Johnstown Planning Board

Council Chambers, City Hall

Tuesday, January 8, 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 | Bruce Heberer, Chief Code Enforcement Officer |
| Jason Mylott | Carrie M. Allen, City Clerk |
| Terri G. Easterly | Kathi Iannotti, Liaison |
| George Nicholas |  |

ABSENT:

|  |  |
| --- | --- |
| Michael J. Poulin, City Attorney |  |

APPROVE MINUTES – December 4, 2018

Motion to approve – George Nicholas

Seconded – Terri Easterly

Ayes: 6

Noes: 0

Absent: 1 (Poulin)

ITEM #1 – MARBECK LLC, CITY LINE STORAGE, 580 NORTH PERRY STREET

* FULTON COUNTY PLANNING BOARD REFERRAL

No implications, no recommendations

* PUBLIC HEARING

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

 -No comments or questions

 Peter Smith closed the Public Hearing at 4:02 p.m.

* NEGATIVE DECLARATION – ENVIRONMENTAL IMPACT

 Motion to approve – Chris Vose

 Seconded – Jason Mylott

 Ayes: 6

 Noes: 0

 Absent: 1 – Michael J. Poulin

 Motion Carried

* APPROVE SITE PLAN

Motion to approve – George Nicholas

Seconded – Christopher Vose

 Ayes: 6

 Noes: 0

 Absent: 1 – Michael J. Poulin

 Motion Carried

ITEM #2 – PALATINE DAIRY, 251 NORTH COMRIE AVENUE (formerly Spray Nine)

* SITE PLAN REVIEW

Justin Battisti spoke on behalf of Palatine Dairy stating they would like to move forward with the purchase and acquisition of the Spray Nine facilities, currently under contract to purchase. They intend on continuing the manufacturing they do in Nelliston as well as expanding on that manufacturing and having a retail store and small café. Expand to a few new products such as artisanal cheeses, ice cream, drinkable yogurt and artisanal butter.

C&S has performed the Phase 1 Environmental Review. Phase II Environmental Study for any remediation required is in progress; drilling & air sampling.

Mr. Battisti responded to questions regarding:

1. Odors: Where they currently manufacture in Nelliston they don’t produce any foul odors, transitioning to Johnstown would be the same or better. All air brought in or out is filtered, which is regulated by NYS Ag & Markets. The type of production they do is also done by companies already in area and they don’t produce foul odors.
2. Discharge? Sewer & Treatment? Whey?: Any whey byproduct is transported to their farm on Route 10 in Canajoharie to be used as animal feed. Anything discharged to the city will be normal sanitary waste; no whey or dairy products discharged in to sanitary system.
3. Modifications to exterior: structurally no changes, will add some viewing windows which will look in to the retail store, may consider painting in future, remove Spray Nine signage on building and put up their own (have considered digital road sign), clean up, replace lighting with LED. Rear of building there will be a 32 ft. silo, this will not be visible from the street (50ft. is the zoning restriction). May consider paving in the spring.
* Fulton County IDA needs to be listed as interested agency
* DECLARE LEAD AGENCY – SEQRA review

Motion – Betsy Camarra

Seconded – Terri Easterly

 Ayes: 6

 Noes: 0

 Absent: 1 – Michael J. Poulin

* DISCUSSION

A Public Hearing needs to be scheduled; Clerk will advertise hearing for February 5th

Fulton County referral is required; Clerk will send referral.

ITEM #3 – SKIFF’S DAIRY, 340 NORTH COMRIE AVENUE

* SITE PLAN REVIEW

Jack Skiff spoke regarding property; they would like to display vehicles, owned by Steet Toyota, on their property; all new vehicles.

Chief Heberer spoke as to why this matter was brought before the board. This is a temporary, seasonal use. This is to basically adjust their business plan. This will not be a sales lot, just for storage, overflow. Once Udderly Delicious opens for business this cars will be gone. They do have a contract with Steet Toyota outlining all conditions.

Mr. Smith noted that City Attorney wasn’t present and not able to get his opinion as to whether or not this constitutes a business expansion, or whether a county referral or public hearing is necessary. Mr. Smith did not want to make that decision. Chief Heberer doesn’t feel that either are necessary because this is temporary. Mr. Nicholas made a motion to permit without further action.

* DISCUSSION

A Public Hearing needs to be scheduled; Clerk will advertise hearing.

Fulton County referral is required; Clerk will send referral.

* APPROVE SITE PLAN

Motion to approve – George Nicholas

Seconded – Christopher Vose

 Ayes: 5 – Camarra, Easterly, Vose, Nicholas, Mylott

 Noes: 1 – Smith

 Absent: 1 – Michael J. Poulin

 Motion Carried

ANNOUNCEMENTS

* Public Hearing set for Palatine Dairy for next Planning Board Meeting on Tuesday, February 5, 2019 @ 4pm

MOTION TO ADJOURN – 4:22 p.m.

Motion – Betsy Camarra

Seconded – Terri Easterly

Ayes: 6

Noes: 0

Absent: 1 – Michael J. Poulin

Respectfully submitted,

Carrie M. Allen

City Clerk