



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

**Meeting Minutes:** July 7, 2016

**Members Present:** Ray Pacifico, Allen Veverka, Edward Forrester, Jessica Dillon, Peter Kavakos, and Elizabeth Hansen

**Absent:** Mike Villela

**Pledge of Allegiance**

**Approval of June Meeting Notes** – Jessica moved to accept the meetings minutes and Beth seconded. All were in favor – Minutes passed

Ray welcomed new planning board member Joseph Hasenkopf.

Ray noted that the Town Board is in the process changing our current zoning laws to be something that will be more efficient zoning laws for the Town. There here have already been three public hearings and the workshop meetings are open to the public. They are working on the changes now and doing a public hearing in the fall. They are moving along fairly quickly.

**Public Hearing**

**Dunkin Donuts** – Mr. Paul McQuery is the site engineer for the project and presented the site plan for the conversion of the old Bank of Greene County to a Dunkin Donuts. There will be some modifications to the current building but the plans are to keep everything fairly intact. Modifications include the modification of the bank teller window on the western side and on the eastern side the drive up window would installed along with the order board, with parking and a drive around area. There will also be modifications to the inside to make it more like a Dunkin Donuts. Driveway access will continue to be on both roads. There will be the addition of lights whose spillage will be contained to the property and a low light. There is a landscaping plan to be evergreen style plantings, the front will be cleaned up and plantings around the building. There will be lower shrubs in the parking area and trees will be planted to grow about 8' to 12' tall for privacy. There will be an enclosed dumpster in the back.

The public was asked if they had any questions or concerns. Mr. & Mrs. Lundholm who live on Birch Street expressed their concerns about the traffic increase in the area. They asked if the chain link fence could stay up to divert traffic from using Birch Street as much as it is a residential area. There was also a concern about the trash containment unit. Where Dunkin Donuts is currently there is an excessive amount of trash in the area of Dunkin Donuts, homeowners wanted to be assured that that issue would be addressed when they move to the new building. Mr. McQuery stated that an enclosed dumping area would help alleviate that issue of overflowing garbage in the residential area. The public hearing was left open.

**Master Units Retreats** – George Schmidt from Morris Associates representing Master Unit Retreats. He addressed the board and stated the original approval on the site plan was done back in 2013 and a lengthy written review was done by the board and approved. Currently DEC has been approved for the waste water facilities state the Department of Health (DOH) has approved their portion of the application but Master Unit Retreats has yet to receive the written permit from DOH agency.

They were back before the board to see if the project is still approved and enforced. The DOH has requested a building/barn be built to house the equipment for filtering and treating the water as it is a community water supply.

Ray asked about how many events they were planning on having throughout the year. Nir from Master Unit Retreats stated about 20 events would occur with about 25 to 80 people in attendance. No one had any questions from the board. The public was then asked if they had any questions. Kurt Plank stated that the zoning laws for that area are currently zoned for residential 2 and he is under the understanding that besides a residence there is a possibility a school can also be approved for there. As far as the new well goes there are to be no more tractors or gas or anything will not be allowed to be near the well house. Has anyone ever inspected the parking lot and if see they followed the DEC guidelines. The code enforcement officer stated she did not have the permit, Mr. Schmidt stated he has a copy in his office and can send it to the Code Enforcement. Ray stated we would get to those questions in the new presentation before the board later that night.

Patricia Mayhoff asked what kind of events they planned on using at the facility. Nir mentioned that there would be meditation, yoga and wellness retreats on the property. He said both members of the organizations and the public are welcome. Patricia asked what are the organization names. Nir stated that the organization is Master Unit Retreats which is affiliated with global meditation organization called The Path of Bliss. She felt they were not being very welcoming with the neighbors. She asked about the people in the orange garb and Nir explained that they were part of the clergy and that is their clerical garb. Nir stated that there are a couple that are living on site or nearby. Nir said once they are approved they would be putting signs up and letting people know what they are doing. Sharon Hocking asked if this group would allowing people in that were in rehab? Nir said they are not targeting those folks but they cannot discriminate. Sharon also stated that she had heard that people would be bussed into the facility and she raised a concern of where they were going to park and stay. Nir said they would be staying in local B&B's and area lodging places. Sharon also asked if there was a time line on written comments. The public hearing would stay open for written comments to be sent in. Kurt Plank spoke again and brought up the fact that he has had people walking through his yard, playing on his kid's swings, etc. and he feels that a screen or fence should be put up to deter this from happening. Nir said that that issue would be better brought up to the other group, The Path of Bliss as that is their property, where the old Rod and Gun Club was. Nir said the properties are not owned by the same people so he cannot speak to that issue. He only knows about his property.

Supervisor Benoit asked if the two groups share the clergy and Nir said yes. As of now there is no legal connection between the two groups but down the road they may combine. They are looking to create a conference center but on the other side. Dan said he felt there is an overlap between the two properties and that issue will need to be addressed. His last question was in regards to board members and if they are part of The Path of Bliss and Master Unit Retreats, and Nir stated only members could belong to both or one of the companies. Path of Bliss is the international name and Master Unit Retreats is the NT State corporation name. There are 3 waste water treatments on the property. Ray moved things along stating the public hearing would stay open.

