



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

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Meeting Minutes

January 9, 2020

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

Members Absent:

Pledge of Allegiance.

Approval of December 5, 2019 Meeting Minutes: The Planning Board members reviewed the December 5, 2019 minutes. A motion to approve the minutes was made by Kevin, seconded by Stacey, all were in favor and the minutes were approved.

Public Hearings:

1) 2019- 1102 – Winter Clove Inc. – Whitcomb/Kasselman Solar – 557 Winter Clove Road, Round Top – (Tax Map ID #152.00-1-10)

Scott from Kasselman Solar was present along with Mr. Whitcomb to present their plan for the solar project at Winter Clove Inn. It was described and illustrated with photographs for the ground-mounted and roof-mounted panels proposed at 557 Winter Clove Road. This solar project is being designed for personal consumption to help offset costs at the Inn. The roof-mounted panels will be located on the bowling alley structure on the back side, and the ground mounted panels will be located on the upper northeast of the parcel. No questions or concerns were raised by the public.

2) 2019-0701 – Cairo Community Center – Schobel – 670 NYS 145, Cairo (Tax Map ID#83.00-2-5.2)

Barbara Schobel appeared before the Planning Board and had a couple of questions prior to presenting her plan to the public. Ms. Schobel indicated she wanted to be certain she was going about the process properly and asked if she needed a change of use to convert her business from a mini mart/gas station to a studio/community center offering services to customers on site. She mentioned that the prior Johnny Be Good restaurant was now being used to grow microgreens by Community Outreach and she thought did not require a public hearing. The Chairman indicated that they did seek and receive a Special Use Permit and that they followed the process completely.

Ms. Schobel indicated that they bought the property 16 years ago, and her husband had his heart set on the gas station. Now he's decided to leave that business, now she would like to use it for something involving her background, which is in nutrition and exercise, along with Diabetes education. She described it as a studio to come to and learn or teach. She cited several examples one of which was her neighbor is a culinary chef and may want to come in and do a cooking class. It was asked what it would cost the presenter to hold a class, and Ms. Schobel said that those details have not yet been sorted out -- she's just hoping to get up and running at this point and open a place for people to share ideas and information.

One individual from the public stated his idea of a community center is a place where kids could go hang out after school and maybe play basketball or something like that. The Chairman spoke up and said the name was misleading and he may be thinking of it as a government owned facility. He clarified that Ms. Schobel seeks to open a studio but she's calling it Cairo Community Center. Elizabeth suggested she may want to re-visit the title as it is not the traditional community center. Discussion turned to the hours of operation to be about 7a.m. to 7p.m. A question was asked about the Valero sign, and Ms. Schobel indicated it would cost too much to remove the sign and that she hopes to repurpose it for her business' needs.

Business:

1) 2019-1102 – Winter Clove Inc. – Whitcomb – Solar – 557 Winter Clove Road, Round Top – (Tax Map ID #152.00-1-10)

The Kasselmann Solar representative and Mr. Whitcomb were present to meet with the PB members and discuss the site plan for the proposed solar project at the Winter Clove Inn. There were no questions or concerns about the project. A motion to close the public hearing was made by Kevin, seconded by Liz, all were in favor and the public hearing was closed. A

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motion to approve the project was made by Allen, seconded by Kevin, all in favor and the project was approved.

2) 2019-0701 – Cairo Community Center – Schobel – 670 NYS 145, Cairo (Tax Map ID #83.00-2-5.2)

Barbara Schobel met with the PB members regarding her application for a Special Use Permit to a studio offering services to customers on site from its current use as a mini mart/gas station. There were no further questions other than whether the gas pumps had been removed and they have been. It was discussed that Ms. Schobel seeks to possibly utilize the current sign to advertise courses/classes. A motion to close the public hearing was made by Allen, seconded by Kevin, all were in favor and the public hearing was closed. Allen made motion to approve the special use permit, seconded by Liz, all were in favor and the special use permit was approved.

3) 2019- 1101 - Aquavarium – Larp – 3026A Rt23B, Cairo – (Tax Map ID #101.00-2-34)

No show.

A motion to adjourn the meeting was made by Kevin, seconded by Allen, all were in favor and the meeting was adjourned at 7:29 p.m.

Respectfully Submitted,

Diane M. Newkirk

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Secretary Clerk

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Minutes approved on February 6, 2020, by all Planning Board Members.