



FULTON COUNTY PLANNING BOARD MONTH MEETING

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

**Tuesday, September 20, 2022
8:45 a.m.**

Meeting Notes

Present:

Dave Rackmyre, Jr., Chairman (Code Enforcement Officer for Town of Oppenheim)
James Anderson, Vice Chairman (City of Gloversville)
Walter Fitzgerald (Town of Northampton)
Peter Goderie (Town of Mayfield & Farmer in Town of Perth and Mayfield)
John Kessler (Town of Mayfield)
Jerry Moore (Town of Mayfield)
Frank Lauria, Alternate (City of Gloversville Supervisor)

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 August 16, 2022 Meeting:

MOTION: To approve the minutes of the August 16, 2022 Fulton County Planning Board meeting.

MADE BY: Peter Goderie
SECONDED: Walter Fitzgerald
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. City of Johnstown – Moratorium on Solar Energy Facilities

The City of Johnstown introduced Resolution 63-2022 authorizing the adoption of a six (6) month moratorium on processing permits, related to the construction of any solar farm system or facility within the corporate limits of the City of Johnstown.

The City of Johnstown presently has an established Zoning Ordinance for the City of Johnstown, New York. The Common Council believes that the City of Johnstown is likely to be considered for Solar Energy Facilities and/or Solar Farms.

The Common Council of the City of Johnstown is concerned that the current City of Johnstown Zoning Ordinance does not set forth any procedures for establishing Solar Energy Facilities or Solar Farms.

The Common Council of the City of Johnstown is of the opinion that if Solar Energy Facilities and/or Solar Farms are allowed to proceed without Zoning procedures in place the City will have no way to assure the orderly development of such projects within the City pursuant to the City of Johnstown Comprehensive Plan and the Common Council is desirous to investigate the impact of this new kind of use that may be inconsistent with the Comprehensive Plan.

The Common Council of the City of Johnstown finds that a moratorium should be enacted to enable the City of Johnstown to investigate the appropriate regulation of Solar Energy Facilities and/or Solar Farms in terms of prospective development and/or amendment of the Comprehensive Plan and/or Zoning regulations of the City of Johnstown

DISCUSSION:

Senior Planner Aaron Enfield indicated a developer has an interest in putting a solar farm within the city.

Planning Board Member Peter Goderie mentioned that he did not believe there was a solar law within the city's zoning.

Planning Board Member Jerry Moore commended the City of Johnstown for establishing a moratorium.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed moratorium, the Fulton County Planning Board offers no recommendation to the City of Johnstown Common Council regarding a six (6) month Moratorium on Solar Energy Facilities.

MADE BY: Jerry Moore

SECONDED: Frank Lauria

VOTE: Unanimous

B. Town of Caroga – Site Plan for a Commercial Business at the intersection NYS Route 29A and NYS Route 10

Michael and Tina Evans are proposing to reuse a building at 101 Washington Square (Tax Map Parcel No. 83.6-14-7.5) approximately 1.55+/- acres. The applicants wish to establish several commercial ventures: first floor will be an open concept coffee and gift shop open during morning hours, and a take out pizza shop in the evenings (with seating for 20 persons); second floor will be an Air BnB with a

common kitchen and living room. The applicants will be using the back half of the building will be used for their residence.

DISCUSSION:

Chairman David Rackmyre stated that the location of the former Unger House Restaurant.

Vice Chairman James Anderson stated that the space is quite small and questioned the AirBnB component.

Mr. Enfield mentioned that detailed plans on the AirBnB were not provided in the application, but stated that the fact there is a communal kitchen and living room might be a reason given the allowed space upstairs.

Planning Board Alternate Frank Lauria inquired if there would be ample parking for the number of businesses and activities proposed. Subsequently, he questioned if there will be patrons parking along the road.

Chairman Rackmyre indicated there are sufficient parking for about 50 cars in the lot and would not be an issue.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed application, the Fulton County Planning Board offer no recommendation to the Town of Caroga's Planning Board regarding Michael and Tina Evan's Site Plan for a Commercial Business at 101 Washington Square at the intersection of NYS Route 29A and NYS Route 10.

