



Johnstown Common Council
Business Meeting - Council Chambers, City Hall
Monday, July 21, 2025 @ 6:00 p.m.

REPORTS FROM CITY LIAISONS

- Gloversville Johnstown Joint Sewer Board
- Planning Board
- Assessor

**GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD
MEETING MINUTES**

June 11, 2025

DRAFT

The Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF) on Wednesday, June 11, 2025. The meeting was called to order at 6:05 P.M.

ROLL CALL

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

ABSENT

| | |
|------------------|--------|
| Deanna Hitchcock | Member |
|------------------|--------|

MAY 14, 2025 MEETING MINUTES

The Board approved the May 14, 2025 regular meeting minutes on a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed.

CORRESPONDENCE

The following correspondence was discussed: No. 15

PLANT OPERATIONS

Fire Alarm: Sunday 2 A.M. on 5/18/25

Manager Brand reported the Johnstown Fire Department was called to the facility by the automated alarm system at 2 A.M. on Sunday 5/18/25. The fire department fully inspected the site and confirmed a false alarm that originated from the DAFT Building zone. Facility staff disabled the Blower Building which was still in alarm and not resetting. Maintenance staff later replaced the heat detector in the DAFT Building. The alarm system is back to normal operation.

NY Alert Notification: Surcharged Manhole #100 on 6/9/25

Manager Brand reported he was notified around 7:45 A.M. on Monday 6/9/25 by Johnstown City DPW that a manhole was surging at the corner of Mason Street and North Market Street in Johnstown. Manager Brand and Chief Operator Yaggle responded to the site and found Manhole #100 of the trunkline surging sanitary sewer onto the street. The overflow occurred during a wet weather event with excessive rainfall causing flows to the facility greater than 22 MGD. Johnstown City DPW coned off the area to restrict access. Manholes upstream and downstream from Manhole #100 were checked for surging, no additional issues identified. The site was monitored until heavy rain and overflow subsided around 3:30 P.M. Engineering Technician Marincic submitted a NY-Alert incident report on 6/9/25. Manager Brand notified NYSDEC of the event by email on 6/9/25. Manager Brand suggested a camera inspection of the trunkline near Manhole #100 to check for potential blockage restricting flow during wet weather events. (Manager Brand submitted a Report of Noncompliance Event to the NYSDEC on 6/16/25).

FAGE Acid Whey Anaerobic Digestion & Biogas Project

Manager Brand reported an on-site informational meeting was held on 6/3/2025 with FAGE USA Dairy and HDR to discuss modifications proposed by FAGE for their wastewater discharge system. FAGE intends to construct an acid whey anaerobic digestion facility adjacent to their existing facility located at 1 Opportunity Drive in Johnstown.

FAGE has experienced increased sales/production causing a need to reduce the number of daily trucks hauling acid whey waste offsite, and desires to generate biogas for use in their boiler system. FAGE agrees to continue supplying the minimum whey quantity of 15 MG per year to GJJWTF through the whey delivery pipeline, per the Whey Delivery and Treatment Agreement, effective until 12/31/2033. Manager Brand will participate in further discussions with engineers from HDR regarding the project. Project completion date is expected in 2027.

Request to Use Facility: Rentals to Go

Manager Brand reported septic hauler Rentals to Go from Norwich requested permission to use the facility to dispose of waste generated through portable toilets. On a motion made by Ms. Trudel, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board granted permission for Rentals to Go to use the facility for disposal of waste generated through portable toilets, in accordance with Trucked Waste Hauler Guidelines.

INDUSTRIAL COMPLIANCE

Sewer Bill Protest: 211 Prindle Avenue, Johnstown

Principal Account Clerk Gaugler reviewed a request for sewer bill adjustment for excess water usage for property located at 211 Prindle Avenue in Johnstown. Engineer Technician Marincic conducted an inspection of the premises. On a motion made by Mr. Stover, seconded by Mr. Parker, carried four (4) in favor, one (1) absent, one (1) abstained (Rizzo), and none (0) opposed, the Board approved a credit of \$112.47 since the water did not enter the sewer system to be treated.

Request for Transfer of Permit: Androme Leather Company, Inc.

Manager Brand reported Androme Leather Company, Inc. submitted a Request for Transfer of Permit for their business located at 21 Foster Street in Gloversville. Androme Leather proposes a transfer of ownership only with changes to contact personnel and the financially responsible party. The current business name, manufacturing processes, and products will remain unchanged. The new responsible party has submitted an Industrial Wastewater Discharge Permit Application to Lab Director Levendusky. On a motion made by Ms. Trudel, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved amending Androme Leather Company, Inc. - Permit No. 110 to incorporate a transfer of ownership including new contact personnel and financially responsible party.

EXECUTIVE SESSION

On a motion made by Mr. Stover, seconded by Mr. Rizzo, carried five (5) in favor, one (1) absent, and none (0) opposed, all Board members present and Manager Brand went into executive session at 7:03 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 five (5) in favor, one (1) absent, and none (0) opposed, the Board came out of executive session at 7:37 P.M. No action was taken.

