

Town of Harpersfield Planning Board

Minutes: **July 27, 2022**

Present: D. Darling, W. Keller, F. Ciulla, A. Gallagher, D. King

Also present: L. Page, N. Brower, David Sandberg, Bill Abbatine, Collin Miller, Henry Sander, James Catella, Melissa Ch??bino, Greg Lubinitsky and Von? or Van? McManus.

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

It was noted that A. Gallagher would be a voting member in the absence of K. All.

Minutes of the June 29, 2022 meeting were approved as presented on a motion by W. Keller, with a second by F. Ciulla. Motion carried 5-0.

D. Darling had nothing to report on the new Bedford boundary line adjustment; Ed and Sharon Pick subdivision on Harper Road, Blue Wave Solar or Delaware River Solar.

David Sandberg was present to ask about a boundary line adjustment along county Route 29 in North Harpersfield. The boundary of the North Harpaersfield Community Hall property is just slightly bigger than the community hall itself. He and his wife own the property across the roadway which was once the North Harpersfield Methodist Church. The survey indicates the community hall property they have purchased is 100 feet by 50 feet. A neighbor has agreed to sell him 85 more feet at the back of the hall to allow him to dig a well and install a septic system if needed. The property is also adjacent to property owned by Delaware County. He asked what was necessary to have a boundary line adjustment.

He was given an application and said he must return once it has been surveyed to show the outline of the parcel and its location. He must fill out the application and have the proper paperwork conveying the property from the neighbor to them in order to add it to the existing property with a boundary line adjustment.

Representatives from Catskill Mountain Little League were present to explain the status of a proposed little league park on 6.6 acres conveyed from the village of Stamford. It has been determined this is a subdivision from a 40-acre parcel owned by the village. They were present to determine the requirements for a subdivision.

They reported they have met with the state Department of Transportation as requested and DOT engineer Scott Norwalk is asking them to extend the swail from the Tractor Supply property and into an existing culvert across the driveway. The driveway is shared with Russ Archibald Memorial Field (village of Stamford).

W. Keller asked about the discharge of water to the village water supply.

James Catella said they are taking it into account as they develop the project. The test pits were dug for percolation of the soil and they have been in contact with the New York City Department of Environmental Protection regarding stormwater runoff.

The village has denied their request to tie into the village sewer, so they must develop their own system for DEP approval. They are looking at alternative options and developing the stormwater plan. They are considering detention basins and swails.

The lighting plan will include a system of four poles with backlighting for the intersection and parking area, using the most up to date lighting in sports fields. They also discussed the existing gate on the Murphy right of way and the use of the CMLL parking lot. The parking lot will be gated off, except for CMLL activities.

They have been given permission from the village to hook into the village water system and a letter will be forthcoming.

Letters referred to at last month's meeting were presented to the secretary for inclusion in the minutes. They included the quit claim deed from the village of Stamford and a letter to the planning board regarding the site plan.

CMLL must now present a survey of the subdivision before they may address the site plan. They are hoping to do that as soon as possible. If it is accomplished, they will contact D. Darling by Sept. 15 for the possible scheduling of a public hearing regarding the proposed subdivision.

Von McManus, of McManus Engineering Group LLC, was present for Mountain Top Air Field Safety Track in reference to a go-cart track for children - a much smaller version of the existing track. It would be located off the end of an existing parking lot near the entrance. The track would be four miles long and 18-feet wide. There would no change in hours of operation and there would be no need to expand the parking. The track has not yet been graded. It would be limited by existing infrastructure and boundaries. There is a proposal for an 8 to 10-foot berm for screening and noise. It would require a simple stormwater plan and they are proposing dry swails. It won't need a soil test. It will be called NY Safety Mini Track. They have gone through all the State Environmental Quality Review Act and they have determined it is a minor classification.

W. Keller said he would want the water to infiltrate and not runoff.

Mr. McManus indicated they were going to follow all of the regulations, with no increase in runoff. He could provide more information on the swails if needed.

Greg Lubininsky said there will be events held on both tracks simultaneously. The reason for construction is for the track is to have something to offer families as well. Adding the track would bring the whole family.

D. Darling said a noise study would be required and there was discussion about whether the second track would increase the noise levels and whether a SEQRA long form is required.

Lubininsky said the noise level would not be increased and Mr. McManus said they could compare noise levels to existing vehicles currently using the track and those that would be using the new track. The new track will also run mini bikes.

It was suggested a qualified audio engineer conduct the study in order for planning board members to effectively evaluate the noise level and whether it would change.

They discussed it and Mr. McManus asked if the town board had received any noise complaints regarding the existing track of 10 years.

Mr. McManus indicated he wanted to file the application and paperwork for the planning board to schedule a public hearing.

D. Darling explained there are new members on the planning board unfamiliar with the history of the track. He would like them to review the project and he would like to consult with the town attorney before they schedule a public hearing. It may require establishing noise levels. The added track may also increase traffic and the planning board needs to understand the entire project before moving forward.

There was discussion about a time when the planning board could do that. Mr. McManus indicated he would like to proceed as he has filed paperwork with the planning board.

D. Darling said they would not schedule a public hearing prior to the next meeting, so that everyone has had time to understand the project and he has been able to consult with the town's attorney. It was a sketch plan meeting and there will be a meeting in August to develop a list of what may be needed.

Mr. McManus said they should be able to present their proposed plan and said there is a completed plan in front of the planning board for them to declare a lead agency at this time.

Planning board members indicated they were willing to walk the site to see the layout of the plan and the attorney who was present with the track will provide all of the necessary contact information.

The NY Safety Mini Track will be placed on the agenda for next month.

D. Darling will contact attorney Allyson Phillips and explain it to her to get her advice on how the planning board can get together to review the project. A time that works for everyone will be determined and the planning board will do it in the correct way.

D. Darling then presented a property on Streeter Hill/Champlin Road, that has an existing driveway and a right of way. The property is in a trust and there is a question of two or more mobile homes and whether it would consist of a mobile home park if a doublewide is added. The mobile homes are still on wheeled chassis.

The property owner (Tresco) was not present at the meeting, but it was suggested he subdivide the property and build a driveway. There are issues to be discussed.

On a motion by D. King, with a second by W. Keller, the meeting adjourned at 9:01 p.m..

Respectfully submitted,

Liz Page
Recording secretary