

Fulton County Planning Board

**Tuesday
July 21, 2020
8:45 a.m.**

Meeting Notes

Present:

Karen Smith, Chairman
Peter Goderie, Vice Chairman
James Anderson, Member
Jerry Moore, Member
John Kessler, Member
Dave Rackmyre, Jr., Member
Walter Fitzgerald, Member

Frank Lauria, Alternate

Sean M. Geraghty, Consultant
Scott D. Henze, Planning Director

1. Approval of Minutes to the June 16, 2020 Meeting:

Motion : To approve the minutes to the June 16, 2020 meeting.
Made By : Walt Fitzgerald
Seconded : Frank Lauria
Vote : Unanimous

2. General Municipal Law:

In accordance with General Municipal Law Section 239-m, the following applications were forwarded to the County Planning Board for review:

A. Town of Caroga Zoning Board of Appeals – Special Permit for Storage Shed along County Highway 112 (Manzer):

Stephen Manzer would like to install a 12' x 15' shed on his property at 1837 County Highway 112 in the Town of Caroga (Tax Map Parcel No. 68.18-1-1). The shed will be approximately 57' off of the County Highway right-of-way and 80'+/- from the adjacent property line.

PLANNING BOARD DISCUSSION: The Planning Board immediately recognized that there will be no regional implications resulting from Mr. Manzer's Special Permit application.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from the Special Permit application and to offer no recommendation to the Town of Caroga Zoning Board of Appeals.

MADE BY: James Anderson
SECONDED: John Kessler
VOTE: Unanimous

B. Town of Caroga Zoning Board of Appeals – Special Permit for Shed along County Highway 112 (Foster):

Craig Foster would like to construct a 14' x 20' wood shed on a .3 acre lot along the north side of County Road 112 in the Town of Caroga (Tax Map Parcel No. 68.-1-31). Mr. Foster owns the adjacent parcel where he has his residence.

PLANNING BOARD DISCUSSION: Once again, the Planning Board immediately recognized that Mr. Foster's Special Permit application would have no regional impacts.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from Craig Foster's Special Permit application and to offer no recommendation to the Town of Caroga Zoning Board of Appeals regarding this application.

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

C. Town of Caroga Town Board and Town of Caroga Zoning Board of Appeals – Zoning Change and Use Variance Request for Nathan Littauer Hospital Microclinic:

Nathan Littauer Hospital is proposing to construct a 1,350 sq. ft. "microclinic" adjacent to the Caroga Town Hall at 1814 State Highway 10 (Tax Map Parcel No. 68.9-3-3). The parcel is currently used for parking at Town Hall. It is anticipated that the lot will be combined with the Town Hall property (Tax Map Parcel No. 68.9-3-2) to create a 1.5+/- acre lot. At the moment, the zoning of the property does not allow the construction of a "microclinic" so a zoning change request has been made to the Caroga Town Board. At the same time, a use variance application for the "microclinic" has been submitted to the Town of Caroga Zoning Board of Appeals in case the zoning change is not approved by the Town Board.

PLANNING BOARD DISCUSSION: Planning Board members briefly talked about the Hospital's proposed project. Eventually, Board members decided that there are no regional impacts that will result from the "microclinic" being constructed next to Town Hall.

PLANNING BOARD ACTION:

MOTION: Recognizing no regional implications that could occur from Nathan Littauer's use variance request or from its zoning change request and to offer no recommendation to the Town of Caroga Zoning Board of Appeals regarding the Use Variance request and no recommendation to the Town Board concerning the zoning change request.

MADE BY: Dave Rackmyre
SECONDED: Walt Fitzgerald
VOTE: Unanimous

3. Review Draft Master Plan for Johnson Hall State Historic Site:

The NYS Office of Parks, Recreation and Historic Preservation (OPRHP) will be conducting a public meeting on Wednesday, July 22, 2020, at 4:30 p.m. The meeting will be hosted online and will offer the public an opportunity to comment on the draft Master Plan for the Johnson Hall State Historic Site. A Draft Environmental Impact Statement (DEIS) for the Master Plan has also been prepared. Comments on either the Draft Master Plan or the DEIS will be accepted by OPRHP until Wednesday, August 12, 2020.

