



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Ray Pacifico
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Meeting Minutes: January 5, 2017

Members Present: Ray Pacifico, Edward Forrester, Joe Hasenkopf, Elizabeth Hanson, Pete Kavakos, Allen Veverka, Jessica Dillon and Kevin Hicks

Absent:

Pledge of Allegiance

Approval of Meeting Notes – Allen moved to accept the December meetings minutes and Pete seconded. All were in favor – Minutes passed

Vote: Greene County Planning Board – Beth Hanson appointment- A motion was made by Allen to appoint Beth to the Greene County Planning Board as her current term will expire in March of 2017. Joe seconded it. All were in favor. Motion passed.

Public Hearing

Chevreux Guest House/Cottage – 308 Edison Timmerman Road, Cairo, NY. The project manager on the property, Wolfgang Stockmeier, explained the project as the applicant wanting to add a cottage/guest house to the property. He noted the guest house will be for when the family's kids come to visit. Ray stated that due to the changes in the zoning laws coming there may be some leeway in a couple things the applicant would like to do. There were no questions from the board or the public. The public hearing will remain open for now.

180 Blackhead Mountain Road – Lot line adjustment. No one was in attendance for the public hearing. Ray noted that the applicant was sent a letter stating that the Zoning Officer, Robert Fritze, had looked at his previous approval and noted it was approved in error. The project is taking two existing parcels and combine them into parcel one and parcel three. Applicant would take the parcel two and take $\frac{3}{4}$ of an acre and add it to parcel one. It would not be another building lot. However zoning indicates there needs to be a three acre minimum lot as per zoning. Ray said more about this will be discussed in the open business section.

Open Business

180 Blackhead Mountain Road – Lot line adjustment. Ray stated that at the last planning board meeting the subject of 3 acre lot minimums were brought up in regards to this property and 3 other properties that would like to do something similar. The other applicants, Charles Balsano, Kuminsky/Armstrong and Frank Castiglione were denied lot line adjustments. Robert Fritze reviewed the law again and reconsidered his approval of 180 Blackhead Mountain Road. It was noted Robert had sent a letter out to Richard Sardo, the representative for the owner to make him aware of the situation. Mr. Sardo responded and stated he would like to wait until the new zoning law goes into effect this year to be able to do the lot line adjustment on the property.

12 Elks Drive – Showroom, Gallery and Office Space – At the last meeting Ray mentioned that he, Sherry and Kevin were unable to determine on the audio tape if the planning board had given approval for the site plan. The SEQR was determined to be a negative declaration which was approved but it was and the final site plan review was never put to a vote and the Public Hearing was closed. Ray said that Darrin and the applicant had brought up the fact they are not going to be doing a restaurant at this time so they would not need approval from DEC or DOH approval. The only change to the original plan was section #6 and #7 pertaining to the restaurant. Ray requested that a vote be taken at this time, Allen made the motion to approve the site plan and Beth seconded it. All were in favor. Motion passed. A letter will be sent to the applicant notifying them of the approval.

Country Estate Sign – Route 23B, South Cairo, NY. The owner, John Lois of Country Estates was in attendance. John came to get clarity from the planning board on the sign they are looking to get approved. John stated he wanted to erect a sign facing Route 23 west. Ray said the first time around the planning board thought the sign he was requesting to put up was going on old route 23, which is 23b. John had started to put up the sign on route 23, which is actually a state right-a-way, and not allowed. John stated he wants to still put the sign facing 23 west but have the sign on his property. Ray mentioned to John to take a look at the sign laws, but his recollection is that the sign cannot be more than 20' high. John stated the sign is a 4' x 8' and has already been made and he will be using that sign. John supplied the paperwork for a less intensive review for the project however all the items were not marked off by him that he wanted a less intensive review on. Ray went through the review. Ray wanted to know if there were going to be any changes on the outside of the building. John noted that the building was already there for 30 years and that there is an office there already. Ray said that if a building is not operational for a year or more the applicant would have to come back to reapply or redo the use, in addition, Allen and Ray did not think there was ever a sales office in the past within this building so there would now be an additional use to this site. John wanted to know what the definition of "operational" was in the mind of the planning board. There was further discussion on this and it was finally concluded that a less intensive review could be approved. It was also noted there are no additional signs going up and lighting will be upgraded but nothing will be added. A SEQR review was waived, Ed made a motion and Joe seconded it. All were in favor and motion passed. The public hearing was also waived. Ed made a motion and Beth seconded it. All were in favor and motion passed. Approval of use as a sales retail office and community meeting room, Jess made a motion to approve and that the building would be used as a sales office and community room. Ed seconded that motion. All were in favor. Motion passed.

