



City of Johnstown

Meeting: Planning Board
 Date: Tuesday, April 7, 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		Excused	
Michael M. Albanese	City Attorney	X		4:04pm
Christopher J. Vose	City Engineer	X		
Scott DeNinno	Code Enforcement	X		
Carrie M. Allen	City Clerk	X		
Cody Logan	Deputy City Clerk	X		
Scott Jeffers	Council Liaison		Excused	

- **APPROVE MINUTES**

March 3, 2026

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

- **PUBLIC HEARING**

1. Curtain Call Café, LLC	Opened: 4:01 pm / Closed: 4:01 pm
– No one present, no comments received	

2. Breakthrough Equity Group, LLC	Opened: 4:02 pm / Closed: 4:03 pm
– No one present, no comments received	

- **SITE PLAN APPROVAL**

1. [Curtain Call Café, LLC](#)

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

Discussion: Advised applicant that the Planning Board's approval of a site plan shall expire one year after the date the Planning Board's decision, if no significant work is complete applicant may have to come back for an extension.

2. [Breakthrough Equity Group, LLC](#)

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

Discussion: Fulton County Planning Board offered no recommendations

Advised applicant that the Planning Board's approval of a site plan shall expire one year after the date the Planning Board's decision, if no significant work is complete applicant may have to come back for an extension.

- **OLD BUSINESS**

1. [FAGE USA Dairy Industrial, Inc.](#)

Department of Transportation Correspondence - The Board discussed a late submission received from the New York State Department of Transportation after the site plan had already been approved. The submission appeared to relate to traffic considerations. As it was not timely, no action by the Board was required.

The Board requested that the information be forwarded to the applicant for awareness and any necessary follow-up with NYSDOT. Clerk will forward correspondence.

- **SITE PLAN REVIEW**

1. [Cayadutta Street – Party Venue](#)

The applicant presented a proposal to operate a small banquet hall (“Great Banquet Hall”) for private events.

- No structural changes proposed
- Capacity estimated at 50–100 persons
- No on-site food preparation (catered events only)

Discussion: Code Enforcement advised that the property and project adjacent to the proposed venue has:

- Multiple outstanding violations
- An expired Planning Board approval
- No valid permits currently issued

Recommendation from Code Enforcement and Engineer is to Table the application until compliance is achieved.

<i>Action Taken:</i> Motion was made to table the application pending compliance and reapplication. Applicant may return at a future meeting.					
Motion:	Board Member	Easterly	Ayes:	4	Absent: 1 (Thomas)
Seconded:	Board Member	Cotter	Noes:	0	Abstain: 0

2. [2 Mason Street - Fence](#)

The applicant recently acquired 237 N. Perry Street to combine with 2 Mason Street into a single residential parcel. Due to the resulting corner lot configuration, both Mason Street and North Perry Street are classified as front yard areas under the zoning code. The applicant is requesting to allow a six (6) foot fence along the North Perry Street frontage and the rear property line, and along Mason Street.

The North Perry Street frontage would function more as a secondary street exposure, and allowing a six (6) foot fence in this location would significantly improve the usability of the yard. Code Enforcement recommends allowing the fencing on the rear and side of property on N. Perry Street, and allowing a 4 ft. fence of what would become the property frontage on Mason Street. Codes has no problem issuing permits for installation of a fence but noted the following Variances would be required:

- Height variance required
- Corner visibility variance required; should not be an issue as Mason Street is one-way w/ entrance from N. Perry Street only.
- Setback variance required

Procedure Clarified:

- Planning Board cannot issue a Variance and must deny the application
- Applicant must then apply to the Zoning Board of Appeals (ZBA) for variances

<i>Action Taken:</i> Planning Board has no issue with a Variance being issued but must deny application and refer matter to the Zoning Board of Appeals for approval and final determination.					
Motion:	Board Member	Cotter	Ayes:	4	Absent: 1 (Thomas)
Seconded:	Board Member	Easterly	Noes:	0	Abstain: 0

3. [314 W. Main Street - Apartments](#)

Applicant presented proposal to convert a former commercial business back to residential. Currently 1 business and 2 rentals units, now will have 3 units in building.

Summary:

- Interior renovations only (no exterior structural changes)
- Addition of egress window
- Adequate parking available
- Zoned appropriately for multi-family use

Action:

- Public hearing required
- Referral to County Planning Board due to location on state highway.

• **ADJOURN**

<i>Time:</i> 4:36 pm				
Motion:	Board Member	Easterly	Ayes: 4	Absent: 1 (Thomas)
Seconded:	Board Member	Camarra	Noes: 0	Abstain: 0

Respectfully Submitted,



Carrie M. Allen, City Clerk