



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

**Meeting Minutes:** September 7, 2017

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

**Absent:** N/A

**Pledge of Allegiance**

Ray extended a welcome upon behalf of the Board to Diane Newkirk, the new planning board secretary who is being trained by Sherry True, the outgoing planning board secretary.

Approval of August 3, 2017 meeting minutes, Joe made the motion to approve minutes and Kevin seconded it and all were in favor, the motion passed.

**Public Hearing:**

**1) Robert Nolan – Site Plan Review – 211 M. Simmons Road**

Mike Biscone and Mr. Nolan presented the proposed site plan for the 6400 sq. ft. single story building showroom and office space for Nolan Propane which will sit 90 feet from the center of M. Simmons Road with setbacks and parking per code at front, eliminated one gate, map shows employee parking on the south side of the site for fire safety. In the rear a shed 12 x 16 which is not attached to a foundation will be used as storage. The plan was prepared by Mr. Hite which reflects 4 entrances on the front. Each entrance leads into a single room separated by movable walls into separate departments, i.e., Sales, Receiving, and Office management. The septic is on the north side, well on the south side. The outside of the building will be a replica of the Bank of Greene County. They invited the public to come up and view the plans. There were no questions from the board or the public.

**2) Laurie Deyo – Site Plan Review – Subdivision – 117 & 157 Deyo Road**

Proposed site plan was presented which takes existing 3 lots located at intersection of Harold T. Meyer and Deyo Road and making them 2 lots by taking .1 acre of one lot and giving it to an area of 1 acres up to an existing lot and .33 acres down to the other existing lot. Ray asked if there were any questions from the public and there were none.

**3) Margaret Deyo – Schoharie Turnpike – Lot line adjustment**

Will divide 2.867 acres from her 14.9 acre parcel and merge with her neighbors Gordon and Patricia Seymour ending up with 12.033 acres.

Charles Hite introduced himself. Said the site is located on the Southerly side of the Schoharie turnpike approximately ½ mile west of Deyo Road. The proposal is to subdivide 3 acres out of 15 acres – that 3 acres will be merged to an adjoining parcel owned by Seymour. At the site right now the 3 acre parcel is a vacant field and has a driveway passing thru it, ingress and egress – makes it look like it is the Seymours property and basically we are just cleaning things up and the Seymours will be getting an additional 3 acres of land. That was the extent of his presentation. No questions or comments from the public.

**Open Business:**

**1) 278 Crow’s Nest Road-** Attorney present representing the owners. She apologized for the lateness of the application. It was discussed that this has remained open business since Al McDonald came in. The proposal consists of a site plan application and a subdivision application. One is to revise the site plan presented some time ago for a special use permit to include a vacant parcel that is section 134 blk 4 lot 13, no street address for that parcel. It comprises 76.13 acres where there are trails throughout. The applicant intends to have the participants of the dance retreat to sort of commune with nature on the trails in that parcel. The other is a subdivision application that is for a proposed subdivision that is for 278 Crows Nest Road wherein 5.103 acres would be subdivided off that parcel. That parcel does have an improvement on it. It includes a pre-existing 2 BR/2BA home which previously served as a guest home, the remaining 98.3 acres of land contains a 4BR/5BA home and a 2500 sq. ft. studio wherein a dance floor has been installed for the dance initiative.

Ray inquired about who stays in the main house? Attorney stated no one was in the house now. Stated that is where the dance initiative will take place and those will be dancers and choreographers that are invited to the residency. It’s a Not-for-Profit lounge, if this subdivision is approved, the next step is to get an appraisal for the same and then the founder of the not-for-profit would buy that subdivided parcel. Ray asked if the principals of the non-profit stay in the main house when they come up from the City? The attorney stated that, no, all their offices are in the City. The attorney stated that they may stay there occasionally, she would have to check with them and report back. The amended site plan is 98.99 acres which they got approved for minus the 5 acres plus the 76.3. There was discussion of 2 driveways, one of which accesses lot 2 over a bridge. Concern is with stability of that bridge to have someone look at it and provide a letter that the bridge could support not only the planned events and emergency vehicles and first responders. Asked if the Fire Company had come out to look at the bridge and the Attorney thought they had but was unsure, will have to inquire and get back to the Board

with a letter regarding same. Another question to be answered would be the number of feet the house sits off the right-of-way of the other driveway.

Ray asked if they were ready for the public hearing next month. The attorney answered that they were. The fees were paid for the site plan and the notice for public hearing. Request for the original letter of permission to represent the principals – promised to be brought in next month.

**1) Jesse Muller- Rudolph Weir Road- 2 lot subdivision-**

Jesse Muller is coming in next month for a public hearing.

**2) Margaret Deyo- Schoharie Turnpike-Lot line adjustment** will divide 2.867 acres from her 14.9 acre parcel

Asked if he had a permission letter, stated he presented it to the Board in July. Fees paid? Yes. Most recent maps were passed out. Stated the only comment from the board at the last meeting was that the parent parcel should be in a bolder line so he had made that revision on the map.

Ray asked if there were any questions of the board. None were raised. There was a Motion for negative declaration by Allen, seconded by Beth. All were in favor. Next was a motion to close the public hearing by Allen, seconded by Kevin. All were in favor and the motion to close the public hearing was passed. A motion to approve the subdivision was made by Allen, seconded by Joe, all were in favor and the proposed subdivision was approved.

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

Anthony Petulla called and will reschedule when he is ready to present to the planning board.

- 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

Discussed last month – will keep on open business.

**5) Robert Nolan – 211 M. Simmons Road –** Site Plan review for new building and shed in rear.

Discussion of whether fees were paid, Mike states they were paid, forwarded by an August 4, 2017, letter. Mike stated that he has copies of the checks. Sherry made a copy of the letter and the checks for the file.

Revised site plan was reviewed. Questions from the board from Beth regarding one of the entrances, the driveway, would be eliminated. There was discussion of the fence being moved back 20 feet. The building sits 90 feet from center of road -- they basically cleaned up the rear of the building. There was discussion of the lighting being same as lamps in Bank of Greene County parking lot, as well as the lights on the building. A copy of the purchase order for the LED lights was shared. There

was a question if there would be a sign – it was pointed out that it would be on the corner, but not doing it right away. They will need to come back to the Planning Board when sign proposal is ready. The color of the siding and the roof will be the same as the Bank of Greene County as well. Discussed the sewage, septic, unisex bathroom. Perk tests were done and passed – need to get ahold of Carl to get the report. Asked about a well, stated doing a first well and DOH will have to pass on that. The well will be located off the south side.

There was a motion for a negative declaration by Kevin, seconded by Allen. All were in favor. There was a motion to close the public hearing by Joe, seconded by Beth. All were in favor and the public hearing was closed. Motion to approve the site plan by Allen, seconded by Joe. All were in favor and the plan was approved and Nolan was told they were “good to go.” Ray stamped and approved all copies of the site plans.

#### **6) Laurie Deyo – 117 & 157 Deyo Road – Site Plan Review for Subdivision**

Ray asked if there were any questions from the board regarding the proposal. None were posed. There was a motion for negative declaration by Ed, seconded by Allen. All were in favor and the negative declaration was passed. A motion was made to close the public hearing by Allen, seconded by Kevin. There was a motion to approve the subdivision by Kevin, and seconded by Allen. The vote was taken and all were in favor – the subdivision was approved.

### **New Business**

#### **1.) 20170902 – Richard Malin – 92 Holtzman Road Extension – Subdivision**

Rich went over his proposal to cut the house he lives in off from the 5 acres, and keep existing pole barn on the 2.1 acres. Wants to put the house on the market, sell it and downsize. The house will be on 2.9 acres. The setbacks were checked with a tape measure and appear to be more than enough per zoning. Larry Vanucchi of Vanucchi Associates will be doing the survey but he hasn’t gotten back to him. He may build on lot in the future. Ray asked him to let us know if he would be ready for public hearing next month. If so, needs to let us know at least 10 days before October 5, 2017, if his map will be ready. There is an existing well and septic. If only doing a subdivision needs a note on the map.

Fees were paid by Mr. Malin - \$100 site plan & \$25.00

#### **2.) 20170903 – Cairo United Methodist Church – 11 CR 39 – Site Plan**

Owners appeared, proposed a Change of Usage from place of worship to residential use. Site plan application was submitted. Fee for site plan has been paid. There was a motion to waive the public hearing by Allen and it was seconded by Beth and the public hearing was waived. A motion to approve the change of usage was made by Ed, it was seconded by Beth, all were in favor and approval was given for the change of usage.

#### **3.) 20170904 – B&B Forest Products – 251 Route 145 – Site Plan**

There was a review of the sketch plan. Asked to briefly describe what he was going to do, said was just putting a roof on an existing building. Just faces into the yard and cannot be seen from the

road. Doesn't go any closer to the road than the existing building does. Has a letter from Robert and it complies with the Town of Cairo zoning law.

There was a motion to waive the public hearing by Ed, seconded by Joe. All were in favor and the public hearing was waived. There was a motion to approve the shed roof addition by Allen, seconded by Kevin. All were in favor and the plan was approved. Asked him to pay the \$100 fee and that was all.

**4.) 180 Blackhead Mountain Road (no show?)**

Ray said they were waiting until the zoning got changed to a 2-acre minimum. The application was late, basically they were not present.

**5.) Master Units Retreat – Review**

Owner's present, discussion ensued with regard to an extension and debate as to when the site plan had been approved, in September of 2016 versus February of 2017. Zoning had changed from 1 to 2 years for site plans to commence construction. Owner explained there had been a delay in construction due to a divorce as well as issues getting approval with the health department.

A motion was made for an extension by Joe and Allen Seconded it. All were in favor and the extension was granted.

**6.) Al's Shed** – Al came in to discuss 136 Bross Street wanting to change the zoning from residential to commercial. Al was told he needs to go before the Town Board.

Motion was made to adjourn the meeting, all were in favor, meeting was adjourned at 8:45 p.m.

Respectfully submitted, *Diane*  
Diane M. Newkirk ~ Planning Board Secretary