

Minutes of a regular meeting of the  
Johnson City Planning Board held on  
August 28, 2018 at 7:30pm at  
243 Main St., Johnson City, NY

Present: Gerald Putman, Chairman  
Andrew Holbert, Vice Chairman  
Donald Slota  
Greg Matyas  
Mary Jacyna

Also Present: Nathan VanWhy, Attorney for the Village  
Marina Lane, Town of Union Senior Planner

A brief work session was held at 7:00pm. The board discussed the agenda and reviewed the applications.

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

### **MINUTES**

A motion to approve the minutes from the July 24, 2018 meeting was made by Mr. Matyas and seconded by Mr. Holbert. The motion passed with all those present voting in the affirmative.

### **PRIVILEGE OF THE FLOOR**

Chairman Putman opened the privilege of the floor.

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### **COMMUNICATIONS** - None

### **CONTINGENCIES** - None

### **OLD BUSINESS**

### **NEW BUSINESS**

#### **59 Lester Empire LLC – 59 Lester Avenue**

Advisory Opinion - Parking Variance

Attorney Sarah Campbell and Isaac Anzaroot, Principal on the Project, appeared on behalf of 59 Lester Empire LLC.

The application is for 232 one bedroom units and 60,000 square feet of general retail space. The parking requirement is 542 spaces and there is space for only 303 spaces. They are seeking a variance for 239 spaces. Per Ms. Campbell, this is a residential senior housing project and it is likely they won't have cars, and if they do, they may only have one. There is no possibility, given what exists, for anyone to fulfill the parking requirement. They are still looking for options for additional parking spaces.

Chairman Putman asked whether they would continue to pursue additional properties if they were to get the variance. Mr. Anzaroot confirmed that they will continue to pursue additional properties.



Mr. Anzaroot explained that there are 14 properties owned by one individual and he is trying to negotiate with him. Such a purchase would add 200-300 more spots.

A motion to recommend to the Zoning Board to approve the parking variance for 239 parking spaces for 59 Lester Avenue was made by Mr. Slota and seconded by Mr. Holbert.

*Motion Carried - Vote:*

*Yes – 5 (Matyas, Jacyna, Holbert, Slota, Putman) No – 0 Absent – 0*

**Munchies Express – 111 Riverside Drive**

Declare Lead Agency for Special Permit Modification

A motion to declare lead agency for the special permit modification to extend hours of delivery was made by Ms. Jacyna and seconded by Mr. Matyas.

*Motion Carried - Vote:*

*Yes – 5 (Matyas, Jacyna, Holbert, Slota, Putman) No – 0 Absent – 0*

A motion to call for a public hearing for Munchies Express was made by Mr. Matyas and seconded by Mr. Slota.

*Motion Carried - Vote:*

*Yes – 5 (Matyas, Jacyna, Holbert, Slota, Putman) No – 0 Absent – 0*

**Oasis Stone Scapes - 100 Oakdale Road**

Declare Lead Agency for Special Permit for outdoor display area

Coughlin & Gerhart recused themselves on this matter due to a conflict of interest.

A motion to declare lead agency for the special permit for the outdoor display at 100 Oakdale Road and call for a public hearing for the next Planning Board meeting was made by Mr. Matyas and seconded by Mrs. Jacyna.

*Motion Carried - Vote:*

*Yes – 5 (Matyas, Jacyna, Holbert, Slota, Putman) No – 0 Absent – 0*

**ADJOURNMENT**

A motion to adjourn the Planning Board Meeting was made by Chairman Putman and seconded by Mr. Slota. The motion passed with all those present voting in the affirmative.

The meeting was adjourned at 7:45pm.

Respectfully submitted,

Kim Cunningham  
Planning Board Clerk

