



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, OCTOBER 21, 2025

8:45 AM

FULTON COUNTY PLANNING DEPARTMENT

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)
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 Perth Town Board – Amendments to the Solar Law
 - Town of Perth Town Board – Local Law on Battery Storage
 - Town of Mayfield Planning Board – Louis Stutzke – Site Plan Review for a Commercial Business (Food and Fuel) at 3006 and 3008 NY-30 (120.-1-10, 120.-1-11)
 - Town of Mayfield Planning Board – Jacob Gaito – Site Plan Review for a Storage Facility at 111 Woods Hollow Road (136.-9-1)
 - Town of Northampton Planning Board – Special Use Permit for Battery Storage Facility at 1030 NY-30 (45.-2-19 & 45.-2-20)
 - Town of Broadalbin Planning Board – Hudson Mohawk – Site Plan for Storage Facility at 140 Old State Road (139.-1-36.22)
 - Town of Broadalbin Planning Board – Bill Kline – Site Plan for a Poll Barn at 452 State Highway 29
 - Town of Caroga Town Board – Rezoning of various parcels from Conservation to Hamlet along State Highway 10
 - City of Johnstown Zoning Board of Appeals – Use Variance at 605 S. Comrie Avenue to “show” modular homes.
 - Town of Perth Planning Board – Red Dee Ridge Farm – Special Use Permit for a Banquet Hall at 482 Stairs Road at the end of Shaw Road (Private) (180.-1-2)
2. Activities Report
3. Tourism Report
4. Other

1. CALL THE MEETING TO ORDER:

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

2. APPROVAL OF 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 Perth Town Board – Amendments to the Solar Law

Background:

The Town of Perth established a Renewable Energy Committee to review the amendment of the current Local Law on solar. The committee developed some modifications. The Town is seeking input from the Planning Board on recommendations. The two recommendations include:

1. 1000’ buffer along NYS-30, an area that the Town is looking to develop commercially and could potentially have water and sewer.
2. 500’ buffer from remaining property lines.

DISCUSSION:

After a back-and-forth conversation, the County Planning Board decided to stay out of the project.

MOTION: For the Fulton County Planning Board to offer no recommendation on the Town of Perth's amendment to their current solar law.

MADE BY: James Anderson

SECONDED: Sheila Perry

VOTE: Unanimous

B. Town of Perth Town Board – Local Law on Battery Storage

Background:

The Town of Perth established a Renewable Energy Committee to review the permitting of Battery Storage within the Town. The Town has developed a law that will enable Battery Storage, but only near properties around the current Substation:

DISCUSSION:

After a back-and-forth conversation, the County Planning Board decided to stay out of the project.

MOTION: For the Fulton County Planning Board to offer no recommendation on the Town of Perth's proposed law on battery storage.

MADE BY: Dave Rackmyre, Jr.

SECONDED: Jay Pierz

VOTE: Unanimous

C. Town of Mayfield Planning Board – Louis Stutzke – Site Plan Review for a Commercial Business (Food and Fuel) at 3006 and 3008 NY-30 (120.-1-10, 120.-1-11)

Background:

Louis Stutzke currently owns 3008 NY-30 (Take Map Parcel Number 120.-1-11), which is approximately .54 acres. Mr. Stutzke also owns the business Food and Fuel, located at 3006 NY-30 (Tax Map Parcel 120.-1-10) on property owned by Muhammad Sharif, which is 0.64 acres in size. Mr. Stutzke intends to expand the Food and Fuel operation onto 3006 NY-30.

The applicant will construct a 6,340 sq ft building that includes a new wastewater treatment area, a new concrete pad and propane tanks, new air pumps, a new enclosed dumpster, and 32 parking spaces. The applicant is also considering adding four more gas pumps to the property.

The project is located within the Mixed Use 1, and a Retail or Service Establishment 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, which provides goods and/or services directly to consumers where said goods and/or services are available for immediate purchase and removal.”

In 1998, the NYS Department of Environmental Conservation approved a reclamation remediation system on the property at 3006 NY-30, which led to the construction of a shed partly within the NYSDOT ROW.

DISCUSSION:

After a back-and-forth conversation, the County Planning Board decided to stay out of the project.

MOTION: For the Fulton County Planning Board to offer no recommendation on the Town of Mayfield Planning Board’s application from Louis Stutzke’s Site Plan for a Commercial Business along NYS-30.

MADE BY: Peter Goderie
SECONDED: Colleen Ioele-DeCristofaro
VOTE: 7 in favor, 0 opposed, 2 abstain (Kessler, Moore)

D. Town of Mayfield Planning Board – Jacob and Robert Gaito – Site Plan Review for a Storage Facility at 111 Woods Hollow Road (136.-9-1)

Background:

Jacob Gaito is looking to construct a Storage Facility at 111 Woods Hollow (136.-9-1), which is approximately 4.60+/- acres in size. The applicant is looking to build five storage facilities: one 30’x255’, one 30’x260’, one 40’x265’, one 20’x235’, and one 20’x110’. Additionally, there will be five parking spots.

The project is situated within the Mixed Use 2 Zoning District, and a Storage Facility is a permitted use under Site Plan Review. A Storage Facility is defined as “a piece of land, structure, or group of structures, designed and/or constructed for short- or long-term storage of individual or business property for a fee. A storage facility does not include a warehouse/distribution center, truck terminal, or other transfer facility for goods, wares, or merchandise.”

The applicant indicated that the storage facilities will be green and brown to align with the Town of Mayfield’s comprehensive desire for buildings to be more Adirondack-themed.

DISCUSSION:

Mr. Goderie mentioned that the higher the plant gets, the harder it can be to grow. He suggested that a watering and replacement plan be incorporated into the Site Plan.

Mr. Anderson stated that a chain link fence with privacy will be added to the property, a precedent they have set for other storage units.

MOTION: Recognizing there may be some regional impacts on Jacob and Robert Gaito's Site Plan for a Storage Facility at 111 Woods Hollow Road, the Fulton County Planning Board recommends that the project be approved with the following conditions:

1. Watering and Replacement Plan for the plantings for the first 10 years.
2. Constructing a 6' chain link fence where the arborvitae will be planted with privacy slats
3. Look at other options rather than green giant arborvitae, as they, at times, may not be weather-tolerant within the county.

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

E. Town of Northampton Planning Board – Special Use Permit for Battery Storage Facility at 1030 NY-30 on the lands of William Gifford (45.-2-19 & 45.-2-20)

Background:

Carson Powers is looking to construct 2 5MW, 4-hour duration Lithium battery energy storage systems (BESS) on the property of William Gifford, 1030 State Highway 30, (Tax Map Parcel Number 45.-2-20 and 45.-2-19) within the Town of Northampton Resource Conservation Zoning District, requiring a minimum lot size of 5 acres. The parcel is within the Resource Management Land Classification, requiring 45 acres per principal building.

The project would occupy approximately 12,000 square feet of the parcel, with an additional 6,500 square feet used for road and interconnection equipment. Components of the system would include BESS with an enclosed outdoor enclosure, gravel access roads, equipment pads, security fencing, electric trenching, and electrical grid interconnection poles and equipment.

The project has been classified as a Public Utility that requires a Special Use Permit.

DISCUSSION:

Chairman Rackmyre, Jr., stated that there should be a turnaround for the emergency vehicles.

Planning Board members considered a water option for the unit, although it was decided that emergency services should be instructed to let the facility burn.

Planning Board members discussed a 20-foot buffer around the facility, which could serve as the turnaround, as well as typically planting language around the southwest portion of the project.

Vice Chairman Kessler stated that the membrane should be placed to contain any leakage from the battery storage system, similar to what is used at the county landfill. He noted that it should contain any spills.

MOTION:

Recognizing there may be some regional impacts on the Special Use Permit for Caron Power's Battery Storage project at 1030 NY-30 on the lands of Gifford, the Fulton County Planning Board recommends that the project be approved with the following conditions:

1. A geomembrane is to be placed below the project site to contain any leakage. Consideration for acid should be given if lithium batteries are replaced, as newer technology may evolve the type of batteries used.
2. A 20' buffer be created around the BESS.
3. Additional plantings along the southwest portion of the BESS to soften the appearance for drivers driving north along NYS-30:
 - a. Plantings along the driveway shall be planted to soften the appearance of the utility poles.
 - b. Around the exterior of the Facility Area and fence, a mix of Norway Spruce, White Spruce, White Pine, Nigra Arborvitae, Balsam Fir, Black Hill Spruce, Beech, and Red Maple shall be planted. The plants must be at least 8 feet tall (excluding the roots) at the time of planting. They shall be spaced no more than 10 feet apart in two staggered rows, ensuring the 10-foot separation is maintained.
 - i. Varieties to avoid include Blue Spruce, Douglas Fir, and Sugar Maple because they are more susceptible to disease and are very site/soil selective.
 - c. At the Planning Board's discretion, other types of plantings shall be mixed in, such as fast-growing perennials, and maintained until such time that the other plantings have a chance to get established.
 - d. Planting must happen prior to any construction starting and must be inspected by the Code Enforcement Office.
4. An Operation and Maintenance Plan should be created, which includes a watering and replacement plan for the landscaping.

MADE BY: Frank Lauria
SECONDED: Dave Rackmyre, Jr.
VOTE: Unanimous

F. Town of Broadalbin Planning Board – Hudson Mohawk – Site Plan for Storage Facility at 140 Old State Road (139.-1-36.22)

Background:

Hudson Mohawk owns 140 Old State Road (Tax Map Parcel Number 139.-1-36.22), which is approximately 1.8 acres. He would like to construct a storage facility on the property. The project will have two storage facilities and one open storage area for boats and RVs.

DISCUSSION:

Planning Board members indicated that screening needs to be considered on all sides, for those along NYS-29 as well as those along Old State Road.

Mr. Goderie pointed out that the red maple being used along Old State Road is deciduous, and other options might be considered for mixing in.

Mr. Anderson noted that the County Planning Board should be consistent in its screening options.

MOTION:

Recognizing there may be some regional impacts on the Special Use Permit for Hudson Mohawk's Site Plan for Storage Facilities at 140 Old State Road, the Fulton County Planning Board recommends that the project be approved with the following conditions:

1. 6' chain link with privacy slats.
2. Look at other options rather than green giant arborvitae, as they, at times, may not be weather-tolerant within the county.
3. Plantings to soften the appearance of the storage unit between the properties of James Montambo (139.-1-36.1) and Jeff Goller (139.-1-36.22), and selectively along NY-29.
 - a. Between the property line and the fence, a mix of Norway Spruce, White Spruce, White Pine, Nigra Arborvitae, Balsam Fir, Black Hill Spruce, Beech, and Red Maple will be planted. The plants must be at least 8 feet tall (excluding roots) at the time of planting. They should be spaced no more than 10 feet apart in two staggered rows, ensuring this distance is maintained.
 - i. Varieties to avoid include Blue Spruce, Douglas Fir, and Sugar Maple because they are more susceptible to disease and are very site/soil selective.
4. Conifer should be mixed in with the red maple along Old State Road.
5. Watering and Replacement Plan for the plantings for the first 10 years.

MADE BY: James Anderson

SECONDED: Sheila Perry

VOTE: Unanimous

G. Town of Broadalbin Planning Board – Bill Kline – Site Plan for a Poll Barn at 452 State Highway 29:

Background:

Bill Kline is looking to construct an 80' x 40' Poll Barn on his property for commercial purposes at 452 State Highway 29 (Tax Map Parcel Number 138.4-1-9.5) that is approximately 13.746+/- acres in size.

DISCUSSION:

Planning Board members expressed some concern about the color of the pole bar and asked that the colors be neutral and/or reflect the colors of the Adirondack Park, tan and green.

Mr. Enfield indicated that softening the appearance of a pole barn may not be achievable; he suggested using the concrete slab where the dumpsters are.

MOTION: Recognizing there may be some regional impacts on the Special Use Permit for the Town of Broadalbin Planning Board’s application from Bill Kline for a Site Plan for a Pole Barn at 452 NY-29 Old State Road, the Fulton County Planning Board recommends that the project be approved with the following conditions:

1. Plantings between NY-29 and the concrete slab to soften the appearance where the dumpsters are stored:
 - a. Tree Varieties such as Norway Spruce, White Spruce, White Pine, Nigra Arborvitae, Balsam Fir, Black Hill Spruce, Beech, and Red Maple will be planted. The plants must be at least 6 feet tall (excluding roots) at the time of planting. They should be spaced no more than 10 feet apart in two staggered rows, ensuring this distance is maintained.
 - i. Varieties to avoid include Blue Spruce, Douglas Fir, and Sugar Maple because they are more susceptible to disease and are very site/soil selective.
2. Watering and Replacement Plan for the plantings for the first 10 years.

MADE BY: John Kessler
 SECONDED: Colleen Ioele-DeCristofaro
 VOTE: Unanimous

H. Town of Caroga Town Board – Rezoning of various parcels from Conservation to Hamlet along State Highway 10

Background:

The Town of Caroga Town Board is looking to rezone four (4) parcels from Conservation to Hamlet along NY-10 just north of Nick Stoner Golf Course.

<i>Tax Map Parcel Number</i>	<i>Address</i>
68.5-4-6	1785 NY-10
68.6-1-2	1795 NY-10
68.6-1-1	1801 NY-10
68.5-2-14	1782 NY-10

DISCUSSION:

After a back-and-forth conversation, the County Planning Board decided to stay out of the project.

MOTION: For the Fulton County Planning Board to offer no recommendation on the Town of Caroga’s proposal to rezone several properties from Conservation to Hamlet along NYS-10.

MADE BY: Jerry Moore
 SECONDED: Peter Goderie
 VOTE: Unanimous

I. City of Johnstown Zoning Board of Appeals – Use Variance at 605 S. Comrie Avenue to “show” modular homes.

Background:

The City of Johnstown Zoning Board of Appeals is reviewing an application from Superior Modular Home Sales at 605 South Comrie Avenue in Johnstown. The applicant is seeking a Use Variance to “show” modular homes. The property was rezoned from Industrial to C-2 (Commercial Arterial) about a year ago.

