City of Johnstown

Meeting: Planning Board
Date: Tuesday, August 4, 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	-	Excused	
Roberta Thomas	Board Member	X		
Michael M. Albanese	City Attorney	-	Absent	
Christopher J. Vose	City Engineer	-	Excused	
Larry O'Regan	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
-Vacant	Council Liaison	-		

APPROVE MINUTES

- July 7, 2026

Action Taken: *Approved*

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

PUBLIC HEARINGS

- Victory Homes USA – 304 N. Perry Street

Opened 4:01 pm / Closed 4:01 pm regarding the application submitted by Victory Homes USA for site plan approval associated with the proposed conversion of an existing two-family residence into a four-family dwelling.

No written comments or public comments were received.

- Ivan Tech LLC – 107 S. Comrie Avenue

Opened 4:01 pm / Closed 4:02 pm regarding the application of IvanTech, LLC for site plan approval for an automobile sales business located at 107 South Comrie Avenue.

No written comments or comments from the public were received.

SITE PLAN APPROVAL / DENIAL

- Victory Homes USA – 304 N. Perry Street

Application had previously been referred to the Zoning Board of Appeals because the proposed four-family use required a variance. The Board reviewed the minutes from the July Zoning Board of Appeals meeting, during which

the requested variance was denied.

Because the requested variance was not granted, the Planning Board determined that the application could not proceed. The applicant retains the option to submit a new application in the future should the proposal be revised to comply with applicable zoning requirements.

Action Taken: Denied based on Decision of Zoning Board of Appeals

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

- Ivan Tech LLC – 107 S. Comrie Avenue

Application for an automobile sales facility at 107 South Comrie Avenue was reviewed.

- The required public hearing had been completed.
- The Fulton County Planning Board reviewed the application pursuant to General Municipal Law §239 and returned the application with no recommendation for modification.
- No additional engineering comments were received.

Action Taken: Approved

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

SITE PLAN REVIEW

- Warren Tire Service – 203 N. Comrie Ave; shipping containers

Application for three metal shipping containers that have been used for commercial tire storage on the Warren Tire property for many years.

Discussion included:

- Shipping containers are not specifically addressed within the City's Zoning Ordinance.
- The containers have remained on the property since approximately 2005, 2007, and 2018.
- The property is located within a commercial district, not a residential neighborhood.
- The containers are located behind the building, are maintained in good condition, painted, secured, and screened from public view.
- Board members noted that enclosed storage containers are preferable to outdoor storage of commercial tires and do not appear to create nuisance conditions.
- Members discussed the need for the Common Council to consider future amendments to the Zoning Ordinance establishing standards for shipping containers in both commercial and residential districts. The Clerk was asked to forward this recommendation to the Common Council.

Following discussion, the Board determined that continued use of the existing containers was appropriate based upon their long-standing use, location, and appearance. Approval of containers were discussed with the following conditions:

- Approval applies only to the existing containers.
- Any future expansion, relocation, or change in ownership requiring additional review shall return to the Planning Board.
- Approval remains in effect unless future zoning regulations require otherwise.

Action Taken: Approved continued use of the existing shipping containers at the current location.

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

- Helio Health – 462 N. Perry Street; addition

The Board reviewed a site plan application for renovations and an addition to the existing residential treatment facility located at 462 North Perry Street.

The applicant explained that the project includes:

- Construction of approximately a 2,000-square-foot addition.
- Expansion from approximately 11 bedrooms to 14 single-occupancy bedrooms.
- Additional staff offices and meeting space.
- Improvements to accessibility, including ADA-compliant accommodations.
- Upgrades to life-safety systems.
- New siding, roofing, windows, doors, lighting, and utility improvements.
- Removal of a deteriorated portion of the existing garage and expansion of the parking area.

Board members discussed:

- Parking layout and circulation.
- Existing grading and drainage.
- Utility capacity.
- ADA accessibility.
- Compliance with Office of Mental Health requirements.
- Historic Preservation Office review.
- Building setbacks.
- Environmental review requirements under SEQRA.

The applicant explained that the building will continue serving individuals with mental health needs through a revised short-term residential treatment program, with stays generally averaging three to four months.

Clerk will schedule a Public Hearing for September 1, 2026 @4:00 pm

Action Taken: Declare Planning Board as Lead Agency for purposes of the SEQRA.

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

- Eagle Property Mgmt. – 100 E. State Street; convenience store

The Board reviewed an application proposing a neighborhood convenience store at 100 East State Street.

During discussion, the Code Enforcement Officer advised that a convenience store is not a permitted use within the property's zoning district and that the applicant must first obtain a variance from the Zoning Board of Appeals before the Planning Board may consider final site plan approval. The Board discussed the history of the property and the proposed use and determined that review should proceed only after action by the Zoning Board of Appeals. Action Taken:

- Applicant directed to seek a variance from the Zoning Board of Appeals. Their next meeting is scheduled for Thursday, August 20th @ 3:45pm
- Clerk will schedule a Public Hearing for September 1, 2026 @ 4:00pm, contingent upon action by the Zoning Board of Appeals.

ADJOURN

Time: 4:37pm

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

Respectfully Submitted,

Carrie M. Allen, City Clerk