

155-060

MASTER PLAN SUMMARY REPORT

YOUNGSTOWN NEW YORK



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Perhaps the most difficult part of any Master Planning process is the reaching of an agreement on the goals to be accomplished by the Plan. The following goals are the result of many meetings with organizations and individuals. Admittedly, there are various interest groups within any community, but a comprise was reached, and the following are the five primary goals of the Master Plan:

COMPLIANCE WITH STANDARDS

The Master Plan should be in compliance with existing County, State, and Federal standards relative to planning and the environment.

PRESERVATION OF GEOGRAPHIC AND HISTORIC ASSETS

The Master Plan should preserve and enhance existing geographic and historic assets of the Village. Particular geographic features include the waterfront and large, unbroken tracts of undeveloped land within the Village. Special historical features include the relation to Fort Niagara and the historic significance of the old town.

PROVISION OF A BALANCED HOUSING PROGRAM

The Master Plan should provide for a balanced housing program. Many forms of housing should be available for sale or rent in a variety of price ranges, catering to a variety of life styles.

RETENTION OF VILLAGE CHARACTER

The Master Plan should provide for growth without destruction of the existing scale, texture, and character of the Village. Considerations should be given to density of development, size of buildings, relationship between buildings and open space, and architectural style. The goal is to encourage imaginative, high quality architecture which is compatible with, but not necessarily a copy of, existing historic structures.

PROVISION OF ADEQUATE TAX BASE

The Master Plan should guide future growth and development in such a way as to provide a sufficient tax base to off-set the costs of full public services and the development costs of public amenities.

EXISTING LAND USE

The pattern of existing development within the Village features a concentration of commercial and public facilities at the approximate intersection of Lockport, Main and Water Streets. This center is surrounded by low-density, single family residential areas, and open land. The historic "old town" extends from the River to Third Street and is characterized by compact residential areas containing many fine wood-frame structures set among mature trees.

PROPOSED LAND USE

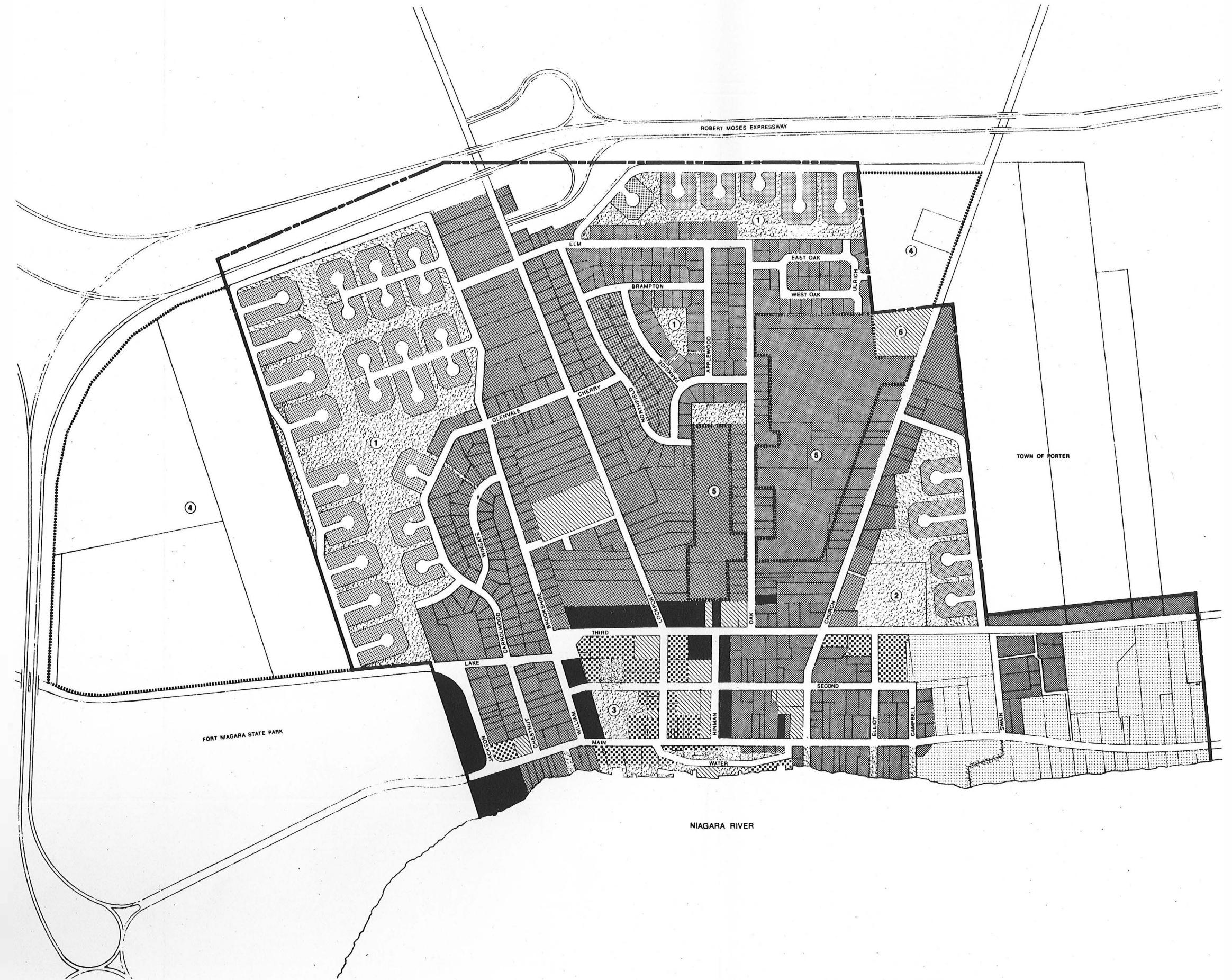
The Proposed Land Use Plan is shown on the following page. It suggests, in general, a reinforcement of the existing pattern of land use with provisions for orderly growth. The Central Business District will remain at its present location with an increased capacity of about twice the floor area. A series of recreational improvements are proposed for the Waterfront. A variety of residential districts will surround the Central Business District. The major undeveloped land in the residential areas will be zoned as Cluster Housing Districts. Cluster Housing is an innovative housing development concept, which preserves large portions of open space for common use by clustering homes in compact groups. Details of the Residential Areas, Central Business District, and the Waterfront are discussed in the remaining sections of this report.

