



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 Neverka

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 presented the site plan for a 2-lot subdivision of an existing $52.51\pm$ -acre property located on Schoharie Turnpike and Sandy Plains Road. The subdivision will yield Lot 1 as a $31.64\pm$ acre and Lot 2 as an $18.77\pm$ acre lot. Additionally, a lot line revision will increase a $.23\pm$ acre lot with an existing house creating a $2.33\pm$ acre lot.

A note was added to the site plan denoting that Lots 1 and 2 are not being approved as buildable lots. An adjacent land owner was present to assure that the subdivision had nothing to do with her and indicated she had no concerns with 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 brought 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 the letter would be forthcoming. 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 upon receiving the letter and a mylar.

2) 2018-1201 – The Hair Lab – Kim Pahl – Two-Sided Sign - 500 Main Street

Richard Whitbeck was present for Kim Pahl to discuss an application for a two-sided sign for The Hair Lab located at 500 Main Street. The sign will be white with black lettering 2' x 3' in size and placed on an existing pole. The Chairman indicated the fee to 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. This application will be removed from the agenda.

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

The Chairman discussed the application from American Tower regarding their installation of 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 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 indicated that the revised Site Plan and SWPPP documents were available and he would 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 and eliminated the one array down at the south end of the lot which would satisfy concerned adjacent landowners. 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 described the new entrance and the location of the poles and what one would see from Main Street. 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 first set of poles would sit about one hundred feet from Main Street. Mr. Reagan indicated a forthcoming computer simulation depicting how the entrance will appear. The poles will be the same exact size as the poles currently along Main Street constructed of wood. 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 entrance 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. Mr. Reagan went on to say the company will have to obtain a stream crossing permit by DEP which typically they don't apply for until further along in the project. The Chairman indicated that the engineer will have to review the revised SWPPP.

In summary, Mr. Reagan acknowledged he owed the PB a visual assessment, an escrow check, and 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, to be worked out between the company and the PB; the dollar amount would be agreed upon prior to PB approval and the 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 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