



## **TOWN OF CAIRO PLANNING BOARD**

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

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

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**Meeting Minutes**

**August 6, 2020**

**The Planning Board meeting will be held in the Town Hall.**

**Social Distancing Procedures will be followed**

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

**Members Absent:** Beth Hansen

### **Pledge of Allegiance.**

**Approval of July 9, 2020, Meeting Minutes.** The PB Members reviewed the July 9, 2020 meeting minutes. A motion was made by Kevin to approve the minutes, seconded by Stacey, all were in favor and the minutes were approved with minor changes made to page 8 upon request by Ray Pacifico.

### **Public Hearings:**

**1. 2020-0302- Pollys Rock – First Rock Equities – Yllanes - (Tax Map ID #135.00-3-43.2)**

Andy Yllanes, owner of the property along with Ryan Morrison, Project Engineer from Tighe & Bond, presented to the public their plans to change the use of an existing 16,629 sq. ft. building on property located at 320 Pollys Rock Road (4.558-acres) from Resort to a permanent residence for twelve (12) one-bedroom apartments (Multi-family dwelling as defined by the Town of Cairo Zoning Law). No questions from the public.

**2. 2020-0606 – J. Triple S. (Slater) -Kaaterskill - SD – (Tax Map ID #101.00-5-45)**

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Christian Denniston from Kaaterskill Associates along with Justin Slater presented to the public their plans to subdivide or adjust the lot line on properties located at Routes 32 and 23B (Main Street) separating the mini mart from the pellet business. No questions were asked by the public.

### 3. 2020-0702 – Kavakos – Harvey – SD – (Tax Map ID #119.00-1-26)

Gary Harvey presented to the public Mr. Kavakos' plans to subdivide property located on Sandy Plains Road, breaking off approximately a 10-acre parcel from the 150-acre parcel separating it from the farm. No questions were asked by the public.

### 4. 2020-0701 – Vujade's Flagship – Sofian Belhadj – SP – (Tax Map ID# 100.19-1-18.1)

Sofian Belhadj was present to explain to the public his plans for special use permit to change property located on Mountain Avenue from lounge/bar to retail business. No questions were asked by the public.

## Business:

### 1. 2020-0302 – 320 Pollys Rock – First Rock Equities – Yllanes – (Tax Map ID #135.00-3-42)

Andy Yllanes and Mr. Morrison met with the PB members to review and discuss the request for change of use from Resort to apartments.

- “2- Story Lodge” designated on survey converted to 12 one-bedroom apartments.
- “2- Story Building,” a second structure – conference center/dining kitchen area – not used as living space.
- *Septic systems* – Existing septic system on site is permitted with the New York State Department of Environmental Conservation (DEC) as a State Pollutant Discharge Elimination System (SPDES) Permit. Auth for 2,640 gallons per day (GPD). Upgrades are planned for the existing systems. The Change in Use will be reviewed by the DEC to ensure adequate treatment is being provided and return correspondence will be forwarded to the Board.
- *Water system* – Site is served by on site water and wastewater systems; existing potable water system upgraded and previously reviewed by NYS DOH. Any modifications and or repairs to the water system will be discussed with the DOH. Request approval be contingent upon DOH approval of the drinking water system.
- *Parking lot* – minor improvements planned; 18 spots, one handicapped; not striped.
- *Well/pool* – Abandonment of well near the pool; pool will be demolished/backfilled.

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- *SEQR* – reviewed – Negative Declaration was made.
- *Approval* – Kevin made a motion to approve the project, seconded Allen, all were in favor and the project was approved contingent upon letters of approval received from DEC and DOH.

### 2. **2020-0606 – J. Triple S. (Slater) – Kaaterskill - SD – (Tax Map ID #101.00-5-45)**

Justin and Christian from Kaaterskill met with the PB members to discuss the lot line adjustment (2-lot subdivision) separating Slater’s SmartShop and Gas Station from the Slater’s Pellet business. Stacey recused herself from this.

- *SEORA*- Negative Declaration made.
- *Approval* – A motion to approve the project was made by Kevin, seconded by Allen, all were in favor and the subdivision was approved. Maps stamped with approval.

### 3. **2020-0702 – Kavakos – Harvey – Sandy Plains Road – SD - (Tax Map #119.00-1-26)**

Gary Harvey met with the PB members to review and discuss the proposed subdivision.

- Subdivide 9.77 acres from 150-acre property on Sandy Plains Road previously separated in early 70s but not done officially by deed.
- *Approval* – After review of maps, and materials, a motion to approve the subdivision was made by Stacey, seconded by Allen, all were in favor and the subdivision was approved, maps signed by the Chairman.

### 4. **2020-0701 – Vujade’s Flagship – Sofian Belhadj – Mountain Avenue – SP – (Tax Map ID #100.19-1-18.1)**

Sofian Belhadj met with the PB members to discuss special use permit to change the use of property located on Mountain Avenue from lounge/bar to retail business. Mr. Belhadj presented aerial views, sketches and drawings, renderings of the proposed building. The facility will be utilized as an office space with minimal storage of product, not a warehouse.

- *Hiring locally* – One goal is to work with Greene County to hire students from Cairo Durham School District to train and work at the facility in the summer.
- *Parking* - will be in the front of the building as existing.
- *No structural change* – to the exterior of the existing building; painting, minor reparations.
- *Upgrade interior* – of existing building first and second floors.
- *SEQR* – submitted and reviewed; a Negative Declaration was made.
- *Zoning Letter* – needed from zoning officer.
- *Approval* - motion to approve the project was made by Kevin, seconded by Stacey, all were in favor and the project was approved contingent upon locating letter from Zoning.

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Ed and Allen recommended a new survey for his property to delineate actual property line, not contingent for approval.

**5. 2020-0103– Lumens Holdings 3, LLC – Henderson - Solar – CR 67/Maiorana Lane – (Tax Map ID #51.00-7-38)**

Peter McAuