

# Town of Harpersfield Planning Board

Minutes: **September 24, 2025**

Present W. Keller, A. Gallagher, D. Cole and D. Darling

Also present, L. Page and Kent Manuel

The meeting was opened at 7 p.m. by D. Darling with the flag salute.

Minutes of the Aug. 27, 2025 meeting were approved on a motion by W. Keller with a second by A. Gallagher. Motion carried 4-0.

D. Darling reported on the solar projects. There is nothing new on the Weaver Road project.

D. Darling spoke to the engineers on the Bruce Hill projects. The community host agreement for road repairs is waiting for the bond to be in place. Once the bond is in place they will begin clearing the land this fall. There are attempts still being made to get a consulting attorney to get things straightened out and the planning board is waiting to hear. The agreements expire 9/25/25.

Board members again discussed the NYS Adaptive and Resilience Program. K. Manuel said he will get himself up to speed on the issue. D. Darling said this is a really big deal, with a of items that need to be changed in the law.

Training was also discussed and K. Manual will be working to continue training started by N. Brower and will invited the other towns to participate.

The Mobile Home Park and Campground Ordinance, Ordinance No. 1 of 1983, has been provided to each planning board member. They have been asked to review and determine if there are any areas which need to be updated.

W. Keller questions the water issues and stormwater. "If we see stuff that is screwing our review, we should tweak it by going over it and identifying the concerns, especially where we've had a real problem reviewing something. I would have Allyson look this over.

D. Darling said it requires a Department of Health certification for sanitation and the town needs the law to work for the town.

K. Manuel said building codes have been updated since the law was adopted.

W. Keller said the planning board should make the changes they feel are necessary and get a legal review.

D. Darling said Allyson Phillips needs to be present to provide some guidance to the planning board.

W. Keller asked if there had been any applications for the alternate position on the planning board. No applications have been received.

On a motion by A. Gallagher, with a second by W. Keller, the meeting was adjourned at 7:38 p.m.. Motion carried 4-0.

Respectfully submitted,

Liz Page

Recording secretary