Chevreux Guest House/Cottage – 308 Edison Timmerman Road - Wolfgang Stockmeier presented to the board a rendering of where the cottage/guest house would be on the property on Edison Timmerman Road. It was noted that the existing well will be used in the guest house but a new septic

will be installed. The guest house will be approximately 850 square feet. The drawing of a survey map was taken off the internet and Allen mentioned that it should be noted where the septic will be going and where the water currently is. Wolfgang asked if a survey needed to be done and Ray said a survey would probably need to be done. Ray said this situation is similar to the Metzler project. Ray will be looking at that project and get back in touch with him. Ray also let the applicant know that with the changes in the zoning laws it would be possible for a kitchen to be installed where as it stands now with zoning a kitchen could not be installed. With using a surveyor so he could locate where the well and septic are currently located. Ray said that the applicant can build a home there instead of a guest house if they wanted to but would have to follow the current sizing laws on building a second home on the same property. Ray asked that the applicant get back to him in regards to what his clients would like to do and how to move forward. The public hearing will remain open for now and will be on the agenda for next month.

Food Truck ~ Robert Meringolo presented his rendering of what he would like to do with his Food Truck. He noted that there would be no signs be posted promoting the business only “in and out” signs on the property. Ray said the applicant would need to go to the State and County government for a driveway permit to see if one is needed. A review of where the truck would be parked was reviewed. There was a question on the setbacks and where they are located so the applicant would need to verify where the setbacks are and be shown to the Planning Board on a map. Ray asked Robert to call him before the next meeting, or before he leaves for South America. Robert also asked that additional lighting and landscaping be considered, Ray said just point it out on the plans he will be submitting. Ed stated that a public hearing was already done and shouldn’t be done again. Ray said the planning board would revisit the public hearing once Robert gets back to him with answers from the State and County.

Slater’s ~ 7535 Route 32, Cairo, NY ~ Windows and Sign Project –Justin Slater presented to the board his proposal for adding windows and new signage. Justin noted he already has approval for a new pylon sign which he hasn’t put in yet. Ray said Justin’s approval on the sign is up in April this year and he can come back to get an extension. Ray told Justin to send us a letter in regards to asking for the extension. The project before the planning board is the installation of windows and replacing the current Dunkin Donuts signage with his own. Justin said he will be making donuts and other bakery goods when Dunkin moves out at the end of the month. Justin also wants to put a window above the entrance and revamp the old Dunkin Donuts drive-thru window. He would like to do a window where the current order board sign is. He also wants to put a canopy over the order window. Jess stated that what he is proposing is like what Pioneer Bank did with replacing the signage. Justin said he hasn’t yet decided what to call the new donut shop in the store yet so the logo isn’t done. Ray said the motion before the board would be to waive SEQR, less intensive review and the public hearing on the provision that he will have to come before the board again when he determines his signage. Joe made the motion to waive SEQR, less intensive review and the public hearing and Pete seconded it. All were in favor and the motion was passed.

Campground Proposal ~ Route 23B, Cairo, New York. Ray briefly let the board know that a proposal for a unique upscale camping grounds had come to the zoning board and will be coming to the next planning board meeting.

Solar Law - A discussion was brought up in regards to the Town Board’s request for feedback on the proposed Solar Law for the town. The focus of the discussion was on whether or not an 8’ fence is required or not. Ed made the suggestion that the verbiage will be listed as “alternative” or “renewable” energy sources and not just as solar. A letter will be submitted to the Town Board with the recommended changes. It was noted that the solar law is based on the Greeneville solar they have. Pete

asked about lighting for the facility and Kevin noted that in the proposal the lighting was addressed and that there doesn't have to be lighting for the whole facility but lighting for an office would be good enough. Ed said he believes Under Section XII, he suggested that pages 98 and 99 of the original Zoning Law be added to this proposed addendum as part D-Wind Towers to cover wind generation under the Utilities Section of the Zoning Law. Wind Towers were eliminated when the Zoning Revision Committee eliminated Section of the Original Law. Ray asked for all other comments to be submitted to him by Monday so he could type up the letter for the Town Board.

Lastly, Ray asked if anyone had seen the fence that was put up at Lange's Motel on route 23. A couple members said they did see that and their thought was that the fence was put up so that the number of cars there could not be counted. Ray said he knows they were approved for 2 or 3 apartments but now with the fence, a red flag, they could be operating more than three and that would be a violation. It was also noted that the main house was to be used as the owners living quarters according to previous approval. Ed said it should be referred Stacy in the Code Enforcement department for follow up. Ray said he would take care of that on Monday.

The meeting ended at 8:25 pm. Jess made a motion to close the meeting and Beth seconded it. All were in favor.