



**FULTON COUNTY PLANNING BOARD MONTHLY MEETING**

**TUESDAY, APRIL 16, 2024**

**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)

- X Walter Fitzgerald (Town of Northampton)
- X Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)  
Colleen Ioele-DeCristofaro (City of Johnstown)
- X John Kessler (Town of Mayfield)
- X Jerry Moore (Town of Mayfield)
- X Sheila Perry (Farmer, Town of Broadalbin)
- X Jay Pierz (Town of Stratford)
- X Frank Lauria (Alternate, Supervisor – City of Gloversville)
  
- X Aaron Enfield, Senior Planner

**OTHERS:**

Vincent DeSantis, Mayor of the City of Gloversville  
Jenn Donovan, Gloversville Downtown Development Specialist and DRI Administrator, FCCRG

**AGENDA:**

1. 239 Reviews:
  - A. City of Gloversville Planning Board - City of Gloversville – Special Use Permit for a Cultural Facility (South Main Street Piazza) at 12 South Main Street
  - B. City of Gloversville Planning Board - City of Gloversville – Special Use Permit for a Cultural Facility (St. Thomas Square) at 9 Elm Street
  - C. City of Gloversville Planning Board - Braeton Lawton – Special Permit Application for a Recreation Facility - Indoor (Powerhouse Boxing & MMA) at 45 South Main Street
  - D. Town of Broadalbin Planning Board – Ronald Crannel Tipi Guest Site – Site Plan of an a tipi glamping site along Vunk Road Extension
  - E. Town of Johnstown Planning Board - Bradley Gardner – Special Use Permit for a Commercial Recreation and Amusement Expansion (ADK Hatchet House LLC) at 196 Second Avenue Extension
2. Activities Report
3. Tourism Report

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

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

**2. AUTHORIZATION OF CHAIR FOR APRIL 2024 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:**

Fulton County Senior Planner Aaron Enfield stated that the Planning Board will need to authorize an Acting Chairman for the meeting.

Planning Board Alternate, Frank Lauria suggested that John Kessler serve as Chair for the meeting.

Planning Board member Peter Goderie concurred with Mr. Lauria.

**PLANNING BOARD ACTION:**

**MOTION:** To authorize John Kessler as acting chair for the April 16, 2024 Fulton County Planning Board meeting.

**MADE BY:** Frank Lauria  
**SECONDED:** Peter Goderie  
**VOTE:** Unanimous

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

**MOTION:** To approve the minutes of the March 20, 2024 meeting.

**MADE BY:** Jay Pierz  
**SECONDED:** Walter Fitzgerald  
**VOTE:** Unanimous

**4. 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. City of Gloversville Planning Board – City of Gloversville – Special Use Permit for a Cultural Facility (South Main Street Piazza) at 12 South Main Street:**

The City of Gloversville would like to redevelop 12 South Main Street (Tax Map Parcel No. 149.6-12-9) which is approximately 0.202+/- acres in size. This vacant parcel on was the site of the dilapidated Littauer Building that was once the location of the city’s first public library. It has been decades since any business or resident occupied the building which caused it to fall into decay. The City Code Enforcement Officer deemed the building too unsafe to save and renovate, so it was demolished several years ago.

The City would like to transform this central property into a public gathering place where people will be able to attend public concerts and performances, attend weekly outdoor movie nights in the park, and

relax in an urban park atmosphere. The creation of an urban piazza will also activate adjacent buildings by providing the possibility of creating balconies and openings directly onto the piazza.

The site was awarded \$435,000 as part of Round 5 of the NYS Downtown Revitalization Initiative (DRI) with the total project cost estimated at \$725,000.

The parcel is within the Commercial Zoning District. Per the City of Gloversville Zoning Ordinance, a Cultural Facility is defined as a “library, museum, performing arts venue, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.”

**DISCUSSION:**

Mr. Enfield stated that the proposed project meeting Goals and Actions items from the 2015 City of Gloversville Comprehensive Plan due to the following:

- D8 Creating an Urban cultural path in the Downtown Historic District in an effort to preserve the history of the leather and glove making industries;
- D9 Establishing a multi-use public space in the City’s Downtown; and
- D10 Improvement of a city owned property.

The Planning Board asked that Mayor DeSantis provide some additional insight on the project.

City of Gloversville Mayor Vincent DeSantis gave a brief overview of the site and indicate that it was the City’s vision to have the space be multi-purpose. He stated that one of the property owners next door is looking into establishing patio seating overlooking the piazza. Mayor DeSantis also stated that 2 South Main Street, and 20-24 South Main Street is currently in the process of being sold and the owners know the city’s desire to establish outdoor entrance onto the piazza as well as second floor balconies.

Planning Board member Jerry Moore inquired on why the space was going to cost so much.

Jen Donovan, Gloversville Downtown Specialist, stated that the engineering firm the City is working with on the project provided a preliminary budget, and the the project will be within that budget.

Planning Board member inquired if the space will have exterior lighting.

Mayor DeSantis stated the piazza will be using catenary lighting.

Mr. Lauria indicated that he was pleased to see City of Gloversville downtown being development.

**PLANNING BOARD ACTION:**

Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation, to the following General Municipal Law §239 Referral?

**MOTION:** Recognizing that the City of Gloversville project for a Cultural Facility (South Main Street Piazza) will not have any regional impacts, the Fulton County Planning Board recommended that the Downtown Revitalization Initiative Project be approved.

**MADE BY:** Frank Lauria  
**SECONDED:** Jay Pierz  
**VOTE:** Unanimous

**B. City of Gloversville Planning Board – City of Gloversville – Special Permit Application for a Cultural Facility (St. Thomas Square) at 9 Elm Street:**

The City of Gloversville would like to redevelop 9 Elm Street (Tax Map Parcel No. 2.006) which is approximately 2.006+/- acres in size. Currently, the Farmers’ Market Pavilion sits like an island in the center of a vast expanse of asphalt –physically disconnected from Main Street and the surrounding neighborhoods. Lacking a physical connection to Main Street and its surrounding neighborhoods has resulted in the Farmers’ Market being used in isolation.

This project focuses on creating a strong physical and visual connection to Main Street through an underutilized park. More specifically, this project consists of three components:

1. The development of a new pedestrian and memorial area around Farmers’ Market Pavilion.
2. The construction of an ice skating area with associated amenities such as outside fire pits and skate rentals.
3. Enhancements to Castiglione Park to connect to Main Street.

The site was awarded \$1,120,000 as part of Round 5 of the NYS Downtown Revitalization Initiative (DRI) with the total project cost estimated at \$1,600,000.

The parcel is within the Commercial Zoning District. Per the City of Gloversville Zoning Ordinance, a Cultural Facility is defined as a “library, museum, performing arts venue, or similar public or quasi-public use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts or sciences.”

**DISCUSSION:**

Mr. Enfield indicated that the enhancements to Castiglione Park were taken out of the final project for the park project. He mentioned that the Gloversville Department of Public Works will be doing the work in-house during the calendar year 2024.

Mr. Enfield stated that the proposed project meets Goals and Actions items from the 2015 City of Gloversville Comprehensive Plan due to the following:

- D8 Creating an Urban cultural path in the Downtown Historic District in an effort to preserve the history of the leather and glove-making industries;
- D9 Establishing a multi-use public space in the City’s Downtown; and
- D10 Improvement of a city-owned property.

Mayor DeSantis gave an overview of project the project and stated that, like the previous project, it will be multi-use. He stated that the project will relocate the ice skating area from Littauer Field to St. Thomas Square. Mayor DeSantis stated that there will be a new building constructed which will be used for putting ice skates on during the winter and be used as a space for community events 12 months out of the year.

