



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joe Hasenkopf

Email: planning@townofcairo.com

Meeting Minutes: January 4, 2018

Members Present: Joe Hasenkopf, Allen Veverka, Ed Forrester and Stacey Poulsen

Absent: Elizabeth Hansen and Kevin Hicks

Pledge of Allegiance

Approval of Meeting Minutes for December 7, 2017

The Chairman stated that the first order of business is to review and approve the December 7, 2017, meeting minutes. A motion was made to approve the minutes with minor revisions, the motion seconded, all were in favor, the motion passed and the minutes were approved for the record.

Public Hearings:

1) Twin County Recovery (Applicant) – 513 Main Street – John Gallagher (Owner)

Executive Director presented for Twin County and Mr. Gallagher. Explained the situation on how Twin County Recovery came to Cairo. The Executive Director explained they were granted money for a little over a million dollars about six months ago. There are 16 counties with opiate-related deaths, emergency room visits – Greene County being the 3rd highest in New York State. The grant is for outreach to people in the community who cannot get to the halfway house or the clinic in Catskill due to transportation issues, babysitter issues, a variety of reasons. Cairo was chosen as it is the 2nd highest town for opiate users. They knew John and he indicated that he had some office space available – only for staff – no treatment will be done there. The staff will be deployed to other areas of Greene County. Did not anticipate the backlash that was received. Rumors, etc., that we were bringing drugs to Cairo, however, they are already here! The Director has been with the agency for almost 40 years. There are services in Columbia and Greene County. They perform prevention work in schools, women and children's halfway house in Catskill, halfway house in Hudson and operate 2 outpatient clinics. She indicated that they are highly rated in their regulating agency.

Open Business:

1) **Twin County Recovery (Applicant) – 513 Main Street – John Gallagher (Owner)**

The Chairman asked John if he had a copy of the site map to show actually the space that is being rented. Mr. Gallagher came forth and explained he has a building across the street. The ground floor is used as a banquet hall for special occasions. The upper, second floor has two office spaces that will be rented to Twin County. He illustrated using his site map where the front door is and explained that the stairs go up to the second floor into the area where there will be copy and fax machines, two offices, and a closet along with a little corridor. Mr. Gallagher said he had made a revision and removed a door to his personal space and replaced it with a wall.

The Chairman indicated at this time, given the attorney isn't present and the PB doesn't have the final site plan – we will keep the public hearing open until next month. Once we get the final drawing then it will be filed. The attorney was supposed to bring a copy of the original drawing to this meeting and a letter from Twin County stating she can speak for them.

2) **2017-1103 – Bryan Clapper for Gerald Winn (McManus); 2425 CR 23B South Cairo**

Mr. Clapper emailed that he will be in for next month's meeting (February).

3) **Solar City – Paganos – Loreen Harvey**

Site application is withdrawn.

4) **278 Crow's Nest Road – Amended Site Plan and 2-lot subdivision**

No one was present from Crow's Nest.

New Business:

1) **Chuck Holtz, PLS, 326 Joel Austin Road – 201802 – Estate of Madeline Santella – C. Holtz Representative - Subdivision**

Applicant seeks subdivision of 47 acres at 326 Joel Austin Road into two parcels – one 3-acre parcel with existing house and remaining acreage will be vacant land. Fees are due (\$100 for site plan and \$25 for legal notice). Splitting off the house – no plans for doing anything with the 43 acres. It is an estate that they are trying to sell. It is not being considered as a building lot at this time. There needs to be a note on the drawing to that effect. The Planning Board will schedule a Public Hearing for next month.

2) **20180103 – Joe Baumberger (applicant) – Gary Harvey (representative) - Winter Clove Road – Subdivision**

Mr. Harvey presented for Mr. Baumberger explaining the applicant seeks a minor 2-lot subdivision of 32.65 acres with existing residence, remaining lot will be vacant wooded lot. Fees were paid (\$100/\$25). The Planning Board will schedule a Public Hearing for next month.

3) 20180104 - Provenza (applicant) – Gary Harvey (representative) – 672 CR 67 – Subdivision

Mr. Harvey presented for Mr. Provenza explaining the applicant seeks a minor 2-lot subdivision of 6.6 acres with existing residence, remaining lot will be a vacant wooded lot. Fees were paid (\$100/\$25). The Planning Board will schedule a Public Hearing for next month.

4) 20180101 – Grandview Solar – 743-775 Main Street – Preliminary Site Plan Review

No one was present from Grandview Solar.

5) Peter Maassmann – Country Club Estates

Mr. Maassmann presented for Country Club Estates - Subdivision was approved some time ago; the old site plan was reviewed. Schedule public hearing for next month.

A motion to adjourn the meeting was made, seconded, all were in favor, and meeting was adjourned.

Respectfully submitted, *Diane*

Diane M. Newkirk ~ Planning Board Secretary