



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

Meeting Minutes: August 3, 2017

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

Absent: N/A

Pledge of Allegiance

Approval of July 6, 2017 meeting notes, Joe made the motion to approve minutes and Kevin seconded it and all were in favor, the motion passed.

Public Hearing

1.) Margaret Deyo –Lot line adjustment – will divide 2.867 acres from her 14.9 acre parcel and merge it with her neighbors Gordon and Patricia Seymour. She would then end up with 12.033 acres. Applicant did not come in for meeting and public hearing will remain open until next month's meeting on September 7, 2017.

Open Business

1.) Tom Dwyer – Hale Street - Gary Harvey representing Tom Dwyer. Gary supplied a letter from Tom for Gary to speak for Tom. Gary also supplied a letter from Mike Lennon for Gary to speak for him. 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.

Joe made a motion to approve and accept the two lot subdivision proposal and Allen seconded, all were in favor and motion passed. Gary supplied the site plans for approval by Ray.

2.) 278 Crow's Nest Road – Their attorney was not present for the meeting as she is working pro bono for the Dance Studio and they are in the process of pursuing a law suit of article seven against the Town in regards to their non-profit status. The Assessor determined their non-profit status shouldn't be given so a lawsuit has been started. They will try and make next month's meeting. Ray recommended if they don't attend next month's meeting the board write a letter to them that this issue has been pending a couple months asked a letter be written to include the 2 lot sub division and the vacant 75 acre parcel.

Old Business

1.) Jesse Muller – Two lot sub-division – they have asked to be tabled until next month. A public hearing will be held then.

2.) Margaret Deyo – 3630 Schoharie Tpk. – will be tabled until next month for a public hearing.

3.) Anthony Petula – 25 Bowery Creek – Mr. Petula brought in a sketch plan and explained to the board what he would like to do moving forward. He will supply actual renderings at the next meeting. He did receive a letter from Robert Fritze that it is an allowable use for the project. Mr. Petula will need to get a special use permit. Robert will need to get the form to Mr. Petula. Ray asked if the board had any issues with what Mr. Petula was being proposed. He will let Robert or Ray know if he wants to be on the next agenda.

4.) Chevreux Guest House/Cottage – there was a question about the length of the setbacks. Darrin Elsom from Kaaterskill said the project should have a 25' setback because it is a driveway and not a 65' setback. Ray passed out an email from Darrin that he wrote to Robert for review. Ray asked if there were any questions from the board and a couple questions were asked in regards to the driveways and the right of way. Allen stated he felt it should be a right-a-way and should be set back 65'. Ray said they would need to stay 65' off the road or have Gary Muller sign off that the road is not a right-a-way. Kaaterskill did a perk test on the property and it was agreed there would be a buildup system and it is uphill from the well and is 200' from the well. The less intensive review and SEQR will be reviewed when they come back and a revision on the site plans. They will be back in October for final approval. The public hearing will be kept open until then.

5.) Tiny House Resort – Sign approval – Margie presented a print out of the proposed sign for the Tiny House Resort. The sign is 84" tall and 20" x 48" and there will be landscaping underneath the sign. There are two incandescent lights in the roof of the sign. Beth made a motion to approve the sign and Kevin seconded the motion, all were in favor and motion passed. A letter will be sent out approving the sign. They need to get a building permit for the sign.

Margie brought up an additional question about the possibility of a sculpture on the property. They are considering an oversized duck and dog and they would like to put it on the second lot. The lot would be cleared enough to allow people to pull off and take pictures with the sculptures. Ray asked if there are any questions or concerns. The consensus was that it is their property and they can do whatever they want with it.

New Business

1.) Nolan Propane Showroom – M. Simons Road – Mr. Biscione presented a proposal for a 6,400 sq. ft. retail showroom. The building would consist of offices and retail heating equipment. The proposed showroom looked as if the parking would be right on top of the road and Ray asked if the building could be moved back for the safety of the people pulling in and pulling out. The building will look exactly like the Bank of Greene County. They would like to get approval as soon as possible and have a Public Hearing with the revised site plans. A public hearing is set for September 7, 2017.

2.) Laurie Deyo – Deyo Road – Surveyor Chuck Holtz along with applicant filled out a site plan for a sub-division. A public hearing is set for September 7, 2017.

Beth motioned that the board go into executive session and Allen seconded the motion to interview the 2 candidates for the planning board secretary. The candidates were interviewed and Ray said they would receive a call back after the board's decision. Allen made a motion to come out of executive session and Joe seconded the motion, all were in favor.

Allen made a motion to adjourn the meeting, all were in favor, meeting was adjourned at 8:05 pm.