



TOWN OF CAIRO PLANNING BOARD

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Chairman-Joseph Hasenkopf - phone: 518 701-4823

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Meeting Minutes

July 9, 2020

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

Pledge of Allegiance.

Approval of June 4, 2020, Meeting Minutes.

The Planning Board members reviewed the June 4, 2020, minutes. A motion to approve minutes was made by Kevin, seconded by Stacey, all were in favor and the minutes were approved.

Public Hearings:

1. 2020-0204 – Tentrr Campsites - Glens Falls House – 230 Winter Clove Road LLC, Round Top – (Tax Map ID #135.00-2-38)

Applicant Jonathan Picco addressed the public and discussed plans for addition of 4 Tentrr campsites to Glen Falls House property. He introduced himself as the new owner of the 42-room hotel, restaurant and bar and expressed his desire to be a member of the community. Mr. Picco stated that Tentrr is a “glamping” company and described the sites. One site is for marketing purposes, and the other three sites will host a total of 6-8 campers per weekend. One question from the public was whether they planned to expand the campground sites. Mr. Picco said they were not planning on expanding and adding more sites. Another question was asked about the open fire sites on the grounds. There are 3 open fire sites on the hotel grounds and now 3 additional open fire sites at the campsites.

Business:

1. 2020-0204 – Tentrr Campsites - Glen Falls House – 230 Winter Clove Road LLC, Round Top – (Tax Map ID #135.00-2-38)

Mr. Picco met with the PB members regarding the site plan for the campsites.

- DEC Approval - Ed voiced his concern that the campsites needed approval from DEC because they contain compost toilets. Mr. Picco indicated that people do not utilize them, they use the hotel or tavern facilities which are nearby. He described the compost toilets as basically just a 5-gallon bucket with a plastic bag inside. The Chairman discussed that DEC looks at the project when there is a septic system involved, and that DEC approval was not needed for these campsites.
- Emergency Vehicle Access – A question was raised about whether the sites would be accessible by fire equipment. Mr. Picco said there was a trucking road near the campsites, and that a fire truck with its 100-foot hoses would easily reach the sites.
- Concerns from Adjacent Property Owner - There was a concern voiced from Bishop Carroll regarding people going out hiking and wandering onto the adjacent land the church owns. Mr. Picco indicated that Glen Falls provides all hotel guests a map of the hiking trails on the grounds and that he did not think that anyone would wander off their property onto the church's property. The church was concerned about the possibility of liability issues should someone injure themselves. Mr. Picco provided his cell phone number in the event this did occur he could be informed. The applicant also stated he has a new sign for the property that he was seeking approval for as well.
- Close Public Hearing - A motion to close the public hearing was made by Liz, seconded by Stacey, all were in favor and the public hearing was closed.
- Approval - A motion to approve the project and the sign was made by Liz, seconded by Stacey, all were in favor (except for Ed who said his question regarding the required DEC approval was not addressed), and the project was approved.

2. 2020-0103 – Lumens Holdings 3, LLC – Henderson – Solar – CR 67/Maiorana Lane – (Tax Map #51.00-7-38)

Peter McAuliffe from Omni Navitas met with the PB members to further discuss the site plan application for a solar farm on Mr. Henderson's place.

- Visual Impact - McAuliffe stated he would like to clarify the visual simulations coming down from the vantage point of Thunderhart on Route 67 as there were some concerns about the visual impact the panels would have while driving down CR 67. Mr. McAuliffe provided some photographs and took the PB on a tour of CR67, standing at Thunderhart looking west you can see mountains, tops of trees, then you start going thru hills and valleys on 67, the trees pretty much continue until the access road where is the point where it

actually opens up at all. The photos he provided last month show the gate and what can be seen from the road. He indicated that when you have opportunity to view Smiley's, you are already ½ mile past the access road. Stacey asked about the renderings of what the panels will look like once in place. Mr. McAuliffe stated that you will not be able to see them, except for at the point of the access road because it is straight in.

