



January 22nd, 2026

City of Johnstown
Code Enforcement
244 North Perry Street
Johnstown, NY 12095

**RE: FAGE USA Dairy Industry, Inc. Amended Site Plan Approval Application
for the Yogurt Factory at the Johnstown Industrial Park
CHA Project No. 102730**

To whom it may concern:

Attached for Planning Board review and approval are modified site plans for the FAGE yogurt factory located in the Johnstown Industrial Park at 1 Opportunity Drive.

FAGE proposes a modification to support the expansion of the existing industrial facility to increase milk receiving and on-site storage capacity. The proposed work includes a 6,368 square foot expansion of the existing receiving bays and a 1,291 square foot alcove with new storage silos consistent in size and appearance with the existing silos. Associated site improvements include expanded asphalt pavement to accommodate truck access and circulation, utility modifications, an additional stormwater management area to accommodate new impervious area and redevelopment and restoration of disturbed areas upon completion of construction.

Thank you in advance for your time and consideration in this matter. We respectfully request to be placed on the February 3rd, 2026 Planning Board agenda to allow FAGE to introduce the project to the Planning Board. If you have any questions on the above or on the attached plans, please contact me at our office at (518) 453-8254.

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. K. Bennett', is written over a light blue horizontal line.

Samuel K. Bennett, PE
Principal Engineer VI

Attachments:

Plans dated 01/22/26
Stormwater Pollution Prevention Plan dated 01/22/26

cc: Ioannis Ravanis (FAGE)
Drew Blank (WS)



CITY OF JOHNSTOWN
 Code Enforcement Office
 PO Box 160, 244 North Perry Street
 Johnstown, New York 12095
 (518) 736-4076

- OFFICE USE ONLY -	
Approved: ____/____/____	Receipt # _____
Permit #: _____, 20____	Fee Paid: _____
Signature: _____	

ADDRESS

NAME

TYPE

BUILDING / DEMOLITION PERMIT APPLICATION

Applicant shall notify this Office of any changes in the information contained in the application during the period for which the permit is in effect. **A permit will be issued when: a) application has been determined to be complete. b) fee has been paid and 3) when proposed work is determined to conform to the requirements of the Uniform Code.** The authority conferred by such a permit may be limited by conditions.

Permit may be suspended or revoked if it's determined that work is not proceeding in conformance with the Uniform Code, with any conditions attached to such permit, or if there has been misrepresentation or falsification of a material fact in connection with the application for permit.

Demolition Permit will expire **six (6) months** from date of issuance / Building permit will expire **one (1) year** from the date of issuance or upon issuance of a Certificate of Occupancy (other than a temporary Certificate of Occupancy), whichever comes first. Permit may, upon written request, be renewed for successive one-year periods provided that a) permit has not been revoked or suspended at the time the application for renewal has been made; b) relevant information in the application is up to date; and c) renewal fee is paid (half cost of original permit).

Additional terms of permit can be found on Schedule of Permit Fees.

APPLICANT INFORMATION			
Name / Company	Fage USA Dairy Industry, Inc	Phone:	5187625912
Contact Person	Ioannis Ravanis	Email	Ioannis.Ravanis@Fageusa.com
Address	1 Opportunity Drive, Johnstown	State	NY Zip 12095

PROPERTY OWNER INFORMATION, IF DIFFERENT THAN APPLICANT		
Name	Phone	
Address	State	Zip

SUBCONTRACTOR INFORMATION (attach additional sheets if necessary)	
Name of Company	TDB
Phone	TDB

PROJECT INFORMATION		
Location	1 Opportunity Drive, Johnstown	Renewal Application: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Estimated Cost of Project:	Work will begin: <u>04 / 01 / 2026</u>	for a period of _____ day(s) <u>22</u> week(s)

DEMOLITION GENERAL COMMENTS
Environmental Survey – _____
Asbestos Abatement w/ Way Bill – _____
Where is Debris going? – _____

DESCRIPTION OF PROJECT w/ DETAILS. IF NEEDED, ATTACH DRAWING OF PLOT PLAN / CONSTRUCTION PLAN.

FAGE proposes a modification to support the expansion of the existing industrial facility to increase milk receiving and on-site storage capacity. The proposed work includes a 6,368 square foot expansion of the existing receiving bays and a 1,291 square foot alcove with new storage silos consistent in size and appearance with the existing silos.

APPLICANT CERTIFICATION:

I hereby certify that I have read and examined this application and known the same to be true and correct. All provisions of Laws and Ordinances covering this type of work will be completed whether or not specified herein. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or Local Law regulating construction or the performance of construction.

 Date: 01/22/2026

PERMIT APPROVAL - CODE ENFORCEMENT OFFICE (CEO) USE ONLY

BUILDING

- General alterations / renovations - \$35.00
- Fence - \$25.00
- Swimming pool - \$35.00
- Garage - \$50.00
- Shed / Carport / Deck - \$35.00
- Siding / Roofing/ Windows - \$35.00
- Mobile home sitting - \$75.00
- Signs / Awnings / Canopies - \$35.00

ALTERATIONS & RENOVATIONS

- 1 & 2 family - \$100.00
- Multiple dwelling - \$200.00

MISCELLANEOUS

- Certificate of Occupancy - \$75.00
- Bank letter - \$35.00
- Operating Permit - \$35.00

RESIDENTIAL BUILDING & EXCAVATION

- 1 & 2 family under 1500 sq. ft. - \$200.00
- Each add't. 1000 sq. ft. or part thereof - \$100.00
- Multiple dwelling each 1000 sq. ft. - \$200.00
- Manufactured home installation - \$125.00
- Add't. units or sleeping room - \$50.00
- Additions; each 1000 sq. ft. - \$125.00
- Multiple dwelling; each 1000 sq. ft. \$200.00

INDUSTRIAL & COMMERCIAL SITE REVIEW

- 1 - 5 lots - \$100.00
- 6 or more lots - \$100.00
- Plus, for each add't. - \$25.00

DEMOLITION - \$75.00

NON RESIDENTIAL BUILDING & EXCAVATION

- Roofing - \$75.00
- New Construction 1* 1000 sq. ft. - \$200.00
- Each add't. 1000 sq. ft. or part thereof - \$125.00
- General construction- additions- alterations-renovations \$150
- Alterations / Renovations to building system - \$250.00 (electrical, heating, ventilation, air conditioning, plumbing or any combination)

S.E.O.R. REQUIREMENTS

- Lead Agency Coordination - \$50.00
- Long Form EAF & Determination of Significance - \$100.00
- Draft EIS Review - \$150.00
- Final EIS Review - \$200.00

Permit Issued? YES NO Fee charged: _____

Planning Board: Approved Not Required

Code Permit #: _____ Tax Map #: _____

Zoning Variance: Approved Not Required

Insurance provided? Yes No

CEO Signature: _____ Date: ___/___/___

INSPECTIONS:

Date: ___/___/___ Type: _____ Approved: YES NO CEO Initials: _____

Date: ___/___/___ Type: _____ Approved: YES NO CEO Initials: _____

Date: ___/___/___ Type: _____ Approved: YES NO CEO Initials: _____

Date: ___/___/___ Type: _____ Approved: YES NO CEO Initials: _____

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

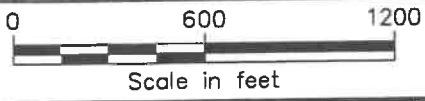
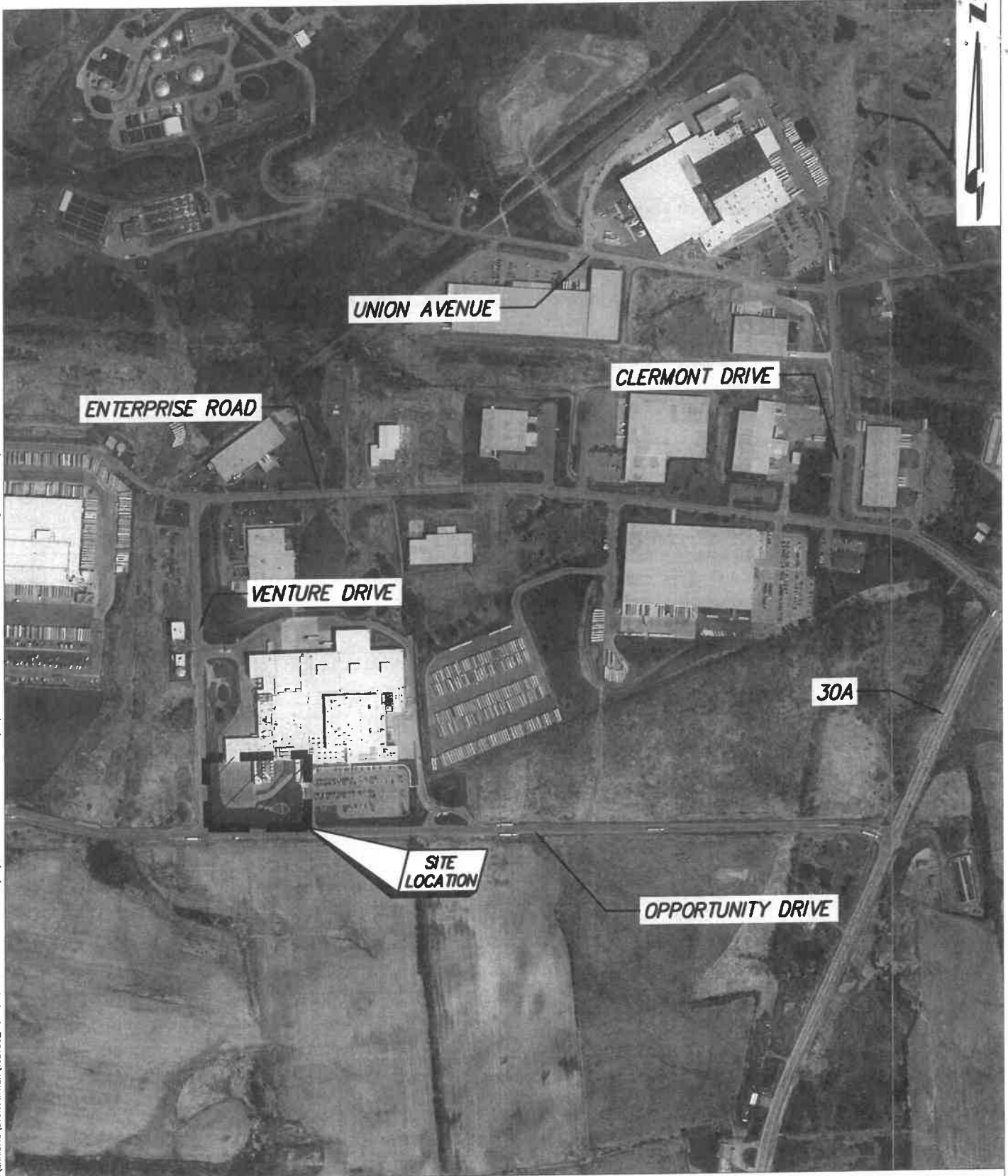
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Fage USA Dairy Industry Inc.			
Name of Action or Project: Alcove and receiving bay additions			
Project Location (describe, and attach a location map): 1 Opportunity Drive, Johnstown, NY 12095			
Brief Description of Proposed Action: The proposed action consists of the expansion of an existing industrial facility to increase milk receiving and on-site storage capacity. Improvements include an addition to the existing building and the installation of new storage silos. Site improvements will include expansion of asphalt pavement to accommodate truck access and circulation, resulting in an increase in impervious surface area. Associated site work includes utility modifications to support the expanded operations, including the installation of additional manholes and catch basins and adjustments to existing sewer systems. Disturbed areas will be stabilized and restored following construction. Stormwater management improvements, including a filtration bioretention practice, will be constructed to address increased runoff and provide water quality treatment. Erosion and sediment control measures will be implemented during construction to minimize off-site impacts. The project will be completed in compliance with applicable federal, state, and local regulations.			
Name of Applicant or Sponsor: Fage USA Dairy Industry Inc.		Telephone: 5187625912 E-Mail: ioannis.Ravanis@fageusa.com	
Address: 1 Opportunity Drive			
City/PO: Johnstown		State: NY	Zip Code: 12095
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: NYSDEC (eNOI)		NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		31.61 acres	
b. Total acreage to be physically disturbed?		1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		31.61 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

File: V:\PROJECTS\ANNY\K7\102730\000\09_DESIGN\EXHIBITS\STORMWATER\102730_FIG1 - SITE LOC. MAP.DWG Saved: 1/21/2028 11:07:37 AM Plotted: 1/21/2028 4:48:53 PM Current User: Bouillon, Hugo LastSavedBy: 7885



SITE LOCATION MAP
ALCOVE AND RECEIVING BAY ADDITIONS
1 OPPORTUNITY DRIVE, JOHNSTOWN
INDUSTRIAL PARK FULTON COUNTY, NEW
YORK, 12095

PROJECT NO.
102730
DATE: 01/22/25
FIGURE 1