



## **TOWN OF CAIRO PLANNING BOARD**

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

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

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### **Meeting Minutes**

**May 7, 2020**

**Note: This meeting was held via ZOOM to comply with social distancing guidelines mandated by the Governor.**

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

**Members Absent:** Allen Veverka, Beth Hansen

### **Pledge of Allegiance.**

**Approval of March 5, 2020 Meeting Minutes:** The Planning Board members reviewed the March 5, 2020 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:** No public hearings were held this month. We hopefully will be able to have meetings next month.

### **Business:**

- 1. 2020-0103 – Lumens Holdings 3, LLC/ Henderson – Solar – CR 67/Maiorana Lane – (Tax Map ID #51.00-7-38).**

Peter McAuliffe of Omni Navitas appeared representing Lumens Holdings 3, LLC, and Mr. Henderson to discuss the plans for placing a solar farm on Mr. Henderson's property located in Cairo on the Freehold/Greenville boundary of CR67. Mr. McAuliffe indicated that they

were moving forward and that obviously circumstances have delayed the project somewhat. However, they have had surveyors and engineers out to the site, and they will submit a revised package. They have engaged a local engineering firm who is finishing up the survey and finalizing the package submitted back in March. Just wanted to let the Planning Board they are still moving forward and to notify that they should have stamped plans and survey in the next couple of weeks. He asked if there were any questions, comments.

- Engineering Firm - Stacey asked what the engineering firm's name was; Chazen & Company has been retained— offices in Poughkeepsie, Troy, as well as locally.
- Representation - Stacey asked if he was representing Mr. Henderson or Lumens Holdings 3, LLC? And where Lumens Holdings 3, LLC, was located. Mr. McAuliffe indicated that he was representing both Lumens Holdings 3, LLC, and Mr. Henderson and thought that the Lumens Holdings 3, LLC, address may be in New Jersey.
- Lumens Holdings 3, LLC - Mr. McAuliffe explained he worked for Omni Navitas out of Massachusetts, and that Lumens Holdings 3, LLC, is the Applicant which is an entity created between the two investors, SkySolar and Omni Navitas, specifically for this project. The question was raised whether Lumens Holdings 3, LLC, was authorized to work in New York.? Mr. McAuliffe indicated that Lumens Holdings 3, LLC, he believed is registered in New Jersey and authorized to do work in New York and that he would be happy to provide some documentation to that effect. Ed spoke up and said he only saw Lumens Holdings 3, LLC, as located in Connecticut.
- Next Step – The Chairman concluded that the Planning Board would wait until receiving the rest of the plans and everything before making any further comments, and that he hoped to see them in person next month.

**2. 2020-0205 – Tentrr Campsites - Glen Falls House – 230 Winter Clove Road LLC, Round Top – (Tax Map ID #135.00-2-38 )**

Jonathan Picco and his partner Greg Brier from Glen Falls House appeared regarding approval of the addition of the 4 Tentrr Campsites (occupancy total 6-8) on the Glen Falls property. Jon and Greg thanked the Planning Board for seeing them retroactively. They indicated that they had provided their architectural plans for the modular sites. They have residential properties in Round Top and Purling and it explained it had not occurred to them, because the property was commercially zoned, that the campsites would need approval. Jon and Greg stated they added these campsites to their hotel facilities and restaurant and asked if there were any further questions. The Chairman asked if they had paid their application fees yet? The file would be reviewed to see if fees have been received. If not received the fees would be \$200.00 and \$30.00 for the public hearing fee.

