



**Johnstown Common Council**  
Business Meeting - Council Chambers, City Hall  
Monday, March 16, 2026 @ 6:00 p.m.

**REPORTS FROM CITY LIAISONS**

Gloversville Johnstown Joint Sewer Board

Planning Board

Assessor

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**GLOVERSVILLE-JOHNSTOWN JOINT SEWER BOARD  
MEETING MINUTES  
February 11, 2026**

**DRAFT**

The Gloversville-Johnstown Joint Sewer Board held a meeting in the Boardroom of the Gloversville-Johnstown Joint Wastewater Treatment Facility (GJJWTF) on Wednesday, February 11, 2026. The meeting was called to order at 6:25 P.M.

**ROLL CALL**

Bobbi Trudel	Chair
Eric Parker	Vice Chair
Michael W. Stover	Secretary
John Rizzo	Member
Harry Brand	Manager-Wastewater Programs
Mark Levendusky	Laboratory Director
Ian Colvin Marincic	WWTP Engineering Technician
Hilary Ruzycky	Administrative Aide
Adrienne Slade	Account Clerk/Typist

**ABSENT**

Deanna Hitchcock	Member
Christopher Vose	Member

**JANUARY 14, 2026 REGULAR MEETING MINUTES**

The Board approved the January 14, 2026 regular meeting minutes on a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

**JANUARY 23, 2026 EMERGENCY MEETING MINUTES**

The Board approved the January 23, 2026 emergency meeting minutes on a motion made by Mr. Rizzo, seconded by Mr. Parker, carried four (4) in favor, two (2) absent, and none (0) opposed.

**CORRESPONDENCE**

The following correspondence was discussed: No. 4, 9, 12, & 13.

**PLANT OPERATIONS**

**Reporting: Influent Composite Sample**

Manager Brand reported the facility failed to collect an influent composite sample on 1/30/26 due to a frozen sample line caused by heat tape failure. Manager Brand notified NYSDEC that no data is available for the influent composite sample on said date. DEC advised to report the missing sample data in the comments section of the DMR, and no further action is required.

**Cogen Update**

Manager Brand reported reinstallation of Cogen #1 occurred today 2/11/26, following its transport to Milton CAT in Syracuse for generator repair and main bearing change out. CAT staff was on site during the reinstall and startup. Two studs holding anchor boards broke during the reinstall. CAT suggested in the future to bolt down using threaded anchors rather than studs. Cogen #1 piping and all wiring terminations will be completed by facility staff, once complete, CAT will return to site for engine startup and verification.

Manager Brand reported Cogen #3 oil analysis indicates particulate bearing material. CAT took the oil filters back to their shop for inspection but did not find any particulate. CAT requested another sample to use as a baseline. Maintenance staff drained all oil, replaced filters, and continue to monitor the oil. Oil sample frequency has been increased to every 400 hours.

### **Facility Valves**

Manager Brand reported staff continues to replace old valves throughout the facility. Gas valves were replaced for the coalescent filters. Many valves have not been operated in years, are immovable and no longer operate.

### **Frozen Potable Water Line**

Manager Brand reported the city water line supplying the south side of the facility is frozen due to a heat trace breaker tripping. The shut off valve was located but the valve does not function. Staff is searching for an additional isolation point in the event the waterline was damaged by freezing and leaks upon thawing. A new breaker is on order, and the water line is being monitored for leaking. Due to the line's complex location under the roadway, and the numerous other lines in the immediate area of the shutoff valve, the city's vac truck or additional contractor support will be necessary if any attempts are made to repair/replace the water shutoff valve. If the pipe heat trace requires replacement, the project will require vendor support to replace the heat trace and the insulation removal and replacement for the entire length of the exposed pipe beneath the pipe bridge.

### **Wastewater Treatment Plant Expansion Feasibility Study**

Manager Brand reported the donation check was received from FAGE to support the Wastewater Treatment Plant Expansion Feasibility Study, as discussed at the January meeting. A segregated bank account was established for funds payable to Arcadis as the study progresses.

A kickoff meeting with Arcadis was held at the facility on 2/10/26. Discussion included concerns regarding right-of-way, digester location, logistics, chemical usage, and potential regulatory changes. Manager Brand emphasized the project must be sustainable and without liability to the plant's processes. Staff is providing requested data and documents to Arcadis via a shared virtual data room. Due to the delay in the commencement of the project due to the need to establish the Financial Agreement between GJJWTF and FAGE, the deadline to conclude the study was extended from 3/31/26 to 4/30/26.

