



Johnstown Planning Board  
Council Chambers, City Hall  
Tuesday, January 2, 2024 @ 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 Smith, Chairman

ATTENDANCE – Carrie M. Allen, City Clerk

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Peter Smith, Chairman | <input checked="" type="checkbox"/> Christopher Vose, City Engineer |
| <input checked="" type="checkbox"/> Betsy Camarra         | <input checked="" type="checkbox"/> Michael Albanese, City Attorney |
| <input type="checkbox"/> Jason Mylott                     | <input checked="" type="checkbox"/> Bruce Heberer, Code Enforcement |
| <input type="checkbox"/> Terri G. Easterly                | <input checked="" type="checkbox"/> Carrie Allen, City Clerk        |
| <input checked="" type="checkbox"/> Chandra Cotter        | <input checked="" type="checkbox"/> Scott Jeffers, Liaison          |

ABSENT – Terri Easterly, Jason Mylott

APPROVE MINUTES

November 7, 2023

Motion – Betsy Camarra

Seconded – Chandra Cotter

Ayes: 4

Noes: 0

Abstain: 0

Absent: 3 (Easterly, Mylott, Albanese)

Atty. Albanese joined meeting after approval of Minutes

ITEM #1: ZONING

- DISCUSSION

1. Cannabis Dispensary:

Heberer stated a need to add definition as to what a Cannabis Dispensary is and the allowable use; Arterial Commercial Zone only.

Albanese asked if this was part of General Code. Heberer stated it would be put back in City Ordinance and not live in a separate document.

Will need Public Hearing for Planning Board and then will go to Council for Public Hearing and vote on. Albanese suggested waiting on Council to vote on until the entire document is presented.

Clerk asked if we should bring Cannabis changes to Council prior to General Code completing documents for review as there is currently an application on file? Heberer stated the individual is not yet prepared to move forward, still work to be done, we should be ok. He will reach out to applicant that he would be in the allowable use zone.

Albanese stated the State did not put forth regulations regarding Child Care Facilities – City can impose own regulations for licensed child care facilities.

2. Solar Farms:

Heberer stated his understanding City does not want Solar Farms within the boundaries of the City; No Allowable Use. Heberer asked Albanese about the old City Landfill it isn't in the City. Albanese stated that would have to conform to Town's Ordinance.

3. Airbnb:

Boarding Houses are listed in the current zoning; Albanese stated there is a difference. Smith stated Airbnb are typically run through a central agency.

Heberer stated that currently boarding houses are not allowed in SF1. Albanese regulations need to be put in place as to number of people, when, fire safety, etc. Smith felt the City would be entitled to an occupancy tax. Smith also stated there are legitimate reasons for municipal oversight.

Heberer stated currently allowed in SF3, MF1, C1 & C3. We should allow everywhere but put restrictions in place by virtue of ordinance. Albanese will provide Heberer with what T/Northampton used and asked if Clerk would reach out to NYCOM for anything they had as a reference.

There are currently known AirBnBs operating in Johnstown; have see online.

4. Accessory Structure

Currently do not allow a garage to be built on property without a primary structure already existing. Heberer asked if we should make an allowable use or leave as is? Albanese stated that if a house is torn down what else would you put there? After discussion, Board agreed could make an allowable use and would need to comply with zoning of specific area.

ITEM #2: COMPREHENSIVE PLAN

- DISCUSSION

Chandra stated no further changes were made on her part since last discussions were had by the Board. Heberer thought the changes made were good and adequate. Discussion was had if a new committee would be needed to review the document. Heberer stated that the changes are so minor, mainly just updating. Recommendation would need to be made to Council for their review. Even with recommendations, they would still need to act on each individual location as they are city-owned properties. Kargs Bros property was specifically mentioned. Vose stated that even a residential location could be put on the property...on slab. Specifications have to be met. Vose stated issues would be services (water for example) would need to be elevated, perhaps increased fill (Heberer). DEC would need to verify any specifications required. Vose stated no testing is occurring on that property. Heberer stated will probably remain green space or park. Clerk mentioned using for event space for city to get off Main Street and having to close the street. The property currently floods and will need to be raised at least 3 more feet even to put a park there.

Chandra stated that there will be a Brownsfield Summit this year and will provide information to the Board regarding same.

Chandra will get final recommendations for changes to the Comprehensive Plan to the Clerk.

MOTION TO ADJOURN @ 4:41 p.m.

Motion – Betsy Camarra

Seconded – Chandra Cotter

Ayes: 5

Noes: 0

Abstain: 0

Absent: 2 (Easterly, Mylott)

Respectfully submitted

Carrie M. Allen

City Clerk