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- Tentrr Campsites - The Tentrr campsites are 17' x 12', and they were described as modular glamping; tents are made by a Colorado-based camping company who comes and builds them. They partnered with them to do a marketing effort. Each site has a small wood stove with its own chimney, a compost toilet, and a deck made of pressure treated lumber, and tents are made of a high-quality canvas material.
- Location of Sites – The Applicant stated there are 4 sites with only one being visible from the road located above the pool, the rest are in the woods and not visible from the road. No foundations or anything, the sites go up in a day, go down in a day. However, the sites shall remain in one spot and will not be mobile. No official site plan was submitted, but perhaps a drawing may have been submitted to the Zoning Officer.
- Bathroom Facilities - Ed asked if this needed to be submitted to conservation and the department of health? The Applicants stated they had been in contact with Ed Bartos at the Health Department who is concerned about the compost toilets. Therefore, they are requesting, since they have bathrooms and shower facilities available in the main Hotel that are close enough to the campsites, a letter from the Planning Board to open in the meantime.
- Site Plan- Chairman concluded that the only thing missing was the site plan and asked Diane to check with Robert Fritze to see what was received. The Applicant asked if they needed to ask Gary Harvey to do a survey. Chairman indicated that if they sought a letter stating that this is approved conditional to the bathrooms in the main hotel, then we may need a site plan. The Planning Board would consider the public bathrooms available while the project was awaiting Health Department approval.
- The Chairman set the public hearing for next month, assuming restrictions are lifted.

**3. 2020-0301 – Freemann Building – Cornell Avenue – (Tax Map ID # 83.04-1-26)**

Mr. Freemann appeared regarding erecting a new building to house current workspace (service business with customers on site.)

- Building - Mr. Freemann described his proposed building as a 3200 square foot metal building with 16-foot-tall ceilings; a rectangle with a small office space and bathrooms- a bigger space to relocate his current workspace to. Mr. Freemann discussed his site plan/survey from Holtz.
- Fees - The Chairman asked if the fees were paid, and it was determined the fees were due and owing and asked Mr. Freemann to please mail in \$200.00 for the site plan fee and \$30.00 for the public hearing fee (separate checks).
- SEQRA - The Chairman asked the Applicant to complete a SEQRA form.
- Public Hearing - The Chairman set the matter for public hearing next month.

**4. 2020-0302 – 320 Polly’s Rock Road - Miliziano/Yllanes – (Tax Map ID #135.00-3-43.2)**

Andy Yllanes, Lisa Miliziano and Jorge Reinoso appeared seeking a change use of the 320 Polly’s Rock property from a Country Inn (Resort) to Apartments (12). Mr. Yllanes explained that the site was originally a resort with 12 units each with its own stove, frig, dishwasher, bedroom, bathroom. In addition, there is a conference center with 4 hotel-style rooms - a place to sleep with bathroom/shower. There is also a restaurant next door that they are using as storage. The Applicants seek to change zoning from transient residents to permanent residents. Mr. Yllanes said they would be selective when choosing their tenants and cited as an example that they already have a postal worker and a retired police officer ready to sign leases. Mr. Yllanes stated that when Robert showed up at the property and made them aware of the Zoning of the property. The Applicants want to provide a nice quality place for locals to come live and work. There are no plans to operate the restaurant at this time, they would have to come back to the Planning Board and to the health department, etc.; restaurant will be used as a storage building for now. The owners of the building are Yllanes and Jorge. Ms. Miliziano is the manager overseeing day-to-day management of the property as she lives locally.

- The Chairman disclosed that his family owns a restaurant down the road from the property and he was remarkably familiar with the subject property and stated he had a couple of concerns.
- Wells – The drawing shows 4 wells, one is only 30’ from the septic which is not legal and would have to be filled in with concrete. The requirement is 100 feet from any septic. The well could become contaminated. The property has been shut down for so long -- we must look at it as if it is a new property
- Septic Systems - The drawing shows there are two septic systems. Mr. Yllanes said he believed one to be a gray water septic system. The Chairman said the other thing is the drawing does not illustrate the location of the leach field. Mr. Yllanes illustrated the location of the leach fields as being located at the north end of the property. The Chairman indicated that we would need an engineer to look at the septic system and certify that it was structurally sound and met the requirements for the proposed capacity for 13 to 14 families (12 plus your 2-story owner-occupied residence and conference center have bathrooms). In addition, the drawings need to show the neighboring wells, and septic systems to ensure the required distances are met.
- Resort Discussion – The Chairman stated that the property has not been operated as a resort or anything for 20 years or more and the Town needs to make sure that everything it is structurally sound. Mr. Yllanes stated that there is and has been a permanent resident there and that the system has been operating concurrently with no issues. Mr. Yllanes indicated he understood it was operational as a religious retreat a couple of years ago. The Chairman