### **EXECUTIVE SESSION**

On a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, all Board members in attendance and Manager Brand went into executive session at 7:02 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 Mr. Rizzo, seconded by Mr. Parker, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board came out of executive session at 7:30 P.M. No action was taken.

### **EXECUTIVE SESSION**

On a motion made by Mr. Rizzo, seconded by Mr. Parker, carried four (4) in favor, two (2) absent, and none (0) opposed, all Board members in attendance and Manager Brand went into executive session at 7:31 P.M. to discuss NY Public Officers Law §105:1 – (e) collective negotiations pursuant to Article 14 of Civil Service Law. On a motion made by Mr. Parker, seconded by Mr. Rizzo, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board came out of executive session at 7:36 P.M. No action was taken.

### **INDUSTRIAL COMPLIANCE**

#### **EPA Annual Pretreatment Program Report**

Manager Brand reported the EPA Annual Pretreatment Program Report is due for submittal through the new CDX online reporting platform by 3/01/26. EPA is requiring more invasive data than previously reported especially pertaining to influent sampling. Additional data may be required following the initial report submittal.

### **Designation of Duly Authorized Signatory for GJJWTF Pretreatment Program**

Manager Brand requested Board approval to designate the position of Laboratory Director as a duly authorized signatory for the purpose of signing pretreatment reports in addition to the Manager-Wastewater Programs for the GJJWTF Pretreatment Program in accordance with 40 CFR Part 403. On a motion made by Mr. Stover, seconded by Mr. Rizzo, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized to designate the position of Laboratory Director as a duly authorized signatory in addition to the Manager-Wastewater Programs for the GJJWTF Pretreatment Program - SPDES Permit NY0026042,.

### **Significant Noncompliance**

Lab Director Levendusky reported three (3) industries were listed in Significant Noncompliance for 2025 and published in the local newspaper per 40 CFR Part 403. In January 2026, Colonial Tanning was in Significant Noncompliance for chromium and Pan American Leather came back in compliance for chromium. West Meadow Dairy continues to investigate the installation of a Dissolved Air Flootation (DAF) unit for their proposed pretreatment process. Manager Brand suggested more stringent enforcement may be required for industries that continually remain in noncompliance in accordance with the Pretreatment Standards.

### **BUDGET/PURCHASE/AUDIT/PERSONNEL**

#### **Principal Account Clerk Position: Offer of Appointment**

Manager Brand requested Board authorization to appoint Account Clerk/Typist Adrienne Slade as the candidate to fill the recently vacated Principal Account Clerk position. On a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board granted approval to appoint Adrienne Slade to the position of Principal Account Clerk, effective 2/16/26, at an annual salary of \$66,500.00.

#### **Resolution No. 2026-04**

On a motion made Mr. Stover, seconded by Mr. Rizzo, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board approved Resolution No. 2026-04. *Designate Banks and Appoint Bank Account Signatories.*

#### **Administrative Aide Position**

Manager Brand reported an interview was held to fill the Administrative Aide position becoming available in early March upon retirement of the current Administrative Aide. To date, the potential candidate has not accepted the offer. Manager Brand requested Board authorization to solicit additional candidates to fill the Administrative Aide position once it is available, including all the necessary advertisement. On a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized to seek a candidate to fill the Administrative Aide position, including all the necessary advertisement.

#### **Resolution No. 2026-05**

On a motion made by Mr. Stover, seconded by Mr. Parker, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board approved Resolution No. 2026-05. *Authorizing the Manager to Execute a Consulting Services Agreement between Hilary Ruzicky and the Gloversville-Johnstown Joint Sewer Board.*

#### **Employee Assistance Program**

On a motion made by Mr. Parker, seconded by Mr. Stover, the Board authorized the annual renewal of the Employee Assistance Program (EAP) Agreement by and between St. Mary's Healthcare and the Gloversville-Johnstown Joint Wastewater Treatment Facility, at the cost of \$850.00 through December 31, 2026.

## ATTACHMENTS

Wastewater Programs Report, Annual Trends/Comparison Report, and 2026 O&M Expenditure Reports were reviewed per Attachments No. 2, 3, & 4.

