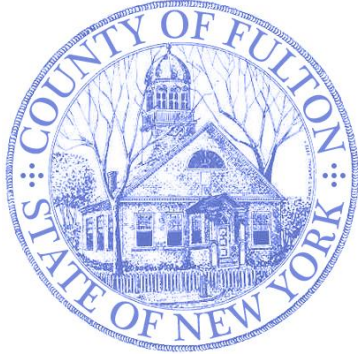




FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, MAY 19, 2026

8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

AGENDA

PRESENT:

X	Dave Rackmyre, Jr. – Chairman (Code Enforcement Officer, Town of Stratford)
X	John Kessler – Vice Chairman (Town of Mayfield)
X	James Anderson (City of Gloversville)
X	Mike Elmendorf (Town of Johnstown)
X	Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)
	Frank Lauria (City of Gloversville)
X	Jerry Moore (Town of Mayfield)
X	Sheila Perry (Farmer, Town of Broadalbin)
X	Jay Pierz (Town of Stratford)
X	Colleen Ioele-DeCristofaro (Alternate, Supervisor – City of Johnstown)
X	Aaron Enfield, Senior Planner
X	Norman Barbosa, Planner

* 239 Reviews:

- Town of Johnstown Planning Board – Site plan application for a bank (Saratoga Community Federal Credit Union) at 185 Fifth Avenue (134.16-13-3):
- City of Johnstown Planning Board – Addition to existing building (Vision Property Partners, LLC) at 343 N Comrie Ave (163.9-1-3)
- Town of Perth Town Board – Review 1 year moratorium on the construction, establishment, installation, review or approval of any new Data Center Facilities.

* Amendments to the 2029 Fulton County Planning Board Bylaws

* Planning and Tourism Reports

1. CALL THE MEETING TO ORDER:

The meeting was called to order at 8:45 a.m. followed by the pledge of allegiance.

2. APPROVAL OF THE PREVIOUS MEETING MINUTES:

MOTION: To approve the April 2026 minutes

MADE BY: Jay Pierz
 SECONDED: Sheila Perry
 VOTE: Unanimous

NYS GENERAL MUNICIPAL LAW SECTION 239-M:

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 – Site Plan Application For A Bank (Saratoga Community Federal Credit Union) At 185 Fifth Avenue (134.16-13-3):

Theodore Leto owns 185 Fifth Avenue (Tax Map Parcel Number 134.16-14-3), which is approximately .68+/- acres. He is looking to rent his site to Saratoga's Community Federal Credit Union, which is based in Saratoga Springs, NY. Mr. Leto also owns 183 Fifth Avenue (Tax Map Parcel Number 134.16-14.1), which is approximately .70+/- acres. As part of the lease agreement, that site will not be taken over.

The project is before the Planning Board, it is within the C-2 Zoning District, and is an allowed use under Site Plan Approval for a Bank, which is defined as "a financial institution that is open to the public and engaged in deposit banking, and that performs closely related functions such as making loans, investments, and fiduciary activities." The site was previously home to a law office, but at one time served as a bank.

DISCUSSION:

Board discussion acknowledge the project will have little to no impact locally. Suggestions were made of specific types of deciduous trees for landscaping. Mr. Enfield highlighted the ATM section of building will not to be used. The plans show the signage to be reutilized (face change only).

MOTION: For the Fulton County Planning Board to offer no recommendation.

MADE BY: John Kessler

SECONDED: Jay Pierz

VOTE: Aye: 8 (eight)
Nay: 0 (zero)
Abstention: 1 (one) – Pete Goderie

B. City of Johnstown Planning Board – Addition to existing building (Vision Property Partners, LLC) at 343 N Comrie Ave (163.9-1-3):

Vision Property Partners owns 343 N Comrie Ave, Johnstown, NY 12095 (SBL: 163.9-1-3), approximately 0.89 +/- acres. The parcel is located in the Arterial Commercial C-2 zoning district. The applicant proposes to add a 30' x 30' room that will include a storage area and a sage room. This addition will be attached to the rear of the existing building. The remainder of the parking lot will be resurfaced with blacktop to increase parking availability. A drive-thru window will be added to the existing building at the location of the former window (left wall of the building when facing N Comrie Ave).

