



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JANUARY 22, 2025

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)
John Kessler, Vice Chairman (Town of Mayfield)
- X James Anderson (City of Gloversville)
- X Walter Fitzgerald (Town of Northampton)
- X Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)
- X Colleen Ioele-DeCristofaro (City of Johnstown)
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

OTHERS: Anthony Fancher

AGENDA:

1. Election of Chairman and Vice Chairman
2. 239 Reviews:
 - Town of Caroga Planning Board – Greta Frasier – Site Plan Review for a Campground (Royal View Pub, Pavilion and Campground) along NY-10
 - Town of Perth Town Board – Moratorium on Battery Storage
 - Town of Johnstown Planning Board – Kevin Chamberlain – Site Plan for a Retail Service Establishment (Upstate Coffee) along Elwood Avenue
3. Fulton County Planning Board Annual Report
4. Review of Bylaws
5. Discussion of Fulton County Development Strategy
6. Other Business

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 December 2024 minutes

MADE BY: Peter Goderie

SECONDED: Jay Pierz

VOTE: Unanimous

3. ANNUAL ELECTION OF OFFICERS:

The County Planning Board Bylaws stipulate that a Chairman and Vice-Chairman will be elected during the first meeting of each year.

MOTION: To nominate Dave Rackmyre, Jr. to serve as Chairman of the Fulton County Planning Board in 2025.

MADE BY: James Anderson

SECONDED: Peter Goderie

VOTE: Unanimous

MOTION: To nominate John Kessler to serve as Vice Chairman of the Fulton County Planning Board in 2025.

MADE BY: Jay Pierz

SECONDED: Colleen Ioele-DeCristofaro

VOTES: 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. Town of Caroga Planning Board – Greta Frasier – Site Plan Review for a Campground (Royal View Pub, Pavilion, and Campground) along NY-10:

Greta Fraiser is looking to establish Royal View Pub, Pavilion & Campground a secluded and rustic recreation facility located at 2533 State Highway 10 in Caroga Lake New York (98.-2-3), which is approximately 80 acres. Royal View Campground will have:

- 27-short term primitive camping sites with secluded privacy;
- Water spickets will provide potable water;
- maintained port-a-johns with hand washing service will be located throughout;
- Conveniently located a septic dumping station will provide for appropriate disposal. This design reflects the dozens of state campgrounds in New York; and
- A year-round pub-style bar & grill, offering a breakfast, lunch, and dinner menu will also offer a year-round banquet room for 80 people as an event venue for private and public functions. There will be catering services for banquet events; and
- A 8’x4’ sign along NY-10 with an adjustable solar powered adjustable at the access road.

The business will start with five employees. Full-time year-round, seasonal full time and seasonal part-time opportunity. Because we are a small and private campground Royal View will offer larger secluded sites without overcrowding and have a more manageable facility when it comes to respecting our natural beauty.

All buildings, septic, and water sources will be engineered and built to local and state regulation codes, including the Department of Health. Our facility will operate on a beer and wine license regulated by the NYS liquor authority.

Fultoncountyny.gov reports that tourism has long served as a staple industry, generating sales tax revenue and boosting small businesses. Our location is surrounded by outdoor year-round attractions. Royal Mountain Ski Area, which has motocross all summer long, Paradise Ranch offers seasonal rodeos, Wheelerville Trails, and Caroga Arts Collective, in addition to our natural attractions. Caroga Lake offers hiking, fishing, boating, hunting, and snowmobiling. The local snowmobiling trail runs through our

property (Nick Stoner Trailers) and we will be unique in that we will offer late-fall camping accommodations for the fall foliage tourism and hunting season. We will offer cross-country ski and snowshoeing trail opportunities.

Our vision is to offer private, secluded camping experiences to families who want to be close to all the various outdoor recreation attractions Caroga Lake and the Southern Adirondacks have to offer. Our venue space will offer a rustic year-round banquet room and currently will be the only year-round banquet facility of its kind in Caroga Lake. An economical event location for private and public gatherings.

As the Town of Caroga is fully within the Adirondack Park Agency, their Zoning Ordinance is APA-approved. The project is considered a Class B Project. A portion of the project is within the within two (2) zoning districts

- the R-10 Zoning District, which included Pub & Grill Pavilion, septic, 27 primitive campsites (which include a Tent pad, picnic table, fire pit, and 20'x50' gravel area for parking the
- R-3 Zoning District which includes the access road, dumping station for RV waste, gravel parking lot, dumpster, and a well.

