



Johnstown Common Council
Business Meeting - Council Chambers, City Hall
Monday, August 18, 2025 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

- Gloversville Johnstown Joint Sewer Board
- Planning Board
- Assessor

**GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES
July 9, 2025**

DRAFT

Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF) on Wednesday, July 9, 2025. The meeting was called to order at 6:28 P.M.

ROLL CALL

Christopher Vose	Chairman
Bobbi Trudel	Vice Chair
Eric Parker	Secretary
Michael W. Stover	Member
John Rizzo	Member
Deanna Hitchcock	Member
Harry Brand	Manager-Wastewater Programs
Mark Levendusky	Laboratory Director
Hilary Ruzycky	Administrative Aide
Ian Colvin Marincic	WWTP Engineering Technician

EXECUTIVE SESSION

On a motion made by Mr. Parker, seconded by Mr. Stover, carried six (6) in favor, and none (0) opposed, all Board members and Manager Brand went into executive session at 6:29 P.M. to discuss NY Public Officers Law §105:1 – (f) the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person or corporation.

On a motion made by Ms. Trudel, seconded by Mr. Stover, carried six (6) in favor, and none (0) opposed, the Board came out of executive session at 6:33 P.M. No action was taken.

JUNE 11, 2025 MEETING MINUTES

The Board approved the June 11, 2025 regular meeting minutes on a motion made by Mr. Stover, seconded by Mr. Rizzo, carried six (6) in favor, and none (0) opposed.

CORRESPONDENCE

The following correspondence was discussed: No. 1 & 7

PLANT OPERATIONS

Manhole #100 Overflow Update

Manager Brand reviewed the overflow incident that occurred at Manhole #100 on 6/9/25, as discussed at the June Joint Sewer Board meeting.

NY-Alert Incident Report was issued on 6/9/25, to report heavy rainfall event that caused Trunkline Manhole #100 to overflow sanitary sewer onto the roadway and storm drain at Mason Street and North Market Street in Johnstown.

Report of Noncompliance Event (5-day Report) was submitted to the NYSDEC on 6/16/25, as required for discharge of untreated or partially treated sewage. It was discussed that while Kris LaPan was emailed on the day of the event, we failed to submit the Report of Noncompliance 5-day Report within the 5-day requirement. At this time there has not been any further actions required by the NYSDEC.

On 6/26/25, Precision Industrial Maintenance utilized their close circuit video camera to inspect the trunkline near Manhole #100 for potential blockage restricting flow during wet weather events. Investigation revealed significant root infiltration partially obstructing the 27" main at approximately 8 feet and 36 feet downstream of Manhole #100.

On 7/2/25, Precision Industrial attempted to remove the roots by utilizing a high pressure water jet. The pipe was scoped again revealing the jetting was unsuccessful. Precision's mechanical removal equipment would potentially cause damage to the clay pipe and would not be recommended. Additional solutions for the root infiltration will be investigated. Precision is looking to order additional equipment to better position the jet closer to the pipe wall to more effectively remove the roots.

Manager Brand noted he reviewed records from the 2012 Trunk Sewer Rehabilitation Project, investigation identified root infiltration as an area of concern and identified in this specific area. Phase I of the project included jet cleaning of the entire length of the Trunk Lines, but there were no follow up camera inspections to confirm the jetting success. This jet cleaning in 2013 was also performed by Precision, utilizing the same jetting equipment attempted most recently and which was unsuccessful.

FAGE Whey Line Leak

Manager Brand reported on the morning of 6/12/25 the volume of whey received overnight was significantly below the estimated volume reported by FAGE. Around 7:30 A.M. this large discrepancy was reported to FAGE. At approximately 8:00 A.M. Lab Director Levendusky was informed by FAGE's maintenance supervisor of a potential 4" whey force main leak and a sink hole in the industrial park at the corner of Enterprise Avenue and Venture Drive. GJJWTF personnel reported to the site and confirmed the liquid was whey and ordered FAGE whey discharges to be secured immediately.

Johnstown City DPW reported to the site to excavate the area and determine the source of the leak, which was coming from a failed seam in the HDPE pipe. FAGE delivered four (4) loads of whey to the facility by tanker during the shutdown. A temporary repair was made utilizing a full circle clamp allowing FAGE back online. On 6/13/25 the whey line was removed from service for Xylem Dewatering Solutions to complete a permanent repair by fusing in a new piece of HDPE pipe. The full repair took approximately nine (9) hours. The whey line is now fully operational. Manager Brand made a point to acknowledge the tremendous support provided by the members of the Johnstown DPW staff, without which this would not have been a success. The DPW staff demonstrated exceptional work ethic and the commitment to see the task through completion.

