

Town of Harpersfield Planning Board

Minutes: **July 29, 2026**

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

Also present. L. Page, K. Schneider, James LaValle, Sue Fortier, Ben Dates, David Afrari, and Theofani Baktidy

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

Minutes of the June 24, 2026 meeting were approved with the following correction - Where it refers to the location of the property for an application for Theofani Baktidy to have a used vehicle sales lot. The property is located just north of Whiskey Hollow Road and state **Rt. 10** intersection (not Rt. 23 as written) on vacant land across from the big gray barn. A motion to approve the minutes, as corrected, was made by W. Keller with a second by A. Gallagher. Motion carried 4-0.

D. Darling provided updates on the solar projects:

The poles and electric lines to connect to the Weaver Road Project have been completed. It is currently waiting for NYSEG to make the connection across state Rt. 23 and when the connection is made, the new company will schedule a site visit with the fire departments once that happens. The time estimate is the end of August. He is hoping it will be done by the next planning board meeting.

The Bruce Hill Solar Projects: D. Darling spoke to the site manager. Site A has 70 percent of the panels installed... They are beginning to work on Site B and the access to Site C is now complete and it is expected they may begin to begin preparing that site maybe by the end of September. By the end of October and November, A and B will be complete and site C maybe by year's end.

W. Keller questioned who will be involved in the training for the Weaver Road site and if the training is required by NYS. He wants to ensure they cover all the necessary criteria. K. Schneider will check to see if there are any state level courses offered. D. Cole agrees it would be good to know the local responder's role and the training must at least involve the fire department's officers.

Theofani Baktidy was present with his site plan application for a used motor vehicle dealership on state Rt. 10 just north of Whiskey Hollow Road. The state requires a display for his "concierge-type" dealership. It will have three lots for display and a small gravel driveway. There were no questions on the submitted application.

A motion was made by W. Keller, with a second by D. Cole, to accept the site plan application as presented. Motion carried 4-0

A motion was made by D. Cole, with a second by W. Keller, to classify it as an unlisted action. Motion carried 4-0.

A motion was made by D. Cole, with a second by A. Gallagher to schedule a public hearing on the site plan application for the Planning Board's 7 p.m. at the Aug. 26 meeting. Motion carried 4-0.

A motion was made by W. Keller, with a second by D. Cole, to submit the application to the County Planning Board for review. Motion carried 4-0.

The applicant must notify by mail all adjoining landowners within 500 feet of his property.

K. Schneider will notify the town of Stamford, due to the site's proximity to the town of Stamford of the upcoming hearing. She will submit the plan to the Delaware County Planning Board.

Members of the planning board, along with K. Schneider and J. LaValle, conducted a site visit at Mountaintop Airfield LLC re: Application for a for site plan amendment to allow for overnight camping at the applicant's existing motorcycle training facility at 396 Zimmerman Road.

D. Darling said the application calls for 16 sites, but it looks like there are more than 16 sites. The final page of the application provides the details of each site and trailer storage sites that are included with the campsite.

D. Cole said it appears there are enough sites and electrical hookups for more sites.

J. LaValle suggested the planning board work its way through each part of the application and to express their concerns when they had them. D. Afrari, representing Mountaintop Airfield, said everything is on the site map, plotted to scale.

They then reviewed the site plan application.

Planning board members decided there are areas where they believe additional narrative must be provided to explain what they are seeing at the site and on the map.

There must be an accurate representation of the project.

Concerns are for the 55-gallon drums that are present and what they are used for,

The electric hookups for 10 of the sites. It should be noted on the map that there are 6 campsites serviced by pre-existing hookups.

There must be an accurate reflection of all the site conditions: hookups, electric, handicapped parking and the drums.

An ag data statement will be required.

An updated aerial photograph must be provided. The one currently being used does not show all of the existing conditions.

Areas of potable water should be designated

D. Darling said the sketch plan review has been **tabled** until the August meeting when it will be reviewed with all of the additional information provided.

D. Afrari indicated they could provide a photograph of a camper hooked up on the site, so that board members can see what it looks like all hooked up or they could revisit the site. Board members indicated it would be helpful. It was discussed that D. King, who was unable to make the site visit, could go and look at the site. A. Gallagher said it would be good "if the stars align" for that to happen, but it would not be a deal-breaker for him.

There must also be an environmental assessment form (EAF) provided for the 239 approval that will be required by the county planning board.

K. Schneider provided a letter of support for culvert projects on Reed Road and Gunhouse Hill Road. The replacement culverts and the projects are being done by the Delaware County Soil and Water Conservation Service.

A motion was made by A. Gallagher, with a second by D. Cole, to approve letter of support from the planning board. Motion carried 4-0.

There was nothing to report from County Planning.

W. Keller said he has submitted a white paper on groundwater recharge to the NYS DEC Division of Water.

Sue Fortier said a man from BBG (?) was riding up and down her roadway, checking property assessments. She wanted to know if anything else (new projects) are being planned for Weaver Road. The answer was no.

On a motion by D. Cole, with a second by A. Gallagher, the meeting was adjourned at 8:25 p.m.. Motion carried 4-0.

Respectfully submitted,
Liz Page,

Recording secretary.