



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

DRAFT

Meeting Minutes: May 4, 2017

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

Absent: N/A

Pledge of Allegiance

Approval of April 6, and April 27, 2017 meeting notes with changes, Joe made the motion to approve minutes as amended and Allen seconded it and the motion passed with changes.

Public Hearing

1.) Tiny House Resort – 2754 CR 23b -- Scott Lane representing Bob Malkin and Margie Juszczak. Scott explained that they would be starting off with 4 tiny homes to see if the business is in fact viable. Down the road they may look at adding the additional 14 tiny homes. Scott explained what they would be doing and the purpose of the tiny home resort. Dennis Lazarof asked if there was going to be a gun club there or any loud speakers. Both Bob and Margie reassured him there would not be, however, Bob stated that if a bear came through there will be lots of noise to scare him off. He also asked if someone was going to be on site 24/7 and Margie stated more than likely it will be her but if not someone else would cover for her in case there was an emergency. Dennis stated his only object is to noise and not disturbing his tenants, other than those couple things he was fine with the proposed build.

A lawyer representing Carol Nieves and Pam Furcht residing at 2840 and 2754 CR 23b. The main concern for them is that they have nature trails and a pond on their property and they didn't want anyone wandering intentionally or unintentionally onto their property. The stated they didn't want the liability of having someone get hurt on their property and them getting sued as opposed to the tiny home campgrounds. Scott said the campground staff will be explaining to campers the do's and don'ts of the campground and any violation of those rules, especially on the trespassing would be prosecuted to the fullest extent of the law. Frank asked if the environmental study was done, the two ladies were concerned if there was a break in the sewer or water line. They are concerned about their water

becoming contaminated. Scott explained how the perk tests have been done and a check on the leach fields also and there should not be any issue. Frank asked about another concern of the ladies was that people following along the water front and trespassing on their yard. Scott said there would be signs up all over the place about trespassing. They wanted to have a barrier around the property. Scott said they are not planning on putting a barrier up and that signs will be posted. Pam said if there was no barrier she would like a release of liability on their end. Scott said again there would be appropriate signage and if there was a problem the police should be called. Carol said that there are also many bears that roam through the area and Scott stated there would be an enclosed dumpster with daily pick up, as stated in the plans and per the Town of Cairo. At this time the public hearing will remain open.

2) Tyler Road Construction – 530 Main Street – currently zoned as a one family house with a retail store in the front. Kevin McAllster said he would like to change that to a 3 bedroom apartment. Susan True has a business at 526 Main Street next to 530 Main and her main concern is about parking and her clientele parking in the back and not being able to move freely in and out of the property. Kevin McAllster stated there should be enough parking with 2 cars in the back and one on the side. Kevin McAllster stated he would be paving in the back for the cars. The public hearing will be kept open.

Open Business

1) Chevreux Guest House/Cottage – They were not in attendance. They are waiting on the perk tests from them. The public hearing will stay open for next month.

2) Charles Balsano – going from one acre to 3 acres. Mr. Balsano was asked to fill out a SEQR form. After the form was filled out he came back before the board, with the SEQR form and after review it was declared to be a negative declaration. Allen made a motion to accept the negative declaration and Joe seconded it. All were in favor and motion passed. Ed made a motion to close public hearing and Kevin seconded it. All were in favor and motion passed. Kevin made a motion to approve the site plan and Allen seconded it. All were in favor and motion passed.

3) Tiny House Resort – came before the board to review the revised site plan for four tiny houses. The parking area has been revised and there will be parking there and the guests will be brought into the property via a golf cart. In regards to the concerns of the neighbors about the things you can or can't do on the campgrounds, a form will be supplied to the campers with a map of the property. In the main house there will be someone there all the time. Bob mentioned they have been in the rental business for over 10 years and know what they are looking for in renters.

A review of the SEQR form was done. A negative declaration was done on SEQR and Joe made a motion to accept the negative declaration and Kevin seconded it. All were in favor and the motion passed. Kevin made a motion to close the public hearing and Allen seconded it. All were in favor and the motion passed.

Approval was made with the following conditions, 4' x 4' red and white no trespassing signs will be posted every 50' feet on the north and south property lines which belong to the neighbors. A handout will be provided on limitations of the campground. Based on these conditions Allen made a motion to approve the site plan and Beth seconded it. All were in favor and motion passed.

4) Tyler Road Construction – Ray asked about whether there would be a dumpster provided for the three apartments. Kevin McAllster said yes there will be some sort of garbage refuse. Ray asked for a layout of the proposed parking in the back. There will be no signage but there will be a security light in the back. No landscaping will be done. A review of a special use permit form was reviewed. The public hearing will be held open for June. A site plan will be required for next month which will include parking.

5) Accountable Fitness – 628 Main Street – Thomas Flanagan is proposing a physical fitness studio in the main building on the second floor. He will be renting from the current owners and making no changes to the outside or inside of the structure. It is an allowable use in the area, Allen made a motion to waive the site plan and the public hearing and Ed seconded it. All were in favor and motion passed.

6) Windham Mountain Motel – 6047 CR 23b – Mr. Richard Garvin came before the board about three years ago to put up the Windham Mountain Motel sign. The sign was approved at that time. There are currently 20 units on the property which are closed and will remain closed to the public. He is back to get clarification on what he can do with the house, it is a residence for his and his disabled wife who needs a special cook, caretaker and the caretakers elderly parents. He is hoping to open the Motel in 2018. He is requesting to continue using the home and sharing with family and friends in their 10 bedroom home. There is no rental agreement with anyone living in the house. He is looking at the 20 unit motel as a possible retirement home. In 2013 it was approved for a private residence as long as it remains a private residence and there is no renting within the home. Ray reiterated that as long as he is not renting out the motel units he is ok with past approval.

7) Kyle Macalister – 597 Dorman Road -- 2 lot sub-division – Carol Acquisto wants to adjust the property line, she currently owns 40.9 acres and Kyle would like to purchase 10 acres from Carol. Kyle doesn't want to be approved as a building lot and because of that no perk test is needed at this time. Kyle had brought in a sketch of the 2 lot sub-division plan for review. He is set for the public hearing for next month.

There was a review by the Planning Board of the letter being sent to the Town Board on any additional planning board recommendations regarding the proposed Zoning Law. It was noted that items I and K should be removed from the list. A discussion was also held on clarifying when a road needed to be paved or not. It was stated that the determination is made by appropriate size: town standards if more than 4 homes / lots off the right of way/subdivision, not required if fewer than 4.

Joe made a motion to close the meeting and Ed seconded it. All were in favor and motion passed. Meeting ended at 8:23 pm.