DISCUSSION:

After a back-and-forth conversation, the County Planning Board decided to stay out of the project.

MOTION: For the Fulton County Planning Board to offer no recommendation on the City of Johnstown Zoning Board of Appeals proposal to rezone several properties from Conservation to Hamlet along NYS-10.

MADE BY: Dave Rackmyre, Jr.

SECONDED: Sheila Perry

VOTE: Unanimous

J. Town of Perth Planning Board – Red Dee Ridge Farm – Special Use Permit for a Banquet Hall at 482 Stairs Road at the end of Shaw Road (Private) (180.-1-2)

Background:

Grant Palmer and Danni Therrin own Red Dee Ridge Farm, a generational farm located at 482 Stairs Road (Tax Map Parcel 180.-1-2), which is approximately 137.20 acres in size. The applicants seek to convert a small portion of the property into a Banquet Hall, defined as a structure leased or rented for private parties or functions. A Banquet Hall is allowed within the A-R Zoning under a Special Use Permit. Parking standard is listed as one (1) space per every+B85 2 persons of capacity.

The owners plan to start off with one event each week, which may include up to three (3) days, such as a wedding, with the goal of having on-site accommodations for guests. The total amount of guests expected are 200. Hours of operation are Sunday–Thursday until 7:00 pm and Friday and Saturday until 11:00 pm. Music/Noise will be Sunday–Thursday until 7:00 pm and Friday and Saturday until 11:00 pm.

The driveway on Shaw Road will be amended to allow two-lane traffic.

Garbage is proposed via a dumpster with a privacy screen.

Lodging:

- a. Coyote Cabin (Existing) 1 2-bedroom cabin with a full bathroom, eat-in kitchen/living space, electric, well, existing septic
- b. Cabin 2 (Proposed) 2- full bathrooms, eat-in kitchen/living room, new septic and well,
- c. Sleeping Cabins (Proposed) – 12 12x16 spots with electric only, including HVAC
- d. RV Sites – 4 spots. No electric, water, sewer.

Bathrooms – 12 x 40 bathroom with AC/heat, with 5 rooms, four unisex bathrooms, and one storage room. 2-tankless 8-gallon-per-minute on-demand hot water.

DISCUSSION:

Mr. Enfield provided an overview of the project and outlined its phases. He stated that they are looking for a way to supplement their income on their property.

Mr. Enfield indicated that the Ag. Board met the previous week wanting to focus on agritourism enhancements by creating methods for passive income opportunities.

MOTION:

Recognizing positive regional impacts on Danni Therrien and Grant Palmer’s Special Use Permit for a Banquet Hall on Stairs Road at Red Dee Ridge Farm, the Fulton County Planning Board endorsed the project due to the various reasons:

1. Meeting the needs of goals within the 2025 Agricultural and Farmland Protection Plan:
 - a. Enhancing agritourism opportunities in the hospitality sector
2. Meets #1 Recommended Strategy of the 2025 Agricultural and Farmland Protection Plan for enhancing agritourism through the Fulton County Visitor’s Bureau: “Encourage the development of additional agritourism activities in Fulton County, including farm-based hospitality (e.g., farm stays, farm bed-and-breakfasts, glamping), 'kid-friendly' activities, and farm-to-table dining. These opportunities are significant in rural communities that are not well-served by hotels and restaurants.”
3. Meets the Fulton County Agricultural and Farmland Protection Board 2026 focus on the Fulton County Agricultural and Farmland Protection Plan Agritourism Enhancements – Goal#3: “Increase awareness of passive income opportunities.”
4. The property’s recent enrollment into Fulton County Agricultural District #1.
5. Need for tourism lodging during the summer months, when lodging can, at times, be hard to find.
6. Participation in the Annual Farm-2-Table Tour with Fulton and Montgomery County Farms, promoting agricultural awareness and education.
7. Existing businesses that are or were within the town of Perthshire.
8. As part of the Fulton County 2026 – 2030 Development Strategy Tourism Stakeholder Workshop, it meets a discussion point to “create more destination areas/venues meant to generate additional demand.”

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

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 stated that Mr. Henze will be filming the low levels of Great Sacandaga Lake. He noted that the Mayfield Historical Society would have an interest in the B-roll.

Ms. Perry stated she would also be interested in the Broadalbin Historical Society.

5. Tourism Report:

Each month, the County The Tourism Coordinator prepares 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. Ioele-DeCristofaro stated that the City of Johnstown Tourism booth is available for county tourism and small business brochures. She noted that those interested can drop off at City Hall.

6. Close of Meeting:

MOTION: To close the meeting at 10:08 a.m.

MADE BY: Jerry Moore

SECONDED: James Anderson

VOTE: Unanimous