clerk Freiermuth stated she had verified with Code Enforcer Stevens when the application was received. Code Enforcer Stevens stated that there is a mutual agreement with the County and because this is not a corner lot, it did not qualify for County approval.

A motion to adjourn the meeting at 6:46 p.m. was made by Member Finkle and seconded by Member Lucas. All in favor, motion carried.

Respectfully Submitted,

Amy L. Freiermuth
Clerk, Zoning Board of Appeals