



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JULY 15, 2025

8:45 AM

FULTON COUNTY PLANNING DEPARTMENT

MEETING NOTES

PRESENT:

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

AGENDA:

1. 239 Reviews:
 - Town of Caroga Planning Board – New Hampshire Marketing NY, LLC – Site Plan for Self-Storage Units at 3132 County Highway 29A
 - City of Gloversville Planning Board – Hopewell Ventures LLC – Site Plan for Self Storage Units at 121 East Fulton Street, 123 East Fulton Street, and 125 East Fulton Street
 - City of Gloversville Planning Board – Michael Salvione – Site Plan for a Restaurant (Railyard Italian Bistro) at 97 West Fulton Street
 - Town of Johnstown Planning Board – Melissa Potter – Site Plan for an Accessory Dwelling Unit (ADU) at 801 County Highway 116
 - City of Johnstown Planning Board – Classic Auto Wash – Site Plan for an expansion of a Carwash Business at 289 North Comrie Avenue
 - City of Johnstown Planning Board – NPR Holding/Five Corner Development – Site Plan for a Multi-Family Senior Housing Development along Prindle Avenue
2. Activities Report
3. 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 May 2025 minutes

MADE BY: Jay Pierz

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. Town of Caroga Planning Board – New Hampshire Marketing NY, LLC – Site Plan for Self-Storage Units at 3132 NYS-29A

New Hampshire Marketing NY, LLC is seeking to construct three (3) self-storage units at 3132 NYS-29 (SBL: 87.11-7-5.5), which is approximately 3.07 acres in size. There is one (1) unit on the property, which is used for storage, and is 2,000 square feet. The additional units will add 10,500 square feet of space.

Gravel will be utilized around the perimeter of the storage units, with five (5) parking spaces on the south side of the project. A stormwater management area is proposed near the entrance along New York State Route 29A.

The first 300 feet of NY-29A are zoned Highway Commercial, and the remaining property is zoned Residential.

DISCUSSION:

Planning Board members recognized the additional impervious surface, which would require a stormwater retention area.

Mr. Anderson recommended adding screening.

Mr. Goderie inquired if a fence would also be necessary.

Mr. Pierz stated that it would not be necessary, as the current and proposed structures are far enough from the state highway.

MOTION:

Acknowledging that there may be some regional impacts by the additional of three (3) additional storage facilities at 3132 NY-29A adding more impervious surface within the Adirondack Park, which will require a stormwater area, the Fulton County Planning Board recommends that screening be placed between NY-29A and the stormwater retention area at the discretion of the Town of Caroga Planning Board.

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

B. City of Gloversville Planning Board – Hopewell Ventures LLC – Site Plan for Self Storage Units (518 Storage) at 121 East Fulton Street, 123 East Fulton Street, and 125 East Fulton Street:

Hopewell Ventures owns several parcels along East Fulton Street between Allen Street and Chestnut Street. They are looking to take three (3) of those parcels and construct 26 affordable self-storage units. The site would be available 24 hours a day. The site will remain unpaved, although gravel will be used for the surface. A 4-foot-by-8-foot sign will be utilized.

DISCUSSION:

Mr. Lauria acknowledged that the City of Gloversville is Pro-Housing and this site would be better used for housing.

Mr. Enfield reminded the Planning Board that the application is for a Storage Facility, not housing.

The Planning Board acknowledged that, although the same company owns buildings adjacent to the project site, it does not own parcels on all sides of the properties.

Planning Board felt that the blighted appearance of the properties could be improved with screening, such as fencing and landscaping, as well as a new sidewalk.

Mr. Anderson expressed concern about the gravel area, as there is a city code that requires hard surfaces.

MOTION:

Recognizing there may be some regional impacts to the 518 Storage’s Site Plan at 121, 123, and 125 East Fulton Street (NY-29A), the Fulton County Planning Department recommends the following modifications:

1. Replacement of sidewalks that are broken and/or deteriorating.
2. Fence screening with slats on the perimeter of the building.
3. Landscaping Plan for the front of the property between the sidewalk and fence, such as arborvitae.
4. Maintenance Plan for the Landscaping Plan.
5. Planning Board and City Officials review the City Code related to hard surfaces.
6. All three parcels should be combined as the storage facilities do not follow current setbacks.