PLANNING BOARD DISCUSSION: Planning Board Member Pete Goderie asked if Ruth White's property will be absorbed by the Johnson Hall Historic Site?

Planning Director Scott Henze indicated that the State is in the process of acquiring Ms. White's property at 137 Hall Avenue.

Planning Board Member Jerry Moore asked if there are any numbers outlining the economic impact that Johnson Hall has on Fulton County?

Mr. Geraghty stated that the Master Plan for the Johnson Hall Historic Site does not get into the facility's financial impacts on the local community.

Mr. Goderie pointed out that the facility gets used during graduations and for wedding photos. However, he indicated that he wasn't sure how many local residents actually visit the site.

Mr. Moore stated that he would be more interested in finding out how the site impacts the local economy by boosting tourism and bringing people into the area.

Planning Board Chairwoman Karen Smith noted that she used to bring her grade school classes to the facility on educational field trips. She indicated that she never remembered having to pay to visit the facility.

A few Planning Board members indicated that they didn't believe there was a fee to enter the facility, but pointed out that donations are encouraged.

Mr. Geraghty indicated that he hasn't actually been in the facility since grade school.

Mr. Goderie stated that he would like the Board to offer its support for the Master Plan.

PLANNING BOARD ACTION:

MOTION: To offer a letter of support from the County Planning Board to the State Office of Parks, Recreation and Historic Preservation supporting implementation of the draft Master Plan for the Johnson Hall State Historic Site.

MADE BY: Peter Goderie

SECONDED: Frank Lauria

VOTE: Unanimous

4. Activities Report:

Each month, County Planning Department staff put together an Activities Report for the Buildings and Grounds/Highway 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.

PLANNING BOARD DISCUSSION: Planning Board Member Jerry Moore had a question concerning a potential project in the Tryon Technology Park on the south side of County Highway 107.

Mr. Geraghty indicated that the IDA received a proposal for a residential project on the property in the Tryon Technology Park that is located on the south side of County Highway 107. Unfortunately, Mr. Geraghty pointed out that the project has now been withdrawn. However, he noted that there is another entity looking at developing a project on the property that will involve local organic farming operations. Mr. Geraghty stated that the full details of that proposal have not yet been made clear. However, he indicated that, if the project proceeds, it eventually will have to be brought before the County Planning Board.

Mr. Geraghty noted that there is another project that is being proposed in the Tryon Technology Park on land that is actually situated in the Town of Johnstown. Mr. Geraghty stated that a Solar Farm Project was introduced to the Town of Johnstown Planning Board last week.

Mr. Goderie noted that the solar company is a Canadian company and he speculated that it's the same group that has been reaching out to property owners along County Highway 107.

Mr. Anderson questioned the tax exemptions that may be requested by the company.

Both Mr. Henze and Mr. Geraghty explained that the County is fully taxing these types of projects now, but it is up to the local municipalities to opt out of the NYS Real Property Tax Provisions in order to collect taxes on the projects.

5. Other Business:

PLANNING BOARD DISCUSSION: Planning Board Member Jerry Moore noted that there are numerous Town roads throughout the County that are in very poor condition and he asked if the County has any grant funding available for towns to undertake paving projects this year?

Mr. Geraghty pointed out that road paving money typically comes from New York State, which itself is in some financial difficulty. He stated that there is no funding at the County level and he speculated that the County may have its own struggles this year paving County Roads.

Planning Board Liaison Frank Lauria noted that, in this year's Capital Plan, the only thing the County intends to fund is road paving.

6. Close of Meeting:

Motion : To close the meeting at 9:08 a.m.
Made By : James Anderson
Seconded : Dave Rackmyre
Vote : Unanimous