DISCUSSION:

The County Planning Board mentioned the need for additional lodging accommodations by way of campsites would be beneficial for Fulton County, especially in the summer months.

Mr. Enfield stated that Northampton Campground is the fourth most visited state campground in NYS and second within the Adirondack Park. With growing summer activities such as Wheelerville Trails, Caroga Arts Collective, Royal Mountain, Glove Theatre, etc... the need for cheaper accommodations will be beneficial due to the lack of year-round lodging.

Mr. Enfield pointed out there may be some traffic impacts that may occur as Newkirk Road is near the entrance of the Campground, which is also used as the entrance for the snowmobile trail. He also mentioned that the curve of NY-10 might have some traffic impacts.

Mr. Anderson and Ms. Perry indicated that signage may be beneficial to alerts motorists.

Mr. Enfield stated that the Town of Caroga has an APA approved plan for Class B Projects, but the concerns are associated with NY-10.

MOTION:

The Fulton County Planning Board recognizes there will be positive regional impacts and recommends that the Town of Caroga Planning Board approve Greta Fraiser's Site Plan Review for a Campground (Royal View Pub, Pavilion, and Campground) along NY-10 with the following modifications:

1. Consider adding signage on one or both sides of NY-10 alerting cars of the upcoming campground, similar to current signage of Sunset Bay RV Park along NY-30 in Mayfield (e.g.; Caution Campground Ahead, or Royal View Campground 1-mile Ahead);
2. Look at extending the guard rail of Newkirk Road up and/or moving the stop so as to mitigate traffic leaving the campground to cross two roads (NY-10 & Newkirk Road);
3. Potential changing speed limit if deemed necessary.

The Planning Board also reminds the Town of Caroga that it is not good practice to have more than one (1) Zoning Classification for a property, especially if the property is within one Land Use Classification of the

Adirondack Park. Should the Town consider updating its Zoning after the Comprehensive Plan, it would be recommended that properties within more than one zoning district be reviewed.

MADE BY: Peter Goderie
SECONDED: James Anderson
VOTE: Unanimous

B. Town of Perth Town Board – Battery Storage Moratorium:

The Town of Perth Town Board is looking to enact a 6-month moratorium, which will be referred to as Local Law Imposing a Moratorium on Battery Storage:

DISCUSSION:

Chairman Rackmyre, Jr. inquired if this was the first moratorium the Town was looking at regarding Battery Storage.

Mr. Enfield indicated he believed it was the first Battery Storage Moratorium

MOTION: Recognizing that no regional impacts could occur from the proposed moratorium, the Fulton County Planning Board offers no recommendation to the Perth Town Board.

MADE BY: Dave Rackmyre, Jr.
SECONDED: Sheila Perry
VOTE: Unanimous

C. Town of Johnstown Planning Board – Kevin Chamberlain – Site Plan Review for a Retail Service Establishment (Upstate Coffee):

Kevin Chamberlain is looking to relocate Upstate Coffee to 50 Elmwood Avenue (SBL:134.20-16-3) which is currently home to three (3) other businesses. Relocating the business from downtown Gloversville to Elmwood Avenue in Johnstown will enhance his ability to serve the community and expand his business.

The applicant is looking for a two-phased approach to his project:

- Phase one – Coffee Roasting build out: Develop a 2000 sq. ft. space for coffee roasting and production. This will include the installation of equipment.
- Phase 2 – establish a coffee shop on site: Build a coffee shop on-site to serve as a community hub and enjoy Upstate Coffee products. Space will be inviting to the public with seating, retail options.

The business is slated to add more jobs and establish a new coffee house to the Town of Johnstown.

The Project is being classified as a Business Service and is an allowed use within the Commercial 2 (C-2) Zoning District under Site Plan Review. A Business Service is defined as an “establishment primarily engaged in rendering services to business establishments on a fee or contract basis; such as advertising and mailing, building maintenance, employment service, management and consulting services, protective

services, equipment and rental and leasing, commercial research development and testing, photo finishing and personal supply services.

DISCUSSION:

Mr. Enfield indicated that Mr. Chamberlain initially started at Mohawk Harvest prior to going to the former FCCRG Building. He indicated he needed more space for his coffee roasting business, which may potentially have a café in the future (Phase II).

Mr. Anderson indicated there may be an aroma of roasting coffee in the neighborhood, however, the applicant has already looked into this by adding a system to address the aroma.

