



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

Meeting Minutes: December 6, 2018

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

Absent: Allen Veverka

Pledge of Allegiance

Approval of Meeting Minutes for November 1, 2018

The first order of business was to review and approve the November 1, 2018 meeting minutes. A motion was made to approve the minutes by Kevin, seconded by Stacey, all were in favor, the motion was passed, and the minutes were approved for the record.

Public Hearings

1) 2018-1101 – Lands of Waldron – 2-lot subdivision and lot line revision – Schoharie Turnpike and Sandy Plains Road - Chuck Holtz

Chuck Holtz present for applicant and presented the site plan for subdivision of an existing 57-acre property located on Schoharie Turnpike and Sandy Plains Road. Following the subdivision Lot 1 will be a 31.64+ acre and Lot 2 will be an 18.77+ acre lot. Additionally, a lot line revision will increase a .23-acre lot with an existing house into a 2.33-acre lot.

During the November meeting it was requested that a note be placed on the site plan denoting that Lots 1 and 2 are not being approved as buildable lots. An adjacent land owner was present and just wanted to make sure it had nothing to do with her - she indicated she didn't care what they did with their property.

Business

1) 2018-1101 – Lands of Waldron – 2-lot subdivision and lot line revision – Schoharie Turnpike and Sandy Plains Road - Chuck Holtz

After review of the final site plan no questions or concerns were made by the planning board members. A motion to close the public hearing was made by Kevin, seconded by Stacey, all were in favor and the public hearing was waived. A Negative Declaration was determined for the SEQR. Chairman asked Mr. Holtz if he had a Letter of permission and he indicated that he would provide the letter later.

A motion to approve the subdivision conditional on receiving the letter of permission was made by Stacey, seconded by Beth, all were in favor and the subdivision was approved contingent on receiving the letter and a mylar.

2) 2018-1102 – Hair Lab – Kim Pahl – Two-Sided Sign - 500 Main Street

Richard Whitbeck was present for Kim Pahl to present to the PB an application for a two-sided sign for the Hair Lab which is located at 500 Main Street. The sign will be a white sign with black lettering 2' x 3' in size and will be placed on an existing pole. It was discussed that lighted signs are not currently allowed by the Town's zoning laws. The Chairman indicated that the fee would be \$200.00. Mr. Whitbeck said he would have the applicant bring by the check. A motion to waive the public hearing was made by Beth, seconded by Stacey, all were in favor and the public hearing was waived. A motion was made to approve the sign by Kevin, seconded by Stacey, all were in favor and the proposed signage was approved.

3) 2018-0901 Petulla

Mr. Petulla was not present. It was determined that the application would be removed from the agenda.

4) 2018-1002 – American Tower – Shared Generator Project

The Chairman discussed the application from American Tower regarding adding a generator to an existing tower and it was determined there was no need for the applicant to appear before the Board as there was no new structure being built.

5) Grandview Solar – 743-775 Main Street – Site Plan Review

John Reagan appeared before the Planning Board to for continued review of the development of a 2 MW solar farm. Mr. Reagan apologized for his office's failure to provide current copies of the plan to the Board. Joe mentioned that he had instructed engineering not to come to tonight's meeting as the PB had still not received the additional escrow to continue the review of the site plan. Mr. Reagan said the company had not provided the additional escrow because they weren't sure how much the PB was asking for. Joe stated that the amount was discussed at the November meeting and that an additional \$2000 was requested.

Mr. Reagan said that all the sets were ready from the printer and he could bring them to the Town Hall the following week. A review of the revised site plan was discussed. Mr. Reagan pointed out that they had changed the site plan eliminated the one array down at the south end of the lot which would satisfy concerned neighbors. The company was able to remove the section by using higher wattage solar panels. In addition, the revised site plan includes the relocation of the entrance road from Monti Drive over to Main Street next to the auto garage. Mr. Reagan went on to explain that the poles for the interconnect moved out toward Main Street a little bit, moved 6 poles as far back, wetland area and 3 much further back. Mr. Reagan presented photos of the new entrance and explained that the landscaping plan shows some tree plantings. He also indicated that the company had not yet completed their visual assessment, but he illustrated the location of the entrance in the pictures provided. It was discussed that the poles would sit about one hundred feet from Main Street. Mr. Reagan indicated a forthcoming computer simulation will be provided showing what the entrance would look like. The poles will be the same exact size as the poles currently along Main Street and will be wooden. The location of the solar panel arrays will be approximately 350 feet from Main Street.

It was discussed that there will be a wetland crossing for the road which is minimal disturbance (less than an acre) along with a stream crossing requiring a culvert. There will be a gate to gain access to the first solar array and a second gate to access the second set of arrays. The Chairman indicated that the engineer will have to review the revised SWPPP and Mr. Reagan will bring hard copies to the Town Hall. It was also discussed that company will have to obtain a stream crossing permit by DEP and that typically the company doesn't apply for Army Corp permits until further along in the project.

Mr. Reagan acknowledged he owed the PB a visual assessment and an escrow check and that Cypress Creek will resubmit SEQR due to the change in the disturbance area. Joe indicated he would send Mr. Reagan email addresses to resubmit to the County and the other agencies. The decommissioning bond cost estimate was discussed, and it will be worked out between the company and the PB and the dollar amount would be agreed upon prior to PB approval and issuance of the building permit for installation.

The public hearing remains open as things will be changing. A question was posed by Ed Forrester regarding determination with respect to endangered species. Mr. Reagan indicated that Fish and Wildlife currently agrees with the company's assessment but has not given their official concurrence. The site plan review will be continued at the at January 3, 2018, meeting.

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

Respectfully submitted, *Diane*

Diane M. Newkirk ~ Planning Board Secretary