



**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joe Hasenkopf**

**Email: [planning@townofcairo.com](mailto:planning@townofcairo.com)**

**Meeting Minutes:** March 1, 2018

**Members Present:** Joe Hasenkopf, Allen Veverka, Kevin Hicks and Stacey Poulsen

**Absent:** Ed Forrester and Elizabeth Hansen

**Pledge of Allegiance**

**Approval of Meeting Minutes for February 1, 2018**

The Chairman stated that the first order of business is to review and approve the February 1, 2018, meeting minutes. A motion was made to approve the minutes by Kevin, the motion seconded by Allen, all were in favor, the motion passed and the minutes were approved for the record.

**Public Hearings:**

**1) 2018-0202 – 451 Main Street – Tattoo Parlor, McNamara**

Ms. McNamara and her associate appeared and stated they seek to open a Tattoo Parlor at 451 Main Street. No questions or comments were heard from the public.

**2) 2018-0204 – 355 Main Street – Velasquez**

Mike Bliss appeared for Mr. Velasquez and presented the site plan for the renovation and operation of the old Villa Napoli restaurant and buildings located at 355 Main Street.

**Open Business:**

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

Kristal Heinz along with Stephen Petronio appeared for Crow's Nest. Review of amended site plan was completed by the planning board. A motion to close the public hearing was made by Allen, seconded by Stacey, all approved and the public hearing was closed. A motion to approve subdivision was made by Allen, seconded by Stacey, all approved and the subdivision was approved.

2) **2018-0201 – Tiny House Resort**

Margie Juszak in for Tiny House Resort. Planning Board reviewed site plan for pavilion and the additional four units. SEQR review was done and a negative declaration was found. The PB voted to waive the public hearing. A motion was made to approve site plan by Stacey, seconded by Kevin, all approved and the site plan was approved. Site Plan was approved. Fee to Town Clerk was to be paid later that week (\$100).

3) **2018-0202 – 451 Main Street – Tattoo Parlor, McNamara**

Maureen and her associate presented site plan for tattoo parlor at 451 Main Street along with proposed signage which met Town's standards with regard to signage consuming no more than 30% of front of building. The applicant inquired what the fee was for signs – the fee is \$25 and they would need to go to building department to do that. Indicated that they would like to put a light aiming down at the proposed signage. There was some discussion about one of the signs, size is 48 x 32, made out of Lexan with aluminum and was designed by Round Top Screen Printers. Stacey indicated she thought they should put a frame around the sign with something that matches and looks nice. Approval of the signage was contingent on a promise of framing the signage along with decorative corners.

A motion was made to close public hearing by Allen, seconded by Stacey, all were in favor and the public hearing was closed. Allen made a motion to approve site plan (signage is part of site plan), seconded by Kevin, all were in favor and the site plan was approved.

4) **2018-0101 – Grandview Solar – 743-775 Main Street – Preliminary Site Plan Review**

No one appeared from Grandview Solar.

5) **2018-0203 – 258 Old Route 23 – Cairo NY 1, LLC Community Solar Project – CEC Development, C.T. Male Associates**

John Munsey, Kathy Hague with CEC Development LLC, (she is new with CEC). Product provides roofless solar, to people who are not a good fit for solar. People in Cairo, or outside, anyone on Central Hudson can be a consumer, mass produces and goes back into the grid. Proposed Solar Farm to be constructed at 258 old Route 23 in Cairo - sort of off of the main road, County Route 20.

The proposed solar farm will be a large site (93-acres) with a mildly sloping surface. There does exist a pond up there. Solar is just in the front part of the property (8.7 acres inside the fence w/a 2MW system). Perimeter area needs to be cleared of trees. There exists a residence in front of property –

Fredrick Nomer... lives out of town and rents to somebody else. Indicated that the surrounding homes provide a tree buffer. This site will be obscured from neighbors, with delineated wetlands which they will avoid. There is an existing dirt drive, located outside of fence. The owner has access to remaining acreage There will be a small concrete pad where they will install their converter on with wires underground. The site plan allows for more than one acre of ground disturbance.

The Chairman asked what the elevation change was from back to front? The answer was 30 feet- a gently sloping field. John indicated they had correspondence from DEC natural heritage – and there are no endangered species. There is a no impact determination on the project as well which was not included in the initial application.

The applicant asked that we classify as Class 1 – SEQR and that you conduct review with DEC, DOT and reach out to them before you make a determination. Also, applicant asked PB to reach out to the County because on county road – Greene County Planning Board. Only do it if its required. A question was raised as to how the property would be accessed – stated an existing driveway right next to the house, with gated access, which will probably remain and is pretty wide.

