



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

Meeting Minutes: September 1, 2016

Members Present: Ray Pacifico, Edward Forrester, Jessica Dillon, Joe Hasenkopf, Elizabeth Hansen and Kevin Hicks (alt)

Absent: Allen Veverka and Peter Kavakos

Pledge of Allegiance

Approval of Meeting Notes – Jessica moved to accept the August meetings minutes with changes noted and Kevin seconded. All were in favor – Minutes passed

Public Hearing

It was noted that there were no attendees from the public.

Open Business

Master Unit Retreats – Ray noted he received a letter from Robert Fritze from zoning who went over the revised site plan application with Mr. Howard earlier in the week. They agreed to revise the site plan application would be changed to list Master Unit Retreats from a Spiritual Retreat to a Country Inn and Educational Facility. The new designation is approved per the Zoning laws per Robert. A 1,000 square foot barn will be built to create a water treatment facility and tractor storage. They filled out a long form and gave Robert the DOH and SPDES permits for final approval.

Ray noted the site plans would stay the same it is just the designation of the group that would change to Country Inn and Educational Facility. Master Unit Retreats sits in an RR1 designated zone and can be listed as a Country Inn and Educational Facility. It was noted that the main house would be used as living space for the on-site director of operations.

The chicken house will be demolished and a dormitory is being built. There will also be another building that will house a dining hall and kitchen. Kevin asked for clarification on how many people would be

housed in the dormitory. Andy stated it would be max 25 people total occupancy. Joe asked if they were single occupancy. Andy said he said yes. Beth asked for a timeline on when the chicken coop would be coming down and the dormitory going up. Andy said they want to start as soon as possible. There will also be a 1,000 square foot building which will be a new building, to house water treatment and a tractor. Total acres are 79.1 and of that, 1.2 acres will be disturbed and the SWIPP would need to be done. It was confirmed there are a total of 3 buildings, one of them being a barn.

The SEQR and full environmental form was then reviewed. A review of the impact on land was done. It was noted there are no moderate to large impact of any kind, based on the review it was determined there was a negative declaration on the EAF form. Ray asked for a motion on the negative declaration on the EAF form. Ed made a motion to declare a negative declaration and Jess seconded it. All were in favor. Ray then asked for a motion to close the public hearing. Beth made a motion to close the public hearing and Jess seconded it. All were in favor. Ray said Master Unit Retreats is now a country inn under a special use permit.

Ray asked to look at the revised site plan to see if there are any questions. Andy stated that the one and only change that was made from the original plans was where the water treatment plant is they would now construct a barn to house the facility also to store equipment and a tractor. It was noted access to the water treatment would be off of Joel Austin Road and access to the house would be off of Silver Spur.

After all reviews of DOH, DEC and EAF and the original site plans. Weekday activity will be restricted on evening hours to approximately from 5 pm to 7 pm but no later than 7 pm. Property will be used 22 weekends out of the year max of 25. The term weekend shall mean 8 am on Friday to 8pm on Sunday. Term year is a calendar year, January 1st to December 31st. The term retreat shall mean weekend use by one or more individuals. For a holiday weekend the time would be extended to Monday at noon. There will be a maximum of 2 weekends a year allowing 80 participants. Anything over 22 weekends of use violates the term of the site plan approval. Any use of non-sleeping space violates the term of the agreement. The facility will not be used for therapy or treatment for residential or non-residential people for drug or alcohol, drug abuse, physical therapy, treatment of counseling or physical or mental treatment during the daytime or anytime at the retreat. Not to utilize any artificial amplifiers for sound. Master Unit Retreats has gone through the zoning law and gained approval of the special use of the Town of Cairo zoning.

Ray asked for a vote on approving the site plan. Joe made a motion to approve the current site plan and Kevin seconded the motion. All were in favor.

Stewarts Ice Cream Shop ~ Chuck Marshall and he is one of the real estate representatives from Stewarts. He presented his site plans for renovation to the existing Stewarts. They basically want to put a 683 square foot addition on. It would be a 17' x 36 ½ foot exterior to house an outdoor cooler. The additional cooler would allow for the addition of new freezers, wider aisles, and the addition of one more bathroom and behind the dry storage base there is access to the exterior freezer. They will also put a small picnic area in the front. Chuck asked for a less extensive site plan review which will be done. Joe asked if the new freezer would be covered and Chuck said no. Joe asked that something should probably be added to hide the freezer. Chuck said he could do a row of arborvitaes along with two additional trees to cover the back freezer. The board agreed it would be acceptable. Stewarts will be back in October for their public hearing and site plan review.

Old Business

Nolan Propane ~ Nolan has done everything we have asked him to do and the only thing overlooked was the storm water prevention plan. They were supposed to come in with the storm water prevention plan. Ray called Mike Biscone to let him know the board still needs the SWPP paperwork done by their architect. Mike is going to send a letter stating they are waiting on their architect to do the SWPP paperwork. Ray said the board did not need SWPP to approve project as it was just over the limit of 1.1 acre. He let them know DEC will still require SWPP even if it is after the fact. When more than 1 acre of land is disturbed DEC needs to be involved. The board cannot waive the SWPP, the board can however approve the project but let Nolan know they still need DEC approval. DEC will check if SWPP has been done and if not applicant will be responsible to DEC and their consequence. Ray will send out a letter to Nolan stating that fact. Kevin wanted to know the board could approve the site plan or does the board approve it with a contingency? Ray said no contingency was necessary that the board will approve the site plan as all the conditions have been met with the exception of having the DEC paperwork. It is now up to Nolan whether they do it or not.

Ray asked for a motion ~ The board approves the site plan based on all recommendations and requirements done for the amended site plan and further, the DEC will still require a SWPP to be done as there was over one acre of disturbance. Beth made the motion and Kevin seconded the motion. All were in favor.

Solar Farms while there is no current moratorium on Solar Farms, Robert made a determination that per our current zoning solar farms are not allowed in residential areas but it is ok for municipalities. They would have to be a public utility to be allowed.

Pizza Wagon ~ At the last ZBA meeting a use variance was granted. The Zoning Officer noted there were several items were overlooked in the approval process. A letter should have been sent out to the applicant to let them know that they would now need to come before the Planning Board to review the specifications such as where will the truck be located, where are the entrances and exits, do we need a traffic study, etc. They will be in attendance next month for a site plan review.

Cairo Family ~ not in attendance

Country Estates Sign ~ not in attendance

New Convenience Store ~ not in attendance

Jehovah Witness ~ not in attendance

Joe made a motion to adjourn and Kevin seconded. Meeting ended at 8:25 pm