



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, APRIL 15, 2025

8:45 AM

FULTON COUNTY VISITOR'S CENTER

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)
- X Sheila Perry (Farmer, Town of Broadalbin)
- X Jay Pierz (Town of Stratford)
- X Frank Lauria (Alternate, Supervisor – City of Gloversville)

- X Aaron Enfield, Senior Planner
- X Carla Kolbe, Tourism Coordinator

AGENDA:

1. 239 Reviews:
 - Town of Mayfield Planning Board – Rose Industries – Site Plan Review for a Business Service at 3734 NYS-30 at the corner of Black Street (County Highway 106)
 - Town of Perth Town Board – Extension on a Moratorium on Solar Arrays
 - City of Johnstown Planning Board – Site Plan Review for a Ganja Palace (Cannabis Store) at 343 North Comrie Avenue (163.9-1-3)
 - Town of Johnstown Planning Board – Backyard Outfitters, LLC – Site Plan Review for Portable Shed Display at 152 North Pine Street (134.20-19-1.5)
2. Activities Report
3. Tourism Report

1. CALL THE MEETING TO ORDER:

The meeting was called to order at 8:46 AM followed by the pledge of allegiance.

2. APPROVAL OF THE PREVIOUS MEETING MINUTES:

MOTION: To approve the previous meeting minutes

MADE BY: Jay Pierz
SECONDED: Peter Goderie
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 Mayfield Planning Board – Rose Industries – Site Plan Review for a Business Service at 3734 NYS-30 at the corner of Black Street (County Highway 106):

Rose Industries is looking to lease a portion of their property to Joe Giardino at 3734 NYS-30 (SBL Property 40.-6-4.3), which is approximately 1.24 acres in size. About .5 acres will be used to sell around 36 premade sheds. The applicant has indicated that they will be putting a sign on the property. He is looking to rent out his property at the corner of County Highway 106 (Black Street) and NYS-30. No water is slated to be used, and employees will be provided a porta potty. While the property is part of the sewer district, it will not be utilized.

The project is located within the Resource Hub, and a Retail or service Establish is an allowed use under Site Plan Review. A Retail or Service Establishment can be defined as “a use or structure, not otherwise described in this Law that provides goods and/or services directly to consumers where said goods and/or services are available for immediate purchase and removal.

DISCUSSION:

Ms. Ioele-DeCristofaro indicated that the sheds near the NY-30 will take away from the site lines of those on Black Street (County Highway 106), and should be put elsewhere onto the property.

Mr. Goderie agreed and stated that the intersection will eventually need a traffic light.

Planning Board members has a conversation on conversion of sheds into tiny homes, and potential impact to municipalities and Code Enforcement Officers.

Ms. Perry indicated agreed the sheds should be removed as it may affect state road setbacks.

Mr. Anderson asked that there be a delineation between the gravel and blacktop area.

MOTION:

Recognizing there may be regional impacts on Rose Industries Site Plan Review for a Business Service along NYS-30, the Fulton County Planning Board recommends that the Town of Mayfield Planning Board consider:

1. Move the front row of sheds to negate site line impacts when cars exit from County Route 106 (Black Street)
2. Have a clear delineation of the curb along NYS-30, and the project site (Gravel vs. Blacktop).
3. Add additional grass seed to the property so it looks more aesthetically pleasing.

MADE BY: James Anderson
SECONDED: Colleen Ioele-DeCristofaro
VOTE: Unanimous

B. Town of Perth Town Board – Extension on a Moratorium on Solar Arrays:

The Town of Perth Town Board is looking to extend a moratorium on Solar for additional 6-months, which is set to expire soon. The Fulton County Planning Board offered no recommendation when it was reviewed in November of 2024.

MOTION: Recognizing no regional impacts would occur as a result of the moratorium extension by the Town of Perth Town Board, the Fulton County Planning Board offers no recommendation.

MADE BY: James Anderson

SECONDED: Dave Rackmyre, Jr.

VOTE: Unanimous

C. City of Johnstown Planning Board – Site Plan Review for a Ganja Palace (Adult Use Cannabis Store) at 343 North Comrie Avenue (163.9-1-3):

Hasmuhkumar Patel is looking to lease 343 North Comrie Avenue / NYS – 30A (SBL: 163.9-1-3) as a change of use from an Insurance Company to an adult use retail cannabis dispensary. The Office of Cannabis Management (OCM) has already approved the license.

Hours of operation will be Monday through Saturday 9:00 am – 11:00 pm, and on Sunday from 9:00 am – 9:00 pm. The applicant is planning on repurposing the sign along NYS-30A. The applicant will be adding security and alarm system with a POS System at the counter. There will be no change to the current parking configuration or the exterior of the building.

