



Fulton County Planning Board Monthly Meeting

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

**Tuesday, October 18, 2022
8:45 a.m.**

Meeting Minutes

Present:

Dave Rackmyre, Jr., Chairman (Town of Oppenheim & Code Enforcement)
James Anderson, Vice Chairman (City of Gloversville)
Walter Fitzgerald (Town of Northampton)
Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)
Tracy Gutowski (Town of Perth & Fire Department / Public Safety Secretary for City of Gloversville)
Colleen Ioele-DeCristofaro (City of Johnstown)
John Kessler (Town of Mayfield)

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

1. Call to Order:

The meeting was called to order at 8:49 A.M.

2. Approval of Minutes to the September 20, 2022 Meeting:

PLANNING BOARD DISCUSSION:

MOTION: To approve the minutes of the September 20, 2022 Fulton County Planning Board meeting.

MADE BY: James Anderson

SECONDED: Tracy Gutowski

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. **City of Johnstown – Sacandaga Properties LLC – Site Plan for Retail Establishment Expansion at 75 Briggs Street:**

Sacandaga Properties LLC is proposing to put an addition to an existing structure at 75 Briggs Street (Tax Map Parcel No. 162.16-13-7) on 1.58+/- acres in the City of Johnstown. The current building is 40' x 100' and the proposed addition will add an additional 40' x 70' for a total of 7,000 sq. ft. at full build-out. The exterior of the proposed expansion will match the existing structure, a wood-framed structure with a steel roof and siding. The property is zoned C-2 Arterial Commercial and is located along NYS 920C.

DISCUSSION:

Senior Planner Aaron Enfield stated that Briggs Street from the intersection of NY 30A & NY 29 and Oakwood Avenue is known as 920C, which is part of NYS Route 29.

Planning Board Member John Kessler inquired if the addition would pose an issue being close to Cayadutta Creek.

Chairman Dave Rackmyre stated the Site Plan indicated more room between the Cayadutta Creek and the expansion than the original structure.

Planning Board Member Peter Goderie concurred with Chairman Rackmyre, indicating a bend in the waterbody that allows for more room between the creek and the proposed addition.

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 City of Johnstown's Planning Board regarding Sacandaga Properties LLC's Site Plan for a Retail Establishment expansion at 75 Briggs Street.

MADE BY: John Kessler
SECONDED: Peter Goderie
VOTE: 7 in favor, 0 opposed

B. **Town of Johnstown Planning Board - Seventh Day Adventist Church – Site Plan for a Church at 1739 State Highway 67:**

The Seventh Day Adventist Church is planning to build a Church at 1739 State Highway 67 (Tax Map Parcel No. 174.6-2-22) on 2.4+/- acres in the Town of Johnstown. The structure will

be 44' x 60' in dimension and will include a sanctuary, religious office, kitchen, restrooms, and a children's room. The entrance will have a canopy and three lights will be located along the north and west corners of the building. The applicant is not proposing to pave the driveway but plans to pave the 12 parking spaces on a gravel lot. The property is zoned R-2 which requires a Site Plan Review.

DISCUSSION:

There was a back-and-forth discussion between county planning board members on whether or not 12 parking spots would suffice

Mr. Enfield indicated there is ample space to the rear of the property to put more parking if necessary.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed application, the Fulton County Planning Board offers no recommendation to the Town of Johnstown's Planning Board regarding Seventh Day Adventist Church's Site Plan for a Church at 1739 State Highway 67.

MADE BY: Tracy Gutowski
SECONDED: Dave Rackmyre
VOTE: 7 in favor, 0 opposed

C. Town of Mayfield Planning Board – Hoose Construction Inc. – Site Plan for a Restaurant/Bar at 145 Riceville Road:

Jason Hoose of Hoose Construction, Inc. is seeking to establish a Restaurant / Bar at 145 Riceville Road on a parcel that is approximately 1.58+/- acres (Tax Map Parcel No. 119.-8-29). The owner plans to reuse an existing structure, which was previously was used as a church. The Site Plan application does not show any exterior changes to the building. A commercial kitchen will be installed as part of the project. The property is zoned Mixed-Use-1, which requires a Site Plan Review for a Restaurant / Bar.

DISCUSSION:

Mr. Enfield indicate the property was at one point a church and most recently used as a youth center. He also stated that the owner might put a patio out front and will be closing up the pass-through around the back perimeter of the restaurant.

Planning Director Scott Henze inquired if they planned on putting a drive-through.

Mr. Enfield stated that the applicant will not be putting in a drive-through.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that will occur from this proposed application, the Fulton County Planning Board offers no recommendation to the Town of Mayfield Planning Board regarding Hoose Construction's Site Plan for a Restaurant/Bar at 145 Riceville Road.

