



City of Johnstown

Meeting: Planning Board
 Date: Tuesday, February 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		Absent	
Carrie M. Allen	City Clerk	X		
Scott Jeffers	Council Liaison	X		

APPROVE MINUTES

- November 4, 2026

Action Taken

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

SITE PLAN- REVISIT

- [James Chevrolet, corner of Rt. 30/St. Hwy. 67 - Ancillary Building](#)

The Chair stated, for the record, that James Chevrolet previously appeared before the Planning Board in 2024 for site plan approval for changes to its facility located on Route 38. At that time, the Board completed the full review process, including:

- SEQRA environmental review;
- Referral to the County Planning Board pursuant to General Municipal Law §239;
- Notification to the Town of Johnstown; and
- A duly noticed public hearing.

The application was approved subject only to receiving approval from the New York State Department of Transportation (NYSDOT), related to traffic considerations and/or curb cut approvals.

It was noted that the Planning Board's approvals contain a one-year sunset provision requiring substantial progress or completion within one year, or alternatively, a request for an extension. The Chair stated that the delay in this matter was due to the NYSDOT approval process and not attributable to the applicant. The Board was advised that James Chevrolet has now obtained the necessary approvals and is prepared to proceed once weather permits.

The Clerk stated that Code Enforcement Officer advised her that there have been no changes to the approved plans.

The Chair recommended granting a one-year extension of the previously approved site plan.

Motion to grant James Chevrolet a one-year extension of its prior site plan approval.

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

SITE PLAN REVIEW

• [The Confectionist; 112 W. Main Street – new business](#)

The Board reviewed a new application from the owners of Main Street Confection for the establishment of a bakery café on Main Street. The applicants appeared before the Board and described their proposal to open a bakery café featuring candy, baked goods, gelato, and coffee, with limited café-style seating. The primary business model would be takeout service.

The applicants advised that they have owned the building for several years and have completed renovations to the apartment above the storefront. All baking and food preparation would occur on-site. They are working with design professionals and contractors and will coordinate closely with the City Codes Office for all interior renovations and code compliance.

The Board discussed that the proposed use is permitted within the zoning district and that the project involves interior renovations only, with no changes to the exterior footprint of the building. Signage would be limited to standard storefront signage, with no awnings or sidewalk projections proposed.

The Board confirmed that Planning Board approval was appropriate for the proposed change in use, although no site plan or exterior modifications were being requested.

Motion to change use:

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

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

A representative from CHA appeared before the Board on behalf of IA to present a new application involving an expansion to an existing industrial facility. The proposal includes:

- Construction of an approximately 1,291 square foot addition for new stainless-steel silos;
- An approximately 6,368 square foot addition to accommodate four new drive-through receiving bays;
- Additional pavement to support truck circulation; and
- Associated stormwater management improvements.

The applicant explained that the expansion is intended for increased product storage and logistical efficiency. The project includes a proposed bio-retention basin to address increased impervious surface area and to comply with DEC stormwater regulations. Due to soil conditions, stormwater will be managed via underdrain systems connected to the existing discharge point.

Declare Lead Agency

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

- Will need to be sent to Fulton County Planning Board for review
- Clerk to notify of involved agencies
- Public hearing scheduled for March 3, 2026 at 4:00 PM.

• **ADJOURN**

<i>Time:</i> 4:27 pm						
Motion:	Board Member	Thomas	Ayes:	5	Absent:	0
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0

Respectfully Submitted,

Carrie M. Allen, City Clerk