### **Approve Abstract #2**

O&M purchase orders and disbursement sheets totaling \$195,297.64 were approved for payment on a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

## OLD BUSINESS

### **EFC Wastewater Infrastructure Engineering Planning Grant (EPG)**

Manager Brand reported two certified resolutions were received from the City of Johnstown and forwarded to EFC to satisfy requirements of the EPG Project Check List. The resolutions identify the Authorized Representative and confirm matching funds of \$10,000 for the development of an Engineering Report for the assessment of GJJWTF biosolids handling. The next EPG project deadline is 6/30/26, for the selection of an Engineering Firm to provide the study, setting a budget, and conducting a scope meeting. Manager Brand noted Arcadis confirmed additional whey from the proposed Acid Whey Anaerobic Digestion & Biogas System Project would impact how biosolids are handled at the facility.

Manager Brand requested Board authorization to develop and distribute an RFQ to qualified Engineering Firms for development of a GJJWTF Biosolid Handling Assessment Engineering Report in accordance with the awarded EPG. On a motion made by Mr. Rizzo, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized the development and distribution of an RFQ to qualified Engineering Firms for development of an Engineering Report on GJJWTF biosolids handling.

### **Sludge Building Roof Repair Project**

Manager Brand requested Board authorization to obtain quotes from qualified companies to provide roof repairs to the Sludge Building. The repair work will be segregated in two projects, one for structural repair and one for roof membrane repair, with each project costing less than \$35,000. On a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed, the Board authorized to obtain quotes from qualified companies to provide roof repairs to the Sludge Building, to be segregated in two projects for structural repair and for roof membrane repair.

### **Chenango County Leachate**

Manager Brand reported the acceptance of a new leachate stream from Chenango County DPW is on hold.

## MEETING ADJOURNED

There being no further business, the meeting was adjourned at 8:24 P.M. on a motion made by Mr. Parker, seconded by Mr. Stover, carried four (4) in favor, two (2) absent, and none (0) opposed.

The next regular meeting will be held on **Wednesday, March 11, 2026 at 6:00 P.M.**

Respectfully submitted,

Michael W. Stover, Secretary  
Gloversville-Johnstown Joint Sewer Board



# City of Johnstown

Meeting: Planning Board  
 Date: Tuesday, March 3, 2026  
 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		
Michael M. Albanese	City Attorney	X		
Christopher J. Vose	City Engineer	X		
Larry O'Regan	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
Cody Logan	Deputy City Clerk	X		
Scott Jeffers	Council Liaison	X		

### APPROVE MINUTES

February 3, 2026

#### Action Taken

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

### PUBLIC HEARING

FAGE Dairy, 1 Opportunity Drive – expansion

Opened: 4:01 pm      Closed: 4:01 pm

#### Public Comment

Stan Waddle, Zoning Officer for the Town of Mohawk, addressed the Board. He inquired about stormwater runoff and discharge, noting the proximity to the municipal boundary with Montgomery County and the Town of Mohawk.

The applicant's representative explained that runoff will be directed into a bioretention basin and ultimately discharged into an existing culvert running under Venture Drive, flowing northwest.

#### Mr. Waddle also noted:

- A discrepancy in square footage between documents (8,400 sq. ft. referenced in minutes versus 6,368 sq. ft. on building permit).
- A concern regarding SHPO/archaeological review noted in SEQR documentation.

#### The Board clarified:

- The 6,368 sq. ft. expansion refers to the receiving bay addition and alcove; the larger figure included total project area.
- A letter was received indicating no impact from SHPO.
- Notice had been sent to various agencies, including County Planning, DEC, DOT, and EPA.
- No objections were received.

No additional public comments were offered.

**SITE PLAN APPROVAL**

1. [FAGE Dairy, 1 Opportunity Drive – expansion](#)

Negative Declaration - The Board reviewed comments received, including correspondence from DEC reiterating compliance with stormwater discharge regulations. No objections were noted.

Fulton County Planning Board offered no recommendation.

Negative Declaration under SEQR, determining no significant adverse environmental impact.

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

Site Plan Approval

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

**SITE PLAN REVIEW**

1. [Curtain Call Café, LLC – 12 W. Main Street](#)

Eric Betz and Tammy Powers Betz were present to discuss their project. A Broadway-themed café offering coffee, smoothies, pastries, sandwiches, bagels, and light fare. Focus on morning commuters (6:30 AM–5:00 PM), with occasional evening acoustic performances or open mic events. No significant exterior alterations proposed. Interior features include exposed brick, hardwood floors, and a rear staircase that may be used as a small showcase performance area.