**Nicholas Glaviano** – Al MacDonald representing Glaviano spoke next. Al stated he had been waiting for where the Board was going to go with the lot density. What they are proposing is for the 17 acre lot, looking at the slopes, they would declare 2 lots on the 17 acres and then leave the rest of the lot densities on the 100 acre lot. Elliott still needs to go out and do the deeds and lot perks on the sites. It is the only thing left to do on the property. Ray mentioned the Public hearing has remained open but a new hearing really should be done. SEQR still needs to be done too. It was agreed that a new public hearing will be done at next month's meeting in August. Jess made a motion to leave the meeting open and re-notice the people and Allen seconded. All were in favor.

**Anna Parra** – Al MacDonald representing Parra said that the 3 acres was coming out of 13 acres on the other side of the road for the sub-division. The sisters agreed that as opposed to taking the 3 acres out of the 13 acres, all of the property (13 acres) that would be conveyed to the one sister, leaving the other 100 plus acres to the other sister. One the meets and bounds description in the deed is separate for one side of the road and the other property is also a separate meets and bounds on the deed on the other side of the road. There are two parcels in the deed that are combined for tax purposes. If there are separate parcels in the deed, even though they are still two parcels they are one tax parcel. Al said he would withdraw the current sub-division application because the one sister will be obtaining the 13 acre lot as a complete lot. Jess said that she comfortable with because there is descriptions there of the parcels and it takes away the obligation of the planning board to describe on a map the two separate parcels, it has already been done. The assessor would be notified by the sale of the parcel creating a new separate deed. Ray asked that Supervisor Benoit weigh in on the issue of having multiple parcels on one deed, he asked if the county would accept Ed made a motion to waive the sub-division even though a two deed description separated by the road is on one deed. Jess seconded the motion. Ray, Allen, Pete and Joe opposed, Beth, Ed, Ray, Pete, Jess agreed, the motion was defeated. Al will look into the law pre 1990 due to there not being a Planning Board in creation at that time. Al will get back to Ray when he finds something out.

**Dunkin Donuts** – SEQR was done on the project. Waiting for permit on the drawing boards as there will be is modification on the driveway to have large trucks access the store via Main Street so new ones will be done. There will be no effect on material land planning use. There will be moderate change to existing of traffic or infrastructure. Mitigated traffic by the fact that it is in a business district and was previously used as a commercial building and one way directional traffic. There would be no increase in energy supplies. They will be on public water and sewer. Negative declaration, motion was made by Ed and Joe seconded it. Vote was 6/0 unanimous and Jess made a motion the closing the public hearing, Beth seconded it. All voted in favor of closing the meeting. The planting for the building was discussed, it was noted the landscape will help to hide some of building, also the existing plants will be upgrade for a better and cleaner look. For lights there was a review of the lights being used according to the site plan. Mr. McQuery review the sizes and lights being used. Ed asked when the construction was going to begin and the owner David Leal stated he would like to begin this year but probably next. They also reviewed the parking along with handicapped areas. They are only required to provide one handicapped

parking space in front of the store. They also talked about the signage for the Dunkin Donuts for in the front and for the store itself. There will be just the front and the driveway sign will be the only signs. The road sign will be 3'x6', 20 square feet. The height of the lights will be no more than 12' per town code. The trash dumpster will also be maintained and enclosed. Pete made a motion to approve the site plan and Ed seconded. All were in favor. Ray reminded the Dunkin Donuts folks that substantial work has to be done with in a year to stay in compliance with the approval. The site plans were approved and stamped. When they go for the permit from Stacy for the signs then they will have to come back before the board for approval.

**Master Unit Retreats** – Ray stated that there is now a Zoning Law and they are now in the RR1 district. For certain zoning laws there may be allowable uses that might pertain to Master Unit Retreats. Master Unit Retreats has to make that determination, one is a membership club. A membership club is a structure used by an organization for its pre-established formal members to promoting the interest of its members. Membership clubs generally do not have residences. So it doesn't seem to fit that criteria to qualify. Zoning wrote to the Planning board stating that they could also consider applying with the site plan to the zoning officer and he can let them know what could be put in the area they are located. A Hotel/Motel or Country Inn can be a Special Use request. Ray handed out notes to describe what comes under the Special Use Permit.

Ray brought up a concern the Code Officer noticed over the July 4<sup>th</sup> week there was a gathering where it appeared to be an association between Master Unit Retreats and The Path of Bliss, which includes sharing of the clergy. Also they are classified as a 534 Social Organization, do they know what they are classified for? They are not classified as a religion. Master Unit Retreats will need to follow up with their classification. In regards to the water supply, they would have to deal with DOH and their requirements. DEC will make sure they are in compliance is with regulations. One example is of the well head law to make sure they are in compliance with DEC. They need to be looking at a Hotel/Motel under the zoning law and what the requirements are. Ray has asked for them to see what they think and what they can qualify for and report back to the board. Recreational is also a special use that they might consider. Nir stated that the site plan has been approved 3 years ago and doesn't think they need to file again. Ray stated that the project will need to be held open for further review but his major concern is segmentation of both properties. Ray feels both properties on different parcels should be reviewed as one site plan.

