



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, APRIL 15, 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)
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)
- 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
- X Ken Adamczyk, Economic Development Specialist, Fulton County Center for Regional Growth.

AGENDA:

1. 239 Reviews:
 - Village of Mayfield Planning Board – Site Plan Review for Stewart’s Shop at 2481 NYS-30 at the corner of North School Street (SBL: 104.9-2-1.2)
2. Update on Economic Development by Ken Adamczyk, Economic Development Specialist, Fulton County Center for Regional Growth.
3. Activities Report
4. Tourism Report

1. CALL THE MEETING TO ORDER:

The meeting was called to order at 8:45 a.m. followed by the pledge of allegiance.

2. APPROVAL OF THE PREVIOUS MEETING MINUTES:

DISCUSSION:

Mr. Moore pointed out that there was a discussion on the great work Carla was doing related to Tourism, which was not in the minutes.

Mr. Enfield stated he will amend the minutes to reflect this.

MOTION:

To approve the March 2025 minutes with the stipulation language on Carla Kolbe added to the Tourism Bureau section.

MADE BY: Colleen Ioele-DeCristofaro
SECONDED: Walter Fitzgerald
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. Village of Mayfield Planning Board: Stewart’s Shop – Site Plan Review at 2481 NYS-30:

Stewart’s Shop owns 2481 NY-30 (SBL: 104.9-2-1.2). They are proposing to demolish the existing commercial building, expand to a larger footprint on the property, and reconfigure the gas pumps. The applicant is proposing to buy and combine the adjacent lot, 2493 NY-30 (SBL: 104-2-1.1), in order to accommodate the setback for the new building. The applicant has indicated they plan to keep the current building on the property and eventually sell it off. Both lots have municipal water and will have sewer under Fulton County Sewer District #5

The 1985 Zoning Map indicates this area is within the Commercial Zoning District and is classified as a Business Establishment. The area is also within the Hamlet Land Use Classification of the Adirondack Park Agency. These are the growth and service centers of the Park where the Agency encourages development. Intentionally, the Agency has minimal permit requirements in hamlet areas. Activities there requiring an Agency permit are erecting buildings or structures over 40 feet in height, projects involving more than 100 lots, sites, or units, projects involving wetlands, airports, watershed management projects, and specific expansions of buildings and uses. Hamlet boundaries usually go well beyond established settlements to provide room for future expansion.

DISCUSSION:

Mr. Enfield mentioned that the Village Planning Board rarely meets. He also mentioned that in speaking with the Code Enforcement Officer, he wanted to have the Fulton County Planning Board review a little deeper as they may be items the board is missing.

Mr. Enfield mentioned that the Planning Board might want to have a third-party transportation analysis, which would be at the applicant’s expense.

Mr. Enfield indicated that this location receives a lot of visitors throughout the year depending on tourism and/or if school is in session. He mentioned that the tourism initiative by the county sees the additional pumps on-site as a benefit to more cars coming to the region.

Mr. Enfield indicated there is a spur of the Snowmobile Trail that should be added.

Mr. Enfield indicated the portion of the Powerhouse property should be indicated if the lot sizes are amended

Planning Board members expressed concern with the lot being too small given the amount of traffic that will occur. They also mentioned that there should be only one entrance from NYS-30.

Mr. Enfield provided images of the Northville Stewarts and brought up discussions of:

- a. Pedestrian usage. The current Mayfield Stewarts has picnic tables, as does the one in Northville, but there is none on the Site Plan, popular for tourists and bikers.

- b. Landscaping Plan and speak with NYSDOT about what is acceptable for adding more to the ROW.
- c. Will there be an on premise sign within the NYSDOT ROW? If so, landscaping should be considered.
- d. If possible, the pumps should be in front of the main entrance.
- e. The structure's pumps should be at an angle to accommodate boats and larger vehicles (similar to Northville).

Mr. Enfield also suggested that the National Grid utility poles might want to be buried and sidewalks be added as there is a sidewalk on the other side of the property.

Mr. Enfield suggest that the applicant should indicate where the retention pond will go.

Mr. Enfield mentioned if there is issue with reconfiguration, than the North School Street entrance may want to go down further into the Village.

Mr. Enfield stated that the Planning Board should request a Snow Plan given the lot size.

MOTION:

The Fulton County Planning Board recognizes there may be some regional impacts with the current layout of Stewart's Shop Site Plan Review, which is currently under review by the Village of Mayfield Planning Board. This could potentially detract from the County's Tourism Initiative set forth by the Fulton County Board of Supervisors in Vision 2026, as well as the 2026 – 2030 Development Strategy. As the project is ¾ of a mile into the ADK Park, it will be the first gas station within the park, and as a focal point for visitors needing supplies, the Planning Board feels that the following items should be considered:

