



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Ray Pacifico
Email: planning@townofcairo.com

Meeting Minutes: April 6, 2017

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

Absent: n/a

Pledge of Allegiance

Approval of March 23, 2017 Meeting Notes

Ray opened the meeting by handing out a packet containing the revised zoning law to each board member. Ray asked that each member read the revised new zoning laws and map changes and note any changes they might have. The planning board has until no later than May 8th to get their comments back to the Town Board. It was noted Joe and Ed have been part of revising the zoning so there would be no reason for them to meet. It was decided that Kevin, Allen, Ray, Ed, Joseph and Beth would meet Thursday, April 27, 2017 at 7pm. Ray will check availability of the Town Hall. It was noted the Greene County Planning Board would be meeting the 3rd Wednesday of April to review the newly revised zoning laws for their approval.

The March 23rd minutes were reviewed. Both Kevin and Ed had changes to the minutes so Sherry will make those changes. Joe made a motion to accept the March 23rd minutes with changes and Kevin seconded it. All were in favor and motion passed.

Public Hearing

Pizza Wagon – 189 Main Street. Mr. Meringolo explained to the public what he intended to do with his Pizza Wagon and where it would be located. He had met with the NYSDOT and they explained to him as to what he needed. Mr. Meringolo enlisted the services of a surveyor to create the map and layout he needs. There was one question from the public and no questions from the board.

Diresta Fabrication -- Mr. Diresta was not in attendance.

Open Business

Chevreur Guest House/Cottage –Ray said they were also not in attendance. Due to the snow the previous week was unable to get in and do a complete survey. Wolfgang is focusing on working with the engineer to fill out any remaining reports needed and a sketch of the site plan. It was also mentioned that the board was still waiting on a perk test, elevation numbers and the septic still need to be approved by the board. They are shooting to attend the April planning board meeting.

Pizza Wagon – Ray asked for an update on the revised site map and Mr. Meringolo said he should have some in a few days. He has met with NYSDOT and they have given him things he will need to do, he did say DOT told him “you can’t conduct a business on state property”. So Mr. Meringolo will meet with DOT once again when he has everything he needs for them to obtain approval on the Route 32 side to operate his Pizza Wagon.

There will be barriers and two entrances to the site. Mr. Meringolo also mentioned he was going to be fixing up the grounds, having flowers and possibly picnic tables. Ray asked if he would have the survey done for the next meeting. Mr. Meringolo said he would not be around for the May 4th planning board meeting so Ray asked the board if when they have the special zoning law meeting, they could have Mr. Meringolo also come in on April 27th if the survey was done. The public hearing will stay open for now. Everyone agreed.

Ed said if Mr. Meringolo had an issue in coming in to the meeting on April 27th and if he found he wasn’t around maybe he could get someone who would act on his behalf. All he would need is to give the person permission in a letter stating he could represent Mr. Meringolo. Ray asked if the board wanted to get anymore feedback back from Greene County Planning, Kevin said at this point we didn’t need another board getting involved and that their staff already aware of the situation and it would just muddy the water. Joe made a motion no further comments needed from the Greene County Planning Board and Kevin seconded it. All were in favor and the motion passed.

Charles Balsano – due to the weather Gary Harvey was unable to complete his map and he will need another month. He will be back before the board on May 4th.

Tiny House Resort – Route 23b – Scott Lane was in attendance with the applicants, Bob Malkin and Marjorie Juszczak. Scott stated he had revised site plan maps for the board to review. Scott did note they would also be buying the house on the front of the property they are purchasing. Scott asked the board if they could not combine the two parcels and leave the easement in place where the house and entrance into their property. They did not want to hold up the process by combining properties. They will combine the properties at a later time. Ray asked if anyone on the board had an issue with letting the two properties stay separate but be noted on the site plan the two properties. No one on the board had an issue. Ray asked about ground disturbance and Scott noted they are only going to be disturbing .77, less than an acre of land.

Bob and Marjorie handed out a varied example of what the tiny homes would look like. There are a total of 18 sites and they will be open 9 months out of the year. They are expecting to use 8 or 9 colonial light and poles. They will install a bathhouse, they will have a tiny house that is handicapped accessible. There are 3 wells and 2 septic systems. There will be a total of 24 gravel parking spots. The tiny houses would stay on the property year round. Ray will be doing the referral form for the county and Beth will

be taking one of the maps to the next meeting which is the 3rd Wednesday of the month. They will be on for a Public Hearing on May 4th.

Tyler Road Development – 530 Main Street—It is a single family home and they would like to convert it into a 3 apartment unit. Ray said it is assessed as a single family home so they would need to get a special use permit. Ray went through the paperwork for the special use permit and most items are not applicable. The \$25 fee for a public hearing was paid. There will be a public hearing next month.

Tie Dye U – 454 Main Street – Tie Dye U is going to hold a tie dye kid’s party, after school crafts, double as a studio because they have an online business selling tie dye also. There would also be things for the tweens to do and also for adults. They have done fundraisers for organizations, 50th birthday parties, kids youth programs and other events.

They had partially filled out the site plan review, but they finish that after the meeting. They also noted there are no plans to do any structural or inside construction. The minimum age for participating is 4 years old. They are only using one side of the building. The fees have been paid. The zoning officer approved what they are going to do with the building. There is no sign per se, they will try and do a wrap around on the skirt of the awning to cover up the Dog Grooming lettering on the awning. Ray said if they ever were to do a sign they would have to come back before the board. A motion was made by Kevin to waive the site plan review and Beth seconded it. There will be no public hearing. All were in favor and motion passed.

Pine Tree Garden Apartments – Gina Marie Drive -- Ray recused himself as this is his property and Allen will take over the meeting. Ray provided a site plan application and the \$100 fee. There are 40 apartment units located in 10 buildings. The department of health is requiring him to do a proposed water project where the water will be treated at the property. Ray already has New York State approval already on the water and a revised SPEDES permit from NYSDEC.

He still needs the Cairo building permit to proceed. No new development except a 20 x 20 water building. There will be an underground water line which connect the 10 buildings and less than an acre of disturbance. The estimated cost for the project is \$250,000. Ray is asking for a waiver of the site plan review based on NY State requiring a new water system as the arsenic levels were over the allowable limits. The NY State department of health has already given their approval for the new water system. Ray supplied a letter to the planning board the full scope of the project. Beth made a motion to waive the site plan review and Joe seconded it. All were in favor and motion passed.

Ed noted that with the new zoning that Acra, Round Top and Purling are no longer hamlets. Frank Castiglione had a shed on his property from the neighbor encroaching and wanted a lot line adjustment done. Ray told the guy with this property that he needed to come before the board at next month’s meeting due to the new zoning laws changing which would affect him because required acreage would be changing. Ray said he would be here for the next meeting.

Kevin made a motion to close the meeting and Allen seconded it. All were in favor and motion passed. Meeting ended at 8:25 pm.