informed him that the retreat had been approved, but it never actually opened. The Chairman informed Mr. Yllanes that because the property is located within a municipality, we cannot take your word for it, if something goes wrong, if a neighbor comes to us, and we approved it -- we could be held liable; that's why we need engineered plans.

- Water Supply. In addition, for anything with over 10 bedrooms it is required that the water supply be regulated by the board of health, and tested monthly, and must have a water treatment system, in most cases chlorination. Once approval is received from the board of health regular monthly water testing will be required. Mr. Yllanes asked if they would be able to Air B&B it the way it is zoned right now, and the answer was no, it still needs to be submitted and approved by the Board of Health.
- Layout of Apartments - Stacey asked if they were studio apartments; and what type of tenants would be there. Mr. Yllanes said it would not be low-income, or Section 8 house, just a nice, affordable place to live. He illustrated that the units each have a balcony, bedroom, kitchen, and great room; the units are in pods of two, which share back to back chimney for their fireplaces.
- Pool - The Chairman asked about the pool. Mr. Yllanes stated that the pool will be filled in and that area will be converted to a sitting area for the residents to utilize to get some fresh air.
- Road – The Chairman also inquired about the road, and whether they were planning on fixing up the gravel road. Mr. Yllanes said that once up and running they plan to asphalt the driveway. They only own ½ of that road and they will have to consult with their neighbors as well.
- Smoke Detectors/CO Detectors – The Chairman stated that the only other thing he noticed was a note about smoke and CO detectors. Mr. Yllanes said they are present but needed new batteries.
- Beam Structure - There was also discussion about a structural problem with an old beam and the location of it. Mr. Yllanes stated they had fixed the damage but that there was very little work to do, mostly just damaged sheetrock. The Chairman said that Code said main beam was cracked and thought you may need to address. Mr. Yllanes said that had been addressed, the one under the staircase where the laundry room is; that is the extension for the laundry, it is the floor to the entrance.
- SEQRA – The Applicant was instructed to complete a SEQRA form, which is an environmental assessment form, how will it impact wildlife, etc. and if there is what the plan to mitigate if there are any factors.
- Next Step - Next step is to wait for the engineered plans to come in as far as the well and septic system showing that those items can handle the flow that will be required.

**5. 2020-0303 – 388 Main Street - REB Properties of Florida LLC/Family Dollar – Blue Rhino – (Tax Map ID #101.00-2-3)**

Dejan Andrejic, the General Manager of Ferrell Gas, appeared representing Blue Rhino and Family Dollar located on Main Street to discuss their plans to install a metal crate outside the building and sell propane.

- Bollards - Discussion ensued regarding concrete barriers separating the propane dispensary and the parking area and it was determined there should be three bollards as barriers, and that we would need a new drawing indicating same.
- Approval - The Chairman requested an updated site plan was requested showing how large the cage is, where they are going. The Planning Board members voted to approve the project conditional on receipt of same as well as completion and submittal of a SEQRA form.

A motion to adjourn the meeting was made by Stacey, seconded by Kevin, all were in favor and the meeting was adjourned at 8:30 p.m.

Note: These minutes were approved by the Planning Board members at the June 4, 2020, meeting.

Respectfully Submitted,

*Diane Newkirk*

Diane Newkirk  
Planning Board Secretary Clerk