FUTURE ANNEXATION AREAS

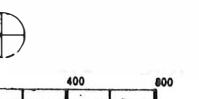
Possible future annexation areas at the north and south ends of the Village are indicated on the Proposed Land Use Plan. Annexation of these areas will provide natural boundaries to the Village, and reduce the risk of non-compatible adjacent development.

LEGEND

- COMMERCIAL
- PUBLIC, QUASI-PUBLIC
- OPEN SPACE
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL CLUSTER
- RESIDENTIAL HIGH DENSITY
- ① NEIGHBORHOOD CENTER
- ② PUBLIC RECREATION PARK
- ③ VILLAGE GREEN
- ④ POSSIBLE ANNEXATION
- ⑤ OPTIONAL CLUSTER HOUSING
- ⑥ FUTURE VILLAGE GARAGE



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MASTER PLAN
YOUNGSTOWN NEW YORK

PROPOSED LAND USE

RESIDENTIAL AREAS

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BALANCED HOUSING PROGRAM

There are about 200 acres of land available for future residential development within the Village. In keeping with the goal of providing a balanced housing program. It is proposed to zone this land for a variety of housing types. Housing types will vary from single family homes on large lots, to townhouses with small, private courts,to apartments.

CLUSTER HOUSING

Much of the undeveloped land is contained in large, unbroken parcels of 30 to 60 acres under single ownership. This condition gives Youngstown the opportunity to create, through proper controls, a progressive form of residential development, known as Cluster Housing.

Cluster Housing refers to the grouping of dwellings into compact clusters, thereby preserving up to 30 percent of the land for continuous park land at the backyard of each home. The overall density of a Cluster Housing development is nearly the same as in a conventional single family subdivision, but by reducing setbacks slightly and by allowing some multi-family residences, the result is the saving of large areas of land for common use.

The maintenance of the open space is undertaken by a Home Owners Association composed of residents whose property borders the open space. A small percentage of each month's mortgage payment goes toward a maintenance fund. In this way, the community can participate in a direct way in the use and improvement of the land.

CENTRAL BUSINESS DISTRICT

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The Central Business District Plan in this section indicates the specific parts of the central area and how they might be developed over time.

VILLAGE SHOPPING CENTER

Should the need arise for increased commercial services of a basic type, it is suggested that the area on Third Street, behind the existing commercial center, be used. Buildings and parking could be placed so as to form an outdoor plaza from which the stores could be entered. The kind of stores to be accommodated would include the normal, everyday services, such as hardware store, dry cleaners, or shoe repair shop.

SHOPPING CENTER PLAZA

A small plaza will be formed by the new Village Shopping Center by the closing of a portion of Second Street. The stores of the Center will be entered from the Plaza. The Plaza should contain adequate hard surface areas for walking, with landscaping, and a special focus. The focus could be, for example, a fountain, bell tower, or a major landscaped area with perimeter seating. The Shopping Center Plaza should connect and be compatible with the Village Green, described below.