PERSONNEL

Promote WWTP Operator Trainee: Ty Leonard

Manager Brand reported he interviewed WWTP Attendant Ty Leonard for a vacant WWTP Operator Trainee position. Mr. Leonard meets the minimum qualifications required by Civil Service. On a motion made by Mr. Stover, seconded by Ms. Trudel, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board approved the provisional promotion of WWTP Attendant Ty Leonard to WWTP Operator Trainee, effective 6/12/2025.

Accept Resignation: WWTP Operator Trainee Aaron Tubbs

Manager Brand requested Board approval to accept the resignation of WWTP Operator Trainee Aaron Tubbs. On a motion made by Mr. Parker, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed, the Board accepted the resignation of WWTP Operator Trainee Aaron Tubbs, after almost two (2) years of service, effective 6/5/2025.

Deferred Compensation Program

Manager Brand reported the deferred compensation program currently available to GJJWTF employees is administered by Empower and not part of the 457(b) retirement savings plan administered by the NYS Deferred Compensation Plan. Manager Brand seeks to investigate alternative retirement savings plans for GJJWTF employees, specifically the plan administered by NYS. Board member Stover offered to discuss deferred compensation program options with finance staff at the City of Gloversville.

ATTACHMENTS

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

Approve Abstract #6

O&M purchase orders and disbursement sheets totaling \$271,600.65 were approved for payment on a motion made by Mr. Stover, seconded by Mr. Parker, carried five (5) in favor, one (1) absent, and none (0) opposed.

Capital disbursement sheet totaling \$4,230.00 was approved for payment on a motion made by Mr. Stover, seconded by Mr. Parker, carried five (5) in favor, one (1) absent, and none (0) opposed.

OLD BUSINESS

Will Service/Capacity Letter Update

Manager Brand reported a Will Service Capacity/Letter was provided to the bottled beverage industry potentially building in the Tryon Industrial Park. The new industry will be a City of Gloversville water customer. Water samples were requested from the City of Gloversville for copper analysis. The copper results were within the expected reasonable range of 4.1 micrograms per liter.

City of Johnstown Site Evaluation

Manager Brand reported that Johnstown DPW Director Vose and Deputy Engineer Putnam toured the facility's grounds to assess the condition of the storm drains and asphalt damage. Several drains were plugged with sand and debris causing standing water, and some of the basins have sunk. On 6/10/25, four (4) Johnstown DPW workers vacuumed out the blocked storm drains and jetted the connection pipes. DPW will return to clearing drains as their schedule permits. Asphalt repairs will begin after standing water issues are addressed.

MEETING ADJOURNED

There being no further business, the meeting was adjourned at 8:15 P.M. on a motion made by Ms. Trudel, seconded by Mr. Stover, carried five (5) in favor, one (1) absent, and none (0) opposed.

The next regular meeting will be held on **Wednesday, July 9, 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, July 1, 2025
 Time: 4:00 p.m.
 Location: Conference Room, 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 | | |
| Terri Easterly | Board Member | | X | |
| Betsy Camarra | Board Member | X | | |
| Roberta Thomas | Board Member | X | | 4:04pm |
| Michael M. Albanese | City Attorney | | X | |
| Christopher J. Vose | City Engineer | X | | |
| Scott Deninno | Code Enforcement | X | | |
| Carrie M. Allen | City Clerk | X | | |
| Scott Jeffers | Council Liaison | X | | |

- **APPROVE MINUTES**

1. Meeting – June 3, 2025

Action Taken

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|-----------|--------------|----------|-------|---|----------|------------|
| Motion: | Board Member | Easterly | Ayes: | 6 | Absent: | 1 (Thomas) |
| Seconded: | Board Member | Vose | Noes: | 0 | Abstain: | 0 |

- **ITEM #1:** Classic Auto Wash
- **ITEM #2:** WestMeadow Creamery
- **ITEM #3:** Senior Housing

1. **CLASSIC AUTO WASH**

Applicant: Classic Auto Wash, represented by Brett Steenburg (Steenburg Consulting Engineering)

Proposal:

- Construction of a 310 sq. ft. addition to convert two self-serve spray bays into touchless automatic bays 289 North Comrie Avenue.
- Installation of payment kiosks and enhancement of exterior finishes.
- No changes to the existing curb cuts or entrances/exits.
- Minor grading work in rear of the property to address water drainage issues.

Discussion:

- Project classified as a Type II action under SEQRA (no environmental review needed).
- No new connections to public water or sewer systems required.
- Drainage will remain on-site; no increase in impervious surface.
- Due to location on a State Highway, the project must be referred to the Fulton County Planning Board.

Action Items:

- Application to be referred to Fulton County Planning Board under General Municipal Law.

- Public hearing scheduled for August 5th meeting.

2. WESTMEADOW CREAMERY

Applicant: Tom Holland, West Main Creamery

Proposal:

- Installation of a digital, color, electric sign supported by two posts.
- Requested sign height: 10 feet above grade (statutory height limit is 8 feet).