Discussion regarding Mr. Nomer -- not aware of any plans that he has, and indicated he uses the property for hunting and recreational vehicles – goes to the ponds out back. Chairman asked how high solar panels sit off ground? Answer was 15 feet, and they will need to drill them and pack them with pile mounted rack system. The solar farm will consist be 3 rows high by 6 rows across – containing 18 panels in each one. John and Kathy indicated there was no audible noise... supposedly a very, very low hum. No noise at night because it shuts down at night.

A question was raised as to the life expectancy of a solar farm – estimate is 25 years, however they were going to look into a more accurate answer. Question raised with regard to a decommissioning plan. The applicant indicated that most towns require that and asked if our town requires that. Presented a decommissioning cost estimate located at Tab 7 of the site plan proposal – cost of about \$62,000, noted that this is in 2017 dollars when the plans were prepared, not the cost of decommissioning 25 years from now. The standard would be to remove, then let it go, just revegetate. The process involves recycling the materials – they are not thrown away.

There was a question with regard to how many people sit on county planning board? Upon review of website, it was determined that there are 19 members on the Greene County Planning Board -

The Chairman asked if there was any type of surveillance and it was indicated that the site is electronically monitored. Discussion of scenario if an animal comes and chews one of the lines, then those panels won't be working, how will they be notified? Applicant states that System will notice degradation - may not necessarily know what's wrong with it until team dispatched to site.

Stacey asked for studies. Kevin indicated he will get her a copy the Pace University study previously provided to the PB members prior to her arrival. As well, the board indicated it feels the need to have an outside engineer to review the site plan. The applicant indicated that this is not a highly visible site. The Chairman indicated that he needs to look 25 years into the future – will it be visible 25 years from now. The applicant indicated that the lease is renewable every 5 years following the initial 20-year period. CEC has been in business since 2009 and has 16 projects - doing a lot of work in NYS. The main office is in Worcester Mass, and the regional office, in Lewisville, Colorado.

The Chairman asked if they have a letter from Central Hudson saying the grid can handle the proposed solar initiative? The applicant said they are selling the electric to CH,– energy all goes thru CH -- but their customers buy that from them.

The Chairman indicated before I give you approval, needs to know Central Hudson capacity, and noticed that they 2 of their 6 criteria with a request to resolve issues somehow (dated August 2017.) As well, the Chairman asked that they show neighboring lands with property lines, on site plan - wants them labeled. Joe said they could do a large aerial image. Chairman asked what the response time would be in case of an emergency. The applicant stated there would be signs around the perimeter on the fencing - described as small signs, hazard signs for the 24-hour emergency response team who are contract employees. They will return with an answer to that question on response time.

With regard to landscaping, they were not sure there will be a landscape plan. It was discussed that it would be preferable for them to leave a 25-foot buffer of existing trees or clear them and re-plant with evergreens. The applicant was to come to the next meeting with a landscaping plan. The applicant will also have to write a letter to Zoning each year to tell they are still in operation. It was determined that it was not yet time to schedule a public hearing in this matter and that the applicant return with requested items at the April 5, 2018, meeting.

6) **2018-0204 – 335 Main Street – Velasquez**

Mike Bliss appeared for Velasquez with project site plans. A SEQR was performed, and a negative declaration was found. A motion to close the public hearing was made by Allen, seconded by Kevin, all were in favor and the public hearing was closed. A motion to approve the site plan was made by Kevin, seconded by Allen, all were in favor and the site plan was approved.

7) **2018-0205 – 1128 NYS Route 145 – Holiday House, Teitelbaum**

Aida Teitelbaum came forth to explain that she would like to restore the Holiday House to its former glory and has been working on restoring it for the last 4 years. Fees were paid (\$100, \$30). A public hearing will be scheduled for April 5, 2018.

**New Business:**

1) **2018-0301 – 512 Route 145 – See & Be Kitchen, Traore**

Ben and Christine Traore appeared to present their site plan for a café on Route 145. The want to open a café to be open for breakfast and lunch, select times they may open for dinner but not on a regular basis at this time. Fees were paid (\$100, \$30). They were asked to fill out a SEQR. A Public hearing will be scheduled for April 5, 2018.

2) **2018-0302 – 1545 Route 67 – Cell Tower Expansion – Airosmith Development – Ray Perry**

No show.

### 3) **2018-0304 – Whip-O-Will**

Mr. Candiloro, owner of Whip-O-Will presented that he would like to expand the campground by adding 38 more sites. SEQR review was completed, and a negative declaration was made. Fee will be \$100 - to be dropped off next week. The applicant is also to drop off the site plans to be signed. A motion to waive the public hearing was made by Allen, seconded by Stacey, all were in favor and the public hearing was waived. A motion was made to approve the site plan by Allen, seconded by Kevin, all were in favor and the site plan was approved.

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

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