- Applicant EcoVue - Ed inquired about EcoVue being the applicant on the application. Mr. McAuliffe indicated that they were the consulting firm who originally drew up the schematics. They have hired a local engineering firm named Chazen & Company who have supplied the engineered plans.
- Engineering Review - The Chairman stated that he was having an issue getting an engineering firm to review the project. Apparently due to the COVID-19 break, the engineering firms are busy at this time, but that hopefully he will be able to locate a firm to review the project in the next couple of weeks. The applicant was asked to send his project to Kaaterskill Associates for review.
- Greene County Referral - The Chairman asked the applicant to send the most current version of everything for submittal to Greene County Planning for review.

It was concluded that the site plan review would continue at next month's meeting.

3. 2020-0302 – 320 Polly's Rock Road – First Rock Equities - Yllanes – (Tax Map #135.00-3-43.2)

- Mr. Morrison from Tighe & Bond, an engineering firm out of Rhinebeck, along with Mr. Yllanes met with the PB members to discuss the site plan for a change of use of from Country Inn (Resort) to Apartments (12).
- Site Plan - Mr. Morrison provided a copy of the engineered plans to the members and stated the plan is to have twelve (12) 1-bedroom units on the 4 ½ acre lot on Pollys Rock Road. He described the structure as being from the early 90s that has encountered several revisions. The most recent approval in 2013 allowed for 6 full-time residents, and allowance for 25 transients for the proposed religious retreat. There were DEC and Department of Health approvals given at that time.
 - Septic - The Chairman said approval was given, but the property was never operational for the 30 occupants and he is questioning the viability of the septic system. Mr. Morrison stated it was last inspected in 2015 and approved for operation by the DEC. When it was approved in 2013, most of the flow was taking part in the dining area, which will be redirected by shutting down the kitchen and dining area and pushing that back to the apartments. The engineer stated there would be a minor change made to the septic tank, and it will be pumped and inspected for viability. He has reached out to Matt Curry with the Department of Health and it was concluded that it would no longer be considered a

public water system, but a community water system which requires less testing. The Chairman stated he wanted to see the approved septic plans that were mentioned. The engineer pointed to the letter from Crawford and Associates in the submitted materials and indicated they will have to go thru the same process; the Applicant is asking for approval contingent upon DOH and DEC approvals.

- Wells – Discussion ensued regarding the wells, and one well that must be filled in and is far too close to the public water supply. In the event the property was sold in 5 years, the Town would not want anyone tapping into that well. The engineer stated they will certainly be abandoning the well and will follow the proper procedures for doing so. A question arose as to why the well was located where it was and the Chairman explained that the Board of Health requires you to have a well to fill your pool and that is why that well was there.

- Conference Center - There are no plans to use the conference center facility at all, only the 12 units; however eventually they may be setting it up as a sort of club house for the residents to utilize.
- Number of Apartments - The applicant seeks to get the facility up and running with the 12 apartments, generating revenue to help make more improvements. The Chairman stated that if their intentions were really to have 15 apartments, that they should include that now to time and money. Mr. Yllanes stated they were only shooting for the 12 units.
- Restaurant building - The restaurant building will be used for equipment storage housing equipment to maintain the grounds.
- Septic Capacity - The engineer discussed that the septic fields would not really allow for any more expansion beyond the 12 bedrooms as the current system is capable of 1700 gallons, and we are looking at 1500+/- gallons for 12 bedrooms.
- Pool area - Mr. Yllanes discussed that the pool is being filled in at this time, however, they have experienced a delay due to the bridge not allowing for trucks at this time. He discussed the pool area will be converted into a community area possibly with 12 picnic tables, etc. The covering of the ground will be gravel, with natural stone or soil.
- Fees - \$200.00 for site plan fee; \$30.00 for your public hearing. The Applicant paid the fees.

New Business:

1. 2020-0601 – Dapper Dog – Huffman - 454 Main Street (Tax Map #101.09-2-14)

Kathleen Huffman met with the PB members regarding her plan to operate a pet grooming business at 454 Main Street.

- Signage – Ms. Huffman stated there would be no sign just lettering on the window.

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- SEQR – Applicant completed the SEQR form as directed by the Chairman. A Negative Declaration was made.
- Fee – \$200.00 for site plan review; paid by the Applicant.
- Public Hearing Waived - A motion to waive public hearing was made by Kevin, seconded by Allen, all were in favor and the public hearing was waived.
- Approval - A motion to approve the project was made by Allen and seconded by Kevin, all were in favor and the project was approved.

