Johnstown Planning Board

Council Chambers, City Hall

Tuesday, March 6, 2018 @ 4:00 p.m.

APPROVED 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:

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| --- | --- |
| Peter K. Smith, Chairman | Bruce Heberer, Chief Code Enforcement Officer |
| George Nicholas | Larry O’Reagan, Assistant Fire Chief |
| Jason Mylott | Christopher J. Vose, City Engineer |
| Terri G. Easterly | Carrie M. Allen, City Clerk |

ABSENT:

|  |  |
| --- | --- |
| Betsy Camarra |  |
| Michael J. Poulin, City Attorney |  |
| Kathi Iannotti, Liaison |  |

APPROVE MINUTES – February 6, 2018

Motion to approve – Terri Easterly

Seconded – George Nicholas

Ayes: All present

Noes: 0

ITEM #1: O’Reilly Auto Parts, 138 North Comrie Avenue

* Fulton County Planning Board has recognized no regional implications; no recommendations to city planning board.
* Chris Vose, confirmed to board that no comments have been received regarding lead agency-environmental review.
* Casey Burch from Solli Engineering spoke regarding the construction.
* Clarified discrepancy as to initial square footage of 7,225. Initially had as a metal building but needs to be a CMU building which increases square footage to 7,454.
* no change to existing curb cuts, 41 parking spaces and 2 ADA spaces
* Bruce stated signage is zoning compliant as it meets setback requirements; ground sign not a pole sign
* no loading docks, just overhead door
* Jason Mylott questioned the entrance and exit. Suggested perhaps having one exit, one entrance. Do not need to change width of existing curb cuts. Mr. Burch doesn’t feel this would be an issue and will go back to his client to make the change.

PUBLIC HEARING – O’Reilly Auto Parts

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

-No comments or questions

Peter Smith closed the Public Hearing at 4:09 p.m.

NEGATIVE DELCLARATION OF ENVIRONMENTAL IMPACT – Approve site plan, as amended, for O’Reilly Auto Parts

Motion to approve – George Nicholas

Seconded – Terri Easterly

Roll Call Vote: Peter Smith - yes, George Nicholas - yes, Terri Easterly - yes, Jason Mylott - yes, Christopher Vose - yes

Motion Carried

ITEM #2: Pioneer Window Manufacturing Corp., 200 Union Avenue

Site Plan Review

* Steven Smith from Steve Smith Engineering was present to speak about plant expansion.
* Approx. 120,000 sq. ft. addition to existing 160,000 sq. ft. building. Zoning regulations state that building shall not be bigger than 50% of lot. New building on new acquired lot will be in excess of 50%. If Codes were to look at the existing lot, with addition, and consider entire lot as a whole, they would then be at the right number and meet requirements.
* Will build the building over an existing sewage/water line. They will leave an open trench, covered in grates, in the building in order to access the line.
* Typically a storm water retention pond is put in for storm water management. The new land that Pioneer Window will be acquiring doesn’t afford any room for storm water management. Instead, they will be using contech units, they go underground in the parking lots to catch ground run off.
* Building needs to be an unlimited designation; need 3 hour rated walls around exterior of building, which is very costly. Other option is to divide existing building from new building with a fire wall.
* Parking currently does not meet zoning regulations but due to shift scheduling for employees there is sufficient parking. But they will be re-layout the current parking to invent additional parking spaces and will also lay parking entire length of building. Code finds parking reasonable given circumstances.
* New building will be used for manufacturing windows, same as in old building…increase in volume.
* Jim Mraz of Fulton County Planning Department and Ron Peters of Fulton County Center for Regional Growth were both present in favor of project and creation of new jobs.
* A Public Hearing needs to be scheduled and Steven Smith will be present at that time and will provide information on storm water pollution prevention; Clerk will schedule hearing and notify applicant.
* Fulton County referral is not required.

DECLARE LEAD AGENCY – environmental review

Motion – Chris Vose

Seconded – Terri Easterly

Ayes: All present

Noes: 0

DISCUSSION – None

ANNOUNCEMENTS

* Public Hearing set for Pioneer Window Manufacturing Corp. for next Planning Board Meeting on Tuesday, April 3, 2018 @ 4pm

MOTION TO ADJOURN – 4:27 p.m.

Motion – George Nicholas

Seconded – Christopher Vose

Ayes: All present

Noes: 0

Respectfully submitted,

Carrie M. Allen

City Clerk