Mr. Enfield stated that he spoke with Steve Santa Maria, Director of Fulton County Emergency Management on the proposed fire pit to see if he see if he saw any regional concerns with the City having a fire pit and fire place in the annex building. He stated that Mr. Santa Maria asked for the City to have a plan in place or a dedicated staff member to be there to mitigate any potential issues with a fire.

Mr. Enfield stated that in reviewing the fire pit the concrete area surrounding it as well as the seats act a bollards so vehicles do not drive into it.

Planning Board members agreed that the recommendation from Mr. Santa Maria should be given back to the City.

Acting Chairman Kessler inquired if there will be a dumpster for larger events?

Mayor DeSantis stated that there will be garbage pails and the City DPW will bring in extra ones for larger events when necessary.

Mr. Enfield stated that Food Truck Friday will be moved to St. Thomas Square and will be utilizing municipal electricity as part of the agreement with the City.

Mr. Enfield pointed out the area where the St. Thomas Square is located is stated that given the design of the walkway and the location of the proposed crosswalk and Farmer's Market that a 'Desire Path' more than likely will be created. He mentioned that some additional landscaping may be necessary but would be up for the City to decide that.

Acting Chairman Kessler concurred with Mr. Enfield stated that the University at Albany (SUNY) has had this problem and the campus has created concrete walkways where they students created walking paths.

Planning Board members concurred that something to stop desire paths from being created should be looked into but feel as though the City would be able to address what is necessary.

Acting Chairman Kessler stated that he would like the City of Gloversville Planning Board to approve this project, and also endorsed it. Subsequently, he mentioned that the two items should be listed as modifications to the recommendation.

Planning Board members were in agreement.

**PLANNING BOARD ACTION:**

Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation, to the following General Municipal Law §239 Referral?

**MOTION:**

Recognizing that the City of Gloversville project for a Cultural Facility (St. Thomas Square) will not have any regional impacts, the Fulton County Planning Board recommended that the Downtown Revitalization Initiative Project be approved with the following recommendations:

1. When the fire pit and fireplace are in use, the City of Gloversville should have a plan in place, such as a designated staff, to oversee any potential issues that may occur should a fire occur.
2. For the City of Gloversville to look into additional landscaping on either side of where the St. Thomas Square sign is located to mitigate the creation of a 'Desire Path', informal pathways created by pedestrians, bikers, and animals that carve out routes considered more desirable to travelers. Oftentimes, these paths are shortcuts or easier routes than the paved routes in place. Desire paths can be seen cutting across fields, through lawns, and around buildings.

MADE BY: John Kessler  
SECONDED: Frank Lauria  
VOTE: Unanimous

**C. City of Gloversville Planning Board – Braeton Lawton – Special Use Permit for a Recreation Facility – Indoor (Powerhouse Boxing & MMA) at 45 South Main Street:**

Braeton Lawton would like a change of use of 45 South Main Street (Tax Map Parcel No. 149.6-15-32) which is approximately 0.152+/- acres in size to open up a Recreation Facility Indoor (Powerhouse Boxing & MMA).

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 rink, tennis courts, basketball courts, handball and racquets courts, 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”

**DISCUSSION:**

Mr. Lauria inquired if the project’s sign meets the historical needs of the City’s Historic Review Board.

Mr. Enfield stated that the Historic Review Board has already signed off on the signage.

Planning Board member Walter Fitzgerald inquired if there was going to be any outside lighting.

Mr. Enfield stated that no additional lighting will be added to this project.

Planning Board members had a back-and-forth conversation on Mr. Lawton’s project. At the conclusion of the discussion, they indicated that no regional impacts would occur from his business.

**PLANNING BOARD ACTION:**

Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation, to the following General Municipal Law §239 Referral?

**MOTION:** Recognizing that the City of Gloversville’s 239 referral for Braeton Lawton’s Special Use Permit for a Recreation Facility – Indoor will not have any regional impacts, the Fulton County Planning Board offer no recommendation.

**MADE BY:** John Kessler  
**SECONDED:** Walter Fitzgerald  
**VOTE:** Unanimous

**D. Town of Johnstown Planning Board – Bradley Gardner – Special Use Permit on a Recreation Amusement, Commercial (ADK Hatchet House LLC) at 196 Second Avenue Extension:**

Bradley Gardner is leasing a building at 196 Second Avenue (Tax Map Parcel No. 134.20-15-16) that is approximately 1.168+/- acres in size. The applicant is looking to have a change of use from an OTB to an ax-throwing business. The nearest Ax Throwing business is on Route 7 in Schenectady and Central Avenue in Albany. This would be the first Ax throwing business within Fulton County.

The property is within the C-2 Commercial Zoning District. Per the Town of Johnstown 2011 Zoning Ordinance, Recreation Amusement, Commercial is an allowed use under a Special Use Permit. The allowed use is defined as “a commercial establishment where facilities, equipment, rides, or courses are provided primarily as attractions for the amusement and recreation of visitors. Such attractions may be

temporary or permanent. Examples of attractions include, among others, driving ranges apart from a golf course, miniature golf, batting cages, motorized carts and motorcycle tracts, all-terrain vehicle courses, water slides, amusement parks, downslope skiing, sports arenas, rinks, firing ranges, paintball courses, and circuses. Gift shops, equipment supply, and eateries may be included as accessory uses.”

DISCUSSION:

Mr. Enfield stated that the proposed project is a change in use from the former OTB that was housed in the building and closed many years ago.

Planning Board discussed the potential traffic concerns with Boulevard School being near the the project. Subsequently, there was some concern on alcohol being served next to the school.

Mr. Enfield stated that the alcohol was a concern for the Town of Johnstown Planing Board, however, it is not part of the board’s review as that will be done by New York State Liquor Authority. He indicated the unlikelihood of a 10 year old coming in to the establishment after school ordering a beer. He stated there is also a liquor store, and vape shop next to the school as well.

Mr. Enfield pointed out that the hours of operation will be nights and weekend, when school is not open.

PLANNING BOARD ACTION:

Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation, to the following General Municipal Law §239 Referral?

MOTION: Recognizing that the Town of Johnstown’s 239 referral for Bradley Gardner’s Special Use Permit on a Recreation Amusement, Commercial (ADK Hatchet House LLC) will not have any regional impacts, the Fulton County Planning Board offer no recommendation.

MADE BY: Jay Pierz  
SECONDED: Peter Goderie  
VOTE: Unanimous

**E. Town of Broadalbin Planning Board – Ronald Crannel – Site Plan Review for a Tipi Glamping Site at the corner of Vunk Road Ext & County Route 110:**

Ronald Crannel resides at the intersection of Vunk Road Extension and County Route 110 (Tax Map Parcel No. 90.16-3-2.111) that is approximately 4.734+/- acres, They are seeking Site Plan approval from the Town of Broadalbin Planning Board for an existing Tipi Glamping Site. The property previously

The glamping site includes a furnished Tipi, 10’ X 10’ Shower/Bath House, solar powered walkway, fire pit, picnic table, blueberry patch, a dock to a private pond. Parking is along Vunk Road Extension. The property borders the Hudson River Black River Regulating District (HRBRRD) however; renters of the glamping site do not have access to it due to the swampy area of the Great Sacandaga Lake.

DISCUSSION:

Ms. Perry stated that the glamping site does fit into goals of the Town of Broadalbin Comprehensive Plan. She indicated there is a lot of lake influence and will continue to grow.

Acting Vice Chair John Kessler reminded the Planning Board about the lack of lodging in the county and site such as AirBnB and VRBO is a way for individuals to visit here and bring in tourism dollars.

Planning Board members discussed the project and pointed out that no regional impacts will occur.

**PLANNING BOARD ACTION:**

Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation, to the following General Municipal Law §239 Referral?

**MOTION:** Recognizing that the Town of Broadablin’s 239 referral for Ronald Crannel’s Site Plan for a Tipi Glamping Site along Vunk Road Ext. will not have any regional impacts, the Fulton County Planning Board offer no recommendation.

**MADE BY:** Jerry Moore

**SECONDED:** Sheila Perry

**VOTE:** Unanimous

**5. ACTIVITIES REPORT:**

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. 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.

**DISCUSSION:**

Mr. Lauria was inquiring about the drone flying over Harrison Street.

Mr. Enfield stated that he was unaware but stated that it most likely was Fulton County Civil Engineer Chris Stankes as he controls the drone for the county.

Mr. Lauria stated that Harrison Street will be closed starting on April 30 for repair of the bridge.

Mr. Lauria inquired on the Tobacco Retailer law the City of Gloversville is working with.

Mr. Enfield mentioned that the City did not want vape shops opening up across from city parks, which almost occurred across from the new splash pad. He stated he and a committee have been working on a City Code, which will amend the Zoning Ordinance as well. Mr. Enfield stated that Bonnie Peck with Glove City Coalition has been providing data to the City on underage smoking and vaping.

Mr. Enfield stated that because it is a change in the Zoning Code, it will come before the Fulton County Planning Board.

Mr. Lauria stated that he, as a Supervisor for Gloversville, has been receiving and increased number of calls from constituents due to smoke shops and applauded the City for being diligent in their work on a new law.

Mr. Moore pointed out the work Mr. Enfield is doing with the Great Sacandaga Visitor’s Center and inquired what Abenaki was.

Mr. Enfield stated that the Abenaki were the Native Americans who lived in the Sacandaga Valley who fled to Hamilton County or Greenfield in Saratoga County. He stated that some assimilated into Fulton County but most likely passed as Silician or Italian due to their skin tone.

Mr. Enfield stated that Federal Grants from the National Parks Service currently focuses on disadvantaged populations, however, there is not much information on the Abenaki from the county to apply for one at this time.

Mr. Fitzgerald indicated there was an event that occurred in the 1970s when the Abenaki took over Moose Lake for about a year.

**6. TOURISM REPORT:**

Each month, the County Tourism Coordinator puts together an Activities Report for the Economic Development and Environment Committee of the Fulton County Board of Supervisors. 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.

**DISCUSSION:**

Planning Board members expressed the good work that Carla Kolbe is doing and indicated that an ad for Parkhurst Field is in a baseball magazine.

Mr. Fitzgerald indicated that he went into the visitor’s center and noticed there were no County maps and indicated that the Tourism Bureau should have some. Subsequently, he indicated who the associates were within the Visitor’s Center.

Mr. Enfield stated they are 1099 contractors hired through the Fulton-Montgomery County Chamber of Commerce.

**7. OTHER BUSINESS:**

**Fulton and Montgomery County for the 10<sup>TH</sup> Annual Planning and Zoning Training**

Staff from Fulton and Montgomery County attended. 115 signed up from eight (8) counties. While roughly 75% attended who signed up there were about dozen walk-ins: Fulton – 45, Montgomery 36, Otsego – 8 Saratoga – 7, Schoharie – 9, Herkimer – 6, Oneida – 2, Hamilton – 1.

**Adirondack Park Agency (APA) Local Government Forum - Saranac Lake – April 24 & 25, 2024**

Mr. Enfield stated that he will be attending an APA conference in Saranac the following week to learn more about the Agency.

**Septic on Sand Island – Summer 2024**

Mr. Enfield stated that the Great Sacandaga Lake Advisory Council (GSLAC) provided funding for a septic systems to be provided on Sand Island during the summer months.

Planning Board members discussed previous concerns with excrement on Sand Island.

Ms. Perry stated that there has been discussion of this for many years with the GSLAC, when she was a Board Member as Supervisor of the Town of Broadalbin.

**8. CLOSE THE MEETING:**

MOTION: To close the meeting at 10:00 am  
MADE BY: Jerry Moore  
SECONDED: Sheila Perry  
VOTE: Uniamous