Johnstown Planning Board

Council Chambers, City Hall

Tuesday, February 5, 2019 @ 4:00 p.m.

MINUTES

The proceedings of this meeting were recorded for the benefit of the City Clerk; because the minutes are not a verbatim record of the proceedings, the written minutes are not a word-for-word transcript.

CALL MEETING TO ORDER– Peter K. Smith, Chairman

ATTENDANCE – Carrie M. Allen, City Clerk

IN ATTENDANCE:

|  |  |
| --- | --- |
| Peter K. Smith, Chairman | Christopher J. Vose, City Engineer |
| Betsy Camarra | Michael J. Poulin, City Attorney |
| Jason Mylott | Bruce Heberer, Chief Code Enforcement Officer |
| Terri G. Easterly | Carrie M. Allen, City Clerk |
|  | Kathi Iannotti, Liaison |

ABSENT:

|  |  |
| --- | --- |
| George Nicholas |  |

APPROVE MINUTES – January 8, 2019

Motion to approve – Jason Mylott

Seconded – Christopher Vose

Ayes: 5

Noes: 0

Abstain: 1 (Poulin)

Absent: 1 (Nicholas)

ITEM #1 – PALATINE DAIRY, 251 NORTH COMRIE AVENUE (formerly Spray Nine)

* FULTON COUNTY PLANNING BOARD REFERRAL

Received letter from Sean Geraghty, Senior Planner - positive regional impact

* ZONING COMPLIANCE

Chief Heberer stated that the location is primarily commercial in nature.

* PUBLIC HEARING

Peter Smith opened the Public Hearing at 4:01 p.m.

- Vern Jackson, City of Johnstown Mayor spoke endorsing project

- Jim Mraz, Fulton County Industrial Development Agency endorses project. IDA Board is scheduled to meet on February 12th to present resolution to give final approval of the project.

- Lyman Sweeney of 12 Fisher Avenue spoke regarding his concerns of the site. He read from a 2007 Study conducted by Environ stating the grounds are contaminated.

- Justin Battisti from Palatine Dairy stated that no remediation has been done on property. A Phase II survey has been completed by C&S Companies. The assessment provided by them states that “in their opinion, no remedial actions required relating to the site’s soil, water, and that existing environmental conditions will not impact the proposed further use of the plant in the dairy food processing industry”.

Peter Smith closed the Public Hearing at 4:08 p.m.

* DISCUSSION

City Engineer felt that due to the nature of the project he feels comfortable moving forward. There won’t be any excavation of site, contaminates will not be disturbed.

* NEGATIVE DECLARATION – ENVIRONMENTAL IMPACT (based on no exterior excavation)

Motion to approve – Christopher Vose

Seconded – Terry Easterly

Roll Call Vote: Peter Smith - yes, George Nicholas - absent, Terri Easterly - yes, Jason Mylott - yes, Christopher Vose – yes, Betsy Camarra – yes, Michael Poulin - yes

Ayes: 6

Noes: 0

Absent: 1 – George Nicholas

Motion Carried

* APPROVE SITE PLAN

Motion to approve – Christopher Vose

Seconded – Betsy Camarra

Roll Call Vote: Peter Smith - yes, George Nicholas - absent, Terri Easterly - yes, Jason Mylott - yes, Christopher Vose – yes, Betsy Camarra – yes, Michael Poulin - yes

Ayes: 6

Noes: 0

Absent: 1 – George Nicholas

Motion Carried

ITEM #2 – DHC HOUSING; 60 UNIT APARTMENT COMPLEX @ 33 N. EAST AVENUE

* Gary Carstens spoke regarding project. This is a preliminary sketch plan preview, to get thoughts and feedback from Planning Board. There will be a 60 unit apartment complex, directly behind Microtel, consisting of 5 (five) 12 unit, 2 story buildings with a courtyard and 2 lighted, pedestrian walkways leading to Route 30 and 29. Access would be off North East Avenue, city water and city sewer. They are out of the wetlands and buffer. A SWPP (Storm Water Pollution Prevention Plan) and building design are coming. City Engineer would like to see a long form SQRA completed because of the proximity to wetlands. One house will be demolished, the other home (Mrs. Boardman) will be saved.
* Marilyn Poitras of 38 North East Ave asked to be heard regarding her concerns of the project. She is concerned of the amount of increased traffic, concerned with oversaturation; doesn’t feel the area needs an additional 60 apartments.
* SITE PLAN REVIEW

No action taken.

* DISCUSSION

Gary Carstens will reapply to Codes Office when ready to come back with further information for the Planning Board.

MOTION TO ADJOURN – 4:36 p.m.

Motion – Terri Easterly

Seconded – Betsy Camarra

Ayes: 6

Noes: 0

Absent: 1 – George Nicholas

Respectfully submitted,

Carrie M. Allen

City Clerk