



Fulton County Planning Board Monthly Meeting

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

**Tuesday, January 17, 2023
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)
Colleen Ioele-DeCristofaro (City of Johnstown)
Jerry Moore (Town of Mayfield)

Aaron Enfield, Senior Planner

1. Call Meeting to Order

The meeting was called to order at 8:46 a.m.

2. Approval of Minutes to the October 18, 2022 Meeting:

PLANNING BOARD DISCUSSION:

Fulton County Planning Board Member Jerry Moore mentioned that County Route 154 connected County Route 154 and NYS Route 30A and ask that the minutes reflect this change in relation to the sewer project.

Senior Planner Aaron Enfield stated he would update the notes to reflect this change.

MOTION: To approv the October 18, 2022 meeting minutes as amended.

MADE BY: Peter Goderie

SECONDED: Walt Fitzgerald

VOTE: 6 in favor, 0 opposed

3. Annual Election of Officers:

The County Planning Board Bylaws stipulate that a Chairman and Vice-Chairman will be elected during the first meeting of each year.

PLANNING BOARD DISCUSSION:

After a brief discussion, County Planning Board Members decided to nominate Dave Rackmyre for another term as Chairman, and James Anderson as Vice Chairman.

PLANNING BOARD ACTION:

MOTION: To nominate Dave Rackmyre to serve as Chairman, and for James Anderson to serve as Vice Chairman of the Fulton County Planning Board in 2023.

MADE BY: Jerry Moore

SECONDED: Walt Fitzgerald

VOTE: 6 in favor, 0 opposed

4. 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 Planning Board – Twin Bridges – Site Plan for a Business Service at 993 NYS 29A:

Twin Bridges is proposing to construct a Business Service at 993 Route 29A in the Town of Johnstown (Tax Map Parcel No. 149.8-24-3). The parcel is approximately 1.04+/- acres in size. Twin Bridges would like to build a 3,600 sq. ft. building for an office and equipment/vehicle garage and intends to have a small office for operations and coordination as well as a garage area for parking of vehicles. Parking will be provided for employees as well as Twin Bridges trucks. Additionally, a landscaped berm is proposed along the eastern and southern sides of the facility and landscaping is also proposed for the western side of the site. The open curb cut to Route 29A is also proposed to be improved with a potentially landscaped island. The property is zoned C2 and Business Services is an allowed use under Site Plan Review.

Article 15 of the Town of Johnstown Zoning Ordinance defines Business Service as “establishments primarily engaged in rendering services to business establishments on a fee or contract basis; such as advertising and mailing, building maintenance, employment service, management and consulting services, protective services, equipment and rental and leasing, commercial research development and testing, photo fishing and person supply services.”

PLANNING BOARD DISCUSSION:

After a back-and-forth conversation, County Planning Board members felt there would be no regional implications with this project.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from Twin Bridges’ Site Plan application for a Business Service at 993 NYS 29A and for the Fulton County Planning Board to offer no recommendation to the Town of Johnstown Planning Board.

MADE BY: Jerry Moore
SECONDED: Peter Goderie
VOTE: 6 favor, 0 opposed

B. Town of Johnstown Town Board – Fulton County Center for Regional Growth – Recommendation for a Rezone from R-2 Zoning Classification to M-2 Zoning Classification:

Fulton County Center for Regional Growth (CRG) has site control of the following parcels, Tax Map Parcel No. 174.-2-31 (14.32 +/- acres) and 174.-2-60 (3.68+/- acres), for which they have purchase options on. They are requesting the parcels be rezoned from R-2 Residential to M-1 Manufacturing. The parcels south of Tax Map Parcel No. 174.-2-31 along NYS Route 30 are zoned manufacturing and CRG believes rezoning will represent the most appropriate use as a shovel-ready site across from the City of Johnstown Industrial Park.

The area being considered is approximately 50+/- acres in size and is zoned M-1 Manufacturing and that there are physical constraints, including the presence of wetlands and National Grid power lines that will limit development and would like to add some additional acreage that can be used for development purposes.

PLANNING BOARD DISCUSSION:

Planning Board Member Colleen Ioele-DeCristofaro inquired if the other parcels nearby will also be rezoned M-1?

Mr. Enfield stated the surrounding parcels zoned R-2 would not be affected.

Planning Board Member Peter Goderie inquired if there were any concerns for the Fulton County Planning Board to comment on this rezone?

Mr. Enfield stated there would not be any concern. Subsequently, he stated that the Town of Johnstown Town Board will eventually hold a Public Hearing and the public would have a chance to voice their opinion.

Planning Board Vice Chairman James Anderson indicated this rezone would be good as it would help create jobs in the future and help the local economy.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the Town of Johnstown rezoning the two parcels from R-2 zoning classification to M-2 zoning classification along NYS Route 30 and South Melchor Street and for the Fulton County Planning Board to offer no recommendation to the Town of Johnstown Town Board.

