



FULTON COUNTY PLANNING BOARD MONTHLY MEETING

TUESDAY, APRIL 21, 2026

8:45 AM

1 EAST MONTGOMERY STREET, JOHNSTOWN, NY 12095

AGENDA

PRESENT:

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

- X Aaron Enfield, Senior Planner
- X Norman Barbosa, Planner

- 1. 239 Reviews:
 - Town of Johnstown Town Board – Amending Use Table to disallow Auto Service (Sales and Repair) within the AUZ Zoning District.
 - City of Johnstown Planning Board – Change of Use from a Private Office to Residential 314 West Main Street (SBL 174.7-13-7)
 - Town of Broadalbin Planning Board – Site Plan for an expansion of a Storage Building Business (Sto-N-Go Self Storage) at 291 NY-29 (SBL – 139.-1-48)
- 2. Amendments to the 2029 Fulton County Planning Board Bylaws
- 3. Scheduling dates for the meeting at the Fulton County Visitor’s Bureau
- 4. Planning and Tourism Reports

1. CALL THE MEETING TO ORDER:

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

2. APPROVAL OF THE PREVIOUS MEETING MINUTES:

MOTION: To approve the March 2026 minutes

MADE BY: Sheila Perry
SECONDED: Mike Elmendorf
VOTE: Unanimous

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 Johnstown Town Board – Amending Land Use Table of the 2025 Zoning Ordinance by removing Auto Service (Sales and Repair) from the AUZ Zoning District:

In April 2026, the Town Board amended the Zoning Ordinance to merge Auto Body & Paint Shop and Auto Service Repair Garage into Auto Service (Sales and Repair). By merging the two, it was recognized that one of the previous uses was allowed within the AUZ Zone, while the other was noted. The Town would not amend the ordinance to remove it from the AUZ zone.

DISCUSSION: Clarification of the area and definition of the project scope. No regional impact determined.

MOTION: Fulton County Planning Board offers no recommendation.

MADE BY: Jimmy Anderson

SECONDED: Frank Lauria

VOTE: Unanimous

B. City of Johnstown Planning Board – Change of Use from a Private Office to Residential at 314 West Main Street:

FCS Holdings LLC owns 314 W Main St Johnstown, NY 12095 (SBL: 174.7-13-7), approximately 0.23 +/- acres in size. The parcel is located in the One & Two Family Dwelling: High Density zoning (SF-3). The applicant seeks to restore the first floor of the property to its original residential space. This proposal will bring the total of residential dwelling units on the property to 3 (three). The scope of the renovation work will be completely internal. The renovation will not change any structural aspect(s) of the building, and no changes proposed will affect the other existing dwelling units. The property has seven (7) parking spaces, which were originally provided to support the three dwelling units.

DISCUSSION: The Planning Board concurred that the proposed project would not have any regional impacts.

MOTION: Fulton County Planning Board offers no recommendation.

MADE BY: James Anderson

SECONDED: Jay Pierz

VOTE: Unanimous

C. Town of Broadalbin Planning Board – Site Plan for an expansion of a Storage Building Business (Sto-N-Go Self Storage) at 291 NY-29 (SBL – 139.-1-48):

Joseph DiGiacomo owns 291 State Highway 29, Broadalbin, NY 12025 (SBL: 139.-1-48), which is approximately 4.68 +/- acres. Along with partner member Nirvana Holdings LLC, he is proposing the addition of 2 (two) new storage units to the existing self-storage business on the site. These proposed

units will be buildings number #6 (95' x 40') and #7 (90' x 40) on the site. There is no zoning in the Town of Broadalbin. All parcels within the municipality are subject to a 50-foot front yard setback and 20-foot side/rear yard setbacks. The total square footage of all buildings and accessory structures on any given lot is 50%.

DISCUSSION: Screening/shielding as previously done for similar projects. Evaluate any proposed signage, if applicable. Recommend color consistency with the local theme/pre-existing section of the business.

MOTION: To approve with recommendations.

MADE BY: James Anderson

SECONDED: Mike Elmendorf

VOTE: Unanimous

3. Amendments to the bylaws:

While the Fulton County Planning Board revamped the bylaws for the first time since 2009, the Board of Supervisors will need to pass a resolution to amend them. The Fulton County Planning Department conducted a deeper review of other county Planning Departments' bylaws from Montgomery, Otsego, Albany, Greene, and Columbia to make them more inclusive. Additionally, the bylaws were sent to the County Attorney's office for review and suggestions.

DISCUSSION: The Planning Board offered no more recommendations and felt that it was ready to move forward to the Public Works Committee.

MOTION: Send to Public Works

MADE BY: James Anderson

SECONDED: Frank Lauria

VOTE: Unanimous

4. Scheduling dates for meeting at the Fulton County Visitor's Bureau

Mr. Enfield suggested that July and August would be the dates that the Fulton County Planning Board would meet at the Fulton County Visitor's Center.

5. Planning and Tourism Reports:

Mr. Moore inquired on what is happening with the Great Sacandaga Lake Discovery Center.

Mr. Enfield stated he was unaware as he has been focused on other county projects.

6. Other Business:

Fulton County Planning Department:

Mr. Enfield discussed follow-up with the training at SUNY Fulton Montgomery He also provided updates from Scott Henze.

7. **Close of Meeting:**

MOTION:

To close the meeting at 9:52

MADE BY:

James Anderson

SECONDED:

Mike Elmendorf

VOTE:

Unanimous