



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JUNE 20, 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)
Colleen Ioele-DeCristofaro (City of Johnstown)
John Kessler (Town of Mayfield)
Jerry Moore (Town of Mayfield)
Jay Pierz (Town of Stratford)

Aaron Enfield, Senior Planner

Others:

Linda Gilbert, Clerk, Town of Caroga
Kandy Sprung, Town of Caroga

1. AUTHORIZATIONS OF CHAIR FOR THE JUNE 2023 MEETING:

Due to the absence of Chairman Dave Rackmyre and Vice Chairman James Anderson, the Planning Board needs to appoint or authorize an Acting Chairman for the meeting.

DISCUSSION:

After a back-and-forth conversation, it was recommended that John Kessler serves in the capacity of acting Chairman for the meeting.

PLANNING BOARD ACTION:

MOTION: To authorize John Kessler as acting chair for the June 20, 2023 Fulton County Planning Board meeting.

MADE BY: Jerry Moore
SECONDED: Colleen Ioele-DeCristofaro
VOTE: 6 in favor, 0 opposed

2. CALL THE MEETING TO ORDER:

The meeting was called to order at 8:47 p.m.

3. **APPROVAL OF THE MAY 16, 2023 MINUTES:**

MOTION: To approve the May 16, 2023 meeting minutes of the Fulton County Planning Board.

MADE BY: Jay Pierz

SECONDED: Colleen Ioele-DeCristofaro

VOTE: 5 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 Caroga Planning Board – Caroga Arts Collective – Site Plan application for an Entertainment Venue (Caroga Arts Performing Arts Center) at 106 Caroga Lake Shore Road:

Caroga Arts Collective at 106 Caroga Lake Shore Road (Tax Map Parcel Number 68.18-1-24) which is approximately 7.946 acres over three (3) parcels. This project will include several phases that will incorporate the construction of an open-air Stage House with tiered seating; relocation of the Ferris Wheel; Carousel Restoration; electrical, and plumbing infrastructure; modify landscape and hardscape; rebuilding the bridge over the tributary creek; main building stabilization; septic repairs/upgrades; creation of a Boardwalk from Caroga Lake Drive to Bumper Car Pavilion; boat dock systems, and over 130 parking spaces which includes amending the intersection at NYS Route 10 and Caroga Lake Shore Drive.

The site is located within the Hamlet section of the Adirondack Park Agency Land Classification. These are the growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has very limited permit requirements in hamlet areas. Activities there requiring an Agency permit are erecting buildings or structures over 40 feet in height, projects involving more than 100 lots, sites or units, projects involving wetlands, airports, watershed management projects, and certain expansions of buildings and uses. Hamlet boundaries usually go well beyond established settlements to provide room for future expansion.

PLANNING BOARD DISCUSSION:

David Rackmyre and James Anderson entered the meeting at 8:50 a.m.

Fulton County Senior Planner Aaron Enfield gave an overview of the Caroga Arts Collective project, the scope of the phases, and what changes are being done to the property. He pointed out two areas of the project that have some regional impacts:

1. Back of open air stage house will be facing the water and residents of West Caroga Lake.

DISCUSSION: Planning Board members agreed this would not be considered a regional impact for the residents.

2. Amending the intersection of Caroga Lake Shore Road and NYS Route 10 so that it is safer for motorists and pedestrians.

DISCUSSION: Planning Board Members agreed that the current intersection can be dangerous and fixing it as part of the Site Plan would be beneficial for the Town and the County.

Planning Board member Jay Pierz inquired about what permits will be necessary by the Adirondack Park Agency (APA) for this project.

Mr. Enfield stated that some permits will be necessary from the APA but will be done on the local level. He mentioned that, given its location within the Land Use Area Classification – Hamlet Area, fewer permits are needed given the fact growth is encouraged.

Planning Board Member John Kessler mentioned that he felt this project would be a benefit to the Town of Caroga and to the area in general, which will increase tourism and revenue for local businesses. Subsequently, he felt that this project should receive an endorsement from the Planning Board.

Vice Chairman James Anderson inquired if the parking area was going to be paved?

Mr. Enfield stated he believed it was going to be paved with asphalt.

Vice Chairman Anderson indicated that, given the issues Caroga Lake has with runoff and invasive species, they might want a third party to review the calculations for stormwater runoff.

PLANNING BOARD ACTION:

MOTION: Recognizing positive regional implications that could occur from the 239-m application for Caroga Arts Collective’s Site Plan for an Entertainment Venue (Caroga Arts Performing Arts Center) at 106 Caroga Lake Shore Road, the Fulton County Planning Board endorsed the project as it will increase tourism and visitation to Caroga Lake and beyond. The Fulton County Planning Board also offers the following recommendation:

1. The water runoff calculations going into West Caroga Lake are reviewed and verified by a third-party engineer.

MADE BY: John Kessler
SECONDED: James Anderson
VOTE: 7 in favor, 0 opposed

B. City of Gloversville Planning Board – SAMCO Manufacturing – Special Permit Application for Light Industry (Glove Manufacturing) at 8 East Fulton Street (NYS 29A) and 7 – 11 Washington Street:

SAMCO Manufacturing is seeking a Special Permit Application for Light Manufacturing for glove making at the following locations: 8 East Fulton Street (Tax Map Parcel No. 149.6-13-3) that is approximately 0.115 acres; 7 Washington Street (Tax Map Parcel No. 149.6-13-25) that is approximately 0.037 acres; and 11 Washington Street (Tax Map Parcel No. 149.6-13-24) that is approximately 0.099 acres.

