

Town of Harpersfield Planning Board

Minutes: August 26, 2026

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

Also present: L. Page, K. Schneider, Dan Fancher, Theofani Baktidy and Hank Browning.

Chairman D. Darling called the meeting to order at 7 p.m. with the Pledge of Allegiance.

The minutes of the July 29, 2026 meeting were present. The following corrections were made: The Bruce Hill Solar Project: D. Darling spoke to the site manager. Sit should be Site A has 70 percent of the panels installed... second page, where it references sketch plan review instead of saying it has been closed, it should say tabled, until the August meeting. Minutes were approved with those corrections on a motion by W. Keller, with a second by D. Cole. Motion carried 5-0.

The public hearing for Theofani Baktidy to have a used auto sales dealership was opened. D. Darling read the public hearing notice, published on Aug. 14, 2026 Page D3 of The Mountain Eagle newspaper.

Harpersfield Public Hearing

PLEASE TAKE NOTICE the Town of Harpersfield Planning Board will hold a public hearing to consider an application from Theofani Baktidy to create a display lot for a NYS Licensed Motor Vehicle Retail Dealer. Which would be located at 61919 NY-10, Hobart, NY 13788. SAID HEARING will be held on the 26th day of August 2026, at the Town Hall located at 25399 State Hwy 23, Harpersfield, Delaware County, NY at 7:00 PM at which time all interested persons will be given an opportunity to be heard.

By Order of the Planning Board

Dean Darling, Chairman

No one was present for the hearing and a motion was made by D. Cole with a second by W. Keller, to leave the hearing open until 7:15. Motion carried 5-0.

D. Darling moved on to other business.

The additional information requested by the planning board from Mountaintop Airfield for a site plan amendment to allow for overnight camping at the applicant's existing motorcycle training facility at 396 Zimmerman Road was not yet complete and the planning board will do nothing until they receive the information requested at least five days prior to the planning board meeting. It will remain on hold until the applicant has fulfilled what the planning board has requested.

D. King, who was absent from the previous meeting, inquired if any of the plans for the camp grounds showed the amperage of the electrical hookups. There should be an identification of the amps at every one of the boxes. D. Cole said they all said 30 amps.

D. Darling provided an update on the solar projects. Nothing has changed at the Weaver Road site. It is expected the hookup to NYSEG may take place by the end of September (the next meeting). When the

hookup has taken place they will schedule training with first responders.

The Bruce Hill A and B sites are still being worked on and expected to have all the panels installed and they hope to be operational by October. They are starting to work on Site C which they hope to have completed by Thanksgiving.

K. Schneider said there was nothing to report on the training by Delaware County Planning at this point. She did check to see if state fire had any trainings specific to solar projects. Each company has their own protocol with different departments.

Dan Fancher was present to ask about a property off O'Dell Lake Road which has a flag and pole configuration and raises a question about the best way to provide access. There are two homes on the same parcel and the question is how to provide access to both homes with a long narrow pathway into the property. It was suggested he get the highway superintendent involved. It depends on the type of access and right of ways whether it has to come up to town specifications. He may return next month with a sketch plan.

No one attended for the public hearing and no comments were received. A motion was made by W. Keller, with a second by D. King, to close the public hearing. Motion carried 5-0

T. Baktidy presented mail receipts. D. Fancher added the 100-year flood plain to the map. Other than that, nothing had changed. The site plan application was presented for Theo Baktidy Auto Sales. The short version of the Environmental Assessment Form (EAF) was presented. DOT driveway permit. A copy of the notice of the Delaware County Planning Board approval on Aug. 5, 2026 was presented. The town clerk will provide him with a copy.

Members of the planning board then reviewed Part II of the EAF.

A motion was made by D. King, with a second by W. Keller, to declare the project poses no significant environmental impact. Motion carried 5-0.

A motion was made by D. Cole, with a second by W. Keller, to approve the site plan as presented. Motion carried 5-0.

D. Darling will leave signed copies with the town clerk who will receive payment for the approved application.

On a motion by W. Keller, with a second by A. Gallagher, the meeting was adjourned at 7:50 p.m. Motion carried 5-0.

Respectfully submitted,
Liz Page

Recording Secretary