City of Johnstown

Meeting: Planning Board
Date: Tuesday, September 1, 2026
Time: 4:00 p.m.
Location: Conference Room, City Hall
Presiding Officer: Peter Smith, Chairman

Meetings are broadcast using Facebook Live. The public is able to view the meeting from the official City of Johnstown Facebook page: City of Johnstown, New York

The proceedings of meetings are taped for the benefit of the City Clerk; the minutes are not a verbatim record of the proceedings; therefore, the minutes are not a word-for-word transcript.

Planning Board Meeting Minutes

- **CALL MEETING TO ORDER**

- **MEMBERS IN ATTENDANCE**

		PRESENT	ABSENT / EXCUSED	LATE
Peter Smith	Board Member, Chairman	X		
Chandra Cotter	Board Member	X		
Terri Easterly	Board Member	X		
Betsy Camarra	Board Member	X		
Roberta Thomas	Board Member		Absent	
Michael M. Albanese	City Attorney		Excused	
Christopher J. Vose	City Engineer	X		
Scott DeNinno	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
Mike Bowman	Council Liaison	X		

APPROVE MINUTES

- August 4, 2026

Action Taken: *Approved*

Motion:	Board Member	Camarra	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Cotter	Noes:	0	Abstain:	0
Discussion:	None					

PUBLIC HEARINGS

- Helio Health – 462 N. Perry Street; addition

Opened 4:00 pm / Closed 4:01 pm regarding the application submitted by Helio Health for site plan approval associated with the renovations and an addition to the existing residential treatment facility located at 462 North Perry Street.

No written comments or public comments were received.

- Eagle Property Mgmt. – 100 E. State Street; convenience store

Opened 4:01 pm / Closed 4:02 pm regarding the application submitted by Eagle Property Mgmt. for site plan approval associated with the application proposing a neighborhood convenience store at 100 East State Street.

No written comments or public comments were received.

SITE PLAN APPROVAL / DENIAL

- Helio Health – 462 N. Perry Street; addition

The Chair noted that the Planning Board had previously declared itself lead agency for purposes of the State Environmental Quality Review Act (SEQRA) and that notice had been provided to interested agencies by the Clerk. No responses had been received from other agencies, with the exception of correspondence previously submitted by the Parks and Recreation Department. The Board discussed the correspondence from the Parks and Recreation Department. After review, the Planning Board determined that the proposed project would not result in any significant adverse environmental impacts.

Negative Declaration

Action Taken: Approved

Motion:	Board Member	Easterly	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Cotter	Noes:	0	Abstain:	0
Discussion:	None					

Site Plan Approval

Action Taken: Approved

Motion:	Board Member	Cotter	Ayes:	4	Absent:	1 (Camarra)
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0
Discussion:	None					

- Eagle Property Mgmt. – 100 E. State Street; convenience store

The Chair explained that the proposed use was not compliant with the City's existing zoning regulations. The applicant had been advised to appear before the Zoning Board of Appeals to determine whether a variance could be granted. The Board was advised that the Zoning Board of Appeals had not met during August. The Chair stated that, although the public hearing could proceed as scheduled, the Planning Board would defer consideration of the site plan until the applicant had an opportunity to address the zoning issue.

Action Taken: Refer to Zoning Board Appeals

Motion:	Board Member	Easterly	Ayes:	4	Absent:	1 (Camarra)
Seconded:	Board Member	Thomas	Noes:	0	Abstain:	0
Discussion:	None					

SITE PLAN REVIEW

- E & J Jerome Service; 309 N. Perry Street – used car sales

The applicant appeared before the Board and explained the proposed operation.

- business would operate as a small, used-car sales & automobile repair business
- approximately five vehicles displayed outside at any one time, with additional vehicles located within the fenced area of the property. The vehicles would be rotated periodically.
- property has fencing and improvements have been made to the property, including construction of a shed and relocation of a storage container. Additional improvements to the building & parking area are planned.
- business would continue to perform mechanical repairs but would not perform bodywork or painting. The business does not intend to conduct painting operations or other bodywork activities that could create additional impacts to neighboring properties.

The Board discussed the applicant's proposed use and the existing zoning classification of the property. The existing automobile repair operation is a pre-existing nonconforming use. However, the proposed automobile sales operation would constitute a change in use and is not permitted within the property's existing SF-2 zoning. The applicant would need to obtain approval from the Zoning Board of Appeals before the Planning Board could proceed with approval.

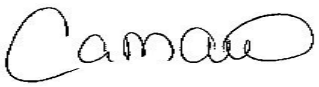
The applicant was advised that the Zoning Board of Appeals was scheduled to meet on September 17, 2026 at 3:45 p.m. and was encouraged to contact the City Clerk regarding the application. The Board deferred consideration of the application until the October 6, 2026 Planning Board meeting, allowing the applicant an opportunity to appear before the Zoning Board of Appeals. The Board will schedule a public hearing in conjunction with its October meeting, should the Zoning Board of Appeals grant the necessary variance.

ADJOURN

Time: 4:19 pm

Motion:	Board Member	Cotter	Ayes:	4	Absent:	1 (Thomas)
Seconded:	Board Member	Easterly	Noes:	0	Abstain:	0
Discussion:	None					

Respectfully Submitted,



Carrie M. Allen, City Clerk