

# Town of Harpersfield Planning Board

## Minutes: June 24, 2026

Present" D. Darling, W. Keller and D. Cole

Also present: L. Page, K. Schneider, Dan Fancher and Theofani Baktidy.

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

Minutes of the May 20, 2026 meeting were approved with the following correction - Fifth paragraph were it references Bruce Hill A and B, the i should be removed. Motion by W. Keller with second by D. Cole. Motion carried 3-0.

K. Schneider presented training certificates to W. Keller, A. Gallagher and D. King.

D. Darling said there were no updates on the solar projects.

He reported that Mountaintop Airfield LLC has been given permission to operate its campground facilities by the state Department of Health (DOH) under a number of conditions. One of those conditions is that the planning board approve the project. However, the escrow is not yet in place and the planning board cannot review the application until that happens.

The town board established the escrow amount, but the applicant asked for it to be lowered. The planning board is still on hold until the escrow is in place.

There was nothing to report from County Planning. K. Schneider said an email is being circulated to the towns about the upcoming 250th celebration.

Dan Fancher was present with Theofani Baktidy, who owns property just north of the village of Hobart. He repairs cars in the Bronx and would like to have a few spots to display cars for sale. Since there is no zoning, the building inspector is recommending a site plan be done. The applicant has already received a permit from the state Department of Transportation (DOT) for a driveway to the property. A copy of the permit was given to D. Darling. The property is located just north of the Whiskey Hollow Road and Rt. 23 intersection on vacant land across from the big gray barn. Baktidy owns the land on both sides of the roadway.

Research of the town's junkyard law referring to the number of unregistered vehicles should be researched. K. Schneider reviewed the law and it doesn't appear as if it would affect having the cars for sale. He would like three or four spaces, whichever the state allows. He can limit it to 3 spots. The state Department of Motor Vehicles (DMV) states a retail dealer must have space for display of at least three vehicles at all times.

He said he is the third generation in collision repair and sells cars to people who are looking for cars and he stated he is not looking to keep a large inventory.

A site plan application will be filled out. K. Schneider will ask Chris Plante (CEO) what the vehicles for sale would be termed, according to the law. A 2 x 3 sign is in the layout and there may be some landscaping. There will be a small shed to be used as a sales office with a solar powered light. He does not plan to have water or septic.

The application must be completed before a public hearing may be scheduled, which takes it into the month of July before the hearing may be scheduled. This meeting is considered a sketch plan meeting.

It also has to be referred to the County Planning Department.

Dan Fancher was also present representing Eklund Family Farm Machinery, Billy Eklund, and Brad Tripp, on a pair of boundary line adjustments.

The first adjustment will convey 16 acres from Bill Eklund to property already owned by Brad Tripp along Odell Lake Road.

The second adjustment will place the corner of an existing building inside the boundary and is .01 of an acre being transferred from Eklund to Tripp's 16.5-acre parcel.

A motion was made by W. Keller with a second by D. Cole to classify both applications as boundary line adjustments.

A motion was made by W. Keller, with a second by D. Cole, to approve the adjustments for both applications as presented by D. Fancher.

A letter from both property owners to allow Dan Fancher to act in their behalf was presented with the applications.

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

Respectfully submitted,

Liz Page,  
Recording secretary.