



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Joe Hasenkopf
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DRAFT

Meeting Minutes: January 3, 2019

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

Absent:

Pledge of Allegiance

Approval of Meeting Minutes for December 6, 2018

The first order of business was to review and approve the December 6, 2018, meeting minutes. A motion was made to approve the minutes by Stacey, seconded by Kevin, all were in favor, the motion was passed, and the minutes were approved for the record. (Please note that Allen Veverka arrived at the meeting after this motion, so his vote was not available.)

Public Hearings

No public hearings were held.

Business

1) 2018-1201 - Accountable Fitness – 467 Main Street

Tom Flanagan present and says he's moving his current business to the Cairo Garage building (467 Main Street) on the first floor where the Kid Zone previously presided. Mr. Flanagan indicated that he was not changing anything in building, just needs to do some repairs to the ceiling and install the flooring – no structural changes. Mr. Flanagan did not have a picture of his proposed signage, but it will be his logo and will be on a pole in front of the building – proposed sign would be 4' x 4' and mounted on a pole that sticks out from the curbing. The Chairman asked him to send a picture of the sign to his email address. The fee was collected in the amount of \$200.00 for the site plan application. A negative SEQR was declared. Kevin made motion to the waive public hearing, seconded by Allen,

all were in favor and the public hearing was waived. A Motion to approve the project was made by Allen, seconded by Elizabeth, all were in favor and the site plan was approved.

2) **2018-0101 - Grandview Solar - 743-775 Main Street – Continued Site Plan Review**

Pat Mitchell and John Reagan appeared for Cypress Creek Renewables to discuss the site plan and indicated that they had hoped to present the visual rendering of the site entrance, however during their review they had determined that it was not adequate or accurate, so they decided it would not be presented at this meeting rather would be submitted at next month's meeting. Mr. Reagan indicated they had received the engineer's comment letter a few days before, but they had not had time to respond to same. Mr. Mitchell suggested perhaps a smaller technical meeting be facilitated with the engineers and a member of the Planning Board to clarify some of the stormwater concerns that are coming up. He said they just need to sit down face-to-face and hash out the details rather than responding to a letter, facilitating the process and help them get back to PB in a timelier manner.

The Chairman inquired about the leased lot size and whether they would be using the entire 87.9 acres. Mr. Reagan said the lease will be amended once the project is approved. Joe said to remember that the site should only cover 50% of the leased area.

There was further discussion regarding erosion problems and usage of a drip edge on the panels – something to disburse the water dripping off. Mr. Reagan said the company will be planting pollinator friendly plantings with deep root structures which will provide better sediment and erosion control. There was some discussion regarding the individual panels not being completely water tight and being approximately 2' 7" off the ground. Kevin spoke up and produced some photographs from an existing solar site in Cape Cod where no erosion was noticeable after a five-year period at that site.

Mr. Mitchell discussed the hay mulch they would put down prior to the grass growth which would reduce erosion by 90% temporarily until the grass grows. The Chairman indicated he had attended training at DEP, and it was brought up that every solar program that comes in should have some type of program to address the erosion problem. Mr. Reagan indicated their intention and design is that the vegetation will soak up the rainfall but wants to satisfy the Planning Board. The Chairman said the last solar project didn't put pipes in but put gravel trenches (12" of gravel – a 12 x 12 ditch). Mr. Mitchell indicated that referred to as an eve trench for runoff from a roof but a little bit different as the panels are only 2.7 feet from ground and it's not the area of a roof. Discussion turned to runoff from the road as considered pervious and that they will install a stormwater practice called a filter strip -- a 25' wide grassed area and that the company would slope it so the runoff would be forced to go right across that filter strip.

A question was raised whether the engineer had enough money to have a meeting that coming Wednesday. John Valachovic indicated he believed there were enough funds and that he would confirm the proposed meeting the next day.

Mr. Reagan spoke to a comment in the engineer's letter regarding coordination with the fire department in Cairo. He had sent them the site plan for review but his attempts to contact the Department so far has been futile. The Chairman indicated he would contact the Chief. Mr. Reagan indicated he would introduce the site plan to the fire department and prior to construction a safety walk through would be conducted.

The decommissioning plan was discussed, and the Chairman indicated the plan would need to be resubmitted due to the change of planned arrays. Once the new decommissioning plan was produced the PB will review for comments. The source and amount of the bond was discussed. Mr. Reagan indicated that Argonaut insurance company would be the bond company. The Chairman asked him to please find out their credit rating and how long they have been in business. The amount of the bond was discussed to be right around \$110,000 -- proposed bond was based 1.36% level of inflation.

Mr. Reagan spoke to the last comment in the engineer's letter which mentions battery storage and that the company would be adding that into the updated site plan application. The Chairman indicated his only concern with that was battery leakage – would there be a containment facility? Reagan indicated the batteries would not be an acid but rather a lithium oxide battery and would be contained in a unit and climate controlled within a building.

Mr. Reagan indicated they would have the renderings ready for the next PB meeting along with the decommissioning plan and will resolve the concern about the drip edge and provide information on Argonaut. The SEQR was also discussed. The Chairman concluded that he would like to see the entire package resubmitted together with all the components when everything is complete.

3) 2019-0101 - Old Factory Brewing Company, LLC - 628 Main Street (Tax Map# 101.05-7-7)

Mr. Tim Cornelison appeared in relation to his site plan to operate a brewing company in the building he has owned since 2015. He currently has a manufacturing company located in the building.

Mr. Cornelison indicated that he already owns the brewing equipment and is a home brewer and has been for some time. The facility is connected to the town's water supply and not a well. Mr. Cornelison provided the PB members with his plans which were not designed by an engineer, but they are to scale. He stated the parking lot is existing and is gravel based under the grass. He plans to build a kitchen and renovate the interior space and is planning on doing a lot of this for about \$2000. Mr. Cornelison said a lot of companies in Albany are selling their microbrewing equipment and he could obtain it at a very reasonable cost. The planned hours of operation would be Friday from 5:00 p.m. to 10:00 p.m., Saturday from 5:00 p.m. to 11:00 p.m. and Sunday from 12:00 to 6:00 or 8:00 p.m.

A question was raised regarding the occupancy of the building which would determine the parking needed. . Cornelison indicated he did not have the occupancy information at this time. Mr. Cornelison discussed his plans to serve finger food but had not come up with a menu yet. The lighting was discussed on the front of the building which would shine straight down onto the patio. Signage was discussed and he would let him know what the sign would look like as soon as he has a logo. The PB discussed they would need to know the construction of the sign, whether it would be made of metal or wood and any proposed lighting.

The issue of a dumpster was discussed --would need probably two -- a recycling and trash. The driveway was discussed whether there was enough room for two-way traffic. The Chairman asked if there was a ramp and Mr. Cornelison indicated the entrance was at grade level. There was also a discussion regarding a second exit.

Mr. Cornelison indicated he was seeking a NYS Farmer's Brewer's license. The PB indicated that the Farm brewer's license is for beer, but once they start serving food that the Department of Health would need to be involved. Discussion turned to wastewater and whether the town's sewer could handle it.

Mr. Cornelison indicated he would not be producing a tremendous amount of wastewater and would talk with the Town's sewer and water department. The PB would need to know how much wastewater would be produced and make sure the sewer plant could handle it.

The Chairman asked if anyone else had any other questions and there were none. Mr. Cornelison paid his fee for the public hearing of \$30.00 cash and it was determined the public hearing would be set for next month's meeting.

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