MADE BY: James Anderson
SECONDED: Walt Fitzgerald
VOTE: 6 in favor, 0 opposed

5. **2022 Fulton County Planning Board Annual Report:**

In accordance with Section 239-c of the General Municipal Law of New York State, the County Planning Board shall file an Annual Report with the County Board of Supervisors. A copy of the draft 2022 Annual Report was forwarded to County Planning Board members with their Agenda packets.

PLANNING BOARD DISCUSSION:

Mr. Enfield stated there was an additional section looking at a 6-year review of 239-m projects by municipality and year. He stated that over the last 6 years, on average, the Planning Board reviewed roughly 18 projects.

Planning Board Chairman Dave Rackmyre inquired why the Nexamp Solar Project was not included in projects the Fulton County Planning Board reviewed as a project in 2021?

Mr. Enfield indicated he would look into this.

Post-Meeting Note: The Town of Oppenheim Solar Farm by Nexamp was on the agenda for July 2021, however, there was not a quorum to discuss it at the meeting.

PLANNING BOARD ACTION:

MOTION: Authorizing the submittal of the 2022 Fulton County Planning Board Annual Report to the Fulton County Board of Supervisors.

MADE BY: Walt Fitzgerald

SECONDED: Colleen Ioele-DeCristofaro

VOTE: 6 in favor, 0 opposed

6. **Planning Board and Zoning Board of Appeals Training at Fulton Montgomery Community College:**

NYS Department of State Division of Local Government Services contacted the Fulton County Planning Department looking to schedule in-person training at Fulton Montgomery Community College in early 2023. This training would be a partnership with Montgomery County Planning Board. In the past, the Fulton County Planning Board has taken the lead on selecting a time and topics for the training.

PLANNING BOARD DISCUSSION:

Mr. Enfield inquired if there were any topics the Planning Board would like to see the Department of State talk about?

Mr. Goderie indicated he would like to see the discussion of moratoriums and what that involves for the community. He mentioned the two solar moratoriums the County Planning Board reviewed last year in Town of Broadalbin and City of Johnstown.

Vice Chairman Anderson mentioned he would like to see something related to Brownfields, given the feedback numerous Planning Boards gave to Fulton County Center for Regional Growth on their Brownfield Initiative in 2022. Subsequently, he stated he would like a topic on Ethics to be part of the discussion.

Mr. Enfield indicated he would bring these topics up to DOS.

Mr. Enfield inquired if there were any dates that did not work for Planning Board Members.

Planning Board Member Walt Fitzgerald stated that February 12 – 17 did not work for him.

Chairman Rackmyre mentioned he would be out of town from March 10 – 25.

7. Planning Board Membership:

The Fulton County Planning Board is a 9-member board with one (1) Alternate member. The Board has been operating for several months with only eight (8) members. On January 11, Town of Stratford resident Jay Pierz expressed interest in becoming a board member.

PLANNING BOARD DISCUSSION:

Mr. Enfield stated he sent over an application to Mr. Pierz as well as the duties of the County Planning Board as part of New York State General Municipal Law Section 239-m.

Planning Board Members felt that more information is needed before they nominate Mr. Pierz.

8. Activities Report October 2022:

Each month, County Planning Department staff put together an Activities Report for the Public Works 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. Fitzgerald inquired if the Winney RV Park got approved?

Mr. Enfield mentioned the Town of Mayfield Planning Board approved the project last summer, and the Adirondack Park Agency (APA) approved it last month.

Planning Board Member Jerry Moore (who sits on the Town of Mayfield Planning Board) stated that the [Mayfield] Planning Board addressed over 90% of the problems over the course of a year, and worked very closely with residents and the applicant to make sure the issues were resolved.

Mr. Moore indicated that the Planning Board is looking at an expansion to the Sunset Bay RV Park along Paradise Point Road.

Vice Chairman Anderson stated that Mayfield is starting to turn into a resort town.

Mr. Fitzgerald inquired if the County has started on the sewer project?

Mr. Enfield stated that Fulton County Planner Chris Stankes has started work as the Project Manager on the extension of the Vails Mills sewer line.

Mr. Fitzgerald clarified his question and asked if the sewer project to Northville has started?

Mr. Enfield indicated he was unsure but would double-check with the department.

Post-Meeting Note: The sewer line to Northville will go out to bid in May of 2023, with a contract in July of 2023. The expected start date is Q1 or Q2 of 2024.

9. Other Business:

Fulton County Planning Department:

Mr. Enfield stated that the department has received 10 applications for the Tourist Coordinator position and is waiting to hear back from Personnel regarding interviews.

10. Close of Meeting:

MOTION: To close the meeting at 9:38 a.m.

MADE BY: Dave Rackmyre

SECONDED: James Anderson

VOTE: 6 in favor, 0 opposed