



INCORPORATED:
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Village of Youngstown

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Planning Board meeting minutes – August 6, 2024

Village attendees	Present	Absent	Village attendees	Present	Absent
Chairperson Bruce Andrews		X	Code Enforcement Officer Pete Jeffery	X	
Member Dale Halverson	X		Engineer Bob Lannon	X	
Member Sue McNaughton	X		Attorney Tom Caserta	X	
Member Claudia Andres		X	DPW Superintendent Greg Quarantillo		X
Member Jennifer Dick	X				
Clerk-Treasurer Amy Beaudreau	X				
Deputy Clerk Alex Certo	X				

Due to Chairperson Andrews' absence, Member Halverson acted as Chairperson for this meeting.

CALL TO ORDER:

A quorum was established and the meeting was called to order at 6:05 p.m.

APPLICATION AT HAND:

Sketch Plan Review for 701 Nancy Price Drive:

Ant Russ Properties, LLC – Anthony DeMiglio, Managing Partner for 701 Nancy Price Drive, Youngstown; Tax Map 59.06-3-6 to demolish the former cold storage building and to develop/build multi-unit condominiums.

Presentation from Mr. DeMiglio and team:

David Pawlik from CSS construction, Managing Partner Anthony DeMiglio and Architect Jim Fittante were present to represent the application.

Mr. Pawlik explained that originally the plan was to construct 28 unit for sale market rate condominiums. However, after further review, the plan was modified to include a total of 17 units to allow for more green space and to better compliment the neighborhood.

Mr. Pawlik displayed the plans to the Members and stated that there will be three buildings total – (2) 6 unit buildings and (1) 5-unit building. Each unit will have a driveway and garage. He continued

that the façade of each unit will have a brick look to it to represent the brickwork of the former Cold Storage facility. The roof will be architectural black, there will be energy efficient windows and a fair amount of landscaping.

Mr. Pawlik explained that CSS Construction has built over 1000 multifamily units utilizing R&D Property Management of WNY. This complex will also be managed by R&D. A Home Owner Association (HOA) will be established as well.

Mr. Pawlik continued that each unit will have a 12x12 concrete patio with a wooden fence separator between units with a view of passive green space in the back yard.

Mr. Pawlik stated these units will not look like square barracks and displayed that the end units will be single story while the middle units will be 2 story and that the units will be a high value for the investment.

Mr. Pawlik claimed that the property was zoned correctly* and that a sketch plan decision was needed to move forward. Mr. Pawlik stated he wishes to be under construction by the end of the year.

Acting Chairperson Halverson asked if the development is L-shaped and Mr. Pawlik confirmed stating that all units will be facing the street. One unit facing Nancy Price Drive, one unit facing Elliott Street and one unit facing Second Street.

Member Dick asked if the roads will be closed during construction. Mr. Pawlik stated that it takes less than a day to do the water taps so there will be very limited interruption in traffic. Member Dick asked if this will affect the water and sewer services for area residents. Mr. Pawlik stated that the water and sewer service to that area can only keep or upgrade the current service for area residents so they will not see a negative impact.

Member Dick asked if additional street lights would be installed and Mr. Pawlik stated that the lighting will be on the individual homes – no additional street lights will be added.

Member McNaughton stated that she one the questions that will be asked during the public hearing will include where guests can park. Mr. Pawlik stated he will discuss with Mr. DeMiglio and add that to the site plan when they have decided if/where guest parking will be located.

Member McNaughton asked about the SEQRA (State Environmental Quality Review Act) and if the development will have an impact. Mr. Pawlik stated that they have submitted the short form and will need to submit a SWPPP (Stormwater Pollution Prevention Plan) with the DEC. He stated that this project is non-impact for SEQRA.

Acting Chairperson Halverson asked if the construction traffic will impact the neighborhood. Mr. Pawlik stated that the construction entrance will be on Nancy Price Drive which should not impact local residents in that area as that is a dead-end street with no residential properties.