NY-Alert Incident Report was issued on 6/12/25 to report the 4" whey force main leak of 26,800 gallons estimated.

On 6/16/25 submitted the 5-day Notice of Non-Compliance Event to NYSDEC as required for discharge of untreated or partially treated sewage (whey).

Odor Complaint: S. Melcher Street in Johnstown

Manager Brand reported a resident from S. Melcher Street in Johnstown filed an odor complaint by phone around 9:20 P.M. on June 25, 2025. The following morning Manager Brand left the resident a voicemail and reported the complaint to NYSDEC. The complaint was posted to the Odor Complaint Log on the GJJWTF website. No specific odor source could be identified, but large amounts of leachate received from the landfill following heavy rain events may have caused odors to travel off site.

Emergency Replacement of Sludge Building Lighting Transformer

Manager Brand reported the lighting transformer that supports the Sludge Building failed. High Voltage Electrical Service was contracted to complete an emergency transformer replacement. The newly installed transformer meets the current electrical code, and all the low voltage supply is restored to the building.

Award Bid: Hydrogen Sulfide Scrubber Media

Manager Brand reported a bid opening was held on June 30, 2025, for the supply and delivery of media designed to remove Hydrogen Sulfide from biogas. Three (3) bids were received, with the lowest bid from Axens North America, Inc. On a motion made by Mr. Stover, seconded by Mr. Parker, carried six (6) in favor and none (0) opposed, the Board accepted the bid proposal from Axens North America, Inc. for a 2-year contract at \$38.00/cubic foot for the supply and delivery of Hydrogen Sulfide scrubber media.

Authorize Bidding: Ferrous Chloride

Manager Brand requested Board approval to seek bids for the supply and delivery of Ferrous Chloride. On a motion made by Ms. Trudel, seconded by Mr. Stover, carried six (6) in favor, and none (0) opposed, the Board authorized to advertise bids for a two (2) year contract for the supply and delivery of Ferrous Chloride.

FAGE Acid Whey Anaerobic Digestion & Biogas Project

Manager Brand reported the Industrial Compliance Committee met at 6:00 P.M. before the regular meeting to discuss a commercial proposal submitted by FAGE for their wastewater discharging. No action was taken.

Prior to the June Board meeting, FAGE proposed to construct an Acid Whey Anaerobic Digestion & Biogas facility adjacent to their existing plant to be owned and operated by FAGE. They agreed to continue to satisfy the terms of the Whey Delivery and Treatment Agreement with the Joint Sewer Board. FAGE requested a Sewer Will Service/Capacity Letter to support the discharge of the proposed Acid Whey Digestion & Biogas Project volumes once operational. Manager Brand submitted a draft Sewer Will Service/Capacity Letter to each Board member for review.

Following the June Board meeting, FAGE inquired whether there is any interest in upgrading the existing whey process at the GJJWTF to support all of FAGE’s current and future whey discharge processing. FAGE would commit to provide the capital investment to support the upgrade cost.

On a recommendation by the Industrial Compliance Committee, the Board unanimously agreed to table both requests from FAGE to facilitate consulting with the two City Attorneys regarding the legal feasibility of accepting capital investment from a private entity.

INDUSTRIAL COMPLIANCE

Sewer Bill Protest: 70 3rd Street, Gloversville

Manager Brand reviewed a request for sewer bill adjustment for excess water usage for property located at 70 3rd Street in Gloversville. On a motion made by Ms. Trudel, seconded by Mr. Stover, carried six (6) in favor, and none (0) opposed, the Board denied a credit since the water entered the sewer system and had to be treated.

PERSONNEL

Accept Retirement: Lab Technician Barbara Allen

Manager Brand reported Lab Technician Barbara Allen submitted a letter of intention to retire. On a motion made by Ms. Trudel, seconded by Mr. Parker, carried six (6) in favor, and none (0) opposed, the Board accepted the retirement of WWTP Laboratory Technician Barbara Allen, effective August 23, 2025, after thirty-seven (37) years of service.

Employee Released from Employment: Maintenance Mechanic Andrew Walrath

Manager Brand reported Maintenance Mechanic Andrew Walrath was released from employment on June 24, 2025, following the minimum probationary term in accordance with Civil Service rules.

Job Postings

Manager Brand reported the following employment positions were posted internally: (2) Operator/Operator Trainee, (1) Maintenance Mechanic, and (1) Laboratory Technician.

ATTACHMENTS

Wastewater Programs Report, Annual Trends/Comparison Report, and 2025 O&M Expenditure Reports were reviewed per Attachments No. 1, 2, & 3.

