



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

**Meeting Agenda – October 5, 2017**

**Members Present:** Ray Pacifico, Allen Veverka, Joe Hasenkopf, Ed Forrester, Elizabeth Hansen, and Kevin Hicks

**Absent:**

**Pledge of Allegiance**

Review and approval of September 7, 2017, meeting minutes.

Clarification from Town Attorney on what date to use for signing of maps and what date to use for the starting of the time period for substantial work to be done on a project.

Use the date of the meeting approval, but maps also need to be signed as of the meeting date of approval, even if maps were not ready at the meeting of approval, and signed at a later date.

**Public Hearing:**

**1. 278 Crow's Nest Road**

Review of a site plan and a subdivision plan by attorney for the Stephen Petronio Dance Co Inc. One is for subdivision of an existing lot the other for an amended site plan.

**2. Jesse Muller – Rudolph Weir Road – 2 lot subdivision – Owner is Daniel Wheeler**

Review of a two lot subdivision

**3. Richard Malin – 92 Holtzman Road Extension – 2 lot subdivision**

Review of site plan for subdivision of an existing lot into two lots, separating the residence from the other 5 acres. His home will remain on the 2.9 acre lot, and pole barn will remain on existing lot of 2.1 acres. Map is being prepared by Larry Vanucchi.

## Open Business

### 1) **278 Crow's Nest Road- Amended Site Plan and a 2-lot subdivision**

- a. Review of an amended Site Plan application
- b. Review of a subdivision application.
- c. Check if fees paid on applications?

### 2) **Jesse Muller- Rudolph Weir Road- 2 lot subdivision-Owner is Daniel Wheeler**

- a. Review of Site Plan application and get letter from Muller or Sardo getting permission from owner to represent him.
- b. Application Fee due \$100 and public hearing Fee \$25 – check if paid?

### 3) **Anthony Petulla- 25 Bowery Creek Road- Site Plan to put one additional unit onto the existing 4 unit currently on site.**

- a. Applicant now wants to go back to original proposal to build a separate house on the parcel. Told him he has to look into the setbacks for septic away from the stream. He will get back to us.
- b. Collect the site plan and public hearing fee.

### 4) **Chevreux -308 Edison Timmerman Road-Site Plan for Guest house**

- a. Existing well will be used but new septic, so need to locate well and new septic on map
- b. Drawings of guest house
- c. Perc test results for new septic
- d. Situation with regard to the 65' setback which is what was decided is needed, or Gary Muller, the neighbor to sign off giving up the right of way

### 5) **Richard Malin – 92 Holtzman Road Extension – Subdivision**

- a. Public Hearing is still open
- b. Site Plan review and questions and concerns
- c. SEQR-review and vote
- d. Close public hearing if all concerns met
- e. Vote on subdivision

## New Business

### 1) **2017\_\_\_\_ - Kim Paradis (owner is Toni Petassi) – 189 Main Street-Site Plan for Renovating Existing Building**

Kim is a Catskill resident and restaurant owner in New York City who is also interested in servicing the community with a delicious food concept that would require (obviously) renovating the existing structure located on the same property that Robert Meringilo is pursuing for a food truck.

Kim is asking if the Board foresees any obstacles with having two businesses at that location and if a beer/wine license would be a possibility.

The Board was copied with a letter from the NYSDOH to Kim Paradis outlining what needs to be done at the site and the building to open as a restaurant.

- 2) **20171001- Twin County Recovery Services- 513 Main Street-Site Plan**
  - a. Applicant to fill out the site plan application
  - b. Description by applicant of proposed site plan
  - c. Fees Paid?
- 3) **20171002A- Stephen Petronio Dance Company, Inc-278 Crow's Nest Road-Amended Site Plan Application**
  - a) Applicant to add the vacant parcel into the original site plan.
  - b) Access concerns
  - c) Bridge stability
  - d) Fire/Ambulance/First responders input
  - e) Fees paid?
  - f)
- 4) **20171002B-Stephen Petronio Dance Company, Inc.- 278 Crow's Nest Road-Subdivision Application**
  - a) Applicant to subdivide a parcel with an existing house.
  - b) Access
  - c) Fees paid?
  - d)
- 5) **20171003-Tiny House Resort – 2754 Route 23B-Margie Juszczak & Bob Malkin-Site Plan**
  - a) Adding additional Tiny Houses
  - b) Buffer concerns with neighbors?
  - c) Signage?
  - d)
- 6) **20171004- Eternal Versus Game Store-500 Main Street- Site Plan**
  - a). Description of proposed use.
  - b) Fee paid?

7). Proposal for a resolution to be submitted to the Cairo Town Board to ask for a moratorium on all commercial solar projects until the Town Board has a chance to review the Pace University draft zoning law specific to solar power.
- 8 Other new business?