



**FULTON COUNTY PLANNING BOARD MONTHLY MEETING**

**TUESDAY, OCTOBER 15, 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)  
Walter Fitzgerald (Town of Northampton)  
Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)  
Colleen Ioele-DeCristofaro (City of Johnstown)

Jerry Moore (Town of Mayfield)  
Sheila Perry (Farmer, Town of Broadalbin)

Scott Henze, Planning Director

**AGENDA:**

1. 239 Reviews:
  - Town of Johnstown Planning Board – Calderone Family Trust – Site Plan for a Professional Office Building (Lincare) at State Highway 29
  - Town of Caroga Planning Board – Caroga Arts Collection – Special Use Permit for Myhill Artist Housing Compound at the Northeast Corner of County Hwy 112 and State Route 10.
2. Activities Report
3. Tourism Report
4. Other Business

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

The meeting was called to order at 8:49 am followed by the pledge of allegiance.

**2. 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 – Calderone Family Trust – Site Plan for a Professional Office Building (Lincare) at 965 State Highway 29 (149.8-25-6):**

**Background:**

The Calderone Family Trust would like a change of use for a building at 965 State Highway 29A (149.-25-6) which is approximately 1.65+/- acres in size. The applicant would like to have Lincare lease the space. Lincare is a medical company that specializes in respiratory home care with over 700 locations in

49 states across the United States and employs 11,000 people, including 1,300 licensed clinicians. Products and services provided by Lincare include, but are not limited to, oxygen, nebulizers, sleep apnea products, home INR testing, ventilator products, enteral therapy, and homecare respiratory therapy services. Additional products provided by Lincare are durable medical equipment, including wheelchairs, walkers, and hospital beds.

The property is within the C-2 Commercial Zoning District. Per the Town of Johnstown 2011 Zoning Ordinance, a Professional Office Building is an allowed use and can be defined as a “defined as a building designed for office use to conduct business, professional, or service activities, and that may include ancillary services for office workers such as an eatery, coffee shop, and newspaper or candy stand. The following examples are illustrative of professional services: certified public accounting, public accounting, consulting, engineering, architecture, planning, design professions, education, management, medical, legal counsel, therapy, counseling, dentistry, psychological services, and insurance.

DISCUSSION:

PLANNING BOARD ACTION: Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation?

MOTION: Stay out

MADE BY: Dave Rackmyre  
SECONDED: James Anderson  
VOTE: Unanimous

**B. Town of Caroga Planning Board - Caroga Arts Collective – Special Use Permit for Myhil Artist Housing Compound at the Northeast Corner of County Hwy 112 and State Route 10**

Background:

Caroga Arts received a Site Plan Review for the Myhil Development site. The project will consist of the following:

1. Construction of an 8-bed, 4-bath structure at the site of the former carriage house which will be used for year-round housing, administrative office, rehearsal room, and organizational space.
2. New water and septic
3. Parking area
4. Memorial garden for Richgard Veghte
5. 20 residential cabins with a focus on providing accommodations and private study space services to each visiting artist/student. The cabins will be located on the northeastern portion of the property and will be accessed via the existing driveway.
6. A lodge which will be used for year-round classes, residential artists, laundry.

The Project is within the Hamlet Land Use Area of the Adirondack Park Agency (APA), which has limited permit requirements are intended to be growth and service centers for the park.

DISCUSSION: Anderson – Concerns on being tax exempt  
Colleen – helped increase sales in Caroga

PLANNING BOARD ACTION: Does the Planning Board wish to recommend a Disapproval, Approval, Approval with Modifications, or Offer no recommendation?

MOTION: Stay out

MADE BY: Dave Rackmyre

SECONDED: Peter Goderie

VOTE: Unanimous

**3. 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: Gloversville Planning  
Anticipate hook up  
Perth sewer  
Boralex Public Hearing – Public Notice

**4. 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: Coordination new exhibits –  
24 hour cameras?  
Brookfield

**5. Close of Meeting:**

MOTION: To close the meeting at 9:35 am.

MADE BY: Dave Rackmyre

SECONDED: Walter Fitzgerald

VOTE: Unanimous