



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Joseph Hasenkopf
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Meeting Minutes
May 9, 2019

Members Present: Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks and Stacey Poulsen

Members Absent: Joseph Hasenkopf

Pledge of Allegiance

April 4, 2019 Meeting Minutes

The Planning Board members reviewed the April 4, 2019, meeting minutes. A motion to approve the minutes was made by Elizabeth, seconded by Stacey, all were in favor and the meeting minutes were approved for the record.

Public Hearing:

1) 2019-0301 – McNally – 868 Rt. 67, Leeds, Change of Use – (Tax Map #85.00-4-33)

Mary McNally was present to explain her plan to add a 3rd duplex apartment for her elderly tenant on the ground level. No one from the public had any concerns.

Business:

1) 2019-0301 – McNally – 868 Rt. 67, Leeds, Change of Use – (Tax Map #85.00-4-33)

Mary McNally met with the PB members to review her site plan for a Change of Use from 2-family to 3-family residential to accommodate her elderly tenant who is 89 years of age and has had two falls. The building was originally built to accommodate the third apartment with electric and sewage. A discussion regarding the existing septic system determined that it was adequate due to the fact that there is existing infrastructure there already as built septic to handle. Allen brought up the concern regarding the third apartment and indicated a neighbor was concerned that if the elderly person passes away that the apartment would be leased out and they would like in the event the current owner sells the property that the usage would return to 2-family. A motion to approve the project was made by Elizabeth and seconded by Ed, all were in favor and the project was approved conditional on the

understanding and declaration that if a new owner purchases the property, the property will revert back to 2-family with the new owner.

2) **2019-0302 – Fortini – 533 Rt. 145 – (83.00-5-1)**

Mr. Fortini was present and indicated that he has been operating a business for 40 years and has his Federal Firearms License to sell guns. He explained in order to operate under his license he needed a physical place and it has to be locked. He principally has been using his office for 20 years to operate out of, mainly a place just to keep his logs, etc. No high traffic, if someone wants to buy a gun, they call him and he meets with them with the weapon but it is not a storefront. It was discussed and decided that in essence Mr. Fortini has been operating this business for 20 years and it wasn't necessary for him to seek out PB approval as he has been in operation longer than the zoning laws have been around. A motion to waive the public hearing was made by Ed, seconded by Kevin, all were in favor and the public hearing was waived. A motion was made to approve the continuance of the operation of the business by Kevin, seconded by Stacey, all were in favor and the site plan application was approved to continue operation of the existing business.

3) **2019-0401 – Dollar Discount Beverage/TNT Fireworks – Esslie – 256 Main Street (Tax Map#101.10-2-12)**

A representative from TNT fireworks was in attendance regarding the operation of a temporary fireworks stand on the subject property. It was discussed and determined by the PB members that blanket approval was given for this last year and it was unnecessary for them to come before the PB again for this purpose. The representative explained that a rep from TNT was slated to come before all the Towns to answer any questions regarding exit signs, or other details of the operation. He wasn't sure if this operation was getting a "pod" this year or not as he had not had any luck with communicating with the operator. Allen indicated that he was part of the Dollar Discount Beverage operation and that they would be having a pod this year. No action was taken and the appearance was deemed unnecessary.

4) **2019-0402 – Glaviano/Monahan – 1995 C.R. 67 - 2-lot Subdivision (Tax Map #67.00-5-1.1)**

Al MacDonald was present from Santo Associates to meet with the PB members regarding the proposed 3-lot subdivision of a parcel on C.R. 67. He explained that Lot 2 on the site plan map had been previously approved and was shown on the map but was not a part of this particular subdivision. Doris who lives on Lot 1 with an existing home has children and grandchildren who wish to build on lots 3 and 4. These lots can be accessible off of Joseph Kollar Road and have the required lot frontage for the subject subdivision. Allen asked if these were being approved for building lots at this time and Mr. MacDonald affirmed. Therefore, he was directed that the placement of the houses and the wells and septic needed to be on the site plan map. The PB set the public hearing for June 6, 2019 and Mr. MacDonald will bring the appropriate drawings at that time. The fees were previously paid in the amount of \$175.00 and \$30.00 and receipt for same was given to Mr. MacDonald.

5) **2019-0403 – JonTammy LLC/Country Estates – 2387 CR 23B – (Tax Map #119.00-5-11)**

Jon Lois from Country Estates was in attendance to meet with the PB members regarding his site plan for a special use permit to construct an apartment above the community center. The unit would have a bathroom, kitchen and 1 bedroom. Originally was an office and was used for storage. Never got around to finishing the apartment. Allen asked if Mr. Lois could provide a sketch of the outside of the building and superimpose the proposed windows on it along with the provided floor plan for the apartment. The PB set the public hearing on this matter for June 6, 2019. Mr. Lois paid the \$30.00 fee and would provide the remaining \$200 fee at that time.

6) 2018-0101 - Grandview Solar – Cypress Creek - 743-775 Main Street –2 MW Solar Farm

Annie, a representative from Cypress Creek met with the PB for final approval of the Grandview Solar project to develop a 2 MW solar farm at the subject address. She indicated that Joe and Mr. Gourley had spoken on the telephone and she was providing the remaining items that were needed for approval. The site plan map was provided and the question of easements being shown on the drawing was addressed and it was decided that the easements do not lie within the project area, thereby they are not included on their site plan. In addition, she provided the letter from the engineer certifying that the battery storage containers are environmentally safe along with the complete final site plan application. The only remaining item was the \$15,000 check forthcoming on Monday for the trees. A motion was made by Kevin to approve the project conditional on pending receipt of \$15,120 for trees, Stacey seconded the motion, all were in favor with the exception of Ed, and the project was approved.

7) 2019-0501 – WSG Realty – 6992 Rt. 32 – Carport (Tax Map ID# 118.00-4-38.2)

Chris Coutu was in before the PB members to discuss his plans to erect a 30’ x 50’ x 12’ equipment storage carport on his existing junk yard commercial business. The site plan was discussed Mr. Coutu was asked to provide a sketch of his parcel depicting where the carport will be located on the parcel and the location of his neighbors, etc. The PB set the public hearing for June 6, 2019. Mr. Coutu paid fees of \$200 for his site plan application and \$30 for public hearing notices.

8) 2019-0502 – Steven Freeman – 665 Main St. – 2-lot subdivision (Tax Map ID# 101.00-6-20)

Mr. Freeman met with the PB to discuss his possible intention to subdivide the subject lot into 3 parcels thereby proposing a 3-lot Subdivision. Mr. Freeman and the PB discussed the issue of a shared well and the requirement to be connected to town water if the subdivision is performed. Mr. Freeman indicated that he wanted to meet with the PB to discuss these issues before investing any funds on the project. He indicated he will return with the required drawings, etc. when he decides to go ahead with the project.

A motion to adjourn was made by Stacey, seconded by Kevin and the meeting was adjourned.

Respectfully submitted,

Diane Newkirk

Diane M. Newkirk

Planning Board Clerk/Secretary