

Fulton County Planning Board
Fulton County Planning Office
1 East Montgomery Street | Johnstown, NY 12095

Tuesday, April 19, 2022
8:45 a.m.

Meeting Notes

Present:

Dave Rackmyre, Jr., Chairman
James Anderson, Vice Chairman
Walter Fitzgerald
Peter Goderie
Colleen Ioele-DeCristofaro
John Kessler
Jerry Moore
Frank Lauria, Alternate

Scott D. Henze, Planning Director
Aaron Enfield, Sr. Planner

1. Call to Order:

The meeting was called to order at 8:45 A.M.

2. Approval of Minutes to the March 15, 2022 Meeting:

MOTION: To approve the minutes of the March 15, 2022, Fulton County Planning Board meeting.

MADE BY: James Anderson

SECONDED: Peter Goderie

VOTE: 7 in favor, 0 opposed

3. General Municipal Law:

In accordance with New York State General Municipal Law § 239-m, the following applications were forwarded to the County Planning Board for review:

A. Town of Johnstown – Special Use Permit for a Solar Farm along County Route 142A (Site I & Site II) – Borrego Solar

Borrego Solar would like to construct two (2) 5 MW Solar Farms at 171 County Highway Route 142A (Tax Map Parcel No. 176.-02-49.1). The property is owned by Bruce Whitcavitch, who will be leasing the property to Borrego Solar. The project will affect 10 +/- acres. There is already one (1) solar array on the property.

Planning Board Alternate Frank Lauria arrived late at 8:50 A.M.

PLANNING BOARD ACTION:

MOTION: Recognizing potential adverse regional visual impacts that the Solar Farm Project could have along NYS Route 30 and to recommend that Active Solar's Special Permit application for a Solar Farm along NYS Route 30 be approved with the following conditions:

1. A 20' wide x 4' high berm be constructed along the western and southern boundaries of the site. Native topsoil must be used for the construction of the berm.
2. A mixture of Norway Spruce, White Spruce, White Pine and Nigra Arborvitae should be planted along the berm.
3. Plantings should be made at 10' intervals on center. This can be done by planting them in one (1) consecutive row or two (2) staggered rows so that the plantings maintain the 10' separation.
4. All plantings must be at least 8' in height at the time of planting.

MADE BY: Dave Rackmyre
SECONDED: Walter Fitzgerald
VOTE: 7 in favor, 0 opposed

4. Planning Board and ZBA Trainings at Fulton Montgomery Community College

The Fulton County Planning Department was notified in mid-March that in-person training would start-up in the spring of 2022. The Planning Department has coordinated with the NYS Department of State Division of Local Government Services, Montgomery County, and Fulton Montgomery Community College and agreed upon Monday, May 23, 2022, from 5:00 p.m. – 8:00 p.m. as a time for the training. A 'Save The Date' was sent out April 5, 2022, to all Planning Board and ZBA members. 35 individuals between the two counties have RSVP'd to date. Topic(s) for the training still need to be decided upon.

PLANNING BOARD DISCUSSION:

After a back and forth discussion, Planning Board members agreed to focus on 'Hot Land Use Issues' for the in-person training. Additionally, they also expressed their content on in-person training at FMCC.

Walter Fitzgerald recommended that Zombie Properties not be part of the training as it was discussed a couple of years ago.

Jerry Moore expressed interest in having RV Parks included in the training.

5. Planning Board Membership:

The Fulton County Planning Board is a nine (9) member board with one (1) alternate member. The Board has been operating for several months with only eight (8) members. On March 15, 2022, Colleen Ioele-DeCristofaro, who lives in the City of Johnstown, was appointed to the board. On March 29, 2022, Frederick Bochenek, who lives in the City of Gloversville, submitted his resignation. The Planning Department sent letters to the Supervisors in the Towns of Bleecker, Caroga, and Stratford asking for a recommendation,

given the lack of representation on the Planning Board. Leigh Anne Loucks, a resident of Stratford, has indicated her interest on being on the Fulton County Planning Board.

PLANNING BOARD DISCUSSION:

Planning Board Member Colleen Ioele-DeCristofaro introduced herself to the board and gave an overview as a real estate agent and appraiser within the region.

Mr. Enfield mentioned that Ms. Loucks currently works as an Assessor for the Town of Caroga in Fulton County, and in the Town of Palatine in Montgomery County. He also stated that she worked as the Assessor within the Town of Stratford.

Planning Board Chairman Dave Rackmyre stated that he has worked with Ms. Loucks while she served as the Assessor in Stratford and highlighted how organized and professional.

Planning Board Alternate Frank Lauria commented how it was nice to see an application from someone who lives in Stratford.

Mr. Enfield indicated that this was the first person ever from Stratford to serve on the Planning Board.

MOTION: Recommending that Leigh Anne Loucks' name be sent to the Public Works Committee for consideration as a new County Planning Board member.

MADE BY: Jerry Moore

SECONDED: Frank Lauria

VOTE: 7 in favor, 0 opposed

6. **Activities Report March 2022:**

Each month, County Planning Department staff put together an Activities Report for the Buildings and Grounds/Highway Committee of the Fulton County Board of Supervisors. This Committee is responsible for overseeing the work undertaken by the Planning Department staff. In an effort to give County Planning Board members an idea of the types of issues that are being examined and the types of projects that are currently being worked on by Planning Department staff, the Activities Report is included on the Board's monthly Agenda.

7. **Other Business:**

A. Commercial Solar:

Planning Board members got into a lengthy conversation regarding solar projects that have and may come before the planning board.

Planning Board Member Peter Goderie indicated that he has been attending webinars regarding sheep grazing and pollinators.

Mr. Enfield mentioned that the three (3) in the Town of Johnstown that were recently approved had a dual-use component working with Subik Farm in Sammonsville. It is the first within the county and may set a precedent for properties within Ag. Districts.

8. Close of Meeting:

MOTION: To close the meeting at 9:25A.M.

MADE BY: James Anderson

SECONDED: Dave Rackmyre

VOTE: 7 in favor, 0 opposed