

Town of Harpersfield Planning Board

Minutes: August 27, 2025

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

Also present: L. Page, N. Brower, Leanne Nabinger, county planning department and Daniel Fancher.

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

Minutes of the July 30, 2025 meeting were approved with the following correction: where the minutes refer to the Weaver Road Solar Project is now owned by Bull Peck it should be Bull **Rock**. Later in the same paragraph D. King said he **stopped** at the site, not **ststpped**. Motion carried 5-0.

Dan Fancher was present regarding a Boundary Line adjustment at 740 Whiskey Hollow Road and not Gunhouse Hill as written in the agenda. He said there are two deeds for two tax parcels. The adjustment takes two triangular pieces out from a larger 65-acre lot. It requires two applications for two one-acre parcels, readjusting them to what the boundaries were originally believed to be. Both parcels are owned by Larry Miller .

A motion was made by D. King with a second by A. Gallagher to approve the applications as presented. Motion carried 5-0 and D. Fancher will return the stamped copies of the map to the town clerk. D. Darling signed the maps.

There was discussion regarding the Weaver Road Solar Project. D. Darling spoke to Bull Rock officials. He said the project is complete and they are waiting on "working out" the connection to the NYSEG line. Once the connection is complete, they will do training with the local fire department.

There was discussion about the Bruce Hill Road solar projects. The attorney for the town, Robert McKertich has left the firm of Coughlin and Gearhart, and Allyson Phillips has a conflict. She is checking with his former law office to find an attorney to represent the town. The engineering consultant, Adam Yagelski of Delaware Engineering, has indicated the projects will be due for an extension of their projects. N. Brower will check the dates and notify the code enforcement officer.

The Sept. 25, 2024 minutes indicate resolutions were approved to extend the projects to Sept. 2025.

**A motion was made by F. Ciulla, with a second by W.Keller to amend Project A, approved by the planning board last year, adding the road use and community host plan ant to extend the construction deadline to Sept. 25, 2025. This resolution justifies the extended application. Motion carried 5-0.*

**A motion was made by W.Keller, with a second by F. Ciulla, to amend Project B, approved by the planning board last year, adding the road use and community host plan and to extend the construction deadline to Sept. 25, 2025. Motion carried 5-0.*

D. Darling passed out the New York State Department of Environmental Conservation's Adaptation and Resilience Plan for Climate Change. It is an opportunity to respond right down the line, including W. Keller's water issues. The concern is for larger projects. A lot of the issues land in the laps of the planning board. Supervisor Lisa Driscoll has been asked to bring it up to the county Board of Supervisors and to bring it to their attention the conflicts in working with this. N. Brower said it is on everyone's radar at the county.

W. Keller said the SEQRA process "sucks" and planning boards can't do anything with that. They are sometimes restricted to the footprint of the application. "The way we do our reviews it is affecting three towns or two counties, areas that lie outside the project footprint." W. Keller said he believes in mitigation.

N. Brower said the 239 review done by the county planning department provides a broader review and it can always be referred to them.

W. Keller indicated he is "fighting with the whole DEC" on the groundwater issue, which is needed for fish. The town must submit through the county plan and he wants to get the county planner to comment. There is still time to comment and he said "we need to submit stuff".

N. Brower indicated that anywhere you can get good environmental protection it goes from your town plan to the county plan.

A lot of people are not satisfied with the SEQRA levels and the reviews do not go far enough. It can be put into the comprehensive plan.

W. Keller said that "Whatever we have to do, let's submit something and the town supervisor will bring it up at the county board."

There will be no webinar in September as N. Brower is leaving the county planning department. He is hoping to convince someone in the office to take over the webinars to provide training to local planning board members.

To date no applications for the alternate planning board vacancy have been received. The vacancy has been advertised. Members were asked to get the word out.

N. Brower said goodbye to the board members. This was his last meeting and he said thanks for everything.

On a motion by D. King, with a second by W. Keller, the meeting adjourned at 8:13 p.m.. motion carried 5-0.

Respectfully submitted,

Liz Page
Recording secretary