



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, MAY 16, 2023 | 8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

MEETING NOTES

PRESENT:

Dave Rackmyre, Jr., Chairman (Code Enforcement Officer for Town of Oppenheim & Town of Stratford)
James Anderson, Vice Chairman (City of Gloversville)
Walter Fitzgerald (Town of Northampton)
Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)
Colleen Ioele-DeCristofaro (City of Johnstown)
John Kessler (Town of Mayfield)
Jerry Moore (Town of Mayfield)
Jay Pierz (Town of Stratford)

Frank Lauria, Alternate (City of Gloversville Supervisor)

Aaron Enfield, Senior Planner

1. CALL THE MEETING TO ORDER:

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

2. APPROVAL OF THE APRIL 18, 2023 MINUTES:

MOTION: To approve the April 18, 2023 meeting minutes of the Fulton County Planning Board.

MADE BY: Jay Pierz

SECONDED: Dave Rackmyre

VOTE: 8 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 Planning Board – Paul Kalac – Special Use Permit for Onsite Services for a Canoe Repair Shop at 522 North Main Street (County Route 121):

Paul Kalac lives at 522 North Main Street (Tax Map Parcel No. 134.1-4-1) which is approximately 1.435+/- acres. He is seeking a Special Use Permit for the creation of a home-based occupation, proposing to use a 900 sq. ft. existing barn on his residential property for the purposes of a canoe repair shop.

The project will not include outdoor storage. There is an existing small canoe placed atop a tree stump adjacent to his driveway, which will be used to act as a sign for the business. Exterior lighting will not be required. The shop will operate Monday through Saturday from 10:00 am – 4:00 pm. There is only one owner with no employees. The amount of business projected is 20 canoe repairs per year. Customers will be expected to pick up and drop off their canoes by truck or car. The maximum number of customers is projected to be 1 – 2 on any given day. The canoe repairs will be seasonal in nature, meaning that the canoes will be dropped off to be worked on from October to November. Customers will then be allowed to pick up their repaired canoes during April and May. There will not be a paint booth on the premises, nor will there be any operations that will negatively impact the environment. The project is located in the R-1 (Residential) Zoning District and a Home Occupation Onsite Services is an allowed use under a Special Use Permit.

Per the Town of Johnstown Zoning Ordinance, a Home Occupation is a “business conducted as an accessory use which is clearly incidental to or secondary to the residential use of the dwelling unit and does not change the character thereof and is carried on wholly within the enclosed walls of a dwelling unit or accessory building by the occupant(s) of such dwelling and in which not more than 2 persons not residing in such dwelling unit may be employed on site. Home occupations are either “off-site” or “on-site.” An On-Site Service is a home occupation in which the owner meets customers on premises and thus the business generates additional traffic.

PLANNING BOARD DISCUSSION:

Fulton County Senior Planner gave an overview of the project and indicated that the canoe repair business will be in an existing barn, with no exterior changes to the building or the lighting. Subsequently, he stated that the expected traffic will be minimal and that the applicant’s property has sufficient parking.

After a back-and-forth conversation, Planning Board members agreed there would be no regional implications on Mr. Kalac’s Site Plan application.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for Paul Kalac’s Special Use Permit application for Onsite Services for a Canoe Repair Shop at 522 North Main Street (County Route 121) and to offer no recommendation to the Town of Johnstown Planning Board.

MADE BY: John Kessler

SECONDED: Peter Goderie

VOTE: 8 in favor, 0 opposed

B. City of Gloversville Planning Board – Gloversville Public Library Site Plan for a Parking Lot at 66, 68, 68.5 East Fulton Street (NYS Route 29A):

The Gloversville Public Library owns three (3) adjoining parcels near their building; 66 East Fulton Street (Tax Map Parcel No. 149.6-14-4) that is approximately 0.230+/- acres, 68 East Fulton Street (Tax Map Parcel No. 149.6-14-5) that is approximately 0.152+/- acres, and 68.5 East Fulton Street (Tax Map Parcel No. 149.6-14-6) that is approximately 0.078+/- acres. The library would like to construct a 22-car parking lot which will include one (1) ADA parking space. The parcel will include a chain-link fence, five (5) overhead lamps, signage for library additional parking, and landscaping along East Fulton Street.

The property is within the Commercial Zoning District, and per the City of Gloversville Zoning Ordinance, a Parking Lot is defined as “any public or private land area designed and used for parking

motor vehicles, including private driveways. A “parking lot” is typically available to the public with or without compensation and used to accommodate clients, customers, employees, or a private business.

On Tuesday, May 2, 2023, the City of Gloversville Planning Board approved a Lot Line Adjustment for the three parcels on which the project is located.

PLANNING BOARD DISCUSSION:

Mr. Enfield reminded Vice Chairman James Anderson that, as a member of the City of Gloversville Planning Board, he will need to abstain from voting.