MADE BY: Peter Goderie

SECONDED: James Anderson

VOTE: 6 in favor, 0 opposed, 1 abstain (John Kessler)

4. 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 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. On May 9, 2022, Leigh Anne Loucks was appointed to the board. On September 19, 2022, Leigh Anne Loucks resigned from the Board.

DISCUSSION:

Mr. Enfield stated that he followed up with the Planning Board's suggestion of speaking with Dave Fox. In speaking with him, he was made aware he resides in Herkimer County.

Mr. Henze mentioned he would discuss the open membership during his County committee reports.

5. Activities Report September 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:

Planning Board Member Colleen Ioele-DeCristofaro indicated that she did not receive a copy.

Mr. Enfield stated he would ask Carol Ellis to forward to the Planning Board.

6. **Other Business:**

A. Fulton County Planning Department:

Mr. Enfield stated that the December meeting will be on the 20th and asked if they Planning Board wished to hold it a week earlier.

After a brief discussion, the planning board decided not to move the December meeting.

B. Other

Rail Trail

Mr. Kessler inquired on when the newly acquired Rail Trail will be paved.

Mr. Henze stated that there is a significant amount of fill brought in as well as new culverts added. Fulton County Highways and Facilities Superintendent Mark Yost has recommended that the trail settle over the winter and to pave in 2023.

Sewer District

Mr. Kessler also inquired about some background information regarding the Route 30 Sewer Project.

Mr. Henze stated that Fulton County earmarked \$8.5m of its ARPA funding toward the Route 30 Sewer Project. Mr. Henze stated that this initiative is economic development, however, is also a shared services/consolidation initiative. Mr. Henze stated that the first phase will stretch from the Route 30A/349 intersection and continue along Route 349, County Route 154, cross NY 30A and then continue along Riceville Road and eventually along Second Avenue to the Village's current Waste Water Treatment Plant (WWTP). Mr. Henze indicated that the Village's WWTP will be taken offline and a pump station installed that will accept all of the Village's current wastewater. Mr. Henze indicated that, depending on the bids received, if there are dollars remaining, then the project will continue to head north along NY30.

Mr. Henze explained that, ironically, when the Village of Mayfield first considered municipal sewer, they designed a sewer line to Gloversville similar to the County's initiative, however, the City of Johnstown would not agree to an in-City rate structure and, therefore, the Village decided to build its own WWTP.

Mr. Henze indicated that, recently, the Village hired Chazen Engineers to do an analysis on the existing WWTP and it was determined that the Plant would need significant upgrades at a cost of \$5 million. Mr. Henze indicated that the County's initiative has provided an option to the Village.

Mr. Kessler inquired if the project will go to Pour Jims and when the timeline will start.

Mr. Henze stated that the county plans to Bid Phase I in 2023 and will go to Pour Jims along Route 30, however, depending on the Bids, they might be able to extend Phase I further

Planning Board member Tracey Gutowski inquired if there will be an increase to the current rates.

Mr. Henze stated that it would be an overall reduction of about \$10 annually per residential property owner utilizing 250 gallons per day of water usage.

Mr. Kessler inquired if this was part of the Vails Mills sewer plans to connect to Route 155 and NYS 30

Mr. Henze mentioned that the ARPA funds for the Town of Mayfield are being used to expand the collection system north to connect the recently cleared parcel at Route 155 and NYS 30 as well as along CR155 to Petoff Gardens.

Mr. Kessler inquired if there are plans to extend to the Winney RV Park.

Mr. Henze indicated there are no plans to extend, and mentioned the dip in the road which would require a pump station.

Tourism

Mr. Goderie inquired if the county was moving forward with a Tourism Bureau and if Anne Boles will be part of that bureau. Subsequently, he mentioned that Ms. Boles has been a great asset to the community promoting the agricultural community.

Mr. Henze stated that the Board of Supervisors has established a Tourism Bureau within the Planning Department. He stated that it is not uncommon in county departments and referenced Montgomery County Planning and Business Development Center as an example. He also stated that Anne Boles may be leading the bureau.

Mr. Henze mentioned that the Board of Supervisors will be investing in tourism more as it has been with the ARPA funds. Mr. Henze indicated that having a full-time Tourism Coordinator dedicated to tourism in Fulton County will be beneficial.

7. Close of Meeting:

MOTION: To close the meeting at 9:20 a.m.

MADE BY: Dave Rackmyre

SECONDED: John Kessler

VOTE: 7 in favor, 0 opposed