



**TOWN OF CAIRO PLANNING BOARD**  
**PO Box 728, Cairo, NY 12413**  
**Chairman-Ray Pacifico**  
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**Meeting Minutes:** November 6, 2016

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

**Absent:**

**Pledge of Allegiance**

**Approval of Meeting Notes** – Allen moved to accept the October meetings minutes with changes noted and Kevin seconded. All were in favor – Minutes passed

**Public Hearing**

**80 Birch Hill Drive** – Indoor/Outdoor recreational center ~ Patricia mentioned she was doing only the indoor use at this time. Changes would only be made to the inside to meet building and code requirements. Convert to an indoor play center for kids. She asked to change the use and have a lesser site plan review. The property is not being developed. Ray asked the public if there were any questions in regards to the proposed plan. Neighbors at 70 Birch Hill asked what sort of things were being considered there and what the impact off road usage would have. Patricia stated that she would only be renting the building out at this point for kid's parties and other events but that it would not be an everyday thing. Patricia mentioned that the roadway issue will need to be addressed with the run-off, and the pot holes being created and how the road can be fixed. The major concern from the neighbors is the traffic, noise and the footprint change. Patricia assured them that there would always be an open dialog between everyone if issues should arise.

**Hayes Alpine Drive 2 lot Sub-division** – Gary Harvey surveyor is representing Mr. Hayes with the project. The project is an 8.8 acre lot to be subdivided into two 4.4 acre lots. Ray asked if the public had any questions, there were none and there were also no questions from the planning board.

## **Open Business**

**Country Estate Sign** – There was no one in attendance for Country Estates. Ray noted he had called and stated they had to come in for a sign approval. They would also to have a change of use and additional use as a sales office. Robert in zoning did make a determination that it is an allowable use but they would have to come before the board for a site plan review. Ray stated they were still looking at putting a sign on Route 23 but off the state right of way. It will be a high sign so when they come before the planning board in December for review. This will stay open.

**80 Birch Hill** – Patricia Stewart came before the board again for a proposed indoor recreation center. Ray stated he received a letter from Robert Fritze in zoning stating the property is in commercial 23 east district and is an allowable use. This does not require a special use permit. The planning board recommends a less intensive review and to waive the SEQR, and a review of the sign. Joe made a motion to waive the SEQR and Pete seconded it. Allen made a motion to close the public hearing and Kevin seconded. A review of the sign was done. Patricia stated it is 4' high by 12' and will attach to the front of the building, facing route 23. Beth made a motion to approve the site plan and the sign, Allen seconded the motion. Ray mentioned that Patricia would need to fill out the sign permit in the Building and Codes department and would need to pay the fee.

**Hayes Ravine Drive 2 lot Sub-division** – Gary Harvey is the surveyor who is representing Mr. Hayes with the project. Gary provided paperwork from Mr. Hayes allowing him to represent him. The project is an 8.8 acre lot to be subdivided into two 4.4 acre lots. Gary supplied the SEQR short form. Requires a shallow trench system. Mr. Hayes resides on Aline drive and Ravine is on the other side of that property which he was looking to sub-divide. He would like to have the land join his current property but that there would not be building on the new combined lots. In the SEQR review it was determined that there was no negative impact to the area so a negative declaration was declared. Allen made a motion to approve the SEQR and the negative declaration and Jessica seconded it. All were in favor. Joe made a motion to close the public hearing and Jessica seconded. All were in favor. Pete made a motion to accept the project and Allen seconded. All were in favor.

**Chevreur Cottage** – project is currently on hold including the public hearing until next month.

**Cairo Shop, LLC** – the signage was presented to the planning board for this project in the Hannaford Plaza. It is an already approved site plan and this is just for a sign change. Joe made a motion to approve the site plan and Beth seconded. All were in favor.

**Kuminsky/Armstrong** – Gary Harvey is representing them. This property is located on Horseneck Road and currently owned by the two daughters of the parents who have passed. The property inherited is 9.5 acres. Deb will get parcel lot #1 in the front with the house and parcel lot #2 would go to Sue. Zoning made a determination the area was not able to be sub-divided the way it was proposed. It is in an area where there is a 3 acre minimum which they wanted sub-divide into two parcels, lot #1 is 1.8 acres and lot #2 is 7.7 acres. Robert determined they could go before the zoning board of appeals for a variance however there is enough other acreage there to create a 3 acre sub-division. They are going to put the project on hold for now and will wait and see what the new zoning laws come up with.

**278 Crow's Nest Road** – Dance Company/Retreat – Krystal Heinz representing owner Stephen Petronio Dance Studio. The property is currently under contract to purchase property for a training studio and educational facility. The only improvement 2,500 sq. foot studio would be turned in a place where students can hone their art skills. Applicant is looking for a special use permit for the zoned area

and also a less intensive site plan review as nothing will be changed on the property at this time. They are a 501c3 not for profit organization. They will be put on the agenda for a public hearing for December 1<sup>st</sup>. The property where the house is would possibly remain on the tax rolls. Paul stated that they would be paying the dancers to come so they can focus on their artistic skills.

**180 Blackhead Mountain Road** – Project is a lot line adjustment. No one was in attendance for this. It will remain open for next month.

**12 Elks Drive** – They came before the board to get a 6 month extension on the previous site plan that was approved. The project for 12 Elks consists of building a restaurant, showroom, and gallery and office space. Pete made a motion to approve the 6 month extension through May and Allen seconded it. All were in favor. The second 12 Elks project consists of building a county inn, log home display and 4 single family properties that would be rented as a bed and breakfast. Ray stated those plans would need to be resubmitted as they expired back in 2014. There will be a public hearing on this for the next planning board meeting on December 1<sup>st</sup> for the review of the old plans. It is an allowable use with a special use permit.

**Balsano** – Lot line adjustment – Ira Vail Road - Gary Harvey is representing Charles Balsano with the project. He currently owns one acre and has a house on it and is proposing a lot line adjustment with the purchase of an acre of land from his neighbor combining the two acres. A survey will be done on the one acre being acquired. He would like to have a public hearing next month. He will need to supply a site plan application for the sub-division to zoning. The planning board will also need a letter stating Gary can act on his behalf.

**Frank Castiglione** – Lot line adjustment on Hearts Content Road - Charles Holtz is representing him; he has 2.4 acres that he is trying to sell. There is a neighbor's shed that is on his property and he would like to adjust the lot line to transfer .08 acres to the neighbor. Ray explained that in that area there is a 3 acre lot minimum and the owner will need to apply for a variance through the zoning board of appeals. Ray said he would ask Robert in zoning to look into the issue. Ray asked Charles to provide a letter that he has permission to represent him.

**Anthony Mennella** – Monti Drive – Anthony came before the board to speak about his property and the property he is considering buying. Ray explained that there was no need for him to come to the board as the board does not deal with residential properties. Ray did tell him that he would need to consult with an engineer with any questions he might have about the property.

Ray called for a motion to close the meeting, Allen made the motion and Kevin seconded it. Meeting was closed at 8:15 pm.