Mr. Enfield stated that the Gloversville Public Library has been using a portion of the space currently and was recently able to acquire two (2) of the three (3) lots in recent years. In addition to adding parking to the Library, the back portion of the property will be used for additional programming during the warmer weather.

After a back-and-forth conversation, Planning Board members agreed there would be no regional implications on the Gloversville Public Library’s Site Plan for a Parking Lot at 66, 68 & 68.5 East Fulton Street (NYS 29-A).

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for Gloversville Public Library’s Site Plan for a Parking Lot at 66, 68 & 68.5 East Fulton Street (NYS 29-A) and to offer no recommendation to the City of Gloversville Planning Board.

MADE BY: Jerry Moore

SECONDED: Walter Fitzgerald

VOTE: 7 in favor, 0 opposed, 1 abstain (James Anderson)

C. City of Gloversville Common Council – Zoning Ordinance Update:

The City of Gloversville Zoning Advisory Committee has recommended several amendments to the City of Gloversville Zoning Ordinance including:

- Amending the Zoning Map to allow for zoning district boundaries that follow parcel boundaries.
- Amending the Zoning Map removing Manufacturing Zoning District out of areas of the City that have been void of heavy manufacturing for several decades.
- Amending Zoning within Crossroads Business Park to allow for single-family dwellings, and townhouses, and establish a Residential-Commercial Zoning District along South Kingsboro Avenue.
- Addition of two (2) new Zoning Districts: Cemetery District (CEM) and Public, Cultural, and Recreational District (PCR)

PLANNING BOARD DISCUSSION:

After a back-and-forth conversation between Planning Board members, the Fulton County Planning Board did not feel comfortable weighing in on the City of Gloversville Zoning Ordinance Update until the City of Gloversville Planning Board had a chance to review and offer their recommendation.

Mr. Enfield stated he would reach out to the City of Gloversville to seek an extension.

PLANNING BOARD ACTION:

MOTION: To table further discussion until the City of Gloversville has had a chance to offer its recommendations to the Common Council.

MADE BY: Dave Rackmyre
SECONDED: Colleen Ioele-DiCristofaro
VOTE: 7 in favor, 0 opposed, 1 abstain (James Anderson)

POST MEETING NOTE:

1. *In an email dated May 17, 2023, the City of Gloversville granted the Fulton County Planning Board an extension on reviewing the Zoning Ordinance Update until the City of Gloversville Planning Board has had a chance to offer its recommendations.*
2. *During the June 2023 City of Gloversville Planning Board meeting, the Planning Board asked that they be given an additional 62 days to review and offer recommendations. The City of Gloversville was agreeable to the Planning Board's request for an extension. The earliest the Fulton County Planning Board will review the City of Gloversville Zoning Ordinance Update will be August of 2023.*

4. **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, 2023, Town of Stratford resident Jay Pierz expressed interest in becoming a Board member. On February 15, 2023, the Fulton County Planning Board recommended that Mr. Pierz's name be put forwarded to become a Planning Board Member. During the March 2023 Board of Supervisors' meeting, Mr. Pierz became the newest member to the Planning Board. On Monday, March 6, 2023, Tracy Gutowski, representing the Town of Perth, resigned from the Planning Board. As of the March 21, 2023 meeting, membership is currently at eight (8) members.

PLANNING BOARD DISCUSSION:

Planning Board members inquired on what communities were absent from being represented from the Fulton County Planning Board.

Mr. Enfield indicated that the Town of Caroga, Ephratah, Bleecker, Johnstown, Broadalbin, and Villages of Mayfield, Northville, and Broadalbin did not have representation. Mr. Enfield stated that, while Ms. Gutowski did represent the Town of Perth, Planning Board Member Peter Goderie's farm is partially within the Town of Perth.

Supervisor Laurie indicated that he would speak with some Supervisors about the potential membership.

5. **ACTIVITIES REPORT – APRIL 2023:**

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:

Planning Board Member Jerry Moore inquired about the bid for paving the portion of the FJ&G Rail Trail to Dennie's Crossing and when paving will be taking place?

Mr. Enfield stated that he believed it was going to be going out in the summer of 2023.

POST MEETING NOTE:

Bid proposals for paving are due back to Fulton County by the end of June 2023. Paving will commence summer of 2023.

6. OTHER BUSINESS:

Other:

Training Hours

Planning Board Member Colleen Ioele-DeCristofaro inquired if another Training of the Department of State for required hours will be held later this year?

Mr. Enfield stated that there will be tentatively this fall in either Herkimer or Oneida County. He indicated that once he had the information he would have it sent out through the department's listserv. Subsequently, he stated the Department of State has revamped its training classes and would be able to utilize them as well.

7. CLOSE OF THE MEETING:

MOTION: To close the meeting at 9:26 a.m.

MADE BY: Walter Fitzgerald

SECONDED: Jerry Moore

VOTE: 8 in favor, 0 opposed