



**FULTON COUNTY PLANNING BOARD MONTHLY MEETING**

**TUESDAY, FEBRUARY 18, 2025**

**8:45 AM**

**1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095**

**MEETING MINUTES**

**PRESENT:**

**Dave Rackmyre, Jr., Chairman (Code Enforcement Officer for Town of Oppenheim & Stratford)**

**John Kessler, Vice Chairman (Town of Mayfield)**

**James Anderson (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)**

Jay Pierz (Town of Stratford)

**Frank Lauria (Alternate, Supervisor – City of Gloversville)**

Aaron Enfield, Senior Planner

**Jennifer Conklin-Donovan, Downtown Development Specialist, Fulton County CRG**

**Scott D. Henze, Planning Director**

**OTHERS:**

**AGENDA:**

1. 239 Reviews:
  - Town of Johnstown Town Board – Extension of a Moratorium on Solar and Battery Storage
2. Update on Gloversville Downtown Revitalization Initiative (DRI) and other revitalization projects
3. Review of Bylaws
4. Activities Report
5. Tourism Report
6. Other Business

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

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

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

MOTION: To approve the January 2025 minutes

MADE BY: Pete Goderie

SECONDED: Sheila Perry

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 Town Board – Extension on a Moratorium on Battery Storage and Solar:**

Through Local Law 2 of 2024, the Town of Johnstown enacted a six (6) month moratorium on the construction, establishment, installation, review, or approval of any new or expanded Solar Farm or Battery Energy Storage System. By Local Law 4 of 2024, the Town Board further enacted/extended this Moratorium for an additional six (6) month period to expire on February 26, 2025.

Throughout this time, the Town Board began to undertake a comprehensive review of Solar Energy Systems in the Town of Johnstown and to investigate the “need” for solar energy, including the amount of solar energy already generated in the Town of Johnstown, the capacity of existing energy infrastructure to absorb such energy, the impact of Solar Farms upon open space availability in the Town as well as upon agricultural and residential need as well as the viable locations within the Town best suited for such uses.

The Town is in the process of drafting legislation to address its concerns concerning Solar Farms and is continuing to review concerns regarding battery energy storage facilities within the Town. The Town Board desires to complete its review of as many of these issues as possible and complete its legislative amendment process appropriately and deliberately free from any race to diligence or timing concerns raised by the possible expiration of the moratorium. It is anticipated that the Town Board will require additional time to complete this effort.

DISCUSSION: Scott Henze reviewed the background information as identified in the agenda. Mr. Henze indicated that the Board had reviewed the first extension of the Town’s moratorium previously. Mr. Henze stated that this is a second extension request. Mr. Henze indicated that this second request is primarily based upon timing whereby the Town has completed its draft however did not have enough time to go through the formal process of adopting and therefore required additional time.

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

MADE BY: James Anderson

SECONDED: Frank Lauria

VOTE: Unanimous

**4. Guest Speaker - Jennifer Donovan, Fulton County Center for Regional Growth:**

At times, staff within the Planning Department will come in and give an update on what projects they are working on. To expand upon this, Jennifer Donovan, Gloversville Downtown Development Specialist at Fulton County Center for Regional Growth (FCCRG) has agreed to provide an update on activities happening with Gloversville Downtown Revitalization Initiative and other economic development projects within the city.

DISCUSSION: Jennifer Donovan provided a presentation to the Board in regards to the work that she is doing at the Fulton County Center for Regional Growth in particular as it pertains to the Gloversville Revitalization and DRI (See attached handout). Mrs. Donovan indicated that revitalization takes time and that the City of Gloversville is making great progress.

Frank Lauria questioned how long it takes for the private entities involved in the DRI projects to get their money back from the program? Mrs. Donovan indicated that the reimbursement is relatively quick.

Jerry Moore questioned if there was a way of determining which prospective projects that apply are non-profits or private sector projects? Mrs. Donovan indicated that there is an application process that would identify who the entity is.

During the discussion of the Glove City Lofts, Scott Henze questioned when the organization would be able to start advertising the availability of the apartments? Mrs. Donovan indicated that the State would inform Glove City Lofts when they are allowed to start advertising.

Pete Goderie questioned whether the apartments were based on income level/percentage of income basis. Mrs. Donovan stated that it is based on the Average Median Income and a percentage of that.

Sheila Perry questioned whether or not the units are for artists to live and work in. Mrs. Donovan stated that it depends on the type of art (painter vs welder etc). She stated that the artist gallery located within the facility will be managed by the Glove Cities Art Alliance.

Pete Goderie asked if the City of Gloversville is looking at the parking issue/requirements and that parking is an issue in Gloversville. Mrs. Donovan indicated that she is unaware of any parking lot projects currently being considered.

**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. In an effort 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: Scott Henze asked Board members if there were any questions in reference to the activities report. Frank Lauria questioned how for the County's new sewer line has gone to date. Scott Henze stated that the sewer line has been installed from Darling Field into the Village of Mayfield approximately in front of the NYS Police barracks. He stated that the contractor ceased work during the winter months but would pick back up in early spring.

**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: Mr. Henze stated that the 1<sup>st</sup> Annual Caroga Winter Carnival was a success and planning will commence soon to start to plan for the 2<sup>nd</sup> Annual Caroga Winter Carnival.

**7. Fulton County Planning Board Bylaws:**

The Fulton County Planning Board was established under Resolution #105 adopted by the County Board of Supervisors, County of Fulton, State of New York on the 11<sup>th</sup> 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.

DISCUSSION: The Board reviewed the bylaws and found no changes are needed at this time.

MOTION: To recommend no changes to the Bylaws as drafted.  
MADE BY: John Kessler  
SECONDED: Frank Lauria  
VOTE: Unanimous

**8. Other Business:**

Board of Supervisor Liaison

Frank Lauria stated that the County has awarded a bid for site excavation to the Great Sacandaga Lake Discovery Center (GSLDC) project that will break ground in the spring. He stated that however, the building will not be constructed at the same time. Mr. Lauria continued to stated that the County has a bid out for the Voorhees Road Bridge and that the Fulton County Soil and Water Conservation District will be out to bid soon on a new office complex on South Melcher Street.

Planning Department

Scott Henze asked Board members if they would like to hold a future meeting at the Fulton County Visitor Center. He stated that the Visitor Center is the office of the Visitor's Bureau and has a decent conference room. He stated that the County just installed a nice tv monitor on the wall so the technology is there if needed. The conscience of the Board was that they would entertain meeting there in the future.

**9. Close of Meeting:**

MOTION: To close the meeting at 10:00am  
MADE BY: Pete Goderie  
SECONDED: James Anderson  
VOTE: Unanimous