



FULTON COUNTY PLANNING BOARD

TUESDAY, MARCH 18, 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 & Stratford)
- X 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)
- X Jerry Moore (Town of Mayfield)
- Sheila Perry (Farmer, Town of Broadalbin)
- Jay Pierz (Town of Stratford)
- X Frank Lauria (Alternate, Supervisor – City of Gloversville)

- X Aaron Enfield, Senior Planner
- X Chris Stankes, Fulton County Civil Engineer

AGENDA:

1. 239 Reviews:
 - City of Johnstown Common Council – Rezoning of various city-owned properties (162.12-8-7, 162.20-11-51, 174.8-3-9, 174.8-3-7.5)
 - Town of Broadalbin Planning Board – Dean Doin – Site Plan for an Amish Shed Business at 847 State Highway 29 (138.3-1-52.12)
 - City of Gloversville Common Council – Moratorium on Battery Energy Storage Systems (BESS)
2. Update on County Projects by Fulton County Civil Engineer
3. Review of the 2025 Agricultural and Farmland Protection Plan
4. Activities Report
5. 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 February 2025 minutes

MADE BY: Frank Lauria

SECONDED: Colleen Ioele-DeCristofaro

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. City of Johnstown Common Council – Rezoning of various city-owned properties:

The City of Johnstown Common Council is looking to ReZone several city-owned parcels: 422 -428 North Perry Street (SBL 162.12-8-7); and three parcels on Prindle Ave, known as Prindle Court (SBL 162.20-11-51, 174.8-3-9, 174.8-3-7.5, 174.8-3-8, and 174.8-3-30). The City is proposing to ReZone all parcels to (MF-1 Multi-Family, which is defined as a dwelling with three (3) or more dwelling units. The property on North Perry Street and Prindle Court are all currently zoned as Public Use.

DISCUSSION:

Chairman Rackmyre if the lone parcel on North Perry Street parcel would be considered spot zoning?

Mr. Enfield indicated while no parcels around it would be within the MF-1 (Multi-Family) Zoning District, the parcels surrounding it all call for higher density.

Planning Board seems okay with this as it would not be considered a regional impact.

MOTION: Recognizing that no regional impacts would occur as a result as a result of the City of Johnstown rezoning various parcels, the Fulton County Planning Board offer no recommendation

MADE BY: John Kessler
SECONDED: James Anderson
VOTE: Unanimous

B. Town of Broadalbin Planning Board – Dean Doin – Site Plan for an Amish Shed Business at 847 State Highway 29:

The Town of Broadalbin Planning Board is currently reviewing a Site Plan for Dean Doin at 847 State Highway 29 (SBL 138.3-1-52.12) which is approximately 3 acres in size. The applicant will be leasing his property as a “show room” for Amish made sheds. No construction of sheds will occur on the property. There will be a 14’ x 28’ office built on the property with a proposed septic system and well on the site.

DISCUSSION:

Mr. Enfield indicated that he spoke with Scott Henze, Planning Director who oversees the Town of Broadalbin Planning Board, and inquired on if a NYS DEC Freshwater Jurisdictional Form has been submitted. He stated that one has not been. Mr. Enfield mentioned that given there will be ground disturbance, there should be submitted from what he has learned about the new program by the NYS Department of Environmental Conservation.

MOTION: The Fulton County Planning Board feels indicated that the Town of Broadalbin Planning Board should approve this project with the recommendation that the applicant fill out a NYS DEC Freshwater Wetland Jurisdictional Determination Form.

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

C. City of Groversville Common Council – Moratorium on Battery Storage Energy Systems

During its February 4, 2025, meeting, the City of Groversville Planning Board discussed its concerns on industrial Solar and Battery Energy Storage Systems, and the negative impacts they would have on the community and surrounding areas. As a follow-up to that meeting, the Planning Board is recommending that the Common Council establish a 12-month moratorium based on the following reasons.