**Nolan Propane** – Mr. Biscone came back before the planning board, to review the original site plan and the revised site plan. Ray stated that based on tonight's meeting, he noted there has to be enough or not enough changes from the revised site plan based on the site plan that was approved to require a public hearing. The board would like to have a site visit by two or three members of the board to check on what was done and what needs to be done as part of the review. Based on what will be discussed tonight can a preliminary approval be done? Also can a stop work order be lifted so work can recommence, if the site visit is not doing what the board asked then the board can reissue the stop work order. On the original map that the board approved, it has 4 lights that were approved, two in front and two in back, the 9 lights will no longer be. The next issue was the fence. The gate will be dismantled and the gates will be brought back to the original gate. The road way should be within the gate. The berm and the trees are planted in the right place, Story's nursery planted them. The site plan will need to go when the board goes to review to make sure everything is ok. Jess, Joseph and Ed will be the site visitors within two weeks. Pete noted that when he was over at the site the other day he noted that there are only 20 trees and not 33 trees as was previously approved. The rest of the trees will be planted by Story's in a couple months. . Lastly, the storm water prevention plan study will need to be done by Nolan. If more than one acre is disturbed a storm water prevention plan needs to be done. Mr. Biscone said that whatever needs

to be done or approved will be done. Ed made a motion not to have a public hearing based on the amount of that has been done, Pete seconded. All were in favor. No public hearing needed. Site visit in two weeks. Final approval will be held after the site meeting if all is ok. Joseph made a motion to do a preliminary lift of the stop work order and Beth seconded the motion. All were in favor. Jess made a motion to remove the stop work so the agreed on work could be done and if things are not done as specified the stop work order will be put back in place. Pete seconded the motion. All were in favor.

**Cypress Creek Renewables** – John Reagan gave a short presentation to the planning board and he spoke for his company a solar energy company. He is looking to the board for some guidance in building solar farms in the area. Ray stated there was a concern that as of right now there is nothing in the zoning laws about solar farms. The planning board just would like to have something to hang their hat on based on tying up property for 20 years that there is some sort of protection for the homeowner. John did mention they do have a couple land owners that have already signed to have the farm on their property. Ray mention that zoning is in the process of having things changed for solar farms. Ray suggested John get in touch with Supervisor Benoit in regards to solar farms.

**Whip-O-Will Camp Site** – Ted Cantilaro who is the owner came before the board explaining that they are under new management and in process of upgrading the campsite. One water and electric units, there were several old trailers which got hauled out and they would like to go from 16 sites to 22 sites. The department of health paperwork is done and has been approved. Water and electric only sites will go to existing seasonal only and they will be located in the back. The more transient people will go to the front. Ed mentioned that because everything was approved by the state then there was no need for a public hearing. Ed makes a motion to waive the public hearing and Pete seconded it. All were in favor. Joseph then made a motion to waive the site plan review and Jess seconded it. All were in favor. The \$100 for the site plan, once money is received they will be good to go after Ray signs the plans.

**Huzza Estates** – Ray stated that he was going to recuse himself and Allen would take over. The site plan is basically a boundary line division, Ray would need to do a public hearing and SEQR. There will be 0.41+1 acres from Lot 3 given to lot 2. As Cairo Planning Law does not have a provision for a lot line adjustment, we must go through the sub-division law process. The money will be given to Sherry tomorrow for the site plan. Beth made a motion to hold a public hearing and Jess seconded. All were in favor. They will be in the August meeting.

**Farm Stand/Food Cart/Pizza Cart** – They came before the board with their planned project. He stated he had received so much conflicting information on whether or not he could do this or not. They are currently renting the place down by Hannaford's where the garage is. It was also noted that they have filed a zoning board of appeals and hope to get things resolved then. He said he talked to Dan Benoit about possibility of doing a food truck and Dan had mentioned that probably by the end of the year it know if it will be permitted. Ray asked that once they have a decision either way that they let the planning board.

**Dr. Schneider** – The planning board has received a letter from Dr. Schneider stating that he would like to have the planting of the trees done within the next six months. Ed makes a motion to approve a six month extension and Joseph seconded the motion. All were in favor.

**Kevin Hicks** – Interview with Kevin from the planning board members. General questions were asked of him by the board to see what his interest was in being on the planning board. He stated that wants to be more involved with his community. Kevin talked about his resume. Allen makes a motion to approve Kevin as a planning board alternate. Pete seconded the motion. All were in favor. A letter will be sent to

the Town Board.

Pete made a motion to close the meeting and Jess seconded the motion. The meeting ended at 10:35 pm.

Respectfully submitted, *Sherry*  
Sherry B. True ~ Planning Board Clerk