



## **Fulton County Planning Board Monthly Meeting**

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

**Tuesday, August 16, 2022  
8:45 a.m.**

### **Agenda**

#### **Present:**

Dave Rackmyre, Jr., Chairman (Town of Oppenheim, Code Enforcement Officer)  
James Anderson, Vice Chairman (City of Gloversville)  
Peter Goderie (City of Johnstown, Farmer - Town of Perth & Mayfield)  
Colleen Ioele-DeCristofaro (City of Johnstown)  
John Kessler (Town of Mayfield)  
Jerry Moore (Town of Mayfield)

Frank Lauria, Alternate (City of Gloversville Supervisor)

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

#### **1. Call to Order:**

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

#### **2. Approval of Minutes to the July 19, 2022 Meeting:**

##### **PLANNING BOARD DISCUSSION:**

Planning Board Chairman Dave Rackmyre indicated that he is no longer the Code Enforcement Officer for the Town of Ephratah.

Senior Planner Aaron Enfield indicated he would make that change.

**MOTION:** To approve the minutes of the July 19, 2022 Fulton County Planning Board meeting.

**MADE BY:** John Kessler  
**SECONDED:** Colleen Ioele-DeCristofaro  
**VOTE:** Unanimous

### 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 – Robert G. Francisco – Subdivision along Mountain Lake South Shore Road:**

Robert Francisco owns a piece of property along the north side of South Shore Road (#119) in the Town of Johnstown (Tax Map Parcel No. 101.-2-14.11). The existing parcel is approximately 8.339 +/- acres. The applicant would like to create a 2.6 +/- acre parcel from the original tract of land to convey to Gerard C. Murray to construct a “Tiny House.”

##### DISCUSSION:

After a brief discussion, the Fulton County Planning Board agreed there would be no regional impacts to the subdivision.

##### PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed application and to offer no recommendation to the Town of Johnstown Planning Board regarding Robert G. Francisco’s Subdivision application.

MADE BY: John Kessler  
SECONDED: James Anderson  
VOTE: Unanimous

#### **B. City of Gloversville – Red Carpet Housing Corporation – Special Use Permit for a Modular Home at the intersection of South Main Street, Snyder Avenue, and Leto Lane:**

Red Carpet Housing Corporation is proposing to construct a Modular Home that falls within the City of Gloversville (Tax Map Parcel No. 149.17-6-1.111) and the City of Johnstown. Approximately 20% of the Modular Home, one (1) 12’x20’ deck, and roughly 98% of the garage fall within the City of Gloversville. The garage and home will both have vinyl siding with a shingle roof. The applicant will be replacing the sidewalk.

##### DISCUSSION:

Planning Board Alternate Frank Lauria raised a concern that as a result of the split parcel, would this mean that there would be two (2) property taxes, two (2) assessments, and two (2) school taxes? Mr. Lauria indicated there were properties on Reid Street that were split between both cities.

Mr. Enfield indicated that would be the case with the site.

Planning Board Member Peter Goderie inquired on if it will be for personal or business use?

Planning Board Vice Chairman James Anderson stated that it would be used for business purposes.

Planning Board Member Colleen Ioele-DeCristofaro stated that a model home for the trailer park was there previously. Subsequently, she indicated she has a listing for a home in the park currently.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed application and to offer no recommendation to the City of Gloversville Planning Board regarding Red Carpet Housing Corporation's Special Use Permit application.

MADE BY: Peter Goderie

SECONDED: David Rackmyre

VOTE: 6 in favor, 0 opposed, 1 abstain (James Anderson)

**C. City of Gloversville – Zoning Amendment for Crossroads Business Park:**

Crossroads Business Park was developed over 20 years ago with the use of federal funding to encourage back-office operations, and small tech companies, which has had limited success. The City of Gloversville is currently reassessing its zoning and has set up a committee to look at the entire city in conjunction with the Brownfield Opportunity Area (BOA) and Downtown Revitalization Initiative (DRI). The Committee's suggestion is to allow for higher-end single-family homes.

On Tuesday, February 1, 2022, the City of Gloversville Planning Board discussed allowable uses within the Crossroads Business Park to include various types of housing and recommended that single-family, two-family, and multi-family residences be added to the list of uses allowed by Site Plan review within the Crossroads Business Park Zone.

On Tuesday, February 22, 2022, the City of Gloversville Common Council reviewed the proposed zoning modification and recommended that single-family detached dwellings be considered.

DISCUSSION:

Mr. Lauria indicated that Crossroads was not an appropriate place for housing as that is not what its intended use was for.

Mr. Goderie agreed with Mr. Lauria stating that the topography was quite difficult to potentially put in single-family homes.

Mr. Moore stated that he was against single-family homes as there was a lot of money invested into Crossroads Business Park for sewer and water infrastructure. Subsequently, he stated that some of the lots are quite large and would only be able to build about 10 homes given the current layout.

Mr. Lauria inquired on where businesses the IDA was trying to lure would relocate to if not in the Crossroads Business Park. Subsequently, given the current businesses, perhaps looking at a variety of medical arts, or if used for housing, older adults who have medical issues.

Mr. Henze indicated that there are several empty buildings in the City of Gloversville that a company could locate if Crossroads was fully used as a business park. Subsequently, he stated that the lines shown on the Crossroads Business Park map are 'floating lot lines' depicting potential lots. However, when a new business comes in, the property would be subdivided.

PLANNING BOARD ACTION:

MOTION: To recommend that the City of Gloversville consider higher density multi-unit residential townhomes and not single-family detached dwellings within the Crossroads Business Park due to the fact that:

1. It may attract older adults, empty nesters, and retirees with a greater amount of disposable income looking to downsize and move to a smaller home in close proximity to medical services, shopping, and banking; and
2. At the time of construction, federal funding was used to build a robust sewer and water infrastructure, which has the capacity to handle a larger development than single-family homes.

MADE BY: John Kessler

SECONDED: Jerry Moore

VOTE: 6 in favor, 0 opposed, 1 abstain (James Anderson)

**4. History of Fulton County's Involvement with Agriculture:**

The Fulton County Planning Department regularly attends the Fulton County Farm Bureau monthly meeting. Over the past eight (8) months, the department has been reviewing the County's past involvement of agriculture as well as the evolution of Agricultural Districts, and how it aligns with Fulton County Vision 2026 and the 2002 Fulton County Agricultural Plan.

DISCUSSION:

Mr. Enfield gave a PowerPoint presentation on the County's evolution of agriculture highlighting some of the 2002 Fulton County Agriculture Plan. He indicated that the recommendations for the Ag. Plan are:

- (1) Creation of an Agricultural Economic Development Specialist.
- (2) Pursue agricultural added value initiatives.
- (3) Develop a Mohawk Valley Recruitment Program.
- (4) Promote agricultural tourism.
- (5) Establish Right-to-Farm policies.
- (6) Promote agricultural education and public awareness.

He stated while these recommendations have not been fully executed, in some cases, they have been happening organically such as private investment regarding agribusinesses with Vireo Health, and the growth in breweries. Subsequently, he indicated the Plan's recommendation for Agri-tourism has changed slightly.

Planning Board Member Jerry Moore indicated that Cornell Cooperative Extension has a variety of specialists used and the County used to use them as a resource. Subsequently, he stated that Fulton County Soil and Water has a grant-funded program for the high tunnels, which have helped farmers extend their growing season.

Mr. Goderie indicated that he has used high tunnels in December and during the summer months for tomatoes that he sells to restaurants.

Chairman Rackmyre stated that the recent Farm2Table tour between Fulton and Montgomery was a huge success drawing in several dozen local farmers between the two counties.

Mr. Lauria praised the Farm2Table tour as a welcome addition to tourism in the County.

Mr. Goderie commented on the work Anne Boles of the Fulton Montgomery Chamber of Commerce has done on using marketing funds to promote events outside of the County, which helps local farmers.

Mr. Kessler stated that, as a local agribusiness, he is expanding his business operation to three (3) days a week.

Mr. Moore inquired if Mayfield was the only community that has a Right-to-Farm policy?

Chairman Rackmyre indicated he was unaware of anything within the Town of Ephratah or Town of Oppenheim.

Mr. Goderie mentioned he was unaware of any policy within the Town of Perth.

Mr. Enfield discussed some positives and negatives of agriculture within the County, NYS's Climate Leadership and Community Protection Act (which is leading the charge on the development of solar farms). He also stated that any solar farm over 20 mw does not fall under local review.

Chairman Rackmyre indicated that the Town of Oppenheim was looking at removing the tax exemption for Solar Farms.

