Johnstown Planning Board

Council Chambers, City Hall

Tuesday, December 4, 2018 @ 4:00 p.m.

DRAFT MINUTES

The proceedings of this meeting were recorded for the benefit of the City Clerk; because the minutes are not a verbatim record of the proceedings, the written minutes are not a word-for-word transcript.

CALL MEETING TO ORDER– Peter K. Smith, Chairman

ATTENDANCE – Carrie M. Allen, City Clerk

IN ATTENDANCE:

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| --- | --- |
| Peter K. Smith, Chairman | Michael J. Poulin |
| Betsy Camarra | Christopher J. Vose, City Engineer |
| Jason Mylott | Steve Maxson, Assistant Fire Chief |
| Terri G. Easterly | Carrie M. Allen, City Clerk |
| George Nicholas |  |

ABSENT:

|  |  |
| --- | --- |
| Bruce Heberer, Chief Code Enforcement Officer |  |

APPROVE MINUTES – October 2, 2018

Motion to approve – George Nicholas

Seconded – Christopher Vose

Ayes: 7

Noes: 0

ITEM #1 – PALATINE DAIRY, 251 NORTH COMRIE AVENUE

* SITE PLAN REVIEW

No one from company was present to speak regarding project. A representative from Kaldar Inc. was present only to say that there was a contract in place to purchase the property.

* DISCUSSION

Smith asked Vose if DEC has to be satisfied and have to sign off on the property before the City can issue a building permit, is there a preliminary Environmental Impact Statement? Vose does not have SEQR form, does not have a lot of information on the property. Kaldar Inc. spoke as to Brownfield application; he stated that they were denied because DEC determined that it was deminimis, doesn’t feel there will be a need for any remediation of the property. The purchaser of the company held an environmental escrow against Kaldar Inc. for five years, no claims were brought about.

There is word on street that neighboring businesses are concerned about odor. Property predates current zoning, nature of neighborhood has changed; restaurants, food stores, commercial properties, etc. Need to know process of cheese making and the like.

Smith asked the Board of they felt comfortable in scheduling a Public Hearing for next month and declaring themselves as lead agency, or if they would prefer to speak with a company first? Consensus was to have the company come before board at the January meeting to answer questions first.

Vose stated that Mr. Battisti from Palatine Dairy attended last sewer board meeting and gave a brief overview of the processes they would be using. Their discharge is relatively low in comparison to other businesses. They will be trucking the whey to sewer plant, if there are problems causing clogged mains they will find an alternative to get wash water to sewer plant.

Clerk will invite Palatine Dairy to January 8th meeting.

ITEM #2 – MARBECK LLC, CITY LINE STORAGE, 580 NORTH PERRY STREET

* SITE PLAN REVIEW

Darrin Romeyn from DMR Civil Engineering spoke regarding the project. ¾ of their current lot is currently developed and they would like to develop the remainder of the lower lot. Demand is high for storage units and they would like to construct an additional 5,900 sq. ft. Mainly 10 x10 units and a few 5 x 12 units on ends of building. Steel buildings on concrete slabs.

Will match existing grade without disturbing existing storage facilities. Will provide adequate drainage away from the structures.

There will be a new gated entrance on Snyder Ave. to new section of parcel. A kiosk gains access to facility.

* DECLARE LEAD AGENCY – environmental review

 Motion – George Nicholas

 Seconded – Betsy Camarra

 Ayes: 7

 Noes: 0

* DISCUSSION

A Public Hearing needs to be scheduled; Clerk will advertise hearing.

Fulton County referral is required; Clerk will send referral.

ANNOUNCEMENTS

* Public Hearing set for Marbeck City Line for next Planning Board Meeting on Tuesday, January 8, 2019 @ 4pm
* Will place Palatine Dairy on the agenda and ask that a representative from company be present to answer questions.

MOTION TO ADJOURN – 4:21 p.m.

Motion – Mike Poulin

Seconded – Jason Mylott

Ayes: 7

Noes: 0

Respectfully submitted,

Carrie M. Allen

City Clerk