

Town of Harpersfield Planning Board

Minutes: **February 23, 2022**

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

Also present: L. Page, N. Brower, Andrew Shaffer, Amanda Shaffer, Russell Bedford, Laurie Bedford, Sharon Pick, Sandra Arnone, Chris Oleniacz, Corey Luchetta, Franklin Davis, Kenneth Utter and Collin Miller.

D. Darling opened with the reading of the public hearing notice for the Arnone Subdivision on Windsong Road.

Sandra Arnone was present with Chris Oleniacz of JHA to answer questions. Two neighbors were present due to the mailed notices they had received regarding the proposed subdivision.

No one offered comment.

On a motion by D. King with a second by W. Keller, the public hearing was closed at 7:25 p.m.. Motion carried 4-0.

D. Darling read the public hearing notice for the F & C Firearms Site Plan for an electronic sign. Corey Luchetta was present to explain the sign project. It will be a 4 x 8 foot lighted electronic sign replacing the existing sign for Mile High Properties. It will be lighted from 7 to 7 pursuant to daylight hours, with some instances where it might be longer. The sign can be programmed to automatically dim at night and enforcing it would be up to the code officer.

Sandra Arnone referred to the Eklund sign that is on all night and stated having it shutoff is a wonderful thing.

W. Keller made a note that a portion of the application was not filled out because the business is located in an existing business space. It should be existing commercial space.

On a motion by W. Keller, with a second by D. King the hearing was closed at 7:32 p.m.. Motion carried 4-0.

C. Luchetta asked for a letter to be written that he can submit to the state Department of Transportation (DOT).

The regular meeting was opened at 7:33 p.m..

On a motion by D. King, with a second by W. Keller, the minutes were approved with the following corrections. Business space should be changed to commercial space and Ben Dales should be amended to Ben Dates of Headwaters Engineering. Motion carried 4-0.

The certified mailing receipts were presented, two copies of the map, a signed statement from Ben Dates that the parcel not percolation tested would test similarly.

The short form Environmental Assessment Review Form (EAF) was reviewed by the planning board.

On a motion by W. Keller, with a second by K. All, the EAF has no negative impacts. Motion carried 4-0.

A motion was made by W.Keller, with a second by K. All, to approve the site plan for the F & C Firearms electronic sign. Motion carried 4-0.

The application fee must still be paid.

D. Darling will provide a letter stating the planning board's approval.

Sharon Pick was present with deeds and a time line of the property history for separation of two parcels, that were previously separated and then combined. They wish to separate the parcels again. It involves one 8-acre parcel and one 24-acre parcel, out of a total 32 acres.

She will need to present a survey map showing the 8-acres on its own to return to the planning board again.

Russ and Laurie Bedford made a boundary line adjustment two years ago around their barn and shop. They now wish to add a 2.33 acre portion back into the homestead parcel, for a total of 8.93 acres.

The boundary line adjustment application requires a notarized signature.

Collin Miller, Kenneth Utter and Franklin Parks were present from Catskill Mountain Little League. They said the Robinson-Broadhurst Foundation has approved a grant for a new little league complex behind Archibald Field. It consists of 6.65 acres and is being acquired from the village of Stamford. The village has required a survey map and the boundary lines have been done. The sales requires a permissive referendum and requires a subdivision.

There will be a maintenance shed, concession stand and announcers booth and requires their ownership of the field.

They were given an site plan application and subdivision checklist.

D. Darling reported Joe Roberts and received the signature and got it to D. Darling.

The hearing for the Maria Kelso subdivision will take place at the April meeting.

On a motion by K. All, with a second by W. Keller, the meeting was adjourned at 9:25 p.m..

Respectfully submitted,
Liz Page

Recording secretary.