

Village of Youngstown

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



INCORPORATED:
 APRIL 18, 1854

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Planning Board meeting minutes – February 18, 2025

Village attendees	Present	Absent	Village attendees	Present	Absent
Chairperson Dale Halverson		x	Code Enforcement Officer Pete Jeffery		x
(Acting Chairperson) Bruce Andrews	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			
Alternate Member Barry Long	x				
Alternate Member Norm Papaj	x				

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

CALL TO ORDER:

The meeting of the Village of Youngstown Planning Board was called to order at 6:00 p.m. by Chairperson Andrews with the Pledge of Allegiance.

APPLICATION AT HAND:

Site Plan and Public Hearing for 150-164 Jackson Street:

Site Plan Review for Benjamin Blankenship LLC – Benjamin Blankenship, 150-156 Jackson Street, Youngstown; Tax Map 45.14-1-1 to build a four-dwelling unit.

Mr. Blankenship introduced himself as an engineer and property owner. He explained that he owns rental units in Ransomville as well as eight units on Jackson Street, adjacent to 24 units owned by his stepfather.

Mr. Blankenship emphasized his commitment to maintaining the properties to ensure quality living conditions for tenants, including essential services such as maintenance, plowing, and garbage removal, which are often lacking in other rental communities.

Mr. Blankenship stated that after consulting with the building inspector, he sought clarification on the necessary steps to expand his properties. The building inspector provided guidance on zoning requirements, square footage regulations, and necessary permits. To align with these regulations, Mr. Blankenship revised his initial plan from an eight-unit development to a four-unit townhouse design.

This adjustment allows Mr. Blankenship to meet parking requirements and avoid additional fire safety measures, such as sprinkler systems and firewalls, which would have been mandatory for an eight-unit structure. He believes the revised plan will enhance the quality of housing available in Youngstown by offering more spacious townhouses instead of smaller apartments.

Mr. Blankenship highlighted the strong demand for housing in the area, noting that whenever a unit becomes available, there is immediate interest from numerous prospective tenants. His goal is to provide high-quality, long-term housing for residents while ensuring compliance with all building regulations.

PUBLIC HEARING/COMMENTS:

The following public hearing notice was mailed to all residents within 500 feet of the property boundary and published online on January 27, 2025 and published in the Niagara Gazette on January 31, 2025.

*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 Tuesday, February 18, 2025 at 6:00 p.m. for the purpose of hearing and considering the following application:

Site Plan Review for Benjamin Blankship LLC – Benjamin Blankenship, 150-156 Jackson Street, Youngstown; Tax Map 45.14-1-1 to build a four dwelling unit.

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

*Alexandra Certo
Deputy Clerk*

A motion to open the public hearing was made by Chairperson Andrews and seconded by Member Papaj. All in favor, motion carried.

Chairperson Andrews asked if there were any comments or questions from the audience.

With none, a motion to close the public hearing was made by Chairperson Andrews and seconded by Member Papaj. All in favor, motion carried.

DETERMINATION ON SITE PLAN:

The Village of Youngstown Planning Board has three choices, they 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 February 27, 2025. The Village Board will not hold a public hearing on this application as the Planning Board satisfied this requirement.

A motion to approve the Site Plan as presented was made by Chairperson Andrews and seconded by Member Papaj.

With no further discussion, each member verbally voted on the motion.

Chairperson Bruce Andrews- Yes

Member Claudia Andres-Yes

Member Barry Long- Yes

Member Norm Papaj- Yes

Motion carried.

ADJOURN MEETING:

With no further discussion, a motion to adjourn the meeting at 6:05 p.m. was made by Chairperson Andrews and seconded by Member Long. All in favor, motion carried.

Respectfully submitted,

Alexandra Certo

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Deputy Clerk