

Minutes of a regular meeting of the Johnson City
Planning Board held on February 22, 2022 at 7:00pm
at 243 Main Street, Johnson City, NY and via Zoom.

Present: Gerald Putman, Chairman
Marcia Ward, Vice Chair
Greg Matyas, Secretary
Lori Thorn

Also Present: Keegan Coughlin, Attorney for the Village
Stephanie Yezzi, Senior Planner
Kim Cunningham, Planning Board Clerk

Absent: David Michalak

A work session was held at 7:00pm.

The Board discussed the agenda and the applications.

Chairman Putman called the Planning Board meeting to order at 7:30pm and noted the fire exits.

MINUTES

Approval of the January 25, 2022 meeting minutes of the Johnson City Planning Board was made by Ms. Ward and seconded by Mr. Matyas. The motion carried with all those present voting in the affirmative.

Approval of the January 31, 2022 special meeting minutes of the Johnson City Planning Board was made by Ms. Ward and seconded by Mr. Matyas. The motion carried with all those present voting in the affirmative.

OLD BUSINESS – None

NEW BUSINESS

601-629 Harry L Drive - Oakdale Commons

Landscaping Variance, SEQR, 239-m, Aquifer Development Application

Special Use Permit, Site Plan

Public Hearing for variance set for March 14, 2022 Zoning Board meeting

A motion to declare lead agency for 601-629 Harry L Drive - Oakdale Commons was made by Mr. Matyas and seconded by Ms. Ward.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) **No** – 0 **Absent** – 1 (Michalak)



Meave Tooher of Tooher & Barone, LLP, Marc Newman of Spark JC, LLC and Paul Woodward of Keystone Associates appeared on behalf of the project. Attorney Tooher went through Part 1 of the SEQRA.

Attorney Tooher explained the project is a continuation of the same uses, it is not considered an expansion of use.

Paul Woodward explained the traffic study. They are working with DOT and BMTS. Mr. Woodward discussed the bald eagle nesting in the area.

Chairman Putman confirmed Parts 2 and 3 will be addressed at the March 22nd meeting.

Mr. Newman thanked the Board for the opportunity and addressed the Board with excitement and discussed the group behind the project and their plans.

Mr. Woodward explained the landscaping changes.

- Elimination of the landscaping islands
 - Maintenance issue
 - Traffic flow
- Landscape upgrades

A motion that the Johnson City Planning Board recommend approval to the Zoning Board for the parking lot landscaping variance for 601-629 Harry L Drive - Oakdale Commons was made by Mr. Matyas and seconded by Ms. Ward.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) No – 0 Absent – 1 (Michalak)

A motion that the Johnson City Planning Board set a public hearing for Special Use and Aquifer Permits on March 22, 2022 at 7:30pm for 601-629 Oakdale Commons was made by Ms. Ward and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) No – 0 Absent – 1 (Michalak)

Chairman Putman welcomed Trustee Walker to the Planning Board meeting.

716 Harry L Drive – Tioga State Bank

Declare Lead Agency, Unlisted Action, SEQR, Recommendation to Zoning Board for two Setback Variances

A motion to declare lead agency for 716 Harry L Drive was made by Mr. Matyas and seconded by Ms. Thorn.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) No – 0 Absent – 1 (Michalak)



Mark Parker of Keystone Associates appeared on behalf of the application.

Chairman Putman explained it is an Unlisted Action. Chairman Putman reviewed Part 1 of the SEQRA.

Chairman Putman read Part 2 of SEQRA.

Ms. Yezzi read the late addition from BMTS regarding the Police comments. Their main concern is vehicles exiting on Oakdale Road. Ms. Yezzi gave options for turning left.

Chairman Putman read Part 2 of SEQRA.

Chairman Putman read Part 3 of SEQRA:

Tioga State Bank plans to construct a 2,900 square-foot bank building, parking lot and accessory drive-through interactive ATM kiosk at 716 Harry L Drive. The parcel is zoned General Commercial and the bank is a permitted use.

Former business and residential buildings have been demolished, and the parcel is vacant. The redevelopment site plan includes a 20-space parking lot, which exceeds the required 6 spaces at 2/1,000 square-feet. The parcel is 3-sided, and satisfactory exits will be provided at site plan. Traffic generated will not change significantly from the former veterinarian office and residences. Landscaping shall help shield vehicle lights from shining into the neighbor's home immediately to the south, and outdoor lighting shall be shielded to prevent light spillage.

There will not be any significant impact to the land or any Critical Environmental Area. There will be no impact on historic resources or archaeologically sensitive areas. The area is not in the floodplain, has no wetlands, and stormwater management and erosion control measures shall be implemented.

The proposed project will not adversely impact the use of energy, water or wastewater utilities, natural resources, wildlife nor create a hazard to environmental resources or human health.

After review, it was determined that the proposed bank and parking lot would not have significant adverse impacts on the environment.

A motion that the Planning Board issue a negative declaration for SEQRA for 716 Harry L Drive was made by Ms. Ward and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) No – 0 Absent – 1 (Michalak)

Mr. Parker explained the variance requests.

A motion that the Johnson City Planning Board recommend approval to the Zoning Board for the front and rear yard setbacks as proposed in the application and note that a large percentage of the surrounding properties do not meet those setback requirements as well for 716 Harry L Drive – Tioga State Bank was made by Ms. Ward and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) No – 0 Absent – 1 (Michalak)



Goodwill Theatre – Naima Kradjian

Set Public Hearing for Special Use Permit for March 22, 2022 Planning Board Meeting
Application Requires: 239-m Review, Special Use Permit, Site Plan

Naima Kradjian discussed last year's entertainment. Ms. Kradjian said they would like to have the tent up from June to August, but it will mostly be used in the month of July. The Opera would like to use it in June as they did last year. She asked if they could go a little later than 9:00pm.

A motion that the Johnson City Planning Board set a public hearing for Special Use Permit on March 22, 2022 at 7:30pm for Goodwill Theatre was made by Mr. Matyas and seconded by Ms. Thorn.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) **No** – 0 **Absent** – 1 (Michalak)

Attorney Coughlin suggested putting Goodwill Theatre on first because we will have to do SEQRA at the next meeting.

Ms. Kradjian confirmed they never received any negative feedback regarding the noise level. They also had no criminal mischief of any kind and no problems with theft and it was a very positive experience.

333 Grand Avenue – Regan Development Corporation

Advisory Opinion to the Village Board for Property Rezone

Chairman Putman explained this is an advisory opinion to the Village Board for a property rezone for 333 Grand Avenue from Industrial to Neighborhood Commercial. The Village Board will take lead agency, but they need a recommendation from the Planning Board for the rezone.

Trustee Walker stated the Village Board is taking it upon themselves to ask for the rezoning.

Attorney Coughlin advised the rezone is not tied to the land.

Ms. Yezzi said it changes the zoning map for the parcel.

A motion that the Johnson City Planning Board recommend approval to the Village Board for rezoning from Industrial to Neighborhood Commercial for 333 Grand Avenue was made by Ms. Ward and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 4 (Matyas, Ward, Thorn, Putman) **No** – 0 **Absent** – 1 (Michalak)

Ms. Yezzi added the 239-m will be reviewed by the Village Board. Their only comment is just to make sure that when they are looking at the rezone that they are looking at the whole project for SEQRA purposes.



ADJOURNMENT

A motion to adjourn the Planning Board Meeting was made by Ms. Ward and seconded by Ms. Thorn.

The meeting was adjourned at 8:55 pm.

Respectfully submitted,

Kim Cunningham
Planning Board Clerk