VILLAGE GREEN

The existing Faulkner Park, as the major open space within the Central Business District, could become a Village Green. By closing a portion of Second Street, the Green could connect to the Plaza at the Village Shopping Center. The uses of the Green would include strolling, relaxing, and play areas for pre-school children, and possibly ice-skating. The existing ball field and tennis courts will be relocated to the proposed village athletic area at the corner of Third and Church Streets. Increased tree planting and lighting at the edges of the Green could provide the proper environment for walking and seating. The dominant area of the Green will remain as lawn.

SECONDARY COMMERCIAL - OFFICE AREA

A secondary commercial-office area, as presently exists, would flank both sides of Lockport Street. It might be expected that an up-grading of buildings could exist over time, particularly those which back on to the Faulkner Park (future Village Green), as land values increase due to a proximity to open space. New and renovated commercial facilities which face Faulkner Park should provide access from the proposed walkways at the perimeter of the park. The facades facing the park should be considered as important facades (not the backs of buildings) and in addition to doorways might have major glass area looking into commercial facilities where appropriate.

WATERFRONT SPECIALIZED COMMERCIAL AREA

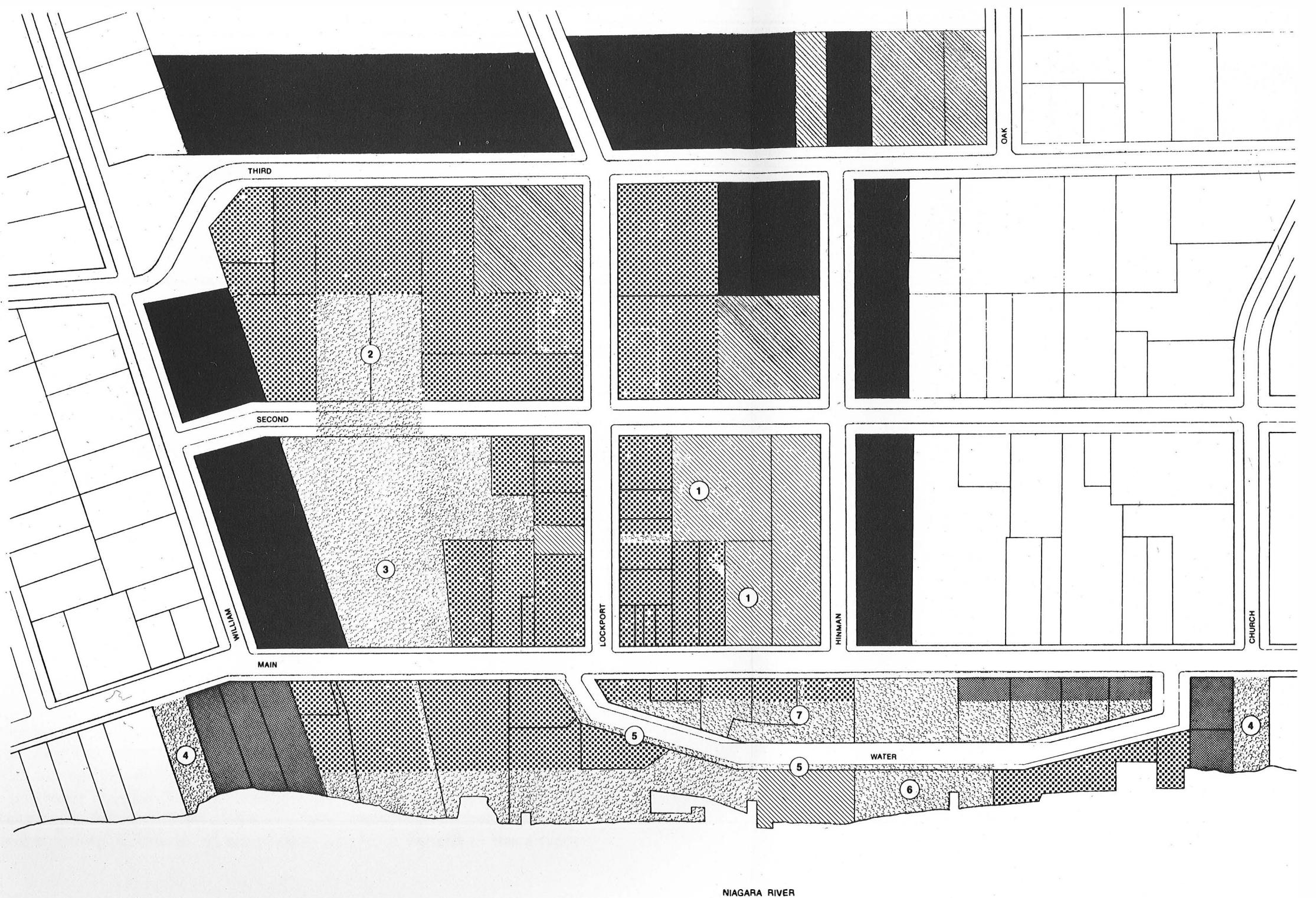
Property along upper and lower Main Street on the river side could be developed into a series of specialty shops. Shops could be entered from Main Street from the river side along waterfront walkways and hillside terraces. Included within this District could be the restoration of the historic grist mill. The grist mill could be rebuilt as a point of historic interest. The building is well-suited for specialized commercial uses, such as a restaurant and selected retail outlets which are compatible with the kind of rustic atmosphere generated by the mill. Other specialized commercial uses along the remainder of Main Street could include gift shops, antique shops, an ice cream parlor, and boutiques of various kinds. On top of such stores might be overnight rooms, or small apartments for year-round or summer use.

