The Johnstown Planning Board held a meeting on June 6, 2017 at 4:00p.m., in the Common Council Chambers, City Hall.

PRESENT:

Fredrick Franko : Co-chair

Terri Easterly : Board Member

George Nicholas : “ “

Christopher Vose : City Engineer

Michael Poulin : City Attorney

Bruce Heberer : Fire Chief

Cathy A. VanAlstyne : City Clerk

ABSENT:

Peter K. Smith : Chairman

Betsy Camarra : Board Member

Mr. Franko called the meeting to order.

Minutes of the May 2, 2017 meeting were approved with a motion from Mr. Nicholas and seconded by Mrs. Easterly. Motion carried.

PUBLIC HEARING – BROWN’S FORD – Mr. Franko opened the public hearing for anyone wishing to make a comment on Brown’s Ford replacement and addition to their lighting. No one present wished to speak so the hearing was closed at 4:05p.m. The Board had no further comments or questions.

Mr. Vose made a motion to approve the project as submitted. Mr. Nicholas seconded the motion. Motion carried.

Mr. Poulin arrived to the meeting at 4:10p.m.

PUBLIC HEARING – WILLIAM JC GROUP LLC – Mr. Franko opened the public hearing at 4:10p.m., on the proposed project to renovate the building on the corner of N. Perry St. and Grove St.

Ron Peters, Fulton County CRG President and CEO stated they are in full support of the project and it is a great use of this site. This is a great opportunity to renovate a vacant property and put it back to productive use. He also thanked Mayor Jackson for his support. The public hearing was closed at 4:12p.m.

Mr. Franko said he thinks this is a fabulous project and he admires their initiative. He is looking forward to seeing the improvements to the building.

Mr. Nicholas made a motion to approve the project, seconded by Mrs. Easterly. Motion carried.

TAMARA DUNLAP – 310 JANSEN AVE. – ADDITION TO DENTAL OFFICE – Charles Ackerbauer, PELS explained the addition project to the dental office and introduced Dr. Dunlap. They had put a small addition to the north side of the building last year. The practice is expanding both with patients and staff and they need more room. The site plan is preliminary because they don’t yet have the rooms nailed down size wise. They plan a small addition to increase the size of the waiting room and the office. The remaining addition will be nine additional rooms for patients, office space and lab. They have not yet finalized the exact size of the rooms or what their designation should be. They have the required number of parking spaces in the plan. Dr. Dunlap purchase additional property, a 50’ strip, in order to accommodate the parking and also purchased the house next door. They don’t anticipate any additional signage. Lighting will be at the entryways and security lighting in the back. There will be landscaping along the parking area. There is a dumpster behind the building. A portion of the parking lot is already paved but the addition to the lot will be gravel and paved in the future.

A public hearing will be required at next month’s meeting. The Board agreed to have the meeting on July 5th due to the holiday on the 4th.

Mr. Vose made a motion to appoint the Johnstown Planning Board lead agency in the SEQR process. Motion was seconded by Mr. Poulin. Motion carried.

CORRESPONDENCE – A letter was addressed to the Planning Board from Practical Environmental Solutions concerning SBA Towers-Telecommunications Tower. They are requesting comment on a proposed 185’ tower on Union Ave. This is required by the State Historic Preservation Office. Chief Heberer said this is not in the industrial park so there is no height requirement. This will come before the Board for review in the permitting process. Mr. Vose will take a look at this and let the Board know if a response is needed. Mrs. Easterly suggested a letter be sent acknowledging the Board received their letter.

Mrs. Easterly made a motion at 4:26p.m., to adjourn the meeting, seconded by Mr. Poulin. Motion carried.

Respectfully submitted,

Cathy A. VanAlstyne

City Clerk