



**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 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 June 1, 2017 meeting notes, Kevin made the motion to approve minutes and Beth seconded it and the motion passed.

Ray mentioned that September will be the last meeting that Sherry would be the Secretary Clerk for the Planning Board. We will begin advertising for a new clerk and begin the interview process at the August planning board meeting.

Ray handed out paperwork on the question that keeps coming up on “where does it say that private roads have to be up to town road specs less top coat”. It is found in the sub-division regulations. Anything on a private road with 2 to 4 lots does need to meet the cul-de-sac requirements up to town road speck minus top coat.

**Public Hearing**

**1.) Tom Dwyer – Hale Street** - Gary Harvey representing Tom Dwyer. Gary still needs to supply a letter from Tom for him to speak for Tom. Gary will supply next week. Tom owns a 4.8 acres on Hale Street and Mike Lennon owns the property that extends across the street on Jones Road and owns approximate 1.3 acre there. The property Mike Lennon owns is what Tom is interested in buying and building a house there. Tom would end up with 6.22 acres and Mike Lennon’s property will now be 2.93 acres on the east side of Jones Road.

Ray asked if there were any questions from the board. There were none. Gary brought in a filled out SEQR form for the board to review. After board review a motion for a negative declaration was made, Joe made a motion for a negative declaration and Kevin seconded it. All were in favor. Motion passed.

Ray asked for a motion to close the public hearing and Beth made a motion to close public hearing and Allen seconded it all were in favor, motion passed. Ray reminded Gary that Tom needs to get a letter from the current owner Mike Lennon that Tom can speak for him at the meetings.

### **Open Business**

**1.) 278 Crow's Nest Road --** Al McDonald representing the client of 278 Crow's Nest Road Dance Studio. Ray has asked that the site plan be amended to reflect the additional 75 acres that were purchased. In the original approval the planning board had asked that sub division of the 2 story gate house that was proposed in the original approval.

In that approval the lot was asked to be between 5 and 10 acres that would be on the tax rolls. The client came back with that they would do 4.6 acres, however to stay within the original the client agreed to do 5.1 or 5.2 acres. Joe asked if they would do 10 acres and Al said no they wouldn't consider that because the client is non-profit. Ray had requested 5 to 10 acres for the parcel that the smaller house sits on which he thought the client would come back to about 7 or 8 acres. Al said he would go back and bring it up over 5 acres.

Al said the client is proposing creating a cul-de-sac on the end of the road. An easement would need to be created if the cul-de-sac was to be created. There actually is a preexisting cul-de-sac there and when the property was sub-divided. Al will look into doing shared driveways which way and the best way to handle the request from his client. The issue was tabled. Lot #1 will be the first 75 and the other 100 acres will be lot #2 and they are asked about the bridge on Crow's Nest Road, can you drive across.

**2.) Tom Dwyer –** Hale Street, Round Top - Gary Harvey representing Tom Dwyer. Gary still needs to supply a letter from Tom for him to speak for Tom. Gary will supply next week. Tom owns 4.8 acres on Hale Street and Mike Lennon owns the property that extends across the street on Jones Road and owns approximate 1.3 acre there.

The property Mike Lennon owns is what Tom is interested in buying. There will be a public hearing on the property in June. Gary will bring in a filled out SEQR form for the board to review. Fees were paid. Gary to survey the piece to convey the property and bring before the board and the SEQR short.

### **New Business**

**1.) Jesse Muller –** Two lot sub-division -- Daniel Wheeler is the owner and he is proposing to do a two lot sub-division. Jesse supplied a map of the parcel. It is currently one parcel and would like to be a 2 lot sub-division. Jesse would like to build on both lots. They do have an engineer, Rex Sanford and he and Mr. Sardo, another engineer, will be doing a perk test, septic and water locations.

Central Hudson has already installed an electric pole. Allen mentioned Jesse still had to get a permit for a driveway and Jesse stated it is just a rough cut to get vehicles in. Ray asked if he thought he would be ready for a public hearing and Jesse said no they just wanted to do the sub-division. Ray explained that the sub-division is part of the process and that he would still have to show where those things are on the map and then the planning board notifies the surrounding neighbors of what his intention is for the land so they can attend the public hearing.

Allen said the lots could be approved as a sub-division that both lots would not be approved as a building lots. Once everything is mapped out Jesse would need to come back to get the lots are building lots. If they want to go ahead with the two lot sub-division with two separate driveways then we could do a public hearing next month but it would be two none buildable lots. He will let us know if we need to put him in for a public hearing for September 7th. Fees were paid.

- 2.) **Margaret Deyo** -- Road – Charles Heite is the surveyor for Margaret Deyo and he provided a letter stating he would represent Margaret. He brought in 2 prints of the survey maps for review. The property is located on the southerly side of the Schoharie Turnpike. The property is about 15 acres of land, there are 3 acres of land that is lot A and 12 acres would be the second lot, lot B.

Parcel A will be conveyed but the rest of the property B will remain the same. Charles will be back for the September meeting with a public meeting.

- 3.) **Vincent's Pizzeria** – Sign Plan approval -- Ray read a letter from Robert Fritze in zoning stating that he reviewed the site plan application and it conforms to the multiple occupancy buildings. The gentleman before the board came in for a sign approval. He is taking over the old Angel's Pizzeria space and needs to put up his own sign. He brought in what the sign was going to look like for approval. It is the same size as the last sign 15" by 131" and will be green and red. The \$100 site plan fee was paid. A motion was made by Joe to approve the sign and Allen seconded the motion, all were in favor and the motion passed. He now was directed to go to get the permit for the sign form Building and Code.
- 4.) **Chris Brown** – 189 Main Street – Ray stated that there is an access issue he wanted Chris to be aware of, and he recommended that he might want to check with Mr. Patasso and Mr. Meringolo about Mr. Meringolo going inside. Chris said he would. Chris is proposing to do an art studio. Ray recommended he check with the building department on what issues might be there now. Then he would fill out a Site Plan Application and then send it to zoning to see if it is an allowable use. After the approval from zoning he would come back to planning for approval. Chris will bring in the fees at the next meeting.
- 5.) **Welch Realty** was not in attendance.
- 6.) **Country Estates** – Sign approval – it is a 4' x 8' and will be placed on his property facing route 23 on lot #32. The sign will be 20' high and 15' off the set back right of way on his property. Joh stated he had received approval from the last time, there was confusion over where the sign could be placed on CR 23. Ray proposed to approve the sign, Kevin made a motion to approve the sign and Joe seconded it, all were in favor and the motion passed.
- 7.) **Mr. Petulla** – 25 Valerie Creek -- The planning board is still waiting for a determination from Robert in zoning. With the new zoning He wants to put a single family home on a lot that has a 4 unit home.

Joe made a motion to close the meeting at 8:35 pm and Kevin seconded the motion and all were in favor.