2. 2020-0602 – Blue Danube Wine & Spirits – Cuti – 618 Main Street (Tax Map ID #101.05-7-9)

Dominick Cuti met with the PB members and discussed his plans to convert the service business to a retail business. The previous permitted use was a salon, and now he is looking to change it to a retail business less than 4,000 feet.

- No structural changes – The applicant indicated there were no plans for structural changes.
- Signage – The proposed sign will be painted with “Blue Danube Wine & Spirits” and will be 25 sq. ft. in size constructed of wood and affixed to the building.
- Fees – Site Plan Review is \$200.00; paid by the Applicant.
- Public Hearing Waived - A motion to waive the public hearing was made by Liz, seconded by Kevin, all were in favor and the public hearing was waived.
- Approval - A motion to approve the project was made by Allen, seconded by Kevin, all were in favor and the project was approved contingent upon receipt of completed SEQR form .

3. 2020-0603 – Cairo Development Foundation - Sign – True – 467 Main Street - (Tax Map #101.09-1-18)

Sherry True met with the PB members regarding the proposed sign to be hung shingle style on the 467 Main Street building. Ms. True stated that Accountable Fitness has a sign hung out, and the Cairo Development Foundation sign will be hung in a similar fashion over their door.

- Fees – Site Plan Review \$200.00; paid by Applicant.
- Public Hearing Waived - A motion to waive the public hearing was made by Allen, seconded by Kevin, all were in favor and the public hearing was waived.
- Approval - A motion to approve the signage was made by Kevin, seconded by Allen, all were in favor and the site plan for the sign was approved.

4. 2020-0605 – Horizon Christian – Thompson – 473 Main Street (Tax Map #101.09-1-19)

Jason Thompson and an associate from Horizon Christian Fellowship Church met with the PB members regarding plans to change the facade of the front of the building and the reconfiguration of the first of the existing church building.

- Facade – Looking to bring the building back to its original look, not building anything, we are going to tear down the overhang. Changing the shape and color to of the entrance to better show where the entrance is and gives more space back to the sidewalk. The entry itself is actually pulled back about 18” than it is right now. There are Tuscan columns on the front of the building.
- Lighting – The proposed lighting would be coming from behind the columns providing a glow and shining down from each window. It will make the columns in silhouette at night. The goal is to tie in the Holy trinity and 10 commandments as well as try to make it fit Main Street as much as possible. The building will be painted gray and black with a yellow door and lettering.
- Renovation of First Floor - There is a main assembly hall, reception, lounge room, youth room, 4 fully accessible bathrooms and can be used by anybody and are wheelchair accessible. There are 2 available exits at grade on the sidewalk in the front and there is a path outside the building in the rear to egress, along with a refuge for wheelchair. Everything is on one level, even though there is a level underneath, you cannot get there from the first. Additionally, there will be an office for Jason and a nursery or flexible use room where musicians can congregate, etc. Looking to have a building that is vital and useful for Jason’s services and for other people to use as community space. On the second floor there are 2 existing apartments, nothing will change on that floor.
- SEQR – Applicant completed a SEQR and a Negative Declaration was made.
- Public Hearing Waived - Motion to waive the public hearing was made by Kevin, seconded by Allen, all were in favor and public hearing was waived.
- Approval – Motion to approve the project was made by Kevin, seconded by Allen, all were in favor and the project was approved.
- Fees - \$200.00 site plan review; paid by Applicant.

5. 2020-0606 – J. Triple S. - Routes 23B/CR 32 – 2-lot SD – (Tax Map #101.00-5-45)

Justin Slater, John Valachovic and Christian Denniston from Kaaterskill Associates met with the PB members regarding proposed subdivision (lot line adjustment) for J. Triple S. (Justin Slater) separating Slater’s Smartshop and Slater’s Pellets from each other.

- Public Hearing – Set for August 6, 2020.

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- Greene County Review – Elizabeth asked if the project would need to be reviewed by Greene County, and the Chairman agreed since it was commercial and located on a county road.
- Fees – Subdivision \$200; legal notice fee \$30.00; paid by Applicant.