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

4. Activities Report August 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:

Tryon Tech Park

Mr. Moore pointed out that the Fulton County IDA included a breakdown of how much each business contributed to local school taxes.

Vails Mills Sewer System

Mr. Moore inquired if Petoff Garden and Sacandaga Brewing will be part of the Vails Mills Sewer District.

Mr. Enfield stated that he was unsure if Petoff Garden was part of the Vails Mills, but indicated that Sacandaga Brewing will be. Subsequently, he stated that Town of Mayfield Code Enforcement Officer Damon Curley has been providing data to Planning Director Scott Henze.

Mr. Enfield also stated that Fulton County applied to a Northern Border Commission Grant to finish off the sewer line, but did not receive it.

Post Meeting Note: Petoff Garden is already part of the sewer district however there currently is no sewer infrastructure adjacent to Petoff Garden to connect to. The Town of Mayfield expansion will provide sewer infrastructure to Petoff to connect to.

Great Sacandaga History Museum

Board Member Walter Fitzgerald inquired on what is currently going on with the proposed museum.

Mr. Enfield stated that it is still very much in the preliminary phase and that a Request For Qualifications (RFQ) for architectural firms was sent out but the Board of Supervisors have yet to make a determination.

Mr. Moore stated that Planning Director Scott Henze spoke to the Mayfield Historical Society on August 27th with about 70 in attendance. He also stated that everyone was positive with the exception of Fulton County Sheriff Richard Giardino.

5. Other Business:

A. David Rackmyre, Chairman:

American Flag

Chairman Rackmyre requested that the flag be present for next month's meeting.

Mr. Enfield stated Senior Stenographer Carol Ellis is currently working on this and will have one present for next month.

Leigh Anne Loucks

Chairman Rackmyre inquired on if Ms. Loucks was still interested on being on the Fulton County Planning Board?

Mr. Enfield stated that he has not heard anything regarding her interest. He stated Carol did not receive a message back from her.

Vice Chairman Anderson stated that City of Gloversville Building Inspector Dave Fox is from Stratford and might be a good candidate.

Mr. Lauria inquired if Leigh Anne was the County Planning Board member who was going to be removed due to not provided disclosure paperwork?

Mr. Enfield stated that County Planning Board Member Tracy Gutowski was member in question. She submit her paperwork and hand delivered it to County Attorney Jason Brott's Office.

Post Meeting Note: Leigh Anne Loucks resigned effective September 19, 2022.

Post Meeting Note: Dave Fox resides in Salsbury (Herkimer County) not Stratford.

B. Fulton County Planning Department:

Mr. Enfield indicated there were numerous trainings the Senior Stenographer Carol Ellis has been sending out via email:

1. How the Electric Grid Works. Building Energy Independence and Resilience with Solar: September 28, 2022 – Webinar
Hosted by United Solar Energy Supporters. Panelists Linden Speranza and Stuart Bailey, of LaBella Associates Engineering, will be providing a very comprehensive presentation covering the grid, energy independence, grid stability, Renewable Energy Credits etc...
2. Planning and Zoning Conference, September 29, 2022 – Old Forge – In Person
Hosted by Miller, Mannix, Schachner, and Hafner, LLC. Interested participants should contact Connie Williams at the Town of Webb Code Enforcement Office at 315-369-3001. There is a fee involved.
3. Planning and Zoning Conference: October 28, 2022 – Hudson Valley Community College - In Person
Hosted by Capital District Regional Planning Commission. Paid event (\$40 Until 9/16, \$50 after).
4. Planning and Zoning Conference: February 1, 2023 - Saratoga Springs – In Person
Saratoga County Planning and Zoning Conference save the date sent out to Planning Board Members for February 1, 2023. More information December 2022.

C. Other

WWII Plane

Vice Chairman Anderson stated that the airplane along NYS Route 67 appeared to be in disrepair and inquired on what the county was doing to oversee fixing it?

Mr. Enfield stated that he was unaware of any issues and will speak with Planning Director Scott Henze on this.

Post Meeting Note: The Sky Warrior is being maintained by private individuals and not Fulton County.

6. Close of Meeting:

MOTION: To close the meeting at 9:17 A.M.

MADE BY: David Rackmyre

SECONDED: John Kessler

VOTE: Unanimous