Hours of operation will be from 6:00 am – 6:00 pm Monday – Friday with an occasional Saturday. There will be no outdoor lighting or exterior renovations. Parking for employees will be at 12 Washington Street (Tax Map Parcel No. 149.6-15-4), which is approximately 0.107 acres in size. Garbage will be stored inside barrels and picked up weekly by a commercial contractor.

The properties are within the Commercial Zoning District. Per the City of Gloversville Zoning Ordinance, a Light Industry involves the following: (1) Repairing or assembly of electronic instruments and devices, precision instruments (surgical or dental), measuring devices, musical instruments,

novelties, rubber or metal stamps or other small molded rubber or plastic products; (2) Manufacturing, compounding, processing and packaging of food products and candy; (3) Manufacturing, compounding, assembling or treatment of articles or merchandise from the following previously-prepared materials, fiber, fur, glass, leather, paper, plastics, metals or stones, textiles, tobacco, wax, wire and wood; or (4) Manufacturer of pottery or other ceramic products using only previously pulverized clay and kilns fired only by electricity or gas.

All the parcels are also located within the Downtown Overlay District, a zoning district that establishes requirements and/or standards in addition to those otherwise within the underlying zoning district to protect unique resources or to encourage specific types of development within certain areas of the City.

PLANNING BOARD DISCUSSION:

Mr. Enfield reminded Vice Chairman Anderson he would need to abstain from the project as he sits on the City of Gloversville Planning Board.

Mr. Enfield gave an overview of the project and indicated that SAMCO will be utilizing the entire Leader-Herald buildings downtown, which may have a retail component in the future.

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

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for SAMCO Manufacturing's Special Permit Application for Light Industry (Glove Manufacturing) at 8 East Fulton Street (NYS 29A) and 7 – 11 Washington Street and to offer no recommendation to the City of Gloversville Planning Board.

MADE BY: Jerry Moore

SECONDED: Dave Rackmyre

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

C. City of Gloversville Planning Board – Kevin and April Reinhardt – Special Permit Application for a Recreation Facility – Indoor (Goju Ryu Ki MMA) at 132 East Fulton Street (NYS 29A):

Kevin and April Reinhardt currently operate Goju Ryu Ki, a family-oriented martial arts business that started in April 2012. They currently operate out of 50 Church Street and are looking to relocate their business to 132 East Fulton Street (NYS 29A) (Tax Map Parcel No. 149.7-12-6.5) which is approximately 0.663 acres in size. While the hours of operation are currently in the late afternoon and evening from Monday – Saturday, future hours are planned from 9:00 am – 9:00 pm, with Sunday being closed. Their business has assisted with the improvement of children, adults, and those with disabilities.

The parcel is within the Commercial Zoning District. Per the City of Gloversville Zoning Ordinance, an Indoor Recreation is defined as “an enclosed commercial establishment where participatory athletic, recreational or physical fitness facilities are provided for gain or profit. May include recreational facilities such as health and fitness gyms, spas, swimming pools, ice rinks, tennis courts, basketball courts, handball, and racquets courts, and running tracks, Such uses may be accompanied by customary accessory uses, which may include food service facilities, meeting rooms, child day care, sales of sport or exercise-related equipment or clothing and other customary accessory uses.”

PLANNING BOARD DISCUSSION:

Mr. Enfield reminded Vice Chairman Anderson he would need to abstain from the project as he sits on the City of Gloversville Planning Board.

Mr. Enfield gave an overview of the project and indicated the property was previously home to numerous pizza establishments over the past several decades. He stated that traffic impact will be minimal increase and staggered depending on when classes were. He stated that the applicant has sufficient parking as well as sufficient room should the owners ever need to expand.

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

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for Kevin and April Reinhardt's application for a Special Use Permit for a Recreation Facility – Indoor (Goju Ryu Ki MMA) at 132 East Fulton Street (NYS 29A) and to offer no recommendation to the City of Gloversville Planning Board.

MADE BY: Dave Rackmyre
SECONDED: Colleen Ioele-DiCristofaro
VOTE: 6 in favor, 0 opposed, 1 abstain (Anderson)

5. 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:

Vice Chairman Anderson indicated that Fred Bochenek would be interested in coming back onto the Planning Board if needed.

6. ACTIVITIES REPORT – MAY 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 indicated that he enjoyed the e-911 that is being done with the buoys on the Great Sacandaga Lake.

Mr. Enfield stated that Fulton County Planner Chris Stankes was involved in the mapping portion of it.

Mr. Moore mentioned that the Great Sacandaga Museum Committee has been looking at schematic designs and proposed renderings. He inquired if the County Planning Board might be able to view visuals at the next meeting?

Mr. Enfield indicated that he was unsure what schematics might be available but would speak with Planning Director Scott Henze on getting some information for next month.

7. TOURISM REPORT – MAY 2023:

Each month, County Tourism Coordinator puts together an Activities Report for the Economic Development and Environment Committee of the Fulton County Board of Supervisors. In an effort to give County Planning Board members an idea of the types of work being done by the County Tourism Bureau, the Tourism Report is included on the Board's monthly Agenda.

PLANNING BOARD DISCUSSION:

Mr. Moore stated that he enjoyed the Tourism Coordinator's update, especially adding new locations on the I LOVE NY website.

8. CLOSE OF THE MEETING:

MOTION: To close the meeting at 9:19 a.m.

MADE BY: Walter Fitzgerald

SECONDED: John Kessler

VOTE: 7 in favor, 0 opposed