6. 2020-0607 – Szafran/McNally – 2-lot SD – 868 CR67 – (Tax Map ID #85.00-4-33)

Jacob Szafran and Mary McNally met with the planning board about subdividing the subject 7.8-acre lot into 2 lots yielding one 3.0-acre lot and a 4.8-acre lot and putting a driveway in to access the back lot. The property is located near Sandy Plains Road near CR67 by the corner of Warren Stein Road.

- Subdivision Map - Chairman explained a map was needed from an engineer or land surveyor to complete the subdivision. No public hearing was set, as not sure how long it will take under current circumstances to have survey done. The applicants met with Gary Harvey who explained the grandson is going to get 4 acres in back and there would be a 50-foot wide strip for a driveway to gain access to that parcel.
- SEQR - Also need SEQR form.
- Fees - \$200.00 for subdivision; and \$30.00 for public hearing notice. Fees are due and owing.

7. 2020-0702 - Gary Harvey – Kavakos – 2-lot SD – (Tax Map ID 102.00-4-6.2)

Gary Harvey and Pete Kavakos met with PB Members regarding the property on the south side of Sandy Plains Road. Mr. Harvey explained that the property had been carved out back in 1972, but that it was not reflected in the Tax Maps.

- Public Hearing - Chairman indicated that they need to do maps and file the subdivision legally and set the public hearing for August 6, 2020.
- Fees - \$200 subdivision fee; \$30.00 escrow fee for public hearing notice; applicants paid the fees.

8. 2020-0703 – Vujade’s Flagship – 748 CR 24 (Mountain Avenue) – Belhadj – (Tax ID # 100.19-1-18.1)

Sofian Belhadj met with the Planning Board and discussed his plan to convert an old nightclub on Mountain Avenue, formerly known as the Dellwood Lounge, into a facility to house and operate a small cosmetics retail business with warehousing space and collaborative space on the upper floor in the 8500 square foot building.

- Luxade Cosmetics - Mr. Belhadi stated the company was small with big inspirations. The plan is to store and sell product. The current plan for the number of employees is unknown, but will include 6 employee parking spaces, and a loading area for the delivery truck.
- Renovations - The property consists of 5.6 acres with the main commercial building, a residence and a pool and is located near the Log Cabin Café. The plan is to renovate the space in phases, starting with the downstairs where water has been breaching the building. There will be no construction outside of the building. The second floor would be used to create public space. They have been working with Greene County on the project where there is interest. In the future they may plan to build additional buildings, but only renovate the current space at this time.
- Sign - Chairman asked the applicant to bring a sketch and dimensions of any proposed sign to the August meeting.
- Public Hearing - Chairman set the public hearing for August 6, 2020.
- Fees - \$200 for site plan review; \$30.00 for public hearing. Fees due and owing.

Other business.

Ray Pacifico and Anne Pacifico approached the planning board to discuss the matter of Mr. Puorro's new waste business, Superior Waste, that is being run out of the property where the Red Rooster Restaurant is located. They inquired about the recommendation given to the Planning Board by the Zoning Officer, Robert Fritze. Mr. Pacifico stated that Mr. Fritze had given a recommendation to the Planning Board that was not followed to be reviewed for a Special Use Permit that would provide for a public hearing where the public's concerns can be heard and addressed. The Chairman stated that there is no transfer of garbage at the site and the current approved use is for equipment storage and that nothing was changing with the use so there was nothing to approve. Mr. Puorro had an application and it was deemed an approved use; it was the Board's conclusion that there was nothing to review. The Chairman asked the other members if anyone would like to reconsider their decision made at the June meeting. Joseph instructed Mr. and Ms. Pacifico they could go to the Town Board to petition or appeal the decision. The Pacificos stated they would just like the Planning Board to take another look and reconsider the matter. The Chairman said they would review the information packet written by Mr. Pacifico which he distributed to the members and get back to them.

The planning Board meeting was adjourned at 9:00 p.m.

Respectfully Submitted,

Diane M. Newkirk

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These minutes were approved by the Planning Board on August 6, 2020.