

Town of Harpersfield Planning Board

Minutes: **January 26, 2022**

Present: K. All, D. Darling and D. King

Also present: L. Page, Ned Brower, Sharon Pick, Maria Kelso, Joe Roberts, Sandra Arnone and Chris Olevac

D. Darling called the meeting to order at 7:10 p.m..

Minutes of the November 17, 2021 meeting were approved as presented on a motion by D. King and second by K. All. Motion carried 3-0

Joe Roberts was present regarding a boundary line adjustment with Pinkey at the intersection of Gunhouse Hill and Reed Road. A 1.375 acre parcel will be created by a .352 acre from Pinkey to an existing 1.023 acre parcel owned by Roberts. The property fronts Gunhouse Hill Road. A notarized signature is needed.

A motion was made by D. King, with a second by K. All to approve the boundary line adjustment as presented, but is contingent upon the notarized signature being presented to the chairman of the planning board for his approval. It will also go to the county planing board for approval. Motion carried 3-0.

Sharon Pick was present with paperwork from the Delaware County Clerk to indicate property that was in two parcels off Shaver Road, were combined, but never under the same tax map number. They would now like to reverse back to two separate parcels. It involves one 8-acre and one 32-acre parcel. The planning board will need the maps to help define the property in order to reverse the boundary line adjustment.

Sandra Arnone was present with Chris Olenac of JHR Companies regarding a subdivision application for a parcel on Windsong Road. The \$60 application fee is paid. It is considered a minor subdivision of one parcel into two parcels. The original subdivision was created prior to the town's adoption of any subdivision regulations. S. Arnone would like to subdivide 11 acres into two parcels, one 6.55 acres and one 5 acres.

A test pit was dug on the parcel she wishes to sell to her son, however no test pit was done on the other parcel. A motion was made by K. All with a second by D. King to base their approval on information provided by Ben Dales and a walk of the property, due to the inability to do a test pit at this time of year. Motion carried 3-0. D. Darling

will contact Dales to receive a written determination from him regarding whether or not he believes the soil is consistent with a buildable parcel.

A motion was made by D. King with a second by K. All to classify it as an unlisted minor subdivision. Motion carried 3-0.

A motion was made by K. All with a second by D. King authorizing D. Darling to schedule the public hearing for the proposed subdivision for the next meeting, provided the above condition is met regarding the test pit.

Maria Kelso was present regarding a subdivision of her parents' property, John and Iris Almanza, along state Route 23. She presented deed descriptions, the short Environmental Assessment Form, the ag data statement. The total acreage is 11.172 acres and 5.953 acres.

On a motion by D. King, with a second by K. All, the subdivision was classified as an unlisted minor subdivision. Motion carried 3-0.

On a motion by D. King, with a second by K. All, a public hearing will be set for March 30, 2022 at 7 p.m.. Motion carried 3-0

Corey Luchetta was present regarding a sign application for F & C Firearms on state Rt. 23. He would like to place an electronic sign where the sign for Mile High Properties is already located. He provided a letter from Tom Miner as the property owner. The sign would be 4 x 8 feet, double faced billboard with auto dimming. It would be lighted from 7 to 7.

A motion was made by D. King, with a second by K. All to waive the site plan information, with the exception of the information pertaining to the sign, as the business is located in an existing commercial space. Motion carried 3-0

A motion was made by D. King with a second by K. All to schedule a public hearing regarding the sign for Feb. 23, 2022. Motion carried 3-0.

The meeting was adjourned at 9:22 p.m. on a motion by K. All with a second by D. King. Motion carried 3-0.

Respectfully submitted,

Liz Page
Recording secretary