- a. Currently, there are four (4) potential entrances to the project, one (1) along North School Street and three (3) along NYS-30. Under General Municipal Law, Planning Boards have the authority to request a third-party reviewer on issues they deem a concern at the applicant's expense, pursuant to General Village Law Section 7-718 (2). "The Planning Board shall have the power and authority to employ experts..." The Village Planning Board should consider hiring a transportation analyst to review potential concerns and reconfigurations.
- b. Consider putting gas pumps on an angle; examples include the Village of Northville, or the Town of Galway at Route 29 and Dean Lung Road. This would help larger vehicles, especially those with boats or other summer vehicles in tow.
- c. The current configuration indicates that the Power House building will not be torn down. As spacing appears to be an issue on the current Site Plan, consider utilizing the entire adjacent parcel and possibly adding gas tanks over on that side.
- d. Depending on the final layout, it may be necessary to reconfigure the North School Street entrance.
- e. Provide a Landscaping Plan:

- i. Provide more greenery within the NYS Department of Transportation (NYSDOT) ROW. The applicant would need to work with the agency.
- f. This Stewart's shop is popular with area bikers and vacationers, who utilize the current picnic tables within the NYSDOT ROW. No exterior seating has been identified, and this should be considered.
- g. The Southern Adirondack Snowmobile Club operates within the Village and Town of Mayfield. While not part of their official trail, a spur goes to Stewart's Shop, utilizing the business's gas and other supplies, as part of the County's winter tourism. This spur of the snowmobile club should be included, and
- h. Given the size of the parcel and potential vehicles, a Snow Plan should be considered.

While not a regional impact, the Village of Mayfield may want to consider the following:

- Should the Site Plan alter significantly, warranting another review from the Fulton County Planning Board, the Village of Mayfield may send it back to us pursuant of GML 239-m.
- Show where the retention pond will be going onto the Site Plan.
- Consider an on premise sign within the NYSDOT ROW (similar to the one in the Village of Northville).
- Look into burying the utility poles.
- Look into establishing sidewalks along NYS-30, as there are sidewalks on the North School Street side. This would make the area more pedestrian-friendly.
- If Powerhouse were portioned off and potentially sold, showing the dimensions that would be a separate parcel.

MADE BY:	Jay Pierz
SECONDED:	Sheila Perry
VOTE:	Unanimous

4. Guest Speaker – Ken Adamczyk, 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, Ken Adamczyk, Economic Development Specialist with Fulton County Center for Regional Growth will provide an update on behalf of the Fulton County Center for Regional Growth.

DISCUSSION:

Mr. Adamczyk mentioned a couple of initiatives that CRG is now within the scope of work: (1) workforce, (2) brownfields, and (3) Johnstown Commerce Park.

Mr. Adamczyk indicated that the Johnstown Commerce Park would be on the east side of NYS-30A across from the Johnstown Industrial Park. He mentioned CRG is looking at recruiting businesses as part of the semiconductor fabrication plant, for businesses such as Regeneration in Saratoga and a new development in the Syracuse area. He stated this park could be part of the supply chain. Mr. Adamczyk also mentioned they are working closely with Empire State Development.

Mr. Moore inquired if the property will also include Montgomery County.

Mr. Adamczyk mentioned they are only looking at Fulton County at this time.

Mr. Adamczyk stated that CRG is promoting Tryon Industrial Park with Site Selectors.

Mr. Adamczyk stated that the Microenterprise Grant has awarded over 3Million to 105 applicants with a 95% success rate.

Mr. Adamczyk indicated that the Brownfield Summit structure within the Mohawk Valley is popular because of how it is structured with neighboring counties. He stated that they have roughly 300 signed up, 30 more than in 2024.

Mr. Adamczyk mentioned that the Gloversville Downtown Revitalization Initiative is the fastest moving DRI is Round 5 regarding implementation. He stated that this May the new parks will open.

Mr. Enfield stated that he sits on the GRIP committee for the City of Gloversville, the mini DRI for projects under \$99,000. He mentioned that the funding is almost spent and there has been a lot of success with it. Mr. Enfield also mentioned that City of Little Falls was just starting their process for proposals this past fall, which was two years after Gloversville started theirs.

Mr. Adamczyk indicated that CRG is also looking at how to better connect students with jobs in the area regarding attainment of the current population. He stated that it can be through “project based learning” with businesses, students, parents/guardians, and the public.

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. 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.

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.

7. Other Business:

• Chairman

Mr. Rackmyre Jr. mentioned that the Town of Stratford is considering developing a 30-acre, county-owned site into horse and hiking trails.

Mr. Rackymre, Jr. mentioned that the May and August meetings will be held at the Fulton County Visitor’s Center.

• Other

Vice Chairman Kessler expressed concern about the tax implications, or lack thereof, regarding RV Sites and Storage Facilities, as they do not benefit taxpayers.

Vice Chairman Kessler also stated that action may be necessary on a county-wide level regarding E-Bikes, as they do not adhere to the speed limit.

Mr. Pierz mentioned that in Florida, there are maximum speed limits of 15 mph.

8. Close of Meeting:

MOTION: To close the meeting at 10:31 am

MADE BY: Dave Rackmyre, Jr.

SECONDED: Colleen Ioele-DeCristofaro

VOTE: Unanimous