



## **TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Joseph Hasenkopf - phone: 518 701-4823**

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### **Meeting Minutes**

**March 5, 2020**

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

#### **Members Absent:**

#### **Pledge of Allegiance.**

**Approval of February 6, 2020 Meeting Minutes:** The Planning Board members reviewed the February 6, 2020 minutes. A motion to approve the minutes was made by Kevin, seconded by Liz all were in favor and the minutes were approved.

#### **Public Hearings:**

- 1. 2020-0101 – The Bus Stop – Route 84 & Malmstrom Drive – Charles Donahue – (Tax Map ID #83.04-3-5)**

Applicant seeks to open a food truck business. Hoping to do it this year. Should be Open 7 days a week if I have the help to do so. No questions or concerns were voiced by the public.

- 2. 2020-0102 – Morton Building (Business Expansion) – Watts – True – 1184 Mountain Avenue – (Tax Map ID #100.00-5-43)**

Sherry True representing Melinda Watts, and explained the Applicants seek to install a Morton building expanding the existing business to include fencing, seal coating and

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irrigation. The building's usage will be to store the equipment and materials needed for this expansion. No questions or concerns were brought by the public. One question asked was the color of the building. The building will be green and tan.

**3. 2020-0103 – Lumens Holdings 3, LLC – Henderson – Solar – CR 67/Maiorana Lane – (Tax Map ID #51.00-7-38)**

Applicants (represented by Peter McAuliffe, Dan Sapper (representing the developer) and Ted Brandon representing Henderson)) were raised by the public; however, no concerns were heard. One question from the public was whether it maxes the grid out. It was explained that utilities leave a buffer for residential – the average buffer is 80%. The acreage was also discussed, the project will cover 8 acres; array is capable of producing 2.5 megawatts, feeding Central Hudson's grid.

**Business:**

**1. 2020-0101 – The Bus Stop – Route 84 & Malmstrom Drive – Charles Donahue – (Tax Map ID #83.04-3-5)**

Mr. Donohue met with the Planning Board members to discuss his plans of operating a food truck business. The following was discussed:

- Hours will vary but not later than 8:00 p.m.
- Would like to put out a couple picnic tables but not sure how far he will get this year.
- May have a Port-O-Pot at some point, but help could use the restaurant facilities down the street and put a sign up they would be right back.
- If it was 2 acres or larger, the Applicant would need to fill out a SEQR form; a negative declaration was made.
- Kevin made a motion to close public hearing, Ed seconded the motion, all were in favor and the public hearing was closed.
- A motion to approve the project was made by Kevin, seconded by Liz, all were in favor and the project was approved; and
- The applicant paid a site plan fee of \$200.00.

**2. 2020-0102 – Morton Building (Business Expansion) – Watts – True – 1184 Mountain Avenue – (Tax Map ID #100.00-5-43)**

Sherry True met with the Planning Board members regarding the Morton Building that will be erected on Watts Oil business property reviewing the site plan and SEQR form. The following was discussed:

- Ms. True brought specifications on the building and visual renderings of same; garage doors will face Mountain Avenue.
- Acreage is 19.8, will be placed on one acre.
- No foundation will be placed right on the ground.
- Chairman asked if there were any questions or concerns. Elizabeth had some concern about whether there would be water in the building. Ms. True indicated her understanding was that the building it is intended for cold storage, and that no plumbing would be in the building initially, but she understands that a well has been drilled. There are no plans for septic systems currently.
- Motion by Elizabeth to close public hearing, seconded by Kevin, all were in favor and the public hearing was closed.
- A motion to approve the building was made by Allen, seconded by Kevin, all were in favor and the site plan for a Morton building and proposed sign was approved.
- The Applicant has already paid the requisite site plan fee of \$200.00; and the escrow for \$30.00 at the prior meeting.

**3. 2020-0103 – Lumens Holdings 3, LLC – Henderson – Solar – CR 67/Maiorana Lane – (Tax Map ID #51.00-7-38)**

Representatives were in to discuss the plans for placing a solar farm on Mr. Henderson's property located in Cairo on the Freehold/Greenville boundary of CR67:

- Applicants provided new plans with small corrections; no photo simulations available; has Site photos that they can share.
- Discussed there is an existing screen of trees in place; the house sits a little under 700 feet from the road and the feeling is the panels will be well screened.
- Firm out of Albany is doing survey work - Crawford and Associates is the engineering firm out of Hudson, NY; EcoVue Consulting prepared plans.
- Ed was concerned they were not licensed NY State; however, it was established the entity formed is licensed in NY State.
- It was determined there were no engineered plans available at this time; cannot seek approval without them. This is a site plan that is a concept; Chairman cannot stamp an un-engineered plan; unless there's a stamp on it somewhere – the application can possibly have an engineer to stamp the plan concept.
- They have topo and boundary survey information. The access road was discussed; there is a heavy number of trees to the East; no road there right now.
- The Chairman indicated that they would give them their thoughts but asked them to come back when they have the engineered plans.