Approve Abstract #7

O&M purchase orders and disbursement sheets totaling \$221,773.01 were approved for payment on a motion made by Mr. Stover, seconded by Mr. Parker, carried six (6) in favor, and none (0) opposed.

OLD BUSINESS

Androme Leather Company Transfer of Ownership

Manager Brand reported Androme Leather Company transacted the Transfer of Ownership for their business located at 21 Foster Street in Gloversville. The new Ownership will take over the responsibility of the existing Androme Leather Company, Inc. - Permit No. 110. Updated contact information has been provided by the new financially responsible party. The current business name, manufacturing processes, and products will remain unchanged.

2024 International Dump Truck

Manager Brand reported H.L. Gage completed work to reconfigure and shorten the chassis of the 2024 International Dump Truck ordered through Sourcewell Cooperative Purchasing, as part of the 2025 Capital Plan. A 16-foot stainless steel dump box will be installed by Henderson Truck Equipment. The truck will then return to H.L. Gage for final inspection. Title and registration paperwork will be transacted by H.L. Gage after the final inspection.

Henderson Truck Equipment cannot schedule the installation of the stainless steel dump box until January of 2026. Due to the delay of installation, H.L. Gage offered the following options for consideration:

1. H.L. Gage agrees to store the chassis in their yard and claim all responsibility if any damage occurs, contingent upon payment of a submitted invoice of \$157,815.00 for the chassis, or
2. H.L. Gage will apply a carrying cost of \$981.25 per month if the invoice is paid at a later date.

On July 8th, the reconfigured truck was brought to the facility by H.L. Gage to be inspected by GJJWTF maintenance and management staff. The only issue identified was the need to relocate an air release mechanism from underneath the truck to a higher location where the unit will not be damaged during sludge discharging at the landfill.

On a motion made by Mr. Stover, seconded by Mr. Parker, carried six (6) in favor and none (0) opposed, the Board authorized to amend Abstract #7 to include full payment of Purchase Order #14488 for \$157,815.00 to H.L. Gage to cover the cost of the chassis for the 2024 International Dump Truck. The new total for Abstract #7 O&M purchase orders and disbursement sheets is \$379,588.01.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 7:42 P.M. on a motion made by Ms. Trudel, seconded by Mr. Stover, carried six (6) in favor, and none (0) opposed.

The next regular meeting will be held on **Wednesday, August 13, 2025 at 6:00 P.M.**

Respectfully submitted,

Eric Parker, Secretary
Gloversville-Johnstown Joint Sewer Board



City of Johnstown

Meeting: Planning Board Meeting
 Date: Tuesday, August 5, 2025
 Time: 4:00 p.m.
 Location: Council Chambers, City Hall
 Presiding Officer: Peter Smith, Chairman

Meetings are broadcast using Facebook Live. The public is able to view the meeting from the official City of Johnstown Facebook page: [City of Johnstown, New York](#)

The proceedings of meetings are taped for the benefit of the City Clerk; the minutes are not a verbatim record of the proceedings; therefore, the minutes are not a word-for-word transcript.

Planning Board Meeting Minutes

- CALL MEETING TO ORDER**

- MEMBERS IN ATTENDANCE**

		PRESENT	ABSENT / EXCUSED	LATE
Peter Smith	Board Member, Chairman	X		
Chandra Cotter	Board Member	X		4:02pm
Terri Easterly	Board Member	X		
Betsy Camarra	Board Member	X		
Roberta Thomas	Board Member	X		
Michael M. Albanese	City Attorney		Absent	
Christopher J. Vose	City Engineer	X		
Scott Deninno	Code Enforcement	X		
Carrie M. Allen	City Clerk	X		
Scott Jeffers	Council Liaison		Excused	
Cody Logan	Deputy Clerk	X		

- APPROVE MINUTES**

[Meeting – July 1, 2025](#)

Action Taken

Motion: Board Member Camarra Ayes: 4 Absent: 1 (Cotter)
 Seconded: Board Member Easterly Noes: 0 Abstain: 0

[Meeting – July 28, 2025](#)

Action Taken

Motion: Board Member Thomas Ayes: 1 Absent: 1 (Cotter)
 Seconded: Board Member Camarra Noes: 0 Abstain: 0

- PUBLIC HEARING**

- Classic Auto Wash
 Opened: 4:02 pm / Closed: 4:02 pm
 - No one present, no comments received
- Senior Housing
 Opened: 4:02 pm / Closed 4:03 pm
 - No one present, no comments received

- SITE PLAN APPROVALS**

- [Classic Auto Wash](#)

- County referral was completed due to the project's location on a state highway; no comments were received.
- No environmental review (SEQR) required.

