

Minutes of a regular meeting of
the Johnson City Planning Board
held on March 31, 2020 at 7:00pm
via Zoom Video Conference

Present: Gerald Putman, Chairman
Mary Jacyna, Vice Chairman
Greg Matyas
Matthew Cunningham
Marcia Ward

Also Present: Keegan Coughlin, Attorney for the Village
Kim Cunningham, Planning Board Clerk
Marina Lane, Town of Union Senior Planner
Trustee Martin Meaney
Trustee John Walker
Daria Golazeski, Town of Union Code Enforcement

Absent: None

A brief work session was held at 7:00pm. Chairman Putman took roll call and all Planning Board members acknowledged their presence.

Chairman Putman read the Recommended Procedure and Executive Order regarding virtual meetings.

The board discussed the agenda and reviewed the applications.

Chairman Putman called the meeting to order at 7:30pm.

Chairman Putman welcomed Trustees Meaney and Walker.

MINUTES

A motion to approve and place on file the minutes of the February 25, 2020 regular meeting was made by Mr. Matyas and seconded by Mrs. Jacyna. The motion carried with all those present voting in the affirmative.

PRIVILEGE OF THE FLOOR

Chairman Putman opened the privilege of the floor. There being no one who wished to speak, Chairman Putman closed the privilege of the floor.

UNFINISHED BUSINESS – None

Chairman Putman asked if there were any conflicts with any of the board members regarding the agenda. Greg Matyas confirmed because of conflict he will be recusing himself on the revitalization project of United Health Services.



NEW BUSINESS

33-57 Harrison Street - UHS

Lead Agency, Type 1 Action, SEQRA Determination, Advisory Opinion for ZBA, call for public hearings for special permit and aquifer permit on April 8, 2020.

The following UHS representatives virtually attended and introduced themselves:

Attorney Sarah Campbell with Hinman, Howard & Kattell who represents United Health Services

Karen McElwee, UHS Director of Construction & Safety Management

Michelle Karedes, Senior Director of Strategic Facility Planning

Bill Gorham and Greg Chianis of Chianis & Anderson Architects

Gordon Stansbury, Traffic Engineer of GTS Consulting

Jim Polumbo, Landscape Architect, and Michelle Borton, Civil Engineer, for Klepper, Hahn & Hyatt

Attorney Campbell explained the project is adding 160,000 square-feet to the hospital.

The purpose of the addition is to modernize the hospital and to meet the needs of the healthcare delivery system in the 21st century. The hospital was built in 1949 and the last renovation was in 1989.

Attorney Campbell requested Mr. Gorham show the renderings so the virtual attendees can view the proposed building.

- The purpose is to create a new Emergency Department and renovate the existing Emergency Room. They are adding an MRI Unit and creating all private med surgical beds. They are not increasing the capacity, but it will be better, more efficient, private care for existing population for this area.
- Attorney Campbell explained the renderings. There will be a below-grade area for the new Emergency Department, and the next level up is the patient drop-off area. There will be some earthwork and grade changes.
- The patient drop-off area is a one-way drive. It will be heated and will not require plowing. The Emergency Department will be down below.
- There is a large grass area; they capitalized on the greenspace to the greatest extent they possibly could. There will be a lot of landscaping.
- The project also includes the creation of an energy generation area (on 55 Baldwin Street). The precursor to starting construction is getting the energy supply and hospital energy needs in order before they begin.

The site plan was displayed as Karen McElwee explained the traffic flow. They want to create easy, visible access for their patients from Main Street. They want to separate the two populations, the Emergency Department and Walk-In-Well, which is how they came up with the stacked entrances for the project.



Patients and visitors will come down Harrison Street and turn into the one-way 25-foot wide drive. There is a pull-off where a family member can drop the patient off under cover so they can enter the facility. There will be valet parking also. It is wide enough so if there is traffic, they can maneuver around those that are pulled off and can continue. Patients can only enter from Harrison Street and driveway will bring traffic onto Baldwin Street across from the parking lot drive that was created at the Gateway Building. Drivers will be able to turn left or right, or continue across Baldwin Street through the parking lot drive to access Arch Street and connect with the traffic signal on Main Street.

The lower entrance will be accessed from Baldwin Street. They want to provide easy access and split the population. Off of Baldwin Street it will take you directly into the entrance where you can drop someone off and park the car. You will be greeted inside the entrance by security personnel. The front entrance will also have security personnel for visitor management. The goal is to clarify the main entrance to the hospital, and manage the visitors and patient population.

Once the building is constructed, UHS will relocate the helipad; one of the goals is to create a more direct route for the critically injured or ill patients so they can land on this six-story building and take an elevator directly to the Emergency Department. In this scenario, they will save nine minutes from helipad to emergency room. In the existing circular tower, there are two patients to each room and two rooms share one bathroom. In the new tower they will create all private rooms and each will have their own private restroom. In times such as the crisis today, it will be a huge benefit for staff and patients.

Chairman Putman asked about the height of the Decker Center and the height of the Towers.

Ms. McElwee responded the height of the Decker Center is less than 50-feet and believes it is 45-feet from Baldwin Street. The towers are approximately 72-feet high.

Chairman Putman confirmed that is 20-feet higher than the Towers. Per Ms. Golazeski, this height does not include the elevator shaft or stair tower.

The Village has received notification from the involved agencies and they have agreed with our intent to be Lead Agency.

A motion to declare Lead Agency and declare the project a Type I action was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

Part I of the Environmental Assessment Form (EAF) was filled out by the Applicant and Part 2 was filled out by the Planning Staff. There were no questions regarding Part 1 or the responses provided by the applicant.

Chairman Putman reviewed Part 2 of EAF.

There will be small impacts on land because of the amount of construction, ground water, historic and archeological resources because it is right next door to the historic district/art and cultural district, transportation, energy as it will increase the amount of electrical usage, noise, odor, light and human health



because it is a hospital. It is consistent with the Comprehensive Plan in place as the hospital has been there for many years, and is consistent with community character.

There will be no impact on geological features, surface water, flooding, air, plants and animals, agricultural resources, aesthetic resources, open space and recreation, or critical environmental areas.

Involved agencies have thirty days to provide comments regarding the designation of lead agency. The Department of Health and the IDA are the only two involved agencies and they have no objections.

Chairman Putman read Part 3 of EAF.

The project involves the construction of a 159,275 square-foot, 6-story addition to an existing hospital at 33 Harrison Street. The project was reviewed for any potential adverse impacts to the environment. A full E.A.F. was submitted because of the size of the project, and being adjacent to the National Register Historic District and near the nationally designated historic Johnson City Post Office. The Emergency Department (E.D.) will be enhanced with more private stations, and a number of patient rooms shall be converted to, or constructed as, private rooms. The application includes a request for height, setback and related area variances by the Zoning Board of Appeals, a special permit for expanding the hospital use, and an aquifer permit for the storage of 15,000 gallons of diesel fuel. The Planning Board has determined that there will not be significant adverse environmental impacts to:

- the physical alteration of land. Although removing earth, the addition includes a below-ground Emergency Department (E.D.) over the footprint of previous impervious area (parking lot). Impacts due to 40-month construction shall be mitigated by appropriate staging of vehicles and equipment. Granting the requested variances will not have negative impacts on the surrounding uses. The proposed facility is an enlargement of an existing medical facility, designed to better meet the needs of the community, and will overall provide an improvement to medical services in the area;
- existing air quality, ground and surface water quality and quantity will be similar to prior conditions. The storage of 15,000 gals. of diesel fuel over the aquifer shall be in a double-walled tank, which is further stored in a brick enclosure to minimize the potential for accidental spills and contamination;
- traffic will not be significantly impacted as the number of hospital beds will not increase significantly. Project includes separating shared rooms into private rooms. Per evaluation of existing and proposed parking lots, adequate parking shall be provided, including for the future expansion of shell floors. Changes to traffic flow shall be approved by the NYS DOT & BMTS;
- it will not create a substantial increase in potential for erosion, flooding, or drainage problems. The SWPPP addresses storm water drainage;
- it will not generate a substantial increase in solid waste production, other than temporarily during construction;
- it will not cause the removal or destruction of large quantities of vegetation or fauna as these have been previously disturbed;
- it will not cause impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources;
- it will not create a material conflict with a community's current plans or goals as officially adopted;
- it will not cause a major change in the use of either the quantity or type of energy (0.8 MW is less than 2,500 MW threshold);
- it will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;



-although the hospital and addition are adjacent to the National Register Historic District and near buildings eligible to be listed on the State Register of Historic Places, the hospital use is existing. Although the property is identified as potentially having archeological significance, the ground was previously disturbed. The addition will not cause the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources, or of existing community or neighborhood character; and

-impacts to human health: although the property has had prior spills and is within the buffer area of the Endicott-Johnson-Ranger Paracord site, per Part 1, E.1.h, all contamination is remedied. Hazardous waste from the hospital uses are managed by a medical waste and disposal provider.

There were no questions with regard to Part 3 of the EAF.

A motion for a Negative Declaration in respect to the State Environmental Quality Review Act (SEQRA) was made by Mrs. Jacyna and seconded by Ms. Ward.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

Chairman Putman stated the Planning Board is required to give an advisory opinion to the Zoning Board of Appeals for several variances among which are:

1. maximum building height from 30 feet to 99 feet which is proposed;
2. maximum building footprint of 122,385 square-feet proposed where 8,000 square-feet is allowed (existing building is 83,650 square-feet);
3. maximum building coverage increase from 43% existing to 62% proposed, where maximum allowed is 50%;
4. building front setback- 20 feet minimum by code-proposed zero feet along Harrison Street and Baldwin Street;
5. 4 feet from Main Street for bus shelter;
6. to have a structure encroaching into the front yard; and
7. to have an accessory structure in front of the principle structure

Ms. Lane suggested questioning what they have in mind for the top two shell floors.