DISCUSSION:

The board recognized the extra traffic flow concerns, although employees will likely to park in the back. Suggestions were made for directing traffic in order to improve the flow, such as guided lanes and labels for "Entrance" and "Exit". The Board recommends consulting with DOT and DEC for impacts on projected traffic increase and parking lot coverage (SWPPP) and storm water runoff concerns. During the discussion, the most concerning aspect evaluated was the size of parking lot expansion, given the total area of the lot (less than 1 acre).

MOTION: For the City of Johnstown to recommend approval with modification by speaking to NYSDOT and NYSDEC on the proposed increase of impervious surface.

MADE BY: Jim Anderson

SECONDED: Pete Goderie

VOTE: Unanimous

C. Town of Perth - Review 1-year moratorium on the construction, establishment, installation, review, or approval of any new Data Center Facilities:

The Town Board recognizes that Data Storage Facilities, commonly referred to as Data Centers, offer benefits to the community at large, and, as such, the development of Data Center Facilities continues to grow. However, the installation of Data Centers, equipment, and accessories may adversely affect neighboring land uses, while the Town of Perth's Zoning Law currently does not regulate these facilities. This Moratorium is necessary to temporarily restrict the development of Data Center Facilities so that the Town Board may consider enacting land use regulations to encourage appropriate development of Data Center Facilities that is consistent with the Town's land use development and zoning objectives. The Town Board has determined that this would best enhance and protect the health, safety, and welfare of the citizens of the Town of Perth.

MOTION: For the Fulton County Planning Board to offer no recommendation.

MADE BY: Jerry Moore

SECONDED: Dave Rackmyre

VOTE: Unanimous

D. AMENDMENT TO PROPOSED BYLAWS UPDATE – NDAS AND REDACTED INFORMATION BY AN APPLICANT:

ARTICLE X: NDA & REDACTED INFORMATION BY AN APPLICANT

The Fulton County Planning Board, as a public body of Fulton County, does not participate in signing a Non-Disclosure Agreement (NDA) for projects referred to by other government bodies within the county. By doing so, it may have a negative regional impact, with consequences in Fulton County, the Mohawk Valley/Adirondacks, and other areas beyond those borders.

Additionally, projects may be referred to in which the applicant heavily redacted certain areas. If unredacted, this could change the Fulton County Planning Board's decision on regional impact within Fulton County, the Mohawk Valley/Adirondacks, and other areas beyond those borders. It might not be considered a full statement and could potentially change the applicant's form under SEQRA. With consent from the Board and the referring municipality, or from other entities, such as NYS government agencies and offices, including the Office of Renewable Energy Siting (ORES), which can override municipal home-rule, an extension may be requested to obtain non-redacted information for more informed decision-making. This may go beyond the 30-day timeframe.

MOTION: Accept and move forward to committee.

MADE BY: Dave Rackmyre

SECONDED: Colleen Ioele-DeCristofaro

VOTE: Unanimous

E. DEPARTMENT REPORTS:

- Planning
 - Request for drone footage of Tryon Park
 - Finance update regarding Smart Water agreement
- Tourism
 - Update on current County ongoing promotions and marketing

F. Other Business:

DISCUSSION:

Mr. Pete Godrie proposed a County-wide moratorium (1 year) suggestion to evaluate and come up with a plan regarding the water, sewer, power, and agricultural district impact.

MOTION: To propose a County-wide moratorium (1 Year) on Data centers

MADE BY: Pete Godrie

SECONDED: Sheila Perry

VOTE: Aye: 8 (eight)

Nay: 0 (zero)

Abstention: 1 (one) – Colleen Ioele-DeCristofaro

CHAIRMAN:

- CEZ, Clean Energy zones (coming from NYS) resolution coming up, as of May 2026
- Boralex solar on hold, for now

FULTON COUNTY PLANNING DEPARTMENT:

Mr. Enfield gave an update on potential partnership with Cornell Cooperative Extension and discussed the possibility for a transportation study capital project.

Mr. Barbosa provided the Board with the latest update on the Fulton County airport construction status; new fuel facility foundation is done and contractor is moving forward within schedule to install tanks in the next month.

G. Close of Meeting:

MOTION: To close the meeting at 09:48 a.m.

MADE BY: Pete Goderie

SECONDED: Dave Rackmyre

VOTE: Unanimous