Member McNaughton asked how demolition of the Cold Storage building will be achieved while containing the asbestos. Mr. DeMiglio stated that a plan is submitted to NYS for approval of the demo plan. His company specializes in removal and abatement of asbestos and stated that there will be air sampling before, during and after as well as hoses on site to wet any potential airborne particles as required.

Member McNaughton asked about access for the fire department in case of an emergency and Mr. Pawlik stated that the Fire Company will have easy access to any unit as each unit faces one of the three roads. Code Enforcer Jeffery also stated that the fire code will be reviewed and included in the design of the project and must be in compliance before a building permit is issued.

Member McNaughton was unsure of the decision process for the meeting and Clerk-Treasurer Beaudreau explained that the meeting this evening was to determine if the sketch plan was acceptable. She further explained that if the Planning Board approved or approved with conditions the sketch plan as presented that they could not later come back and request significant changes to the project. She explained that the Planning Board needs to hold a public hearing and make a final determination on the project which will then be forwarded to the Village Board as a recommendation to approve, approve with conditions or deny the project.

Engineer Lannon stated that the parcel is currently zoned commercial and Attorney Caserta stated that this type of development would be owner occupied and therefore he thought an allowed use. Code Enforcer Jeffery stated he agreed.

Engineer Lannon stated he has further questions regarding the sewer extension, I&I (inflow and infiltrations), etc. Mr. Pawlik stated that because he is not an engineer, he recommends that he speak directly to Chris Woods at their engineering firm Carmina Wood.

Member McNaughton asked if AirBnB's will be allowed in the units. Mr. Pawlik stated that the HOA will determine what is acceptable within the complex. Code Enforcer Jeffery stated that the Village Board is working on creating a code specific to short term rental and when adopted, all residents will need to follow code for short term rentals.

A motion to approve the sketch plan as presented was made by Member Dick and seconded by Member McNaughton.

With no further discussion, roll was called.

Chairperson Andrews: Absent

Acting Chairperson Halverson: Yes
Member McNaughton: Yes
Member Andres: Absent
Member Dick: Yes

Motion carried.

Clerk-Treasurer Beaudreau stated that although Chairperson Andrews and Member Andres were absent, they attended a meeting previously where they reviewed the plans and were able to ask questions of the project. And although they do not have voting rights at this meeting tonight, their written opinions of the project are documented for the record.

Chairperson Andrews writes:

Hi Amy

As you know, I had an opportunity to meet with the developer of the Riverview Landing project as well as their engineers. I was to ask questions of both their representatives, our attorney, our building inspector and our engineer. Based on the information received I am enthusiastically in approval of the development. The design is aesthetically pleasing and I think it will be a nice development for the Village. I would like to recommend to our board to also approve the plan.

*Respectfully,
Bruce Andrews
Planning Board Chairman*

Member Andres who intended to be at the meeting but was unexpectedly unable writes:

. . . I strongly support the project.

Acting Chairperson Halverson set the Planning Board meeting and public hearing for Wednesday, September 4, 2024 at 6:00 p.m.

A motion was made to adjourn the meeting at 6:31 p.m. by Member Dick and seconded by Member McNaughton. All in favor. None opposed. Motion carried.

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\* To note: once the meeting was adjourned discussion occurred between Attorney Caserta, Code Enforcer Jeffery, Engineer Lannon and Clerk-Treasurer Beaudreau regarding the current zoning of the parcel. In reviewing the code book and specifications for commercial zoning, it was agreed that the parcel does indeed need to be rezoned. The correct zoning for this project should be R-8A –

General Residences. Both the Villa Condominiums and the Townhouses of Youngstown, which most closely resembles this project, are zoned R-8A also.

Mr. DeMiglio was contacted via phone and agreed to rezone the property. He filled out a Request for Board Action to rezone the property to R-8A on the morning of August 7, 2024.