1. The City of Groversville will need to consider how best to permit such installations so that they integrate with the existing community and landscape and mitigate potential undesirable environmental impacts that may be associated with such use.
2. Public concern regarding the potentially volatile nature of all Battery Energy Storage Systems, specifically lithium-ion batteries, and the fear that operating this type of land use will pose a threat to the health, safety, and welfare of the public, including the impact upon surrounding roadways and infrastructure and the orderly evacuation of improved areas if necessary.
3. The moratorium would allow City Officials time to gain education on the safety of Battery Energy Storage Systems, how they work, where they would be best situated within the city and ensuring the technology and availability of equipment necessary for our Fire Department to be able to suppress a fire should one occur, precautions related to air emissions and deterring any necessary chemicals from impacting surface and ground water.
4. The City of Groversville has been proactive in redevelopment, which includes several state programs. The placement of Commercial-Industrial Solar and battery Energy Storage Systems may affect the fulfillment and vision of some of these projects.

DISCUSSION:

Vice Chairman Kessler indicated that the Planning Board should stay out, as it would be consistent with other moratoriums on battery storage they have already seen.

MOTION: Recognizing that no regional impacts would occur as a result of the City of Groversville establishing a moratorium on Battery Energy Storage Systems (BESS), the Fulton County Planning Board offers no recommendation

MADE BY: John Kessler
SECONDED: Peter Goderie
VOTE: Unanimous

4. Guest Speaker – Chris Stankes, Fulton County Civil Engineer:

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, Chris Stankes, Fulton County Civil Engineer has agreed to provide an update on activities with the Fulton County Airport and SMART Waters, specifically Fulton County Sewer District #5.

DISCUSSION:

Fulton County Airport

Mr. Stankes indicated that the Apron Project has been completed. He stated that the parallel taxiway has been design and completed last fall. Mr. Stankes also pointed out that the final striping for the taxiway will occur in the spring of 2025.

Mr. Stankes mentioned that the snow removal building and SRE building would be constructed in 2026.

Mr. Stankes indicated that Fulton County received a New York State Department of Transportation (NYSDOT) Grant for the new fuel farm. The project will begin in the summer of 2025.

Mr. Fitzgerald questioned if there are other uses for the fuel farm other than LifeNet.

Mr. Stankes indicated there were.

Mr. Stankes mentioned that the WWII Aircraft was cleaned in 2024, and the U.S. Navy has given its blessing to the Fixed Base Operator, who will be able to paint it using paint that can be purchased locally.

Fulton County Sewer District #5

Mr. Stankes stated that the work will start in April of this year and will stop at the old Pour Jims site at the corner of NYS-30 and North Main Street Extension. He indicated that the Village of Mayfield's treatment plant will be converted into a pump station and will come online later this year.

Vice Chairman Kessler inquired if the sewer within the village will be considered part of Sewer District #5.

Mr. Stankes indicated that it would be; however, the Village would be responsible for all outstanding money still owed on the treatment plant.

5. Fulton County Agricultural and Farmland Protection Plan:

Since 2023, Fulton County has contracted with Community Planning and Environmental Associates to update the 2002 Fulton County Agricultural and Farmland Protection Plan. Over the past two years, the Consultants have been working on it with administrative support from the Fulton County Planning Department. The plan is currently being discussed with the Board of Supervisors, who will hold a public hearing on it in April. Subsequently, the Fulton County Agricultural and Farmland Protection Board will also hold a Public Hearing on Wednesday, March 26, 2025.

DISCUSSION:

Mr. Enfield reviewed the recommendations of the Fulton County Agricultural and Farmland Protection Board.

Mr. Anderson noted that the Farm-to-Table event has been very successful. He expressed his hope that more agricultural businesses will participate in the future.

Mr. Moore stated that the Fulton County Soil and Water Conservation District has had success in helping farmers obtain high tunnels for their property.

Chairman Rackmyre, Jr. indicated that there is a lot of agricultural production on the border of the City of Johnstown, specifically along Johnson Avenue and County Highway 131A and preservation of that land should be considered.

Mr. Enfield indicated that much of that land is within the Fulton County Agricultural District #1.

6. 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. The Activities Report is included on the board's monthly agenda to give County Planning Board members an idea of the types of issues being examined and the types of projects being worked on by Planning Department staff.

7. 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:

Chairman Rackmyre indicated that mapping of restaurants do not include Stratford, Oppenheim, or Ephratah, which historically the County tends to ignore.

Chairman Rackmyre indicated that the Walleye Challenge was successful.

8. Close of Meeting:

MOTION: To close the meeting at 10:05 am

MADE BY: Jerry Moore

SECONDED: Walt Fitzgerald

VOTE: Unanimous