Ms. McElwee responded eventually they will be private patient floors as well. The goal is to have the entire campus be all private rooms.

Ms. Lane confirmed everyone received Ms. Golazeski's memorandum regarding the parking being sufficient to support the expansion of those rooms.

A motion to recommend to the Zoning Board of Appeals approval for maximum building height from 30 feet to 99 feet proposed was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0



A motion the to recommend to Zoning Board of Appeals approval to allow the maximum building footprint of 122,385 square-feet proposed where 8,000 square-feet is allowed was made by Mr. Cunningham and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

A motion to recommend to the Zoning Board of Appeals approval to allow maximum building coverage increase from 43% existing to 62% proposed, where maximum allowed is 50% noting it is a 12% increase in building coverage was made by Mrs. Jacyna and seconded by Mr. Cunningham.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

Attorney Campbell explained the building has three streets around it and every street has a front yard. There is no side yard, but all three streets have frontage which is why they all have the front yard requirement. They also need a front yard variance for the bus shelter.

A motion to recommend to the Zoning Board of Appeals approval to allow zero feet setback along Harrison Street and Baldwin Street for the hospital, and 4 feet from Main Street for the bus shelter was made by Ms. Ward and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

Chairman Putman questioned what would happen if the County put up one of their bus shelters.

Attorney Campbell stated they could. Attorney Coughlin acknowledged municipalities are exempt from this code.

A motion to recommend to the Zoning Board of Appeals approval to have a structure encroaching into the front yard and to have an accessory structure in front of the principle structure was made by Mr. Cunningham and seconded by Ms. Ward.

Motion Carried - Vote:

Yes – 4 (Jacyna, Cunningham, Ward, Putman) No – 0 Recuse – 1 (Matyas) Absent – 0

Chairman Putman indicated the Zoning Board meeting is Monday, April 6, 2020.

Chairman Putman declared there are two items for public hearing, one is for a special permit. The hospital use is a permitted use, but only by special permit, and the other is for an aquifer permit. The public hearings will be scheduled for April 8, 2020.



A motion to call for public hearings for the special permit and aquifer permit on April 8, 2020 at 7:30pm was made by Mr. Cunningham and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 4 (*Jacyna, Cunningham, Ward, Putman*) **No** – 0 **Recuse** – 1 (*Matyas*) **Absent** – 0

47 Riverside Drive – GSR CrossFit Club

Lead Agency, Type II Action, call for public hearing for special permit on April 28, 2020

A motion to declare the Planning Board Lead Agency was made by Mr. Matyas and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 5 (*Matyas, Jacyna, Cunningham, Ward, Putman*) **No** – 0 **Absent** – 0

Chairman Putman explained this is a permitted use, but they need approval for a special permit because it is a private club. It is a Type II Action under SEQRA so no further action is necessary.

A motion to call for a public hearing for a special permit, to be held on April 28, 2020 at 7:30pm, for GSR CrossFit Club at 47 Riverside Drive was made by Mrs. Jacyna and seconded by Mr. Matyas.

Motion Carried - Vote:

Yes – 5 (*Matyas, Jacyna, Cunningham, Ward, Putman*) **No** – 0 **Absent** – 0

130 Oakdale Road – Confluence Running

Lead Agency, Type II Action, call for public hearing for special permit on April 28, 2020

Chairman Putman indicated Confluence Running will be purchasing the building of Klemmt Orthopedics, formerly Culligan. It is a Type II Action under SEQRA so no further action is necessary.

A motion to declare the Planning Board Lead Agency for Confluence Running project at 130 Oakdale Road was made by Ms. Ward and seconded by Mrs. Jacyna.

Motion Carried - Vote:

Yes – 5 (*Matyas, Jacyna, Cunningham, Ward, Putman*) **No** – 0 **Absent** – 0

Chairman Putman affirmed this is an Industrial zoning district and retail is a permitted use with a special permit.

A motion to call for a public hearing for a special permit for Confluence Running at 130 Oakdale Road, to be held on April 28, 2020 at 7:30pm, was made by Mr. Matyas and seconded by Ms. Ward.

Motion Carried - Vote:

Yes – 5 (*Matyas, Jacyna, Cunningham, Ward, Putman*) **No** – 0 **Absent** – 0



ADJOURNMENT

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

The meeting was adjourned at 8:20pm.

Respectfully submitted,

Kim Cunningham
Planning Board Clerk