Discussion:

- Existing signs in the area already exceed 10 feet; proposed sign would be consistent with existing signage.
- Concerns discussed regarding non-compliance with current code.
- Suggestion made to allow the sign under a *special permit* applicable only to this specific sign and location. If removed or replaced, it must be brought into compliance.

Action Taken:

- Motion made to approve the sign under a special permit, specific to the current sign installation only.
- No county referral required for signage-only applications.

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| Motion: | Board Member | Cotter | Ayes: | 4 | Absent: | 1 (Easterly) |
| Seconded: | Board Member | Thomas | Noes: | 0 | Abstain: | 0 |
| Discussion: | None | | | | | |

3. FIVE CORNERS DEVELOPMENT

Applicant: Sumeet Gupta, Five Corners Development and Mike Valiant, Lansing Engineering Five Corners is a Saratoga-based firm specializing in housing across income levels and is partnering with the nationally recognized NRP Group for this project.

Project Overview:

- A 64-unit, three-story senior housing development is proposed on Prindle Avenue, adjacent to the Senior Center and Community Center.
- The project aims to revitalize underused and blighted parcels totaling approximately 4.73 acres, currently containing industrial remnants and outdated infrastructure.
- Need for Senior Housing:
 - 60% of Johnstown’s housing is over 80 years old.
 - Nearly one-third of the population is over age 55.
 - A 1–2-year waitlist exists for current senior housing; approximately 1,600 units are in demand.
- Project Goals:
 - Increase affordable senior housing supply.
 - Improve blighted properties.
 - Enhance adjacent public areas and streetscapes.
 - Stimulate further reinvestment in the area.

Design and Site Improvements:

- Community Integration:
 - The development is envisioned as part of a broader “Senior Hub District,” integrating the Senior Center, Community Center, and Hale Creek Trail.
 - Plans include upgrading trail connectivity, landscaping, lighting, and bridge restoration.
- Bridge & Infrastructure:
 - A new vehicular bridge will replace the current one, which is no longer functional, and will be donated back to the city.

Building Details:

- Architecture:
 - Three-story, 64-unit building with a mix of 61 one-bedroom and 3 two-bedroom units.

- Approx. 58,000 sq. ft total, with amenities like a community room and fitness room.
- East-West orientation; main entrance and 64-space parking lot on the north side to buffer from nearby residential homes.
- Outdoor Amenities:
 - Plans include outdoor amenity areas with trail access and greenspace, preferred over balconies due to cost and design limitations.

Variance Requests:

1. Parking Variance:
 - City ordinance requires 1.5 spaces/unit (96 total), while developers propose 70 spaces.
 - Based on data from similar developments, average occupancy is 1 resident/unit, with only 57% owning a vehicle.
2. Height Variance:
 - MF-1 zoning limits building height to 35 feet; project requests a variance for 45 feet.
 - Height increase is partly due to building elevation required for floodplain compliance.

Discussion Highlights:

- Floodplain and Wetlands:
 - A portion of the property is in the 100-year floodplain; developers are working with an architect and floodplain expert. FEMA map updates expected next year.
- Neighborhood Impact:
 - Residents asked about views and potential impact on existing homes. It was noted that the site is lower than Main Street, heavily buffered with trees, and currently holds an abandoned building.
- Sewer Concerns:
 - City confirmed that existing sewer lines are over 100 years old and face inflow and infiltration (I&I) issues during rain events.
 - Plans are underway to reline sewer mains in surrounding streets and improve storm drainage infrastructure, including removing culverts and expanding open creek flow.
- Public Transit and Services:
 - OFA transportation services for seniors may still be active, but this needs to be confirmed. It was noted that the walkable location reduces transportation needs.
- Lighting and Accessibility:
 - Modern LED lighting will be used to reduce light pollution and increase safety.
 - The building will have elevator access; no balconies are planned, but trail and green space will provide outdoor enjoyment.

Declare Lead Agency:

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|-------------|--------------|---------|-------|---|----------|--------------|
| Motion: | Board Member | Camarra | Ayes: | 4 | Absent: | 1 (Easterly) |
| Seconded: | Board Member | Thomas | Noes: | 0 | Abstain: | 0 |
| Discussion: | None | | | | | |

Next Steps:

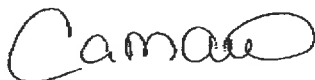
- Public Hearing Scheduled: August 5, 2025, for variances (parking and height) and preliminary site plan approval.
- Application to be referred to Fulton County Planning Board under General Municipal Law.
- Site Visit Encouraged: Board members are encouraged to visit the property before the August meeting.
- Final Design Refinements: Developers committed to submitting updated materials and design refinements at least 10 days prior to the August meeting.

ADJOURN

Time: 4:51 pm

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

Respectfully Submitted,



Carrie M. Allen, City Clerk



City of Johnstown

Assessor's Office

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ASSESSOR REPORT

July 21, 2025

- The notice of determinations made by the Grievance Board of Review were mailed at the end of June.
- The 2025 Final Roll was filed with the City Clerk on July 1, 2025. It is available on the City and County websites.
- The Assessor's Office is now beginning to work on the 2026 roll.