



City of Johnstown

Meeting: Planning Board Meeting
 Date: Tuesday, October 1, 2024
 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.

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	X		
Michael M. Albanese	Board Member, City Attorney		Absent	
Christopher J. Vose	Board Member, City Engineer	X		
Larry O'Regan	Fire Chief	X		
Carrie M. Allen	City Clerk	X		
Scott Jeffers	Council Liaison	x		

– **APPROVE MINUTES**

1. Meeting – August 6, 2024

Action Taken

Motion:	Board Member Cotter	Ayes:	6	Absent:	1 (Albanese)
Seconded:	Board Member Easterly	Noes:	0	Abstain:	0
Discussion:	None				

– **ITEM #1: Vital Sign & Graphic; 299 N. Comrie Avenue**

Vital Sign looking to install a pylon sign for optimal visibility. The sign height currently does not meet code regulations and the company is looking for a variance. Adjourned to November 5th in order for the City Attorney to research matter.

– **ITEM #2: B&L Family Development, LLC; 605 S. Comrie Avenue**

Looking for a variance to allow commercial. Property is currently zoned Industrial and would like that changed to Arterial Commercial. It was stated that the City is resistant to “spot zone”. The property is currently used for RV storage and an office building. Because the area is currently zoned as Industrial they are limited as to how they can use the property. Property is located just south of current businesses on the Arterial. Proposal is consistent with the City’s Comprehensive Plan to promote orderly development along the 30A corridor.

DECLARE LEAD AGENCY

Motion:	Board Member Camarra	Ayes:	6	Absent:	1 (Albanese)
Seconded:	Board Member Easterly	Noes:	0	Abstain:	0
Discussion:	None				

MOTION

Motion was made to refer matter to the Common Council for amendment to zoning from Industrial to C2; Arterial Commercial

Motion:	Board Member Camarra	Ayes:	6	Absent:	1 (Albanese)
Seconded:	Board Member Easterly	Noes:	0	Abstain:	0
Discussion:	Clerk stated this would also need to go before Fulton County Planning				

– **ITEM #3:** [Johnstown Public Library @ 38 S. Market Street: landscape renovation & reduction of off-street parking](#)

Dave D’amore presented the Board with further plans. Key points discussed were as follows:

- The zoning updates in 2015 changed the original zoning from public use to C3 (Central Business District) which means there are no density standards and no off-street parking requirements.
- Erica Wing is looking to the Mohawk Valley Library System for grants to fund the project.
- They’ve added new equipment to the learning landscape and a smaller parking lot. There are no ADA requirements stating how far accessible parking must be from a building; the plans in place offer a safer path to the facility.
- Finalizing lighting package to add accent lighting
- Dry-wells to collect water and a controlled surface run off
- Entire plan will be put out for a re-bid

DECLARE LEAD AGENCY

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

Fulton County Planning Board – no referral needed

Involved Agencies – no referral needed

Public Hearing
 Discussion: November 5, 2024 @ 4:00pm

-Clerk will notify County, Involved Agencies and advertise for Public Hearing

• **DISCUSSION**

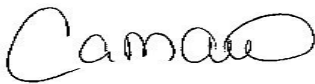
Larry stated that Board will need to look in to language regarding acceptable paint colors in the Historic District. Currently states only acceptable paint colors but nothing specific.
 Chandra stated she will look in to; perhaps adopting Sherwin Williams historic colors

• **ADJOURN**

Time: 4:51 pm

Motion:	Board Member	Cotter	Ayes:	6	Absent:	1 (Albanese)
Seconded:	Board Member	Camarra	Noes:	0	Abstain:	0

Respectfully Submitted,



Carrie M. Allen, City Clerk