MADE BY: Jerry Moore

SECONDED: Pete Goderie

VOTE: Unanimous

C. City of Gloversville Planning Board – Michael Salvione – Site Plan for a Restaurant (Railyard Italian Bistro) at 97 West Fulton Street:

Michael Salvione is looking to open the Railyard Italian Bistro at 97 West Fulton Street (SBL 197.6-10-3.2), which is approximately 0.24+/-/- acres in size. He will be operating the front building, offering Italian dishes, pub food, and desserts. Hours of Operation will be Monday through Saturday from 11:00 am to 10:00 pm and on Sundays from 2:00 pm to 8:00 pm. A 4' x 4' sign will be placed on the second floor with lighting.

There will be 46 seats inside the restaurant, and an additional 32 seats will be available on the patio. Parking will be available on the east side of the building on the adjoining parcel, which Root Property Holdings, LLC, also owns.

The project is located within the DRI, BOA, and LWRP zones of the City of Gloversville and abuts the FJ&G Rail Trail.

DISCUSSION:

Mr. Enfield indicated that the SEQR Short form was lacking information:

- #3 (a) Total Acreage of the Site is 0.24+/-/- acres, (b) Total Acreage to be disturbed not identified. #14 was left blank. Given the type of area, urban appears to be the ideal habitat for the project site.

Ms. Perry recommended removing the raised garden bed, as it would increase the pedestrian area.

Ms. Ioele-DeCristofaro mentioned that the building has been hit several times by vehicles.

Mr. Enfield recommended that bollards be placed at specific sites on the sidewalk to mitigate future impacts.

Mr. Enfield stated that while the parking will be located on a different parcel, owned by the same individual, new striping, repair, and/or replacement of the sidewalk should be considered at 95 West Fulton Street (SBL: 149.6-10-4), which is 0.13+/-/- acres.

MOTION:

Recognizing there may be regional impacts to Michael Salvione's Site Plan for a restaurant (Railyard Italian Bistro) at 97 West Fulton Street, the Fulton County Planning Board recommends that the City of Gloversville Planning Board include the following modifications:

1. As parking will be located on a different parcel, but owned by the same individual, new striping, repair, and/or replace sidewalk should be considered at 95 West Fulton Street (SBL: 149.6-10-4), which is 0.13+/-/- acres.
2. Removal of the raised garden bed to increase pedestrian walkability.
3. Bollards are placed to mitigate future accidents at the building.
4. SEQR Short Form should be looked at to address missing information.

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

D. Town of Johnstown Planning Board – Melissa Potter – Site Plan for an Accessory Dwelling Unit along County Highway 116:

The Town of Johnstown has received an application from Melissa Potter for an Accessory Dwelling Unit (ADU) at 801 County Highway 116, currently owned by Steve and Debbie Subik (SBL 173.-1-4.5). The property spans 279.42 acres and is situated within Fulton County Agricultural District #1, adjacent to neighboring properties.

An ADU is an allowed use under Site Plan Review. The Zoning Board of Appeals is reviewing the application for an Area Variance, as the structure will be 1,485 sq. ft., exceeding the 750 sq. ft. limit specified in the Zoning Code.

The placement of the ADU, septic, and garage is slated to go on land listed by the USDA National Resources Conservation Service (NRCS) Soil Farm Class as “Prime Farmland if Drained.”

The Town of Johnstown is a Certified Pro-Housing Community.

A perc test was conducted by Montgomery County Soil and Water, with the first test yielding 12 minutes per inch and the second test yielding 17 minutes per inch.

MOTION: Recognizing that no regional impacts could occur as a result of the construction of an Accessory Dwelling Unit (ADU), the Fulton County Planning Department does not recommend that the Town of Johnstown Planning Board.