The applicants described the café as a “third place”, a welcoming space outside of home and work, with particular focus on Teachers, County employees, Morning commuters along Main Street and Local theater community

Planned community engagement includes:

- Collaboration with local theater groups, including Colonial Little Theatre (CLT).
- Hosting preview performances from upcoming productions.
- Occasional acoustic music or open mic nights.
- Display of Broadway posters and Playbills along one wall.
- Dedicated front window space to highlight local school and arts activities.

Board discussion included:

- No exterior structural changes.
- No full commercial kitchen planned.
- Limited food preparation (no extensive cooking operations).
- No exterior structural changes proposed.
- No building expansion.
- No exterior break-throughs planned.
- Plumbing and sanitary facilities to be addressed.
- Drinking water and filtration system planned.

Primary Planning Board involvement is required due to Change of use from former mercantile occupancy to café/assembly occupancy.

Public Hearing scheduled for: April 7, 2026 at 4:00 PM.

2. [Breakthrough Equity Group, LLC – 605 S. Comrie Avenue](#)

Applicant Tieman Laue was present to discuss his proposal. He mentioned the need for affordable housing for individuals who can’t afford traditional homes. Remove the stigma associated with manufactured housing. Most of his homes cost less than \$10k.

- Display capacity estimated at 2–4 homes on average, with a physical maximum of approximately 6 units.
- Homes would be displayed for retail sale only and not permanently installed or hooked up to utilities.
- Units would be transported to private land or mobile home parks upon sale.
- Primary focus on affordable, used homes, typically priced low enough to allow cash purchases.
- Occasional minor repairs may occur, but significant interior finish work would generally be completed after relocation due to transport concerns.

- Site plan submitted illustrating potential layout.
- Location offers: Direct access to Route 30A and proximity to the NYS Thruway and Logistical efficiency for transport throughout the region (Utica, Albany, Hudson Valley, etc.).
- Peak sales during tax season through late summer.
- Homes may remain on-site from a few days to approximately two months.
- Anticipated inventory typically between two and four units.

The Board noted a separate, previously discussed proposal for a model home to be placed on the same parcel by Superior Homes Sales. Mr. Leto was present to clarify the following items:

- Their model home is not affiliated with Breakthrough Equity Group.
- Proposed placement would be toward the front of the parcel.
- Display units would be positioned further back, potentially arranged diagonally for improved spacing and visual organization.
- All structures would need to comply with applicable setbacks along Route 30A.

Board Discussion:

- The property is located at a primary entrance to the City.
- Concern regarding visual impact.
- Discussion of orderly arrangement, potential diagonal layout, and screening if necessary.
- Applicant agreed to maintain an organized appearance.
- Board discussed potential conditions including:
  - Limiting the number of units.
  - Regulating spacing and layout.
  - Ensuring compliance with setbacks.
  - Maintaining visual appropriateness for the corridor.

The Board determined:

- The application must be referred to the Fulton County Planning Board.
- A Public Hearing will be scheduled for the first meeting in April.

### 3. [Ahamed Elazab – 500 N. Market Street](#)

Applicant, Ahmed Elazeb's existing use building has 2 apartments (upper floor) and 2 former commercial storefronts (ground floor). His proposed use would be to convert the 2 former commercial units to residential, resulting in 4 total dwelling units.

Issues identified:

- The current zoning for that area is SF-2 (one- or two-family permitted)
- Four-unit building not permitted in current zoning.
- Requires variance.
- Parking requirements (minimum six spaces).
- Adequacy of apartment layouts (light, ventilation, egress, room sizes).
- Need for professional site plan and apartment floor plans.

The Board advised:

- Applicant to submit engineered site plan and compliant floor layouts.
- Code review required prior to ZBA referral.
- No action taken.

Matter adjourned pending resubmission.

## **DISCUSSION**

### 1. Battery Storage Moratorium

The Board discussed increasing interest in Battery Energy Storage Systems (BESS) within the City.

Concerns raised:

- Proximity to residential neighborhoods and schools.
- Fire risk and emergency preparedness.
- Property value impacts.
- Need for zoning and regulatory framework prior to approvals.
- Question raised regarding end-of-life disposal and decommissioning.
- Emphasis placed on ensuring emergency services are properly equipped and prepared.

