



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

Meeting Minutes
June 6, 2019

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

Members Absent:

Pledge of Allegiance

May 9, 2019 Meeting Minutes

The PB Members reviewed the meeting minutes for May 9, 2019. A motion to approve the minutes was made by Allen, Kevin seconded the motion, all were in favor and the minutes were passed.

Public Hearings:

1) 2019-0402 – Glaviano/Monahan – Santo Associates– 1995 C.R. 67 – 3-lot Subdivision (Tax Map #67.00-5-1.1)

Applicant not in attendance.

2) 2019-0403 – JonTammy LLC/Country Estates – 2387 CR 23B – (Tax Map #119.00-5-11)

Jon Lois from Country Estates addressed the public his intentions to put a studio apartment in his existing club house building in Mobile home park on 23B. The 500 sq. ft. 1-bedroom studio will be above the club house/community center for people in the park. The building originally framed out for water and electric but never completed. Applicant seeks a special use permit to construct an apartment above community center. No concerns were brought by the public.

3) 2019-0501 – WSG Realty – 6992 Rt. 32 – Carport (Tax Map ID# 118.00-4-38.2)

Mr. Coutu was present and explained he wants to construct a 30' x 50' x 12' storage shed carport on his property on Route 32 in Cairo. The building will have no floor or foundation, no water or

electric, strictly for storage and will be located behind the big green fence. No questions from the public were raised.

Business:

1) 2019-0402 – Glaviano/Monahan – Santo Associates– 1995 C.R. 67 – 3-lot Subdivision (Tax Map #67.00-5-1.1)

Applicant not present. Public hearing continued to next month.

2) 2019-0403 – JonTammy LLC/Country Estates – 2387 CR 23B – (Tax Map #119.00-5-11)

Mr. Lois met with the PB members to go over his plans for the one-bedroom studio. Seeks to changing usage. It was asked by Allen for applicant to submit a photo of the exterior of the building superimposing the windows as they will look. A SEQR was filled out and a negative declaration was made. Ideally Mr. Lois would like someone to hire a husband/wife team to manage the park since he is in Wappingers' Falls.

Kevin made a motion to close the public hearing, Allen seconded it, all were in favor and the public hearing was closed. A motion was made by Allen to approve the project, seconded by Kevin, all were in favor and the project was approved. Mr. Lois paid his site plan application fee of \$200.00. The applicant was instructed to go to the Building Department and fill out the application prior to construction and would not have to wait to receive his official letter.

3) 2019-0501 – WSG Realty – 6992 Rt. 32 – Carport (Tax Map ID# 118.00-4-38.2)

Mr. Coutu met with the PB members and discussed his plans for a to a 30' x 50' x 12' equipment storage carport. Mr. Coutu filled out the SEQR form and a negative declaration was made. The Planning Board reviewed the plans for the carport building and explained it was going to be basically used for dry storage.

A motion to close public hearing was made by Allen, seconded by Kevin, all were in favor and the public hearing was closed. A motion to approve the site plan was made by Allen, seconded by Liz, all in favor and the project was approved. The PB instructed the applicant the next step would be to apply for the building permit.

4) 2019-0502 – Community Action – Siegel – Micro Greens – (Tax Max ID# 82.00-1-13)

Brandan Bachor with Kaaterskill Associates was present with the Director of Community Action and provided 3 sets of drawings, a site plan application along with a SEQR form. Mr. Bachor explained what they are going to do. The Director of Community Action discussed how they have been in Catskill for 52 years and assist low income individuals with weatherization, emergency food pantry and other services. They were looking for ways to generate income and they came up with an idea of growing and selling microgreens and hydroponic lettuces to generate income to support their programs

Mr. Bachor explained there would be no change to the existing structure. The drawings illustrate where cars will be parking, where the dumpster will be located, etc. Signage was discussed and they

will be using the existing sign and changing it to their logo. The Chairman asked if a rendition could be submitted as a condition of the approval. The Director indicated the sign will have "Grow It Forward" with a little green sprout.

Chairman asked for a motion to waive the public hearing; Allen made a motion to waive the public hearing, Kevin seconded the motion, all were in favor and the public hearing was waived. The Chairman requested a motion to approve the project; Allen made a motion to approve, seconded by Liz, all were in favor and the project was approved subject to receiving a representation of the proposed signage which is described as "Grow It forward" with a small green leaf. The Chairman indicated to the applicant they would need to go to the DOT to update the driveway permit for the new business which is currently registered by Cruise In. In addition they were advised to obtain a building permit in the event they were to be doing any work other than what was presented. The applicant paid the required fee of \$200.00 for the site plan application.

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