



INCORPORATED:
APRIL 18, 1854

Village of Youngstown

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Wednesday, June 28, 2023

Subdivision Application of David Riley, 100 Main Street, Youngstown, Tax Map Id: 45.18-1-2 for a Minor Subdivision.

Attendee	Present	Absent
Chairperson Bruce Andrews	X	
Member Sue MacNaughton	X	
Member Claudia Andres	X	
Member Shawn Weber	X	
Member Fred Braun		X
Code Enforcer John Stevens	X	
Engineer Robert Lannon		X
Planning Board Clerk Amy Beaudreau	X	

The following notice of public hearing was mailed to all residents within 500 feet of the parcel perimeter and published on the Village website on June 21, 2023. The notice was published in the Niagara Gazette on June 23, 2023.

VILLAGE OF YOUNGSTOWN PLANNING BOARD NOTICE OF PUBLIC HEARING

NOTICE IS HEARBY GIVEN THAT, pursuant to Village Law and the Subdivision of Land Ordinances of the Village of Youngstown, a public hearing will be held by the Planning Board, at the Village Center, in the Board Room at 240 Lockport St., Youngstown, NY on June 28, 2023 at 4:00 p.m. for the purpose of hearing and considering the following for a minor subdivision:

Application of David Riley, 110 Main Street, Youngstown, Tax Map ID: 45.18-1-2. The subdivision request is to divide the single parcel into two separate parcels.

Complete application is available for viewing at the Village Clerk's office during normal business hours.

*Amy L. Beaudreau
Planning Board Clerk*

The meeting of the Village of Youngstown Planning Board was called to order at 4:00 p.m. by Chairperson Andrews with the Pledge of Allegiance.

David Riley was present and explained he would like to subdivide his property into two parcels – one parcel with the existing home and the second which will be a buildable lot for either a single family or duplex home.

Chairperson Andrews opened the public hearing and asked the audience if there were any questions or comments on this application.

Neighbor Barb Chassar asked how the proposed lot is being sold if the subdivision has not been approved. Mr. Riley informed her that the property will not be sold until the Subdivision has been filed with Niagara County.

With no further audience comments, Chairperson Andrews closed the public hearing.

Chairperson Andrews asked the Members for comments or questions. Member MacNaughton stated that the presented survey has building dimensions on the vacant parcel and those must be removed prior to signature approval of the Subdivision. Those measurements will need to follow the schedule of regulations when the owner applies for a building permit.

Chairperson Andrews asked about the shed that is currently on the property line. Code Enforcer Stevens stated that the shed will be removed and informed the Board that he will address this with the church directly.

With no further discussion, a motion was made to approve the Minor Subdivision on the condition that the building measurements be removed from the survey prior to the Planning Board Chairperson and Engineer signing the survey. The motion was made by Member Weber and seconded by Member Andres.

Roll was called:

Member	Yes	No	Absent
Chairperson Bruce Andrews	X		
Member Sue MacNaughton	X		
Member Claudia Andres	X		
Member Shawn Weber	X		
Member Fred Braun			X

Motion carried.

Mr. Riley was informed that once the survey is revised and provided to Planning Board Clerk Beaudreau, she would contact Chairperson Andrews and Engineer Lannon for signatures. Once signed, Mr. Riley can then file the Subdivision with Niagara County according to their requirements.

St. John's Episcopal Church representative Karran Swayze asked if a home was built on the property how close to the property line it can be. Member MacNaughton stated that the measurements would need to follow all codes and would be addressed once a building permit application was submitted.

With no further discussion, a motion to adjourn the meeting at 4:12 p.m. was made by Member MacNaughton and seconded by Member Weber. All in favor, motion carried.

Respectfully submitted,

Amy L. Beaudreau
Planning Board Clerk