



Johnstown Planning Board
Council Chambers, City Hall
Tuesday, March 7, 2023 @ 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

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

ABSENT – Terri Easterly, Chandra Cotter, Michael Albanese, Scott Jeffers

APPROVE MINUTES

February 7, 2023

Motion – Betsy Camarra

Seconded – Chris Vose

Ayes: 4

Noes: 0

Abstain: 0

Absent: 3 (Terri Easterly, Chandra Cotter, Michael Albanese)

ITEM #1: Liberty Restaurant Development; 252 N. Comrie Avenue

– PUBLIC HEARING

Opened 4:01 p.m.

Christine VanValkenburgh, owner of a business next door to proposed project, asked if the plans could be gone over for her.

Brett Steenburgh of Brett Steenburgh, PE, LLC was present and went over the plans of the project. Ms. VanValkenburgh was concerned with drainage on to her property, specifically in the bag where her pole barn sits. Mr. Steenburgh stated that has been looked in to and any run off would be discharged past her pole barn in to the wetlands behind the property. There would also be curbing installed along her property. She was also concerned about landscaping between the two properties. Mr. Steenburgh stated that it would pretty much remain as what is currently there but he would ask that they look in to planting additional landscaping.

Closed 4:09 p.m.

– INVOLVED AGENCIES

Fulton County Planning Board found no regional implications and offered no comment.

No communication received from DEC or DOT

- NEGATIVE DECLARATION

Motion – Chris Vose

Seconded – Jason Mylott

Ayes: 4

Noes: 0

Abstain: 0

Absent: 3 (Terri Easterly, Chandra Cotter, Michael Albanese)

- SITE PLAN APPROVAL

Motion – Betsy Camarra

Seconded – Chris Vose

Ayes: 4

Noes: 0

Abstain: 0

Absent: 3 (Terri Easterly, Chandra Cotter, Michael Albanese)

Roll Call Vote: Betsy Camarra, Peter Smith, Chris Vose, Jason Mylott, Absent: Terri Easterly, Chandra Cotter, Michael Albanese

- DISCUSSION: Smith explained there is a one year provision, if the project is not substantially completed or undertaken they would need to come back to the Board for an extension. Steenburgh stated they are looking to open in the 4th quarter of this year. Smith informed him that there next step would be to work with the Codes office to get necessary permits.

ITEM #2: Second Wind Coffee, LLC at 132 W. Main Street

- SITE PLAN REVIEW

Steven Smith, PE was present to speak about the project. Shawn Beebie owner of Second Wind Coffee currently located at 32 West Main Street has purchased property at 132 W. Main Street and would like to move his coffee shop to that location in front of the first story. Eventually he'd like to morph that into a coffee shop with a restaurant located in the back of the first floor. He intends to have the 2nd and 3rd floors rented for business offices. Mr. Smith included in his narrative that many of the usual requirements for a site plan are not applicable. There is a small piece of property in the rear of the building owned by 10 William Street, 132 W. Main Street has a right of easement.

Smith asked about changes to exterior of building; lighting and signage. Signage will essentially be the same as the existing sign currently there. The architectural details are still intact, building will remain historically consistent. Gooseneck lighting will be installed; same lighting at the current location.

Mylott asked how the restaurant will be configured. Beebie stated that at first there would be a temporary wall installed between the coffee shop and future restaurant until the restaurant is ready to open. The wall will then be taken down and it will be a large combined space.

Vose questioned that project won't meet state energy code and asked code if that is going to cause an issue. Code replied that it could potentially. S. Smith explained that there is a provision in the existing code regarding insulating old buildings is difficult. Building is solid brick and would be difficult to get appropriate wall insulation.

Building permit application and narrative of the project are attached hereto and made part of the meeting minutes. Plans have not yet been submitted.

S. Smith stated that he has to do some work to satisfy the Code Dept. regarding plans and ultimate use of the use building

- PLANNING BOARD REVIEW

County referral is required. Clerk will provide information to the County.

- DECLARE LEAD AGENCY

Motion – Chris Vose

Seconded – Jason Mylott

Ayes: 4
Noes: 0
Abstain: 0
Absent: 3 (Terri Easterly, Chandra Cotter, Michael Albanese)

Clerk will notify any involved agencies.

– PUBLIC HEARING

A Public Hearing needs to be scheduled; Clerk will advertise hearing for Tuesday, April 4th @ 4:00 p.m.

DISCUSSION – N/A

MOTION TO ADJOURN @ 4:25 p.m.

Motion – Betsy Camarra

Seconded – Jason Mylott

Ayes: 4

Noes: 0

Abstain: 0

Absent: 3 (Terri Easterly, Chandra Cotter, Michael Albanese)

Respectfully submitted

Carrie M. Allen
City Clerk