HIGH DENSITY HOUSING

High density housing in the form of townhouses and apartments will surround the Central Business District. This will aid in contributing to the liveliness of the Central Business District by locating enough people within walking distance of the various shops. Most apartment dwellers tend to be single people, young married families, or retired couples who do not tend to own more than one automobile. Close proximity to shopping and a variety of interesting experiences can be of benefit to these types of people.

LEGEND

-  COMMERCIAL
-  PUBLIC, QUASI-PUBLIC
-  OPEN SPACE
-  RESIDENTIAL LOW DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL CLUSTER
-  RESIDENTIAL HIGH DENSITY
-  1 PUBLIC PARKING
-  2 VILLAGE PLAZA
-  3 VILLAGE GREEN
-  4 OVERLOOK PARK
-  5 PROMENADE
-  6 VILLAGE DOCK PARK
-  7 STAIRWAY TO WATERFRONT



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MASTER PLAN
YOUNGSTOWN NEW YORK

PROPOSED LAND USE
CENTRAL BUSINESS DISTRICT

WATERFRONT IMPROVEMENTS

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The purpose of the Waterfront Improvements Program for the Village of Youngstown is to make the public areas of the waterfront more accessible and more pleasant to use. The total Improvements Program is subdivided into six specific projects, described briefly below and located on the Central Business District Land Use Plan in Section 4.

PROMENADE

Currently, parking exists on both sides of Water Street. No sidewalks are provided, resulting in continual conflict between pedestrians and automobiles, particularly on busy weekends in the boating season. It is proposed that parking be eliminated on the west side of Water Street, freeing land for the construction of a broad walkway or promenade. The Promenade would connect Main Street with the proposed Public Dock Park, (described below). Lighting of a low, walkway type would be provided along with tree planting along the Promenade.

PUBLIC DOCK PARK

One-half of the area now occupied by the Public Dock is used for automobile parking. The remainder contains a U.S. Customs Station, boat slip, boat dock, and a grassy area with some seating. The proposed Public Dock Park would be twice as large, through the elimination of parking. The total area would be improved through providing more seating, increased tree planting and lighting.

PUBLIC PARKING

In order to make the Promenade and the enlarged Public Dock Park possible, a new public parking lot will have to be provided. It is proposed to locate this lot on the east side of Main Street near Hinman Street. This site has been chosen for three reasons: A) close proximity to the various waterfront activities; B) land is not currently actively developed and C) traffic pattern allows boaters to drop-off on Water Street (one-way) and proceed to parking with minimum interference with other traffic. In order to screen the parking lot from view, a planted earth berm about five feet high will surround the lot. In addition, trees will be planted on Main and Hinman Streets to further avoid the impression of a large, dull, asphalt parking area.

OVERLOOK PARKS

The land at the ends of William Street and Church Street is currently owned by the Village, but not used. It is proposed to convert these sites into quiet, overlook parks. Seating, lighting, and tree planting would be provided, so that visitors could enjoy the view in a relaxing way. A stairway could also be provided, leading to a small dock at the River, giving individuals a chance to experience the River closeup from a somewhat private vantage point.

STAIRWAY TO WATERFRONT

A Stairway is proposed to link the Public Parking with the Waterfront. The Stairway will utilize land on which a utility easement currently exists. The land is tree-covered and the Stairway will weave its way among the trees, providing vistas of the River below.

BLOODY RUN HISTORIC PRESERVE

The stream, known as Bloody Run, which empties into the River, will be designated as a historic preserve. A plaque will be prepared, explaining the significance of the site, and visitors will be able to walk along its natural, tree-covered banks to the River's edge.