Approve Site Plan:

Motion: Board Member Easterly Ayes: 5 Absent: 0

Seconded:	Board Member	Cotter	Noes:	0	Abstain:	0
Discussion:	None					

2. [Senior Housing](#)

- Project team present.
- Code Enforcement Department confirmed no outstanding issues.
- SEQR:
 - o Lead agency declared.
 - o Notice was sent to involved agencies; no objections received.

Negative Declaration

Motion:	Board Member	Camarra	Ayes:	5	Absent:	0
Seconded:	Board Member	Thomas	Noes:	0	Abstain:	0
Discussion:	None					

Height Variance Approval - 10 feet above code due to site elevation difference

Motion:	Board Member	Thomas	Ayes:	5	Absent:	0
Seconded:	Board Member	Camarra	Noes:	0	Abstain:	0
Discussion:	None					

Parking Variance Approval - Request to reduce required spaces from 1.5 per dwelling to 1 per dwelling, with supporting rationale including nearby available parking and limited use by senior residents

Motion:	Board Member	Easterly	Ayes:	5	Absent:	0
Seconded:	Board Member	Cotter	Noes:	0	Abstain:	0
Discussion:	None					

Approve Site Plan:

Motion:	Board Member	Cotter	Ayes:	5	Absent:	0
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0
Discussion:	None					

• **SITE PLAN REVIEW**

1. [Lexington Foundation – Renovation of Former “Willing Helpers Home”](#)

- Representatives presented a proposal to renovate the historic property into housing for students in the Transitions Program.
- Plan includes:
 - o Six three-person apartments and one two-person apartment (20 residents total)
 - o Minimal structural changes; interior renovations include kitchenette additions, painting, flooring updates, bathroom upgrades
 - o Exterior updates limited to siding replacement (aluminum to vinyl, same color)
 - o ADA-compliant unit planned on ground floor
- Board advised that further submissions including a demolition plan and engineering drawings will be required.
- Public hearing scheduled for September 2, 2025, at 4:00 PM.

2. [Jeffrey Melucci - Conversion of Former Office to Apartment Unit](#)

- Prospective buyer presented concept to convert commercial space into residential.
- Proposal includes installation of full kitchen and bathroom, new windows and doors, and use of existing rear access.
- Board noted:
 - o Ownership not yet established; application cannot proceed without written authorization from property owner.
 - o Alley access and potential easement issues should be investigated.
 - o No objections expressed regarding conversion from commercial to residential use.

3. [Kab’s Sports Park - Indoor Soccer Facility Proposal](#)

- Applicant presented concept for indoor athletic facility offering 5v5 soccer and recreational programming.
- Proposed use requires zoning variance due to current industrial zoning designation.
- Applicant advised to:
 - o Obtain written permission or lease agreement from property owner to establish standing.

- Seek variance.
- Planning Board supports concept but does not have jurisdiction to approve use at this time.

4. Reliable Storage – Expansion

- Not climate controlled
- No setbacks, plenty of room for expansion
- Engineer will research if within 500’ of municipal line but believes they are ok and will not need to go to Fulton County Planning Board.

Declare Lead Agency

Motion:	Board Member	Cotter	Ayes:	5	Absent:	0
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0
Discussion:	None					

- Public hearing scheduled for September 2, 2025, at 4:00 PM.

ADJOURN

Time: 5:05 pm

Motion:	Board Member	Cotter	Ayes:	5	Absent:	0
Seconded:	Board Member	Camarra	Noes:	0	Abstain:	0

Respectfully Submitted,



Carrie M. Allen, City Clerk



City of Johnstown

Assessor's Office

Tina K. Dimitriadis
PO Box 160, 33-41 East Main Street
Johnstown, New York 12095
Phone: (518) 736-4015 • Fax: (518) 762-4939
assessor@cityofjohnstown.ny.gov

ASSESSOR REPORT August 18, 2025

- The 2025 Final Roll is complete and submitted to the NYS Office of Real Property Tax Services.
- New homeowners need to apply for the STAR Credit exemption directly with NYS through their website www.tax.ny.gov/star or by calling [518-457-2036](tel:518-457-2036)
- **Effective with the 2025-2026 Enacted State Budget, homeowners will NO LONGER need to apply for the Enhanced STAR exemption at the Assessor's office. All individuals who become eligible will be automatically receive the Enhanced STAR from NYS Office of Real Property Tax Services (ORPTS). Please contact the Assessor's office with any questions at 518-736-4015**
- The Assessor's Office continues to enter sales and work on the 2026 Roll.