



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JUNE 16, 2026

8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

MINUTES

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)
X	Frank Lauria (City of Gloversville)
X	Jerry Moore (Town of Mayfield)
X	Sheila Perry (Farmer, Town of Broadalbin)
X	Jay Pierz (Town of Stratford)
	Colleen Ioele-DeCristofaro (Alternate, Supervisor – City of Johnstown)
X	Aaron Enfield, Senior Planner
X	Norman Barbosa, Planner

* 239 Reviews:

- City of Gloversville Planning Board – Site Plan Review for Cannabis Dispensary (Apple Egg, LLC) at 342 S. Kingsboro Ave (149.18-6-1)

* Planning and Tourism Reports

1. **CALL THE MEETING TO ORDER:**

The meeting was called to order at 8:47 A.M. followed by the pledge of allegiance.

2. **APPROVAL OF THE PREVIOUS MEETING MINUTES:**

DISCUSSION:

MOTION: To approve the May 2026 minutes

MADE BY: Jay Anderson

SECONDED: Mike Elmendorf

VOTE: Unanimous

NYS GENERAL MUNICIPAL LAW SECTION 239-M:

In accordance with New York State General Municipal Law §239-m, the following application was forwarded to the County Planning Board for review:

A. City of Gloversville Planning Board – Site Plan Review for Cannabis Dispensary (Apple Egg, LLC) at 342 S. Kingsboro Ave (149.18-6-1):

Apple Egg, LLC, of Albany, NY, is proposing to operate a cannabis dispensary at 342 S. Kingsboro Ave, formerly known as the Travers Diner, in the City of Gloversville. The applicant intends to utilize the entire existing ± 4,600 sf building footprint for the dispensary operation. The project will not include any site disturbance, as the operation will utilize the existing paved parking lot to the North and South of the building. A portion of the project falls within the Town of Johnstown. Permitting of cannabis dispensary is handled by the Office of Cannabis Management. The site is located in the City's M-1 (Manufacturing) zoning district.

DISCUSSION:

The planning Board evaluated the location, number of businesses like the current proposal in the general vicinity. The project not having significant impact, given the previously existing infrastructure, a motion was made for the Fulton County Planning Board to offer no recommendation.

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

MADE BY: John Kessler

SECONDED: Pete Goderie

VOTE: Unanimous

B. DEPARTMENT REPORTS:

- Planning
Updated drone footage coming up as requested
- Tourism
Double report to be provided next meeting

C. Other Business:

Chairman:

Discussion on NYS recently passed law on Clean Energy Zones and reverberating impacts on legal environment and development. The Board held a conversation on the possibility of a County-wide moratorium for the matter, as to give local municipalities more time to consider adapting strategies. Mrs. Perry indicated it might not be a possibility given the way the County is structured.

Fulton County Planning Department:

Chairman Rackmyre is working with Senior Planner Enfield to craft a letter regarding Clean Energy Zones and latest renewable energy laws. Senior Planner Enfield will also reach out to land use attorneys for clarification on the topic.

D. Close of Meeting:

MOTION: To close the meeting at 9:37 a.m.

MADE BY: Mike Elmendorf

SECONDED: Pete Goderie

VOTE: Unanimous