



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

February 6, 2020

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

Members Absent: Joseph Hasenkopf

Pledge of Allegiance.

Approval of January 9, 2020 Meeting Minutes: The Planning Board members reviewed the January 9, 2020 minutes. A motion to approve the minutes with a minor revision was made by Kevin, seconded by Ed, all were in favor and the minutes were approved.

Public Hearings:

There were no public hearings held this month.

Business:

1) 2019-1103 – Henning’s Local Test Kitchen – Joern – Sign – 1507 Hearts Content Road, Round Top – (Tax Map ID #117.04-2-24)

- Julia Joern met with the Planning Board regarding a proposed sign (they have decided to wait on the deck plans this year due to financial reasons).
- Ms. Joern described the sign as having a planter box at the base. The painted sign would face perpendicular to the road so people can see it coming from either direction and be approximately 8 feet tall, 8 feet across, consisting of two signs one 7’ x 3’ sign

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with the restaurant name and a 1' x 7' smaller sign below which would change according to specials, etc.

- There will be temporary lighting, as they plan to build a new deck next year and install lighting under the deck and in the parking lot as well as run electric out to the sign.
- A motion to approve the sign was made by Allen, seconded by Kevin, all were in favor and the sign was approved.
- The applicant's fee for the site plan review is \$200 and is due and owing.

2) 2019-0802 - Iglesia De Dios PCTL Campground – NYS Rt 32N, Cairo – Laberge Group – (Tax Map ID #83.00-3-11)

No Show.

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

No show. (Will remove from agenda.)

4) 2020-0101 – The Bus Stop – Route 84 & Malmstrom Drive – Charles Donahue – (Tax Map ID #83.04-3-5)

- Mr. Donahue met with the Planning Board regarding his plan to convert a school bus into a food truck.
- A diagram showing the approximate location of the truck and parking lot was submitted. Allen suggested there should be some type of measurements on the drawing as to where the truck will be located showing the setbacks from the fence and the edge of the road.
- The bus would mostly stay on site and would remain mobile so that he could possibly do events. May have perhaps a couple of picnic tables, but it will be largely take out and initially he plans to serve largely ice cream.
- A Port-O-Let will be located on the site, but no dumpster.
- There will be signage on the food truck only.
- Mr. Donahue stated he would be using O'Neill's Restaurant as a commissary.
- It was decided to set the matter for public hearing on March 5, 2020.
- The applicant paid the \$30.00 fee for the public hearing and will provide the additional \$200.00 site plan fee at the March meeting.

5) 2020-0102 – Morton Building (Business Expansion) – Watts – True – 1184 Mountain Avenue – 100.00-5-43

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- Sherry True and Jason Watts were in to discuss the site plan for a 60' x 40' Morton building with 16' ceilings to be added as an expansion of the existing business on Mountain Avenue to be used for storage of materials.
- Will be on piers right now with a dirt floor.
- The color of the building will be 2 tone -, dark brown and light tan.
- Eventually plans to place a sign on the building itself incorporating the rock stone wall his grandfather built into the design. They will bring a sketch of it in next month.
- Public hearing was set for March 5, 2020. The fees of \$30.00 and \$200.00 were paid by the applicant.

6) 2020-0103 – Eco Vue Consulting – Henderson – Solar – CR 67/Majorana Lane – 51.00-7-38

- Peter McAuliffe and Dan Sappler from the solar company met with the Planning Board to discuss the plans for a solar farm to be located on Mr. Henderson's property on CR67 near Majorana Lane in Cairo, which borders the town of Greenville (in Freehold).
- No numerical address, abutting Henderson's other property at 3493 CR 67 in Greenville.
- Going to get an easement from Mr. Henderson for the access road.
- Total footprint a little over 3 acres (3.2, from access road as well as panels) with an overall total of 8 acres altogether which is what will be leased.
- The property is largely used for grazing cattle and will be continued as such.
- Not proposing energy storage at all; no battery backup.
- Not yet approved by Central Hudson but have results from the study from same and have gotten recommendations on upgrades needed.
- 2 transformers, not proposing a gravel road throughout the site, the road will stop at the swing access gate.
- Lock box, for emergency first responder access.
- Heavily screened, with the existing terrain, some existing trees, heavy trees to the east. the only vantage point is one residence. Minimal view shed of panels.
- Some tree clearing will occur to allow Mr. Henderson to have a path.
- Participating in the community solar program by NYS indirectly selling the energy credits to the residential customers in the area; feed the power electricity back into the wire; customers who participate can get a monthly discount.
- Will service approximately 150 to 200 homes; over course of year around 3.3 Kilowatt hours; 7,524 panel count.; 10% discount off your bill; works out to a month to a month and a half.
- Request that the applicant name to be changed to Lumens Holdings 3, LLC, an entity created with investor Sky Solar.

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- Request that the Planning Board assume Lead Agency and start the SEQR process.
- A public hearing will be set for March 5, 2020. Fees in the amount of \$2000 site plan fee and \$35.00 escrow will be forthcoming via FedEx.

A motion to adjourn the meeting was made by Kevin, seconded by Ed, all were in favor and the meeting was adjourned at 7:36 p.m.

Respectfully Submitted,

Diane M. Newkirk

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Secretary Clerk

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Minutes approved on March 5, 2020, by all Planning Board Members.