MOTION: Recognizing that no regional impacts could occur from Kevin Chamberlain’s retail business for a Coffee Roaster and Cafe (Upstate Coffee) along Elmwood Avenue, the Fulton County Planning Board offers no recommendation to the Town of Johnstown Planning Board.

MADE BY: Dave Rackmyre, Jr.
SECONDED: Colleen Ioele-DeCristofaro
VOTE: Unanimous

5. Fulton County Planning Board Annual Report:

In accordance with Section 239-c of the General Municipal Law of New York State, the County Planning Board shall file an Annual Report with the County Board of Supervisors. A copy of the draft 2024 Annual Report was forwarded to County Planning Board members with their Agenda packets.

DISCUSSION:

Planning Board members mentioned in years past they would have several months off from reviewing a project and that in 2024 there was only one month they had off.

MOTION: To forward the 2024 Fulton County Annual Report to the Fulton County Public Works Committee.

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

6. Fulton County Planning Board Bylaws:

The Fulton County Planning Board was established pursuant to Resolution #105 adopted by the County Board of Supervisors, County of Fulton, State of New York on the 11th day of March 1968 under the provision of Article 12-B of the General Municipal Law of the State of New York.

The last time the bylaws of the board were reviewed was in 2009. Does the Planning Board have any amendments they wish to seek?

DISCUSSION:

Planning Board members did not have a chance to fully review and asked to table until the next meeting.

MOTION: To table review of the bylaws.

MADE BY: Peter Goderie
SECONDED: James Anderson
VOTE: Unanimous

7. Building Fulton County’s Future: Housing, Tourism, and Economic Growth (2026 – 2030):

In 2024, the County hired MRB Group to update “Vision 2026 Development Strategy.” The cost of the strategy was \$100,000 with \$75,000 coming from the 2024 Capital Plan and \$25,000 from the Fulton County Industrial Development Agency (IDA). MRB Group concentrated on three components: Housing, Tourism, and Economic Development, and identified five (5) priority projects to pursue (15 total) that are achievable and can be done within the near to distant future. Subsequently, the MRB group established a Dashboard reporting software that the Board of Supervisors can use to monitor the progress of strategy initiatives effectively.

DISCUSSION:

Mr. Enfield gave a brief overview of the reason for the Development Strategy and outlined the 5 priority projects per area that would be attainable goals.

The Planning Board had a discussion on signage indicating that having updated cohesive signage will be better for residents and visitors.

Planning Board members discussed the Brownfield Sites on Van Road (Fashion Tanning) and Harrison Street/NYS-30A (Comrie Inc. aka Pink Flamingo)

Planning Board members mentioned they liked seeing a goal related to public beach access for all residents.

Ms. Perry stated that given the fact that Broadalbin Beach is now owned by NYSDEC, it may be a little harder than Mayfield or Northampton/Northville. She also mentioned that given the layout of the parking area, additional staff was needed prior to closing.

Mr. Anderson inquired how it might be paid for.

Mr. Enfield states NYS has a grant NY SWIMS (New York Statewide Investment in More Swimming), which may be able to be utilized for lake access as it has been utilized for public pools, such as Lincoln Pool in Albany and those in New York City.

Planning Board members agreed the biggest hurdle is to find lifeguards for the duration of the season.

8. Other Business:

Chairman:

Mr. Rackmyre, Jr. reminded the Planning Board that the flood zones are being updated and what constitutes as a structure by FEMA, may not be considered as one by an assessor.

Fulton County Planning Department:

Mr. Enfield reminded Planning Board members of the Saratoga County Planning and Zoning Conference on February 5, 2025 and the Fulton and Montgomery County Planning Board Annual Planning and Zoning Training April 9, 2025.

Mr. Enfield inquired what additional speakers they would like to come in for an update.

Planning Board members felt that having a Chris Stankes attend a meeting to give an update on the airport and sewer would be beneficial. Additionally, they felt having Ken Adamcyk and Jennifer Donovan from

FCCRG to give an update on their job responsibilities. Additionally, Northville Municipal Updates, Caroga Arts Collective and Glove Theatre also came up into discussion.

Chairman Rackmyre, Jr. indicated that having someone from the BOS give an update to the Planning Board might be beneficial.

Mr. Enfield stated that the County Planning Board would be reviewing the Ag. Plan in March.

9. Close of Meeting:

MOTION: To close the meeting at 10:14 pm

MADE BY: James Anderson

SECONDED: Peter Goderie

VOTE: Unanimous