



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, JANUARY 20, 2026

8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

MINUTES

PRESENT:

- X Dave Rackmyre, Jr. (Code Enforcement Officer, Town of Stratford)
 - X John Kessler, Vice Chair (Town of Mayfield)
 - X James Anderson (City of Gloversville)
 - X Peter Goderie (City of Johnstown & Farmer in Town of Perth and Mayfield)
 - X Jerry Moore (Town of Mayfield)
 - X Sheila Perry (Farmer, Town of Broadalbin)
 - X Jay Pierz (Town of Stratford)
 - Vacancy
 - Vacancy
 - Colleen Ioele-DeCristofaro (Alternate, Supervisor – City of Johnstown)
- X Aaron Enfield, Senior Planner

AGENDA:

1. Election of Chairman and Vice Chairman
2. Fulton County Planning Board Annual Report
3. Review of Bylaws
4. Review of New Membership: Mike Elmendorf – Town of Johnstown
5. 239 Reviews:
 - Town of Perth Town Board – Moratorium on Renewable Energy – Battery Storage, Solar, Wind
6. Other Business

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:

County Planning Board members stated they had not received the minutes and wished to vote on the October minutes at the February meeting.

MOTION: Motion to defer approval to February.

MADE BY: Dave Rackmyre, Jr.

SECONDED: Sheila Perry

VOTE: Unanimous

3. ANNUAL ELECTION OF OFFICERS:

The County Planning Board Bylaws stipulate that a Chairman and Vice-Chairman will be elected during the first meeting of each year.

PLANNING BOARD DISCUSSION:

Mr. Goderie stated that he wished to keep the nominate the same slate as 2025.

MOTION: To elect Dave Rackmyre, Jr. as Chairman, and John Kessler as Vice Chairman of the Fulton County Planning Board for 2026.

MADE BY: Peter Goderie
SECONDED: Jay Pierz
VOTE: Unanimous

4. FULTON COUNTY PLANNING BOARD ANNUAL REPORT:

In accordance with Section 239-c of the General Municipal Law of New York State, the County Planning Board shall file an Annual Report with the County Board of Supervisors. A copy of the draft 2025 Annual Report was included with the County Planning Board members' Agenda packets.

DISCUSSION:

Mr. Kessler asked that the numbers for the Town of Mayfield be checked. He indicated that the numbers were low, mentioning several projects, such as the RV Park at Paradise Point Road

The Planning Board discussed that those projects were done in 2024.

Mr. Enfield stated he would look into double-checking the numbers.

MOTION: To forward the annual report to the Fulton County Public Works Committee with the condition that the numbers be double-checked.

MADE BY: Jay Pierz
SECONDED: Dave Rackmyre, Jr.
VOTE: Unanimous

5. BYLAWS:

The Fulton County Planning Board was established pursuant to Resolution #105 adopted by the County Board of Supervisors, County of Fulton, State of New York, on the 11th day of March 1968 under the provisions of Article 12-B of the General Municipal Law of the State of New York. The board's bylaws were last reviewed in January 2025.

Does the Planning Board have any amendments it wishes to propose?

DISCUSSION:

Mr. Pierz brought up the Article IV Special Meeting and wondered if it is necessary.

Mr. Rackymre, Jr., suggested that the County Planning Board review all applications and not offer default approval. He noted that the Special Meeting could be used during this timeframe.

Planning Board members brought up the Oath of Office and filing with the County Clerk's Office within the Bylaws, and if it is needed.

POST MEETING NOTE: The Bylaws have been sent to the County Attorney's Office to review and update.

6. NEW MEMBERSHIP – MIKE ELMENDORF – TOWN OF JOHNSTOWN:

Supervisor VanValkenburgh proposed Mike Elmendorf to fill a vacancy on the Fulton County Planning Board. Currently, no Town representative serves on the Board. A county resident for 38 years, he served as Chief Investigator and Deputy Director of Licensing for the New York State Department of State’s Division of Licensing Services.

Mr. Elmendorf served on the NYS Mortgage Fraud Task Force, the DCJS Security Guard Advisory Council, the Governor’s HALT Task Force on aggressive lending tactics, and as an advisor to the NYS Joint Commission for E-Licensing and several related boards or committees. Concurrently, he served as a Fulton County Deputy Fire Coordinator and Fire Investigator, retiring in 2014, and represented the office and my fire company on the Fulton County Fire Advisory Board.

Since my retirement, Mr. Elmendorf has served on the committee reconstructing and redeveloping the Town of Johnstown Solar Energy Facilities Law 2025, and currently serves in a similar capacity on regulations governing Battery Energy Storage Systems. Recently, he has served on the Town of Johnstown Zoning Board of Appeals.

MOTION: To recommend that Mike Elmendorf be added to the Fulton County Planning Board and to forward to the Fulton County Public Works Committee.

MADE BY: Jimmy Anderson
SECONDED: Jay Pierz
VOTE: Unanimous

7. 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 – Moratorium on Renewable Energy

The Town of Perth Town Board is looking to enact a 12-month moratorium, referred to as Local Law Imposing a Moratorium on Renewable Energy, which includes battery storage, solar, and wind energy. The reasons the Town Board is enacting this moratorium are as follows:

1. Work on the Comprehensive Plan to align Local Law on Solar has been delayed due to pressing, time-sensitive matters before the Perth Town Planning Board.
2. Results of the Town-wide survey of residents to gather input and desires on updating the Town Comprehensive Plan, specifically regarding solar project development in the Town, are not yet available.

MOTION: Recognizing that there are no regional impacts that could occur on the Town of Perth’s moratoria, the Fulton County Planning Board offers no recommendation.

MADE BY: Jerry Moore
SECONDED: John Kessler
VOTE: Unanimous

8. Other Business:

Fulton County Planning Department:

Mr. Enfield stated that Supervisor Ioele-DeCristofaro is the new liaison for the County Planning Board.

Mr. Enfield stated that the Saratoga Conference and the FMCC Conference were coming up over the next couple of weeks.

Other:

Mr. Anderson reported that Frank Lauria expressed interest in serving on the Fulton County Planning Board.

Mr. Enfield stated that he would reach out to him.

Planning Board members discussed having a fall conference.

POST MEETING NOTE: SUNY AVAIL, which contracts with DHSES, as well as Region 2 NYSDOT, has an interest in doing something in the fall of 2026.

9. Close of Meeting:

MOTION:	To close the meeting at 9:45 am
MADE BY:	Jim Anderson
SECONDED:	Peter Goderie
VOTE:	Unanimous