



## **TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Ray Pacifico**

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### **Meeting Minutes: February 4, 2016**

Members Present: Ray Pacifico, Allen Veverka, Edward Forrester, Richard Lorenz, Jessica Dillon, Peter Kavakos, Mike Villela.

Absent: Elizabeth Hansen

- Chairman Pacifico welcomed the new members of the Planning Board Mike Villela (alternate) and Jessica Dillon now a full time member. Chairman Pacifico appointed Allen Viverka as the Vice Chairman of the Planning Board. Ed Forrester made a motion seconded by Jessica Dillon. The motion was passed by a 7/0 vote with all members present voting the affirmative.
  - The new members took the oath of office in front of Supervisor Benoit. The board members looked over the notes from the minutes of the January meeting and made corrections. Allen Viverka made motion to accept the corrected January minutes of the meeting seconded by Jessica Dillon. The motion was passed by a 6/0 vote Mike Villela abstained as he was not present on the January meeting.
  - Chairman Pacifico handed out copies of the new procedures that the planning board needs to go by now that the zoning is in effect. Chairman Pacifico read and discussed with the board the overview of the new procedures.
- 1.) Kowalski Subdivision – They are proposing a 5 lot subdivision on a private road. They can do a 5 lot subdivision that would make it major subdivision. The board told Mrs. Troiani representative to Mr. Kowalski that if they proceed with this project on a private road it has to be a town road less top coat and to look at the cost of doing that for it will

be very expensive. Chairman Pacifico said he didn't hear back from them yet but for now the board will keep their file open.

- 2.) Superior Energy – The proposed project is located on Rte.32 South Cairo. Chris Carter, the owner, presented the project to the board before, almost 6 months ago and since then they never heard back from them. Chairman Pacifico distributed to the board copies of the letter from Robert Fritz and he said in the letter that the proposal for Superior Energy is not allowed in that zone. It is only allowed in an industrial zone. Chairman Pacifico mentioned that they have the right to appeal this proposal as an applicant.
  
- 3.) Bear's Rest/ Paul Rappeyea Subdivision – The property is located on 311 Bogardus Rd.it is a 52.3 acres. Mr. Rappeyea wants to transfer a piece of land which is approximately 36 acres. There will be no development and no road constructions. Chairman Pacifico told Mr. Rappeyea that the minimum for current zoning is 25 ft. for flag lot, but if they will do the recommended 50 ft. then it will be considered in the future for a possible town road. Chairman Pacifico said that in the memo of the zoning it says that if this is in a mountain top district which has 3 acres minimum, the main thing for subdivisions in a 3 acre area is the density that would be allowed considering no wet lands or grades 15% or more. Chairman Pacifico told Mr. Rappeyea to let the board investigate a little more about this and he asked Mr. Rappeyea if he wants to see if it's even allowable for him to say that they don't want any further development and that they are just going to have 2 lots and put that on the map. The board will find out if they can do that, but that will restrict any future development. Then plan B is having a surveyor that will say; because of this slopes they can only develop 20-25 acres and then the potential would be 8 total lots and that he can split them up anyway he wants and put it on the map. Chairman Pacifico also told Mr. Rappeyea to have someone do an overlay of the topography from the GIS map. Supervisor Benoit mentioned that the zoning law says that it's up to the planning board to keep any official records of the town as what exist now in all subdivisions, all the records are kept by the planning board, electronically or on paper. Then they would know moving forward if this property was subdivided or not and what the baseline was and how many potential lots. Chairman Pacifico told Mr. Rappeyea to give the board a chance to check it out and then they will give him a feed back before the next month meeting and see how he wants to proceed with this project based on that.
  
- 4.) Nicholas Glaviano subdivision – Mr. Macdonald of Santo Associates presented to the board the proposed project of Nicholas Glaviano and Doris Monahan, they are proposing to subdivide a 17.09 acre parcel from the existing 104.8 acre lot to be conveyed to his or her nephew. There will be access from a 50 ft. wide strip. The property is located on Rte. 67. The board mentioned that they have to look at the density so they could allocate lots to it or allocate the other lots in the future based on a 3 acre zone minimum. Chairman

Pacifico said if the 50 ft. strip coming down to the rear lot that would at least allow in the future for a town road less top coat. A public hearing was scheduled on March 3, 2016.

- 5.) Anna Parra Subdivision – The property is located on Joseph Chadderdon Rd. Mr. Macdonald is also their representative for this project. He presented to the board the propose project of Anna Parra. She has 13½ acres on the one side of the road as a separate parcel on their deed and what they want to do is to subdivide the existing house on that parcel. Due to the tax map issue what they are proposing is to create a 30 ft. wide strip between lots 1 up to the rest of the 10 acres. They have a 50 ft. strip on the back that will be the access to the remaining 10 acres. Chairman Pacifico said that the parcel in the middle is not owned by the applicant and the Parra site is a non conforming lot as it has 3 houses on that one parcel. Chairman Pacifico told Mr. Macdonald the board will discuss about it and they will get back to him. A public hearing was scheduled on March 3, 2016.
  
- 6.) Slater Smart Shop Sign – Mr. Slater is proposing a new sign on the southern entrance of his shop on Route 32. Chairman Pacifico recused himself in this project as he did appraisal work for Mr. Slater. Vice Chairman Veverka took over; he made a motion not to waive the public hearing. He said that since this is a new process this project needs to have a public hearing. Jessica Dillon said that she agrees with Vice Chairman Veverka because this is a new process they need to educate the public on what is going on. Rich Lorenz wants to file an appeal on the zoning decision, he made a motion to appeal the zoning decision instead seconded by Ed Forrester. Agreed Pete Kavakos, Ed Forrester, Rich Lorenz. Opposed Allen Veverka, Jessica Dillon, Mike Villela. The motion failed. A public hearing was scheduled on March 3, 2016.

Jessica Dillon made a motion to adjourn the meeting seconded by Allen Veverka. Motion carried 7/0.

The meeting was adjourned at 9:00 pm.

Respectfully submitted,  
Angela Bedani