

The Johnstown Planning Board held a meeting on August 4, 2015 at 4:00p.m., in the Common Council Chambers, City Hall.

PRESENT:

Peter K. Smith	: Chairman
George Nicholas	: Board Member
Fredrick Franko	: “ “
Michael Gifford	: “ “
Terri Easterly	: “ “
Christopher Vose	: City Engineer
Bruce Heberer	: Fire Chief
Cathy A. VanAlstyne	: City Clerk

ABSENT:

Brett Preston	: City Attorney
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Chairman Smith called the meeting to order.

Minutes – minutes of the July 7, 2015 meeting were approved by a motion from Mr. Nicholas and seconded by Mrs. Easterly. Motion carried.

PROPOSED ZONING AMENDMENTS

Chief Heberer explained that some issues have come up in zoning and one of the biggest issues is the Public Use Zone. He is proposing to eliminate the Public Use Zone and replace it with public use as an allowable use in every other zone.

Chief Heberer reviewed proposed changes to the zoning map with Board members as follows:

Change the Public Use Zone to an Allowable Use in a specific zone and reclassify those areas.

Change the Minimum Lot size in a SF 1 Zone from 12,000 sq. ft. to 10,000 sq. ft. Every other residential zone is 5,000 sq. ft. They feel the fair number is 10,000 sq. ft. Change Section 22-802 (A)(5) to read:

The maximum height of an Accessory Structure, other than a residential garage, shall be 12 feet; the maximum height of a residential garage shall be in accordance with the density chart for the zone in which it is constructed. This gives a little more leeway for a residential garage height.

Change Section 22-802 (A)(6) to include:
Be no closer than 5’ to any structure on the same lot.

Listed reclassified areas:

- Corner of N. Perry and Grove to C1
- Briggs St. from N. Perry to Jansen Ave. South side C1
- N. Perry St. from Elmwood Ave. to Glenwood Ave. both sides C1 – old fire house and fairgrounds property on corner.
- N. Perry St. from Briggs St. to Crescendo Ave. East side C1
- Crescendo Ave. from N. Perry St. to end Southeast side, including Kargs property and former Crescendo Glove property and the area known as Prindle Court/Senior Citizens Center C1
- Corner of S. Perry St. and First Ave. (Knox Jr. High property) MF1
- Glebe St. from First Ave. to Third Ave. (Glebe St. School property) SF2
- Corner of State St., Prospect and Frasier Ave. MF1
- NE Corner of W. Main St. and Cayadutta St. (City drop off) C1
- Wright Dr., Warren St. Sir Bill Circle (JHS and Warren St. School property) SF2
- Jeffers St., N. Perry St. to end of road (City line) C1
- Corner of S. William St. and Montgomery St. (James Burk Inn) SF2
- All public use in the CBD to CBD Zone
- Pleasant Ave. from Linden Ave. to Mason St., including Pleasant Ave. School property to SF2
- Daisy Lane area to MF1
- Chestnut St. & Montgomery - public use section - parking area change to C1
- N. East Ave. south of Briggs St. 150' MF1 running south all other to C3
- All areas in the south Johnstown Industrial Zone – sewer plant road to Industrial Zone

Other area for discussion:

- County Fort Johnstown Annex – S. Perry St. and Montgomery St. – suggest MF1 or C1
- Ferndale Cemetery, N. Perry St. – suggest C1
- Johnson Hall, Hall Ave. – suggest SF2 or C1
- Mount Carmel Cemetery – Sthwy 29 – suggest C2
- Fulton County Complex – Sthwy 29 and Harrison St. C1 or C2

- Pleasant Ave. from Linden to Elizabeth St. – SF2 and also Pleasant Ave. School property.

C1 does not prohibit a park. It opens up for the most variety.

25' buffer along streams and creeks will not change.

The Planning Board will make these recommendations to the Common Council. Chief Heberer said the Common Council will conduct a public hearing. Some will need to be referred to the Fulton County Planning Board because they are within 500' of a county highway. Notices will also go to the Town of Johnstown and City of Gloversville.

There is a lot of property in the Public Use Zone that needs to get back on the tax roll.

Mr. Franko made the motion to recommend proposed zoning amendments to the Common Council. Motion was seconded by Mr. Nicholas. Motion carried.

The Council will review and hold a public hearing then it will be sent to the Fulton Council Planning Board.

At 7:32p.m., a motion to adjourn was made by Mrs. Easterly and seconded by Mr. Gifford.

Respectfully submitted,

Cathy A. VanAlstyne
City Clerk