The intent for a Temporary Moratorium:

- The moratorium would prevent approvals while the City conducts due diligence.

- The City currently has no ordinance prohibiting or specifically regulating battery storage facilities.
- In the absence of regulation, projects could potentially move forward under existing zoning.
- Provide time for the City to review the New York State Battery Energy Storage System Guidebook.
- Evaluate zoning compatibility and district appropriateness.
- Develop local regulations addressing:
  - Permitted and prohibited districts.
  - Setback requirements from residences and schools.
  - Safety standards.
  - Environmental considerations.
  - Emergency response preparedness.
  - Decommissioning requirements.
- Proactive Planning
  - Desire to “get ahead of the issue” rather than react after approvals.
  - Reference made to community backlash in other municipalities (e.g., Northville/Nashville-type situations) where projects were approved without sufficient local regulation.
  - Risk of mechanical failure.
  - Fire hazards.
  - Emergency response readiness.
  - Proximity to residential neighborhoods and schools.
  - Potential impact on surrounding property values.

Larry indicated willingness to reach out to a design professional who previously presented in Gloversville and arrange an informational session for the Common Council and Planning Board. Board members expressed support for obtaining expert input before adopting permanent regulations.

A resolution recommending a one-year temporary moratorium to the Common Council was presented.

Resolution #1 – Recommend that the Common Council adopt a Temporary Moratorium on Battery Energy Storage Systems						
Motion:	Board Member	Camarra	Ayes:	4	Absent:	1 (Cotter)
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0

2. Cost Recovery Policy

The Board would like to amend procedures so that applicants reimburse the City for direct costs associated with required public notice publication and mailing. The amendment would clarify that expenses incurred in connection with an application, including required public notices, are the responsibility of the applicant.

Discussion:

- It is reasonable that applicants, not taxpayers, cover expenses generated by their applications.
- Many municipalities already follow this practice.
- General Municipal Law permits cost recovery of this nature.
- Typical publication costs were noted to be modest (approximately \$8–\$12 in many cases).
- Costs are variable depending on the specific application and required noticing.
- The policy allows flexibility in how reimbursement is handled.
- Regulations would be put in place as to how applicants apply to be heard before the Board. Time frame, what is required, etc. A policy that everyone must follow and doesn’t change from applicant to applicant.

Collection Mechanism

- The City may initially advance payment and then seek reimbursement.
- Reimbursement may be collected at the time of building permit issuance.
- The proposed language includes authority to withhold issuance of a building permit until outstanding costs are paid.

Resolution #2 – Recommend that the Common Council amend Ordinance 305-26; Application Procedures, to include a Cost Recovery Policy						
Motion:	Board Member	Easterly	Ayes:	4	Absent:	1 (Cotter)
Seconded:	Board Member	Thomas	Noes:	0	Abstain:	0

3. Storage Units

Chief O'Regan stated that the Board previously discussed the increasing use of transport containers (commonly referred to as Conex boxes or shipping containers) for storage sheds and, in some cases, conversion into habitable or semi-habitable structures.

Under the 2025 New York State Uniform Fire Prevention and Building Code, shipping containers are recognized as structures when used in construction or as accessory buildings. This means:

- They may be permitted under the Building Code if properly engineered.
- They fall under jurisdiction when used as structures (e.g., 10' x 20', 10' x 30', 10' high).
- They are materially different from small sheds (e.g., 12' x 12'), which often fall below certain Building Code thresholds.


The placement and permissibility of these units is fundamentally a zoning issue, not solely a Building Code issue. He recommended that the Zoning Board and/or Common Council review and clarify zoning regulations concerning:

- Whether shipping containers are permitted as accessory structures.
- In which districts (Residential, Commercial, Industrial).
- Size limitations.
- Setback requirements.
- Screening or aesthetic requirements.
- Prohibition or regulation of conversion to dwelling units.
- Whether special use permit review is required.

ADJOURN

<i>Time:</i> 5:26 pm				
Motion:	Board Member	Thomas	Ayes: 4	Absent: 1 (Cotter)
Seconded:	Board Member	Easterly	Noes: 0	Abstain: 0

Respectfully Submitted,



Carrie M. Allen, City Clerk



# City of Johnstown

## Assessor's Office

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## ASSESSOR REPORT March 16, 2026

- The Assessor will be doing field work over the next few weeks.
- The Assessor's Office continues to work on the 2026 roll.