



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

Meeting Agenda – July 7, 2016

Members Present: Ray Pacifico, Allen Veverka, Jessica Dillon, Peter Kavakos, Elizabeth Hansen, Ed Forrester, Joseph Hasenkopf

Absent:

Pledge of Allegiance

Welcome to new Board Member Joe Hasenkopf

Review and approval of June Meeting notes

Public Hearing

Dunkin Donuts – Main Street #20160602

- a) Site plan review of proposed project to convert the old Greene County Bank to a Dunkin Donuts

Master Unit Retreats – Silver Spur Road #20160503

- a) Review new project notes vs old project approval

Open Business

- 1) **Nick Glaviano** - 1995 CR 67 Lot sub-division
 - a) SEQR
 - b) Close Public Hearing
 - c) Vote

- 2) **Anna Parra** – 295 Joseph Kohler Road Sub-division
 - a) SEQR
 - b) Close Public Hearing
 - c) Vote

- 3) **Dunkin Donuts** – Main Street, Cairo, NY
 - a) SEQR
 - b) Close Public Hearing
 - c) Vote

- 4) **Master Unit Retreats** – Silver Spur Road, Purling, NY
 - a) SEQR
 - b) Public Hearing – Keep Open
 - c) Special Use Permit – Membership Club – Now classified as 534 Social Organization
Or Use proposed not in current zoning

- 5) **Nolan Propane** – M. Simmons Road, Cairo, NY
 - a) Re-review of site plans
 - b) Discussion of Stop Work Order
 - c) New Public Hearing
 - d) Site visit by Planning Board Members

- 6) **Whip-O-Will** – Main Street , Cairo CR 31
 - a) Site Plan Review

New Business

- 1) **Pauline Walker** – 167 Long Lane, Cairo, NY
 - a) Subdivision – to convey approximately 16.2 acres out of the 40.2 acres and
 - b) Deed to Travis and Anastasia DeLosa
 - c) Clarification on driveway, public road and private road issue

- 2) **Huzza Estates/Ray Pacifico** –
 - a) Sub-division
 - b) Boundary Line Adjustment

- 3) **Anne Waling** from Cypress Creek Renewables has requested a discussion on the planning board’s decision about whether there is a path to permitting a community solar project—it would encompass approximately 20 acres, and produce about 2 MW of energy. Our potential project locations under consideration for the Town of Cairo are:

*Ruland Solar, LLC- 320 Ross Ruland Road, owned by Jon Eric

*Thunderhart Solar, LLC- 600-700 Plattekill Road, Freehold, owned by Ron Herron

*Pytel Solar, LLC- 770 Bross Street, owned by Bruce Pytel

*Afshar Solar, LLC- 81-101 Christina Dr

*Grandview Solar, LLC- 743-775 Main St, owned by Lance Natssch, True Blue Capital

*Purling Solar, LLC- 966-1092 Mountain Ave, Purling, owned by Amy Carter

They realize that there are no solar ordinances currently in place in Cairo and would hope to determine answers to the following questions:

- 1.) Would you considering developing ordinances any time soon (from conversations with the town, it appears not to be the case)
- 2.) Would you consider a path to permitting that considers us to be a Utility? Some towns are pursuing this option.
- 3.) Would you consider a path to permitting through Special Use Permit/Site Plan Review?
- 4.) **Farm Stand with Food Truck** – Located at Route 23B and Route 32 – 189 Main Street, Cairo, NY. James Stryker
- 5.) **Other:**
- 6.) **Motion** to adjourn into Executive Session to interview Alternate Planning Board Position
Motion to come out of Executive Session – Motion to approve/disapprove Alternative Member
- 7.) **Motion** to Adjourn Planning Board Meeting