



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JULY 18, 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)
Peter Goderie (City of Johnstown & Farmer in Town of Perth and 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 8:48 am followed by the pledge of allegiance.

2. APPROVAL OF THE JUNE 20, 2023 MINUTES:

MOTION:	To approve the June 20, 2023 meeting minutes of the Fulton County Planning Board.
MADE BY:	James Anderson
SECONDED:	Jay Pierz
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 Gloversville Planning Board – Jason Ambrosino (Veteran’s Holdings Inc.) – Site Plan for Light Industry(Cannabis Manufacturing and Processing) at 34 West Fulton Street (NYS 29A):

Vice Chairman James Anderson asked to recuse himself from discussion and vote as he sits on the City of Gloversville Planning Board.

Jason Ambrosino currently operates Veterans Market in Vails Mills and is looking to relocate and expand their business to 34 West Fulton Street (Tax Map Parcel No. 149.6-4-10) which is approximately 0.797 acres. The applicant will repurpose the basement, which was previously occupied by a pharmaceutical company until October 2011.

Veterans Holdings was awarded an Adult-Use Processor License from the NYS Office of Cannabis Management (OCM), License Number: OCM-AUCP-22-000012. The company plans to use ethanol and

mechanical extraction methods and oversight of all stages of production from raw material to finished product. The company currently employs nine (9) and will operate from 7:00 am – 7:00 pm daily. The company has been collaborating with the cannabis education program at Fulton Montgomery Community College.

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.

PLANNING BOARD DISCUSSION:

Senior Planner Aaron Enfield gave an overview of the project and indicated that the license Veteran's Holding will only be handling the manufacturing and processing.

After a back-and-forth conversation, the Fulton County Planning Board felt that no regional implications could result from this project.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for Jason Ambrosino (Veteran's Holdings Inc.) for Light Industry (Cannabis Manufacturing and Processing at 34 West Fulton Street (NYS 29A) and to offer no recommendation to the City of Gloversville Planning Board.

MADE BY: Dave Rackmyre

SECONDED: Pete Goderie

VOTE: 4 in favor, 0 opposed, 1 abstain (Anderson)

B. Town of Caroga Planning Board – Cassandra Leremy – Site Plan for a Diner (Tammi's Diner) at 2051 NYS10:

Cassandra Lemery is looking to re-open 2051 NYS10 (Tax Map Parcel No. 68.-1-53.2) which is approximately 8.710+/- acres in size that was formerly Tammi's Diner that she would like to rename Buck's Aside. In addition to Breakfast and Lunch, the diner will also have a spot for Ice Cream. Five picnic tables have been indicated outside. While it has not been indicated what exterior work will be done by the applicant, they have stated the appearance will be presentable by the day of opening.

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:

After a back-and-forth conversation, the Fulton County Planning Board felt that no regional implications could result from this project.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the 239-m application for Cassandra Leremy's Site Plan for a Diner (Tammi's Diner at 2051 NYS 10 and to offer no recommendation to the Town of Caroga Planning Board.

MADE BY: Frank Lauria
SECONDED: Jay Pierz
VOTE: 5 in favor, 0 opposed

C. City of Johnstown Planning Board – SevenBrew Coffee – Site Plan for a Drive-Thru Coffee Shop at 230 North Comrie Ave (NYS Route 30A):

Seven Brew Coffee would like to expand its operation into New York State and looking at repurposing 230 North Comrie Avenue (Tax Map Parcel No. 163.13-2-11.2) which is approximately 0.304 acres in size. 7Brew will be drive-through only and will include a variety of coffee drinks (Lattes, Mochas, Chai), and other beverages (Arnold Palmer, Smoothies, Shakes, Sweet Tea, and Sparkling Water infused with flavors).

PLANNING BOARD DISCUSSION:

Mr. Enfield gave an overview of the project and indicated this is the first of SevenBrew to come to NYS, which will be doing drive-thru only for coffee and other beverages. The applicants plan on tearing down the existing structure (Pizza Hut) and construct a smaller structure and build two (2) drive-thru lanes.

Planning Board members had a back-and-forth conversation about potential traffic issues that would occur between McDonald's and Verizon on the property owned by Johnstown Comrie Associates.

Mr. Enfield stated he was in a car accident back when he was in high school due to a reckless driver speeding through the pass-through.

Vice Chairman James Anderson recommended a traffic study be done through the pass through.

PLANNING BOARD ACTION:

MOTION: Recognizing regional implications that could occur from the 239-m application for SevenBrew Coffee's Site Plan for a Drive-Thru Coffee Shop at 230 North Comrie Avenue (NYS Route 30A), the Fulton County Planning Board approved the project with the recommendation that a Traffic Study is done on property owned by Johnstown Comrie Associates, specifically the pass-through between McDonald's and Verizon.

MADE BY: Dave Rackmyre
SECONDED: James Anderson
VOTE: 5 in favor, 0 opposed

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:

Vice Chairman James Anderson reminded Planning Board members that former member Fred Bochenek has expressed interest in joining the Board again.

Mr. Enfield stated that the Planning Department has been looking for Planning Board members who live in municipalities not currently on the Board.

Mr. Enfield stated that T-Caroga, T-Bleecker, T-Ephratah, T-Johnstown, T-Perth and T-Broadalbin are not being represented on the Board.

POST MEETING NOTE:

Supervisor Frank Lauria informed the Fulton County Planning Board office that Sheila Perry (T-Broadalbin) has expressed an interest in joining the Board and will be submitting her resume.

5. ACTIVITIES REPORT – JUNE 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.

6. TOURISM REPORT – JUNE 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 Member Peter Goderie inquired if there is still a reimbursement for marketing that is done outside the County? Mr. Goderie inquired that it was previously done by the Fulton-Montgomery Regional Chamber of Commerce.

Mr. Enfield indicated he was unsure and would follow up with the department.

POST MEETING NOTE:

Fulton County Tourism Coordinator Carla Kolbe oversees the reimbursement for marketing outside of the region.

7. **OTHER BUSINESS:**

Fulton County Planning Department:

Boralex 40MW Solar Project

Mr. Enfield reminded members there is an open house of the Office of Renewable Energy Siting (ORES) Wednesday, July 26, 2023.

8. **CLOSE OF THE MEETING:**

MOTION: To close the meeting at 9:33 a.m.

MADE BY: James Anderson

SECONDED: Peter Goderie

VOTE: 5 in favor, 0 opposed