MADE BY: Jerry Moore
SECONDED: James Anderson
VOTE: Unanimous

E. City of Johnstown Planning Board – Classic Auto Wash – Site Plan for an expansion of a Carwash Business at 289 North Comrie Avenue:

Nick Gentile is looking to convert two (2) existing self-service bays into touchless automatic car wash bays at 289 North Comrie Avenue (Tax Map Parcel No. 163.13-1-1.1), which is approximately 1.1378+/- acres in size. The two bays in the middle will be converted to touchless. With the addition of a kiosk, no other changes will be occurring. The site is zoned Arterial Commercial (C-2) and complies with the City of Johnstown Zoning Ordinance.

DISCUSSION:
Planning Board members acknowledged that the changes to the building will be minimal and would not have a regional impact.

Chairman Rackmyre, Jr., mentioned that it may be beneficial to add pavement arrows for entering and exiting the area.

MOTION: Acknowledging there may be minimal regional impacts to the project, the Fulton County Planning Department recommends that a pavement arrow for entering and exiting Classic Auto Wash.

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

F. **City of Johnstown Planning Board – Five Corners Development – Site Plan Approval for a 64-unit Affordable Senior Housing Development (Hale Creek Preserve):**

The City of Johnstown owns several parcels along Hale Creek, located between East Green Street, Prindle Avenue, and East Main Street (Tax Map Parcel Nos. 174.8-3-7.5, 174.8-3-8, 174.8-3-9, 174.8-3-30, and 162.20-11-51). They plan to convert these lots into a 3-story, 53,800-square-foot building with 64 units of affordable senior housing (61 one-bedroom apartments and three two-bedroom apartments). The project is designed for independent individuals; no medical staff will reside on-site. The building will also feature a Community Room, Fitness Center, and Special Services Room.

The construction of the facility will involve demolishing the existing structures, including the former L&C building, a sand storage shed, and other buildings.

Hale Creek Preserve will be close to the Shirley Luck Senior Center and the Fulton County Office for the Aging. Public improvements to the Hale Creek Trail include repaving the existing bike and pedestrian trail, adding a new pedestrian bridge over Comrie Creek, as well as benches, crosswalks, and connections to Schriver Pond.

The site was previously rezoned to Multi-Family 1 (MF-1) earlier in the year. They plan to convert these lots into a 3-story, 53,800-square-foot building with 64 units of affordable senior housing (61 one-bedroom apartments and three two-bedroom apartments). The project is designed for independent individuals; no medical staff will reside on-site. The building will also feature a Community Room, Fitness Center, and Special Services Room.

The construction of the facility will involve demolishing the existing structures, including the former L&C building, a sand storage shed, and other buildings.

Hale Creek Preserve will be close to the Shirley Luck Senior Center and the Fulton County Office for the Aging. Public improvements to the Hale Creek Trail include repaving the existing bike and pedestrian trail, adding a new pedestrian bridge over Comrie Creek, as well as benches, crosswalks, and connections to Schriver Pond.

The site was rezoned to Multi-Family 1 (MF-1) earlier in the year.

DISCUSSION:

Mr. Enfield mentioned that the project aligns with the recent Fulton County Development Strategy. He pointed out its proximity to downtown and its walkable distance to the Fulton County Office for the Aging.

Mr. Enfield provided images from a site visit, indicating the presence of Japanese Knotweed, an invasive plant that can grow through blacktop and destroy building foundations. He indicated mitigation should be taken before construction.

Mr. Pierz indicated that it might take several attempts to tackle the problem.

Mr. Goderie indicated that mowing would not help, as it would propagate from a minimal cutting.

Mr. Enfield mentioned that there is an entrance along East Main Street, across from Union Hall. He stated that he was unsure what it was used for, but suggested it should be utilized for Emergency Services and that the City of Johnstown should consult with Fulton County EMO, Steve Santa Maria.

Mr. Anderson mentioned that sidewalks should also be added to that roadway. Subsequently, Mr. Anderson indicated that the sidewalk be extended from the dumpster area to the Hale Creek Trail.

Chairman Rackmyre, Jr. stated that, should it be used for emergency services, a sign should be added that says “Emergency Vehicle Entrance Only.”

Mr. Enfield stated that the City of Johnstown could apply for a NYS Department of Transportation TAP Grant to update and extend the Hale Creek Trail to Shriver Pond in Johnstown City Park, located on Main Street, as well as the FJ&G Rail Trail.

Mr. Anderson stated that a subdivision and/or lot line adjustment should be included to separate Hale Creek Preserve from the other city properties.

Mr. Enfield indicated that the draft FEMA Maps highlight the Regulatory Floodway in the area of Comrie Creek and Hale Creek. He recommended that some mitigation tactics be considered on the project site.

Ms. Ioele-DeCristofaro mentioned that the area of Prindle and North Chase Street has a history of flooding.

Mr. Enfield stated that, given the additional impervious surface added to the site, this project may have a future impact on flooding.

The Planning Board suggested that the project be elevated one (1) foot to mitigate potential flooding on the ground floor.

Planning Board members also recommended that the applicant collaborate with the Fulton County Soil and Water Conservation District to mitigate potential flooding.

MOTION:

Recognizing the positive impact on the City of Johnstown and Fulton County of additional senior housing options within the downtown, close to the Fulton County Office for the Aging, there are some other regional impacts to the Hale Creek Preserve 64-unit affordable senior housing project that should be addressed. The Fulton County Planning Board recommends that the project be approved with conditions:

1. Coordination with the Fulton County Emergency Management Office to review plans before approval.
2. Coordination with Fulton County Soil and Water Conservation District before approval to look at flood mitigation as the Hale Creek and Comrie Creek as Regulatory Floodways from the Federal Emergency Management Agency(FEMA).
 - a. While not in the regulatory floodway, the site abuts both tributaries, and the Prindle North Chase neighborhood historically has flooding issues. Allowances should be made for the structure, as it will be adding more impervious surface near the floodway.

3. As the E. Main Street Entrance will be used for emergencies, include signage that states, “emergency vehicles entrance only.”
4. Look at the addition of ADA-compliant pedestrian access to the entrance from E. Main Street to Hale Creek Preserve.
5. The site has a presence of Japanese Knotweed, a highly invasive plant, that is within the 2021 Fulton County Hazard Mitigation Plan. This plant can destroy building foundations and grow through blacktop. Aggressive mitigation measures should be made.
 - a. Please note that knotweed clippings should not be placed with other grass and yard clippings, as a piece the size of a fingernail can propagate.
6. Consider subdivision and/or lot line adjustment of parcels so that Hale Creek Preserve is its own lot.

MADE BY: Dave Rackmyre, Jr.
 SECONDED: Walter Fitzgerald
 VOTE: Unanimous

4. Activities Report:

Each month, the County Planning Department staff compiles 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. 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 mentioned that the BID numbers were not included in the Activities Report.

Mr. Moore stated that Jon Stead was planning to speak with the Mayfield Historical Society later this year about the Great Sacandaga Lake Discovery Center.

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:

Mr. Rackmyre, Jr., indicated that Fulton County’s Visitors Bureau should look into the county’s agricultural history of hops.

Ms. Perry suggested hemp, as the county was known to produce significant amounts for rope.

6. Other Business:

- Chairman

Chairman Rackmyre, Jr., asked that the Tourism Coordinator connect with the Town of Stratford and the Town of Oppenheim regarding America 250. He stated the two communities are partnering with Montgomery County and Herkimer County.

Chairman Rackmyre, Jr., inquired who is handling the master list of Brownfields.

Mr. Enfield stated that there is a committee that occasionally meets with a consultant. He stated that Ron Peters with the Fulton County Center for Regional Growth is the main contact person.

- Planning Department

Mr. Enfield stated that he is working with Homes and Community Renewal on a Pro-Housing Webinar with Towns and villages on August 5, featuring Mayor Amy Praught and Supervisor Christina VanValkenburgh.

7. Close of Meeting:

MOTION: To close the meeting at 10:07 am

MADE BY: James Anderson

SECONDED: Frank Lauria

VOTE: Unanimous