



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JULY 16, 2024

8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

MEETING NOTES

PRESENT:

- X Dave Rackmyre, Jr., Chairman (Code Enforcement Officer for Town of Oppenheim & Town of Stratford)
- X 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)
Jerry Moore (Town of Mayfield)
- X Sheila Perry (Farmer, Town of Broadalbin)
- X Jay Pierz (Town of Stratford)
Frank Lauria (Alternate, Supervisor – City of Gloversville)

- X Aaron Enfield, Senior Planner

AGENDA:

1. 239 Reviews:
 - Town of Johnstown Planning Board – Howard Smith – Site Plan Review for a Single-Wide Manufactured Home at 832 New York State Highway 309 (117.-1-13.5)
 - City of Gloversville Planning Board – Christopher Maddalone – Special Use Permit for a Multi-Family Dwelling at 12 Prospect Avenue along Littauer Place 134.18-37-9.5
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. APPROVAL OF THE PREVIOUS MEETING MINUTES:

MOTION: To approve the minutes of the June 18, 2024 meeting.

MADE BY: Dave Rackmyre, Jr.

SECONDED: John Kessler

VOTE: Unanimous

3. 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 Planning Board – Howard Smith – Site Plan Review for a Single-Wide Manufactured Home at 832 NY-309 :

Background:

Howard Smith owns 832 NYS 309 (SBL 117.-1-13.5) that is approximately 11.276+/- acres. Mr. Smith would like to put a manufactured home on the property. This single-wide manufactured home will consist of two bedrooms & will be 14' wide x 57' long. The Site Plan show the approximate location of the manufactured home and the proposed septic system. A new driveway will be created; there is currently a curb cut that allows for access to the property. There is currently a large open lot on the front of the property. This is where the proposed house will be. The amount of tree limbing or removal is minimal considering that the lot is cleared where the proposed house will be located.

The property is located within the Rural Agricultural Zoning District and is an allowed use under Site Plan Review. The property is located within the R-2 Zoning District, and a Single Wide Manufactured Home is an allowed use under Special Use Permit. Per the Town of Johnstown Zoning Ordinance, a Manufactured Home shall mean a structure (formerly referred to as a mobile home or trailer) transportable in one or more sections, which, in traveling mode, is eight feet or more in width or 40 feet or more in length or when erected on site is 320 or more square feet, and which is built in compliance with federal regulations or built prior to June 15, 1976, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes plumbing, heating, ventilating and electrical systems contained therein. For the purposes of this Chapter, the term "manufactured home" does not include a modular home. For the purposes of this Chapter, Manufactured Homes are also more specifically referred to as Singlewide and Doublewide Manufactured Homes.

The Property is also within the Resource Management Land Use Classification of the Adirondack Park Agency.

DISCUSSION:

After a back and forth conversation, the Planning Board opted to stay out of the project.

PLANNING BOARD ACTION:

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

MOTION:

Recognizing that Howard Smith's Site Plan Review for a Single-Wide Manufactured Home at 832 NY-309 will not have any regional impacts, the Fulton County Planning Board offers no recommendation.

MADE BY:

Peter Goderie

SECONDED:

Jay Pierz

VOTE:

Unanimous

B. City of Gloversville Planning Board – Maddalone & Associates – Site Plan Review for a Mixed-Use Establishment at 12 Prospect Avenue along Littauer Place:

Background:

Maddalone & Associates, Inc. is a mixed-use development at 12 Prospect Avenue (SBL 134.18-37-9.5) that is 3.364+/- acres in size. The project will consist of 73 apartment unities: 48 one-bedroom

apartments, and 25 two-bedroom apartments. The building will also include four (2) 1000 sq. ft. commercial retail spaces.

The project is within the Residential-Commercial (R-C) Zoning District, Downtown Overlay District, and Historic District, and is an allowed use under Site Plan Review. Per the City's Zoning Ordinance, a Mixed-Use Establishment is defined as the "use of land, building, group of buildings, and/or structure(s) containing a variety of complementary and integrated uses such as, but not limited to residential, commercial and public uses."

The project will be marketed for young professionals and empty nesters and will include various amenities such as outdoor picnic area, indoor fitness, and a community center.

109 parking spots have been identified and per the zoning code, 130 spaces are needed. During the 2017 Zoning Ordinance update, which established the Downtown Overlay, parking requirements were amended and parking requirements are determined by the Planning Board.

DISCUSSION:

Planning Board members expressed the fact that parking stripes were absent from Littauer place and as the place will have commercial activity they may want to include that. Subsequently, they indicated that pedestrian access along the property may need to be updated.

PLANNING BOARD ACTION:

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

MOTION:

Recognizing there may be slight regional impacts on the Maddalone & Associates Site Plan for a Mixed-Use Development at 12 Prospect Avenue along Littauer Plan, the Fulton County Planning Board recommends the project be approved with the following modifications:

1. City of Gloversville Department of Public Works should consider parking lines along Littauer Place.
2. Applicant should consider designated parking for commercial tenants and customers.
3. Applicant should assess existing conditions of the sidewalk/pavement along Littauer Place and Prospect Avenue make necessary improvements to increase pedestrian safety.

MADE BY:

Sheila Perry

SECONDED:

Peter Goderie

VOTE:

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

4. 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.

5. 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 commented on the work, Tourism Coordinator Carla Kolbe is doing promoting the county.

6. Other Business:

Fulton County Planning Department:

Great Sacandaga Lake Discovery Center

Mr. Enfield stated that the Planning Board will be reviewing the Great Sacandaga Discovery Center in the fall.

Mr. Enfield indicated that two county plans will be forthcoming for review, the Fulton County Development Strategy and the Fulton County Agricultural and Farmland Protection Plan

Mr. Enfield stated that the County will be starting the Fulton County Ag. District – eight (8) year review in August.

7. Close of Meeting:

MOTION: To close the meeting at 9:44 am

MADE BY: Dave Rackmyre, Jr.

SECONDED: James Anderson

VOTE: Unanimous