Mr. Enfield gave an overview of items within Fulton County's Vision 2026 Development Strategy, specifically Initiative Three by promoting local food and agriculture, and Recommendation Nine – Encouraging a Thriving Agricultural Economy by:

- (1) Expanding farmer's markets and other venues and events.
- (2) Evaluate the feasibility of becoming a regional food hub.
- (3) Encourage value-added agriculture for small farms.
- (4) Ensure that agriculture plays a major role in the County's economy.

Ms. Ioele-DeCristofaro indicated that she was unsure of what a food hub was.

Mr. Enfield stated that a food hub is a defined site with a commercial kitchen where small food operations can go and process, store, and market their products such as cheese and jam.

Vice Chairman Anderson inquired on where the County will be establishing a food hub?

Mr. Enfield indicated that the County will not be taking this on as a responsibility. A food hub was a recommendation from the outcome of Vision 2026.

## **5. Activities Report June 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.

### **PLANNING BOARD DISCUSSION:**

Mr. Moore inquired on the Rail Trail, specifically Dennie's Crossing expansion?

Planning Director Scott Henze stated that the County, specifically Highway and Facilities, have been working on clearing and grading, while also working with the Town of Johnstown and Town of Mayfield. He stated that paving will commence in the spring of 2023.

**6. Other Business:**

**A. David Rackmyre, Chairman:**

**Hoffman Carwash**

Chairman Rackmyre indicated that Hoffman's Carwash used an incentive for a tax exemption on building supplies.

Vice Chairman Anderson stated that while he does not have a concern for tax exemption on building supplies, he expressed concerns with the tax exemption (PILOT) that was given by the IDA.

Mr. Henze stated that the property was subdivided and that the portion of the property where the former Travers Diner site is fully taxed. He indicated that the new parcel where the carwash is located is the one that has a PILOT on it.

Mr. Enfield indicated that, in reviewing records from the Gloversville Planning Board, he noticed that the IDA was listed as an Involved Agency in the SEQR process.

Vice Chairman Anderson indicated that Hoffman's Car Wash is a successful business, and it should have been clarified with the Planning Board initially if they were going to seek a PILOT with the IDA.

**B. Other:**

**Tryon Technology Park**

Mr. Goderie inquired on the property of the former Tryon Technology Park located on the south side of County Road 107?

Mr. Henze stated that the IDA had the property commercially appraised and that the appraisal value was \$90,000 and that is what the IDA sold the property for. He indicated that there is no recapture clause for the IDA once the property has been sold.

**Great Sacandaga Lake History Museum**

Vice Chairman Anderson inquired on how Fulton County plans to pay for the museum?

Mr. Henze stated that funding will come from several sources which include the tobacco settlement, bed tax, grants, and other funding streams.

Vice Chairman Anderson indicated the grants are money not within the control of the County. Subsequently, he stated that the County has lost a lot of revenue in property taxes with it being off the property tax roll.

Mr. Lauria indicated that, as a result of Sheriff Giardino's letter, many of his constituents and citizens within the City of Gloversville have reached out to him in full support of the Great Sacandaga History

Museum. He was surprised how many supporters given the fact the City does not share a geographic boundary with the Lake.

There was a comment made on when work was going to be done on the Conklingville Dam, and how it will impact the Lake economy and fish of the Great Sacandaga Lake.

Mr. Henze indicated that it might start in 2024. He also indicated that it might be an economic draw, wherein it may expose sections of the reservoir that have not been exposed since the flooding.

**Leigh Anne Loucks**

Chairman Rackmyre inquired on why Leigh Anne Loucks was not present.

Mr. Enfield indicated that he was unsure. He stated she was unable to make it the previous month due to a prior obligation. For the August meeting Ms. Loucks did not return Senior Stenographer, Carol Ellis' RSVP request.

*Post Meeting Note – There was a voice mail on Carol Ellis' phone from Leigh Anne Loucks that was left at approximately 4:30 p.m. on August 15, 2022 indicating she had a doctor's appointment that got moved to the same time as the County Planning Board meeting and, unfortunately, she would not be able to attend the meeting.*

**7. Close of Meeting:**

MOTION: To close the meeting at 9:54 A.M.

MADE BY: James Anderson

SECONDED: Peter Goderie

VOTE: Unanimous