



INCORPORATED:  
APRIL 18, 1854

## Village of Youngstown

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Tuesday, April 25, 2023

Present: Chairperson Thomas Murphy, Member Tyler Finkle, Member Keith Hartloff, Member James Carminati, Member William Lolo, Building Inspector John Stevens, Zoning Board of Appeals Clerk Amy Beaudreau

The meeting of the Village of Youngstown Zoning Board of Appeals for the application of Glynis Mieth for property located at 500 Main Street, Youngstown was called to order at 7:00 p.m. by Chairperson Murphy.

The following notice was mailed to all residents within 500 feet of the property line (of the applicant) on April 18, 2023. It was also published in the Niagara Gazette on April 19, 2023.

### ***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 on April 25, 2023 at 6:30 p.m. for the purpose of hearing and considering the following application for a variance:*

*Appeal by Glynis Mieth, for property located at 500 Main Street, Tax Map ID: 59.06-1-2.1 from denial of building permit #010-2023 for a proposed sign that is larger than 288 square inches (24 x 12 inches). The requested size is 864 square inches (24 x 36 inches) requiring a variance of 576 square inches.*

*On-site inspection at 500 Main Street will take place at 6:00 p.m. Applicant or representative must be present. Complete application is available for viewing at the Village Clerk's office during normal business hours.*

*Amy L. Freiermuth  
Zoning Board of Appeals Clerk*

Glynis Mieth was present.

Chairperson Murphy stated that the sign currently installed at 500 Main Street has exceeded the size limit as per the Code Book which allows a two square foot sign (with content limitations) or a four-square foot sign specifically for a Bed and Breakfast (with content limitations).

A lengthy discussion ensued as to which sign was appropriate for the use of the property and Mrs. Mieth stated that her property use is not a Bed and Breakfast.

Member Hartloff stated that as Mrs. Mieth was requesting a variance on a two-square foot sign, and because Mrs. Mieth has stated her property is not a Bed and Breakfast, it was appropriate to review the variance request as presented for a two-square foot sign.

Zoning Board of Appeals Clerk Beaudreau previously provided the Members via email with Section 250-13 (5) in the Code Book which reads:

*Permitted uses in the R-11, R-15, R-20 and R-40 districts, 250-13 (5)*

*Signs shall be permitted as follows:*

- a. Identification sign. One non-illuminated sign not exceeding two square feet in area and indicating only the name and address of the occupant or a permitted occupation. Such sign may be attached to a building or may be on a separate support not more than four feet in height and shall be at least five feet from any property line or street line.*

Further discussion concluded that the sign can include the name of the property (This Must be the Place) and the address (if desired).

Mrs. Mieth stated that the sign was created and erected based upon specifications of old signage from the previous owner. She did not realize there were size and content limitations when she had the sign constructed. When she was informed that she needed a building permit for the sign, it was then that she realized her sign did not meet code as the permit was denied.

The Members agreed that the variance requested is extreme and that it would set precedent for others wanting a sign for their residence or business. For that reason, it was agreed that it was not a variance they were willing to grant.

A motion was made to open the public hearing by Member Hartloff and seconded by Member Carminati. All in favor, motion carried.

With no public comment, a motion to close the public hearing was made by Member Finkle and seconded by Member Carminati. All in favor, motion carried.

With no further discussion, a motion to deny the variance was made by Member Finkle and seconded by Member Lolo. All in favor, motion carried.

A motion was made to approve a two square foot sign indicating the name and address of the residence as per code by Member Carminati and seconded by Member Finkle. All in favor, motion carried.

Chairperson Murphy stated that Mrs. Mieth would need to remove the current sign and make modifications to the size and content if she chooses to replace the sign.

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

With no further discussion, a motion to adjourn the meeting at 7:17 p.m. was made by Member Finkle and seconded by Member Hartloff. All in favor, motion carried.

Respectfully submitted,

Amy L. Beaudreau  
Zoning Board of Appeals Clerk  
Village of Youngstown