



**TOWN OF CAIRO PLANNING BOARD**  
**PO Box 728, Cairo, NY 12413**  
**Chairman-Ray Pacifico**  
**Email: [planning@townofcairo.com](mailto:planning@townofcairo.com)**

**Meeting Minutes:** February 2, 2017

**Members Present:** Ray Pacifico, Edward Forrester, Joe Hasenkopf, Allen Veverka, and Kevin Hicks

**Absent:** Jessica Dillon, Elizabeth Hanson and Pete Kavakos

**Pledge of Allegiance**

**Approval of Meeting Notes** – Joe moved to accept the January meetings minutes and Kevin seconded. All were in favor – Minutes passed

**Open Business**

**Chevreux Guest House/Cottage** – 308 Edison Timmerman Road - The project manager on the property, Wolfgang Stockmeier, stated he had spoken with Robert in regards to the guest house and Robert stated he needed to be 65' away from the easement and 146' away from the existing well and they will share the well with guest house and main house. Allen said a perk test will need to be done before the septic can be approved for the guest house. Ray asked if there was a drawing for what the guest house will look like. Wolfgang stated he did not have a drawing but the guest house is 800 square feet which was less than half of the main house. Ray asked what kind of a structure it would be and it was noted that it would be a contemporary building with wood siding and large glass windows. Elevation is required for the files and where everything will be located. So it was reiterated that a perk test needed to be done to make sure the location of the septic noted on the map. This will need to be done before everything would be approved. The Public hearing will remain open for next month. A short form SEQR can be done, less intensive review, the elevation and perk test that will be all that is needed for the next meeting.

**Pizza Wagon** – Out of town for this meeting

**Charles Balsano** – 253 Ira Vale Road -- Lot line adjustment. He would like to do a less intensive review for the project. Ray checked to make sure there was a letter from his neighbor, Salvatore Provenza stating Mr. Balsano can speak on his behalf and it was in the file. He showed the planning board the old

map of what he wanted to do and what it would now look like with the change of adding additional footage. The less intensive review was reviewed and each question was gone through and there were no issues. There will be no SEQR done but a Public Hearing would be done. Mr. Balsano stated he contacted surveyor Gary Harvey to get a survey map from him. Ray said there shouldn't be a problem with approval because it is now a 3 acre lot which is acceptable per zoning but a map would be needed to be approved.

**Margie Juszczak and Bob Malkin** – Tiny House Camp Ground – tax ID#101-02.6.3. A current overhead map of the property was provided to the board for review. Ray asked that for the next meeting they bring a letter from the current owner Patricia Rocano giving them permission to speak on her behalf. Bob said they will probably be under contract for the property by next month's meeting. Margie asked what the next step in the process was. Ray explained that they would need to fill out a site plan application and give it to Robert for him to determine if there is an allowable use along with a \$100 application fee. Ray suggested that they can also make the offer on the property contingent on getting approval for what they would like to do. Ray asked that they explain a little bit about the proposed project. Margie said they are a property management group with several properties in Woodstock, Palenville and Saugerties used as vacation rental properties. Vacation rental properties. Create a resort on the property for people to come enjoy the tiny houses. The houses will all be detached and the size would be between 250 and 400 square foot per unit. Down by the water removable platform tents more in the vane of glamping, like safari tent on a platform bed with air conditioning. There are currently three wells with possibly a fourth one. There are two 2,500 gallon septic systems. There are two storage cement buildings, they have electric but no running water. A collapsed pool with a deck and a pool filter is also on the property. There were two mobile homes there but were removed by the current owner. They are going to go with the 18 small houses and tents. They have selected Scott Lane as the engineer and a survey will be done by him. Bob mentioned that these are very high end tiny houses. The health department will also need to be notified for their approval on the project. They would need water and sewer facilities for the tent houses and also redo the pool over completely. The engineer, department of health and DEC will be the ones who determine what is acceptable as far as what would be enough to support the houses. Allen mentioned that they should check to see if it is in the flood zone. Ray stated they would need a storm water prevention plan. Bob asked if the road they are looking to create would need to be big enough for a fire truck and Ray stated they would need to check with the engineer and code for those questions. They will let Ray know if they have all the paperwork together for the next meeting in March or if they need to be moved to April.

**James DiResta** – The Gas Station near Hannaford. He has a place in East Durham and he has a work shop on his 40 acre farm. He is looking to put another workshop in that space. He mentioned he has a huge You Tube following and this would be a place where his fans could visit. Ray said he spoke to Tony Patasso, the owner, and he said a survey has been done and there is actually parking in the back. James stated he would be fixing the building up and trying to restore it to its original look in exchange for paying for rent. He mentioned that he would not be selling any of his products there it was more for a place where people could come to see what he was creating. He might hold openings but it wouldn't be often. He will be building his house and larger workshop on his current property and because he is leaving his shop in the city earlier than anticipated he needs an in-between place. Ray said they would need to get a letter from Tony the owner, stating they can speak for him on the property. They would also need to fill out the site plan application. Make any lease contingent on getting approval from the planning board. Ray said fill out the form and get it to Robert in Zoning for approval. It would be a less intensive review of the property that can be presented to the planning board. James understands the Pizza Truck will be on the same property and they will need to talk about the parking situation.

**Stephen Wager** -- The Lantern Motel – Route 23B – Steve would like to put in all two bedroom apartments and make it so it doesn't look like a motel anymore. There would be 4 apartments in the yellow building and 2 apartments in the white building along with a washer and dryer. Steve does rehabbing of homes so the project isn't one that he is intimidated by. He anticipates nine apartments in total. He has done several of these projects. Steve would need to find out if the project is determined to be allowable use from Robert in zoning and fill out a site plan review which would need to be done first. Allen said that an engineering person would need to determine if the septic system would take care of the 16 toilets that are on the property. Steve also needs to get permission from the owner to speak on the project. Allen said to see Rich in Building and code and he can answer most of the questions he has on the building.

**Alfredo Martinez** – 4387 Rt 23 Revamping of Bernio's – No changes to the outside of the building just refurbishing the inside for the restaurant. He owns Angel's currently and he will be moving into the space in March. Alfredo needs to get a letter from owner to say it is ok to act on his behalf. Allen makes a motion to waive the site plan and Ed seconded it. All were in favor.

The meeting ended at 9:12 pm. Joe made a motion to close the meeting and Kevin seconded it. All were in favor. Motion carried.