

Town of Harpersfield Planning Board

Minutes: February 28.2024

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

Also present: L. Page, R. McKertish, N. Brower, Sean Murphy for Flycatcher, Damian Hill, Kate Goff, Robert Prush, Steven Sibburn L. S., Camberly VanValkenburg, Joe Praseczuk, Keith McLean, Bill Burdick, David Cox, Susan Henshall, C W Henshall, Narvin Badal, Helen Beers, Valerie Fletcher.

Damian Hill was present regarding a proposed subdivision. He said soils tests indicated both parcels were good for full systems. Dan Fancher has prepared the maps for the public hearing, if the planning board sets the public hearing. They will take it to the county planning board because it is located in an ag district.

A motion was made by W. Keller, with a second by A. Gallagher, to set a public hearing for the March Planning Board meeting. Motion carried 3-0. The subdivision is located off Shaver Road and state Route 23. He will need to notify adjoining landowners by mail and the planning board will need the post office receipts.

Steve Sibburn was present with a subdivision he had originally held a sketch plan for back in August of 2022. The survey has since been completed along with the application. The property is located at the western end of Colonel Harper Drive, near the intersection with state Rt. 23. There is an existing gravel driveway to an existing mobile home. The subdivision cuts 17.5 acres in half and was the Everett Herrick property. He indicates there is plenty of road frontage and the access to lot A will use a portion of the existing driveway due to a high cut back.

There was discussion about having a right of way. He understands the concern but believes it is the better way. He also had map and percolation test results. It is known as: ARIFAHAN TOPCO Subdivision at 24425 Rt. 23,

A motion was made by A. Gallagher, with a second by W. Keller to classify it as a minor, unlisted subdivision. Motion carried 3-0.

It must undergo review by the county planning board.

Narvin Badal was present to determine if property he is looking to purchase can be developed. The property consists of 53 acres off Peck St. near the intersection of Fisher Road. The address is 994 County Highway 30

D. Darling said the planning board would need to see the tax maps and in the meantime, he will consult with the town highway superintendent to determine if a driveway can be located there. D. Darling asked for his contact information and the landowner's information and he will get back to Badal.

D. Darling reported the project for NYSafety Track is on hold for another month. The escrow account to allow council to proceed needs to be replenished and everything is adjourned until that is taken care of and the planning board receives advice of council.

Sean Murphy was present from Flycatcher, the company working with Blue Wave Solar, on a third solar project off Bruce Hill Road on property owned by the Eklund family. Some members of the planning board did do a site visit (N. Brower and D. Darling) with Rob Queirolo of Blue Wave. S. Murphy presented the hard copies of the two wetland reports and the SWPPP.

There was discussion the town and village of Stamford should be invited to provide input, due to the location of this third array. It is in close proximity to the village and town.

S. Murphy asked if there were any additional areas the board would like viewscapes made. A. Gallagher asked one be done from the perspective of the rail trail

S. Murphy also indicated he had reached out to Rebecca Mitchell of DEP regarding a design to satisfy W. Keller's concerns over groundwater recharge and contour plowing.

There was discussion about use of the driveway by the farm and as access for the solar project. R. McKertish asked that a written agreement be submitted between Blue Wave and the property owner to share the access.

The viewscapes should be available by March. S. Murphy asked about the timing to bring it before the county planning board. The site should be more clear before it is presented to the county.

R. McKertish said Blue Wave needs to nail down the site. There was discussion over more tree removal versus locating the site so it is more level. This may be accomplished by March.

D. Darling said they will make the town and village aware of it before it goes to a public hearing.

It will likely be April before a public hearing can be scheduled and the planning board has a few more looks at it.

R. McKertish said they should have response back from the county and they still need the wetlands reports and he wants to ensure the consulting engineer has had the opportunity to review and do his due diligence.

S. Murphy said if the project shifts it will affect the SWPPP and he may ask Blue Wave to consider that before the March meeting.

D. Darling said they would visit the site again with two more planning board members and may look to make the site flatter. There have also been no responses at this point from the interested agencies.

There was also discussion that while this is a third, separate project, the cumulative effect of all three projects should be considered for impact.

On a motion by W. Keller, with a second by A. Gallagher, the meeting was adjourned at 8:13 p.m.

Respectfully submitted,

Liz Page
Recording Secretary