



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

Planning Board meeting agenda – September 4, 2024

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

Reminder to all Members and Department Heads: Use the microphone closest to you while speaking. Turn the microphone off when not speaking.

On August 8, 2024 Bruce Andrews stepped down as Chairperson of the Planning Board while remaining a member. On August 8, 2024, The Village Board of Trustees appointed Dale Halverson to the Planning Board Chairperson role.

CALL TO ORDER:

APPLICATION AT HAND:

Site Plan and Public Hearing for 701 Nancy Price Drive:

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

Presentation from Mr. DeMigilo and team.

PUBLIC HEARING/COMMENTS:

The following public hearing notice was mailed to all residents within 500 feet of the property boundary and published online on August 27, 2024 and published in the Niagara Gazette on August 28, 2024.

*VILLAGE OF YOUNGSTOWN PLANNING BOARD OF
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 Planning Board, at the Village Center, in the Board Room at 240 Lockport St., Youngstown, NY on Wednesday, September 4, 2024 at 6:00 p.m. for the purpose of hearing and considering the following application:

Site Plan Review for Ant Russ Properties, LLC – Anthony DeMiglio, Managing Partner at 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.

Applicant or representative must be present. Complete application is available for viewing at the Village Clerk's office during normal business hours.

*Amy L. Beaudreau
Clerk-Treasurer*

DETERMINATION ON SKETCH PLAN:

This application was submitted in full to the Niagara County Planning Board as the property needs to be rezoned to RA-8 General Residences from Commercial zoning. The Sketch Plan was also reviewed with a favorable recommendation from the Niagara County Planning Board for both items.

At the Village Board meeting on September 12, 2024, the Village Board will review the SEQR to examine the environmental impacts of the project. In addition, the Village Board will make a final determination on the rezoning of the property.

The Village of Youngstown Planning Board can approve, approve with conditions or deny the application at hand. This decision is a recommendation to the Village Board of Trustees who will make the final determination on the Site Plan at the Village Board meeting on September 12, 2024. The Village Board will not hold a public hearing on this application as the Planning Board satisfied this requirement.

FUTURE MEETINGS:

Reminder that all Planning Board Members must complete 4 hours of training yearly (calendar year).

ADJOURN MEETING: