



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, AUGUST 19, 2025

8:45 AM

FULTON COUNTY VISITORS 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)
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 Scott Henze, Director of Planning and Tourism
- X Aaron Enfield, Senior Planner
- X Carla Kolbe, Tourism Coordinator

AGENDA:

1. 239 Reviews:
 - Town of Caroga Planning Board – Michael Monks – Site Plan Review for a Liquor Store (Liquor by the Lake) at 2043 State Highway 10
 - Adirondack Bottling Works – Project NYK (Niagara Bottling) – Site Plan Review for Manufacturing Facility at Tryon Technology Park, 117 Tryon Park (SBL: 164.-5-1.111)
2. Activities Report
3. 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 MINUTES:

MOTION: To approve the previous meeting minutes

MADE BY: Colleen Ioele-DeCristofaro

SECONDED: Jay Pierz

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 – Michael Monks – Site Plan Review for a Liquor Store (Liquor by the Lake) at 2043 State Highway 10:

Michael Monks owns 2043 State Highway 10, which is .99 acres in size (SBL: 68.-1-53-12). There are several buildings on the lot. He is requesting a change of use for one of them from an arcade to a liquor store (Liquor by the Lake). No exterior changes will be made. A new 4'x4' non-illuminated sign will be created. Once the applicant has approval from the New York State Liquor Authority, they will be able to open. The hours of operation will be 9:00 a.m. – 9:00 p.m., 7 days a week.

Additional parking spaces will be in the rear of the lot.

DISCUSSION:

Mr. Enfield stated that the application indicated the store would open on Sundays at 9:00 am; however, according to the State Liquor Authority, stores cannot open until 10:00 am. He mentioned that it was not a regional impact, as this would be under the purview of the SLA.

Mr. Enfield stated that while Parts 2 and 3 are completed, Question 4 in Part 1 remains unanswered.

Mr. Enfield mentioned that the Town of Caroga's 2011 Comprehensive Plan indicates this site within the Town Center and, by 2025, indicates that the area will be walkable. He stated that allowances on the property should be examined to establish sidewalks and landscaping, as per the Town's currently approved Comprehensive Plan. Mr. Enfield provided an image taken from the Comp. Plan.

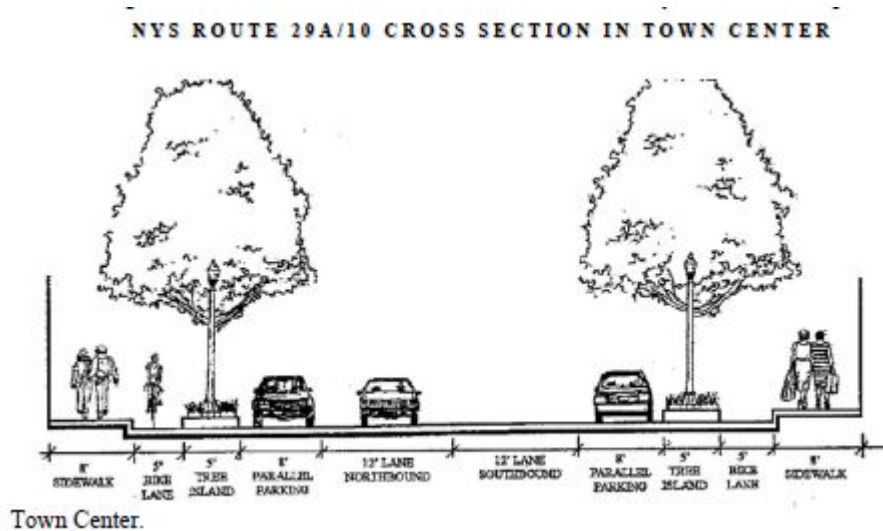


Figure 1.1 Taken from Page 6 of the Town of Caroga Comprehensive Plan.

Planning Board members agreed that, following the Town's Comprehensive Plan, sidewalks should be looked at, as well as some green space.

Mr. Pierz mentioned that parking has always been a concern at the lot, regardless of what is there. He stated that the Town of Caroga Planning Board should look at other options to mitigate.

Ms. Ioele-DeCristofaro suggested that the parking lot be restriped and include the area in the rear. She also mentioned that angled parking might be better for the lot.

Mr. Fitzgerald indicated that the vacant land across the street could be utilized.

Chairman Rackmyre stated that the lot is owned by Vrooman's Pub, which also has similar issues.

Vice Chairman Kessler suggested that bollards be put around the utility poles.

Mr. Moore asked what APA land use classification this property is in.

Mr. Enfield stated that it is within the Hamlet section.

Several Planning Board members requested clarification on the APA Land Use Classification.

Chairman Rackmyre, Vice Chairman Kessler, and Mr. Moore provided a verbal explanation of the classification, indicating the pro-growth area by the agency within the Adirondack Park.

MOTION: Recognizing there may be some regional impacts by the change of use from an arcade to a liquor store for the Town of Caroga's referral on a Site Plan for a Liquor Store (Liquor by the Lake) at 2043 State Highway 10 owned by Michael Monk, the Fulton County Planning Board recommends that the project be approved with the following changes:

1. Given the historic concern with traffic and parking at the lot, a liquor store will increase visitation to the site and potential traffic accidents. An engineer looks at a way to reconfigure the spaces, such as striping all parking spots and angled parking, which may reconfigure the entire lot
2. Install bollards around the utility pole to mitigate vehicle incidents with National Grid
3. Look at the Town of Caroga Comprehensive Plan and add walkability along NYS-10 with sidewalks and greenery.

MADE BY: Jay Pierz

SECONDED: Walt Fitzgerald

VOTE: Unanimous

B. Adirondack Bottling Works – Project NYK (Niagara Bottling) – Site Plan Review for Manufacturing Facility at Tryon Technology Park, 117 Tryon Park

Tryon Technology Park is owned by the Fulton County Industrial Development Agency (FCIDA), which is primarily located in the Town of Perth, with some properties also within the Town of Johnstown. Winstanley Enterprises has contracted with FC IDA to develop the site. They have an application to establish a 50-acre portion of the Tryon Technology Park, located along 881 Co Rd 107, Johnstown, NY 12095 (Tax Map Parcel Number 164.-5-1.1111), with a 512,000 SF water bottling, processing, and distribution warehouse. The project, with access provided from two driveways on County Route 117, would include a new substation, employee parking, truck parking, loading docks, utilities, a stormwater

management system, landscaping, and signage. The project would be developed over two phases, with Phase 1 encompassing 362,000 SF +/- . Phase 2 would include a 149,000 SF building +/- addition.

The Project is classified as Manufacturing and is a permitted use in the Business and Technology Zone (BTZ) under the 2017 Town of Perth Zoning Ordinance. A Manufacturing Facility is defined as “The process, assembly, fabrication, handling, or assembling of materials or substances into new or refurbished products and assembly of parts.”

The purpose of the BTZ will be to facilitate the redevelopment of Tryon Campus by developing shovel-ready sites to encourage the development of technology facilities, research and development facilities, light industrial operations, typical office park development, assembly and manufacturing, medical facilities, educational facilities, and accessory buildings.

The project will include subdivision of the property; however, under Article 6G of the Town of Perth Zoning Ordinance, lands within the BTZ are exempt from the requirements of Perth’s subdivision regulations. Once the project has been approved, the Chairman will need to sign the site plan, which will then be filed with the Fulton County Office of Real Property.

The Perth Zoning Board of Appeals is currently reviewing the project for Variances.

DISCUSSION:

Mr. Enfield discussed the need to brand Tryon as more businesses move in—a discussion followed on traffic and wayfinding from NY-30, NY-30A, and NY-29.

Ms. Perry felt this was a good idea not to allow traffic on County Highway 107

Mr. Goderie pointed out that the speed limit on County Highway 107 is 55mph and that it may be best to look at reducing the speed limit.

Ms. Perry suggests going to Skiff’s Farm from the Perth end.

Mr. Lauria suggested near the entrance of Hale Creek from the Johnstown end.

Mr. Goderie pointed out that perhaps a Roundabout at County Highway 107 and County Highway 158, or at County Highway 158 and NYS-29, may be beneficial in the future.

Vice Chairman Kessler suggested that signage be used to alert traffic to a speed change.

Mr. Moore suggested a solar-powered blinking stop sign.

MOTION:

Recognizing that there may be some regional impacts to the build out of Tryon Technology Park, with the Town of Perth Planning Board 239-m referral of Adirondack Bottling Works – Project NYK (Niagara Bottling) – Site Plan Review for Manufacturing Facility at Tryon Technology Park along County Highway 117 and 107, the Fulton County Planning Board recommends that the project be approved with the following modifications:

1. Reduce speed limit on certain sections of County Route 107;
2. Install wayfinding signage to Tryon Technology Park (not solely for this project, but in general) within the Town of Perth, NYS-29, NYS-30, NYS-30A, and other areas deemed appropriate; and

3. Establish a 4-way stop at the intersection of County Highway 107 Sacandaga Road, with appropriate signage to alert oncoming traffic.

MADE BY: Peter Goderie
SECONDED: Frank Lauria
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. 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:

Chairman Rackmyre inquired about the completion date for Phase 1 of the sewer project.

Mr. Henze stated it would be 100% as of August 20, 2025.

Mr. Moore highlighted the fact that the Fuel Tank project came under the Bid.

Planning Board members inquired media outlets discussing the Great Sacandaga Lake Discovery Center.

Mr. Henze stated that the Finance Committee decided to table the Bids until March of 2025. He indicated that the project was never going to be 1.2 million. Mr. Henze mentioned that the amount was the funding allocated through ARPA funds.

Mr. Henze stated that the Planning Department has submitted four (4) grants on the project this summer and plans to apply for two (2) more this fall.

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 the work she has done over the past month, as well as upcoming events in which the Tourism Bureau will be involved.

Ms. Perry mentioned that Day on the Farm was created during the COVID-19 pandemic to encourage individuals to get out into nature and would not have been successful without the support of social media.

Ms. Kolbe indicated that the Wheelerville Trail Ad has been the highest clicked digital ad for the Times Union. She also mentioned that, due to the region's international presence, the bike ad is the highest clicked in Germany.

Both Mr. Lauria and Mr. Pierz praised Wheelerville Trails and the work being done in Caroga.

6. Other Business:

- Planning Department

Mr. Enfield inquired about what other topics they wished to include in the upcoming training.

Chairman Rackmyre recommended that floodplain maps be reviewed.

Mr. Enfield stated that he would need to consult with Montgomery County to determine if they have the same electronic system or if they are still using paper maps.

7. Close of Meeting:

MOTION:	To close the meeting at 10:24 am
MADE BY:	Pete Goderie
SECONDED:	Walter Fitzgerald
VOTE:	Unanimous