In 2024, the City of Johnstown Common Council amended its zoning along Comrie Avenue to allow for a cannabis dispensary in the first half of 2024. The City desired to have a location in a higher traffic area away from a downtown in a commercial corridor near schools, residences and houses of worship.

DISCUSSION: Mr. Moore stated there was already a curb cut and the project is a change of use.

Mr. Enfield pointed out that anything cannabis related inside the building is regulated by the Office of Cannabis Management.

MOTION: Recognizing no regional impacts would occur as a result of the Mr. Patel’s application to the City of Johnstown Planning Board, the Fulton County Planning Board offers no recommendation.

MADE BY: Jerry Moore

SECONDED: Jay Pierz

VOTE: Unanimous

D. Town of Johnstown Planning Board – Backyard Outfitters, LLC – Site Plan Review for Portable Shed Display at 152 North Pine Street (134.20-19-1.5):

John Flood owns 152 North Pine Street (SBL 134.20-19-1.5), which is approximately 13.482 acres in size. He is looking to rent his property to Backyard Outfitters, LLC, to display roughly 40 portable sheds they plan to sell. The property, which was previously American Homes, features an existing paved area with 10 parking spaces. The existing sign will be reutilized which will include exterior lighting. Backyard Outfitters intends to utilize one of the sheds as a sales office.

Hours of operation will be on an appointment-only basis, but looking to eventually scale up hours to Monday–Friday, 10:00 am – 6:00 pm, and Saturday and Sunday, 10:00 am – 4:00 pm.

There is a preexisting septic system on the property, and there is access to municipal water along North Pine Street as well as Belmont Street (loop road).

The Project is 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 rental and leasing, commercial research development and testing, photo finishing and personal supply services.

DISCUSSION: Mr. Kessler suggested that cameras be put onto the property given the fact that it is not on a heavily trafficked road.

Planning Board members, again, discussed the conversion of sheds into tiny homes as Belmont Avenue has a water line making it an idea location for housing.

MOTION: Recognizing that there may be some regional impacts to Backyard Outfitters Site Plan Application, the Fulton County Planning Department recommends the Town of Johnstown Planning Board consider the applicant install cameras and/or lights to deter potential vandals.

MADE BY: John Kessler
SECONDED: Sheila Perry
VOTE: 7 in favor, 2 abstain (Rackmyre, Anderson)

4. 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: Mr. Moore pointed out that the BID for the fuel tank was receive and was overpriced.

5. 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: Ms. Kolbe provided an update on her work through the Fulton County Visitor’s Bureau. She stated that she has been focusing on content marketing in the Albany area, specifically the Times Union and other media outlets. Ms. Kolbe stated that through google analytics and there has been an increase of searches for those looking into Fulton County.

Ms. Kolbe mentioned that she has been incorporating AI into her scope of work and will be updating the 44 Lakes website to aggregate other event within the region. Ms. Kolbe stated that she has been removing outdated materials and information from 44 Lakes and within the Fulton County Visitor’s Center.

Ms. Kolbe provided some other marketing initiatives

- Market to Central NY specifically on the trail systems of the county.
- Promote 100th Anniversary of Kane Mountain
- Collaboration with County Historian on America 250

Vice Chairman Kessler pointed out that he is a member of the Capital Beverage Trail for KBC and suggested that others within Fulton County join.

Planning Board members enjoyed the update from Ms. Kolbe and look forward to future ones.

6. Other Business:

- Planning Department

Mr. Enfield pointed out that the county is considering adding properties to the brownfield list and inquired if any Planning Board member recommends any sites for addition.

Chairman Rackmyre, Jr. pointed out that 6161 NY-29A within Stratford be looked at (SBL 48.7-6-1)

Mr. Goderie pointed out that the former Perth Landfill should be considered.

Mr. Enfield stated that the GSL Discovery Center out to bid for construction.

Mr. Enfield mentioned that MRB Group has an offer for a Comprehensive Plan update for communities that are under 2,000 for \$25,000.

Mr. Enfield suggested that Mark Schachner, Esq., be included in the Planning and Zoning Training at FMCC.

Vice Chairman Anderson stated that including him would benefit the region. He stated he had listened to him at the Saratoga Conference.

Mr. Enfield also suggested that 2026 include the Department of Transportation, the Department of Health, and training on SEQR from the NYS Department of State.

7. Close of Meeting:

MOTION: To close the meeting at 10:12 am

MADE BY: Walt Fitzgerald
SECONDED: James Anderson
VOTE: Unanimous