Johnstown Planning Board

Council Chambers, City Hall

Tuesday, October 6, 2020 @ 4:00 p.m.

MINUTES

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

CALL MEETING TO ORDER – Peter Smith, Chairman

ATTENDANCE – Carrie M. Allen, City Clerk

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| --- | --- |
| Peter Smith, Chairman | Christopher Vose, City Engineer |
| Betsy Camarra | Michael Poulin, City Attorney |
| Jason Mylott | Bruce Heberer, Chief Code Enforcement Officer |
| Terri G. Easterly | Carrie Allen, City Clerk |
| - Vacant - | Kathi Iannotti, Liaison |

ABESENT

Jason Mylott, Michael Poulin

APPROVE MINUTES – June 2, 2020

Motion to approve – Betsy Camarra

Seconded – Terri Easterly

Ayes: 4

Noes: 0

Abstain: 0

Absent: 2 (Mylott, Poulin)

ITEM #1: BENJAMIN MOORE 155 Union Avenue; facility expansion

* SITE PLAN REVIEW

Walter Kubow of Chazen Engineering, along with Plank LLC, presented plans of Benjamin Moore for a 117,000 sq. ft. expansion.

* Will need to move approximately 130,000 cu. yards of earth from one side of Rail Trail to the other.
* Expansion will result in approximately 50 additional employees, spread out over 3 shifts.
* There will be an additional 50 truck trips per day, mostly after 2:00 p.m.
* Asking for an additional 30,000 gal of water per day, most of which will become the product
* Storm water / Pollution prevention plan is being currently prepared
* Don’t anticipate mass rock removal
* Received sign off from the State Historic Preservation office that no archeological or cultural resources effected by project
* Submitted the full Environmental Assessment Form for SQRA. Type 1 project, which does need to be coordinated with NYS DEC. They will need storm water permit for construction and modifying air permit.

Discussion:

P. Smith

* Questioned the 13,000 sq. ft of office space; would they be hiring clerical employees. Mr. Kubow stated perhaps there may be some but the current office space will be removed and those employees will be relocated to the new space. Primary addition is for production.
* Asked Chief Heberer if project needs county referral. Chief responded that this project is not part of Industrial Park and is far enough from state highway or municipal boundary.
* Increased truck traffic is a trade-off for increased production and more jobs.
* Questioned if increased parking spaces meets existing code. Chief responded that it does.

C Vose

* Vose had no concerns with increased traffic, feels roads are built for it.
* Previosly met with Chazen and will allow them to cross the Rail Trail where their existing easement is in order to keep construction vehicles off of 30

B Heberer

* Stated that a similar project was presented and approved by the Planning Board in 2018 but project never happened the way the company would have like it.
* DECLARE LEAD AGENCY

Motion – C. Vose

Seconded – B. Camarra

Ayes: 4

Noes: 0

Abstain: 0

Absent: 2 (Mylott, Poulin)

Clerk will notify all involved agencies.

* PUBLIC HEARING

A Public Hearing needs to be scheduled; Clerk will advertise hearing for Tuesday, November 3, 2020 @ 4:00 p.m.  
Motion – T. Easterly

Seconded – C. Vose

Ayes: 4

Noes: 0

Abstain: 0

Absent: 2 (Mylott, Poulin)

MOTION TO ADJOURN @ 4:13 p.m.

Motion – B. Camarra

Seconded – T. Easterly

Ayes: 4

Noes: 0

Abstain: 0

Absent: 2 (Mylott, Poulin)

Respectfully submitted

Carrie M. Allen

City Clerk