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Other items needed:

- Escrow from Lumens Holdings so Town can hire engineering firm to review.
- Next it will be sent to Greene County Planning Board for comment and review, as well as NY State for comment and review.
- Chairman indicated the application received had no signature, and no permission letter signed. The Applicants indicated they have an authorization form that George signed as part of the application; however, they will get him to sign the application.
- Need actual visual renderings; there are two roads, trees are going to be removed; need to have leaf on and leaf off photos.
- SWPPP (Stormwater Prevention) plan.
- Fencing around 2 transformers all the way to the ground.
- Copy of the lease and the deed showing you have right to the land.
- Development of a PILOT agreement with the town attorney.
- The Applicant stated they have the impact study back, just need to do upgrades.
- Company not leasing the entire 120 acres; needs to reflect actual portion leased. Height of solar panels? cannot be more than 20 feet from the ground.
- Signage needed with emergency contact, around exterior of fence, listing the local fire department or response team; if relying on local fire department, training must be provided; warning signs every 100 feet. Applicant explained 24-hour monitoring system; will provide emergency info; and will hold a training for local fire department.
- Proof of insurance required.
- Decommissioning bond: projecting how much it will cost to take down today, and then in 25 years. Salvage value was discussed - show in proposed cost; the Chairman stated that 25 years from now the panels will be so much more advanced; doesn't want the Town of Cairo to have the expense of removing them.
- Assuming no noise is going to be generated other than during construction; the Applicant said they expect construction to take 2 to 3 months max; then they would get utility out there to start it up.
- May need to donate money to plant tree.
- Erosion control – drip edge.

**4. 2019-0802 - Iglesia De Dios PCTL Campground – NYS Rt 32N, Cairo – Laberge Group – (Tax Map ID #83.00-3-11)**

No Show. Please remove from the agenda. It was discussed that they had contacted the Chairman a few weeks prior and wanted to add solar to the project.

**New Business:**

**1. 2020-0202 – Schindler’s Repair – 354 Main (Route 23B), Cairo (Tax Map ID #101.10-2-5)**

Ed Schindler met with the Planning Board members regarding his site plan for a new garage:

- Taking down old garage, putting up new building 5200 square feet; 6 car bays and office space; have a small waiting area; building color will 2 tone grays with the darker color on the bottom.
- Will be like a Morton building, being put on 4-foot poles; concrete floors where they will bolt lifts.
- SEQR was provided, negative declaration was made.
- The new building will sit back 15 feet back further than existing building.
- Utilizing City water and sewer; not currently hooked up to sewer.
- Elizabeth had a question on #3 regarding the survey of the land as referring to the wrong property; need to make correction. Mr. Schindler indicated he will have that revised to reflect the correct information.
- The Chairman asked if anyone was opposed to waiving the public hearing as it was not a change of use; a motion was made to waive the public hearing by Allen, seconded by Liz, all were in favor and the public hearing was waived.
- A motion to approve the site plan for the new building was made by Allen, seconded by Kevin, all were in favor and the site plan for a new building and signage was approved.
- The Applicant paid the site plan fee of \$200.00.
- The Applicant was asked to the minor correction to the drawings and return 3 copies for the Chairman’s signature.

**2. 2020-0201 – Allen Veverka – Fireworks Tent – Route 23, Cairo (Tax Map ID #)**

Allen Veverka was there to discuss his plans to operate a fireworks tent on corner of Route 23 West and Silver Spur Road across from Lucille’s and adjacent to Duncan’s house:

- Seeking approval for tent sales, such as flea markets, seasonal sales, etc.
- Entrance to lot on Silver Spur; will only have temporary signage; projected hours of operation are 7a.m. to 7 p.m.
- A motion to waive the public hearing was made by Ed, seconded by Kevin, all were in favor and the public hearing was waived.
- Motion to approve the site plan for temporary tent sales was made by Liz, seconded by Stacey, all were in favor and the site plan for temporary tent sales

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was approved contingent upon receiving Zoning Officer's letter stating it is a permissible use.

- The Applicant filled out a SEQR form; and a negative declaration was made.
- The Chairman indicated to the Applicant that his fee would be \$200.00.

**3. 2020-0203 – Hot Dog Stand – Kaider – 670 Route 145, Cairo (Tax Map ID #83.00-2-5.2)**

Applicant seeks to operate a hot dog concession stand. The following was discussed:

- To be operated at the site of the old Valero gas station.
- Equipment is a 3-wheel stainless hot dog stand.
- Mr. Kaider provided a permission letter from owner to speak on his behalf.
- Mr. Kaider received a letter from Zoning stating this was an acceptable use.
- The Applicant filled out SEQR, and a negative declaration was made.
- A motion was made by Kevin to waive the public hearing, seconded by Liz, all were in favor and the public hearing was waived.
- A motion to approve the project was made by Allen, seconded by Ed, all were in favor and the site plan application for a hot dog concession stand was approved.
- The Applicant will bring in the \$200.00 site plan fee the following week.

A motion to adjourn the meeting was made by Allen, seconded by Kevin, all were in favor and the meeting was adjourned at 8:36 p.m.

Respectfully Submitted,

*Diane Newkirk*

Diane Newkirk

Planning Board Secretary Clerk