



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joe Hasenkopf

Email: planning@townofcairo.com

Meeting Minutes: September 6, 2018

Members Present: Joe Hasenkopf, Allen Veverka, Ed Forrester, Elizabeth Hansen, Kevin Hicks and Stacey Poulsen

Absent:

Pledge of Allegiance

Approval of Meeting Minutes for August 2, 2018

The first order of business was to review and approve the August 2, 2018, meeting minutes. A motion was made to approve the minutes by Kevin, seconded by Allen, all were in favor, the motion passed and the minutes were approved for the record.

Public Hearings

No public hearings were scheduled for tonight's meeting.

Business:

1) 2018-0304 – Petulla – 25 Bowery Creek Road

Mr. Petulla came and presented his map with topography – it was a separate map with the topographical lines. Chairman said he asked for the topographical lines to appear on the map that we are approving. Mr. Petulla indicated that the DEC had printed the topographical map. Brooks and Brooks is the engineer and he said they wouldn't add the topo lines to the map. The Chairman noted the engineer's contact information.

Further review showed that his septic was above an adjacent neighbor's well. The distances from the corner of the building to the property line were not provided per last month's request. There was some discussion about what had been requested to be on the plans. The Chairman asked for topography for distance from septic and creek to show elevation. Chairman noted setbacks are required

and the well needed to be capped. Mr. Petulla departed rather abruptly stating that he would be contacting his lawyer.

2) 2018-0101 - Grandview Solar – 3-775 Main Street – Preliminary Site Plan Review

Mr. Reagan appeared representing the Grandview Solar project. Discussion turned to access issues. One PB member indicated he believed that this project should go back to zoning board and court of appeals. The Chairman indicated that we have already gotten a letter from Zoning stating that it is an allowable use and that the law applies and that the company can move forward.

The Chairman reiterated that his main concern was whether they have rights to access the proposed property requesting a formal survey. Mr. Reagan stated they had scheduled a surveyor to come out and do a little investigation and look at the well issue as well and they hope to hear from the Army Corp of Engineers next week with regard to the wetlands.

Regarding plantings as discussed by the homeowners located on streets connecting to Vernal Butler, it was proposed that the company will place a flag at the proposed site. Once the leaves are on the ground, and the neighbors are still able to see the flag, then they would be open to doing some plantings of robust pollinator plants and evergreen trees. Mr. Reagan stated that regarding Michelle Hale's visual concerns, the company should be able to eliminate the gate by moving it back allowing a visual buffer -- thereby the view would not look anything like what they had portrayed in the photographs during the public hearing.

The Chairman asked if John, the engineer from Kaaterskill, was in attendance (John was acknowledged) and indicated that the engineers will need more money to continue their review of the project. In addition, Joe suggested in everyone's best interest rather than continuing to review everything, that it would be best to first find out if they can actually get on the property.

Robert Fritze, the Zoning Officer was in attendance as a concerned citizen and inquired what impact there would be as far as any endangered species in that area specifically the Indiana Bat and the long-eared bat. Mr. Reagan indicated that they perform studies in response to the SEQR application, in addition to reaching out to Fish and Wildlife. Mr. Reagan also indicated that they will have to apply for permits for wetlands crossing. John went on to say that Fish and Wildlife correspondence to date indicates that there is no Indiana bat presence at this location. The discussion turned to the number of trees that will be cut down. Mr. Reagan indicated that 23 acres of trees and vegetation will be clear cut for the project.

A neighbor in attendance was concerned about the trees being cut down and asked if there would be a plan to replace the trees cut by planting them in another location. Chairman spoke and said that they are cutting trees, but they are creating clean energy -- so therefore, it is offsetting the benefit of the trees a little bit. Mr. Reagan said that they have replanted trees in other cases and would be happy to do so in this case.

3) 2018-0702 – Pioneer Bank – Signage

A representative from Saxton signs appeared for pioneer bank. The signage was reviewed. A motion was made by Elizabeth to waive the public hearing, seconded by Kevin, all were in favor and

the public hearing was waived. A motion to approve the signage was made by Allen, seconded by Elizabeth, all were in favor and the signage was approved.

4) **2018-0801 – Lampost – Lakshmi/Garvin – 861 Route 145 – Site Plan Application**

Mr. Garvin appeared in front of the PB seeking to take over management and ownership of the Lampost (formerly the Stacks Motel) and his intention was to bring it to its full and modern potential in the oldest and best in Irish tradition. Inquiries were made as to the last period that the facility had been rented and Mr. Garvin indicated that in April 2018 he rented to workers for maintenance. He explained that he has been renovating the site with updated plumbing, interiors. Continued to say that the building inspector had visited the property and that he wasn't doing anything that requires a building permit at this time. Mr. Garvin explained that everything is staying basically the same – he was putting in LED lighting, insulating areas, etc.

The Chairman addressed Mr. Garvin and instructed him that the law in the Town of Cairo dictates that renters cannot stay more than 21 days under the description of "Country Inn." Therefore, people couldn't be receiving mail, etc., and the renters must be actual tourists. This applies to all new motels.

Mr. Garvin indicated that he is operating under an existing C of O and an existing Health Department Certificate which is good thru 2019 under the previous owner's name (Mike Stack).

A question was asked if they were fully operational and how many units are being used? Mr. Garvin indicated that Mike had been living in the house and he was using all the units (12 efficiencies and the central house).

Mr. Garvin indicated he had spoken with the zoning officer said this was the first stage of the process to address the Planning Board regarding his plans for the site. He also said that Rich and Stacy went thru the place and they have the required number of smoke alarms and fire extinguishers.

The Chairman said he had discussed this project with the Code department and it was indicated that this site hasn't been operational as a full hotel and is no longer grandfathered in. Mr. Garvin indicated that he doesn't want a business that has to be recertified.

Chairman informed Mr. Garvin that the next step was to schedule a public hearing on this matter for next month. Not changing anything - much like the Holiday House. We are just approving the business operation. Mr. Garvin paid \$200 for site plan fee and \$30 for public hearing fee.

5) **2018-0802 – Kusminsky/Hoffman, Gary Harvey – Horseneck Road – 2 lot subdivision**

Gary Harvey appeared before the PB with plans to subdivide existing lots into 2-lot subdivision. The applicant paid fees in the amount of \$150.00 and \$30.00 for the public hearing fee and asked to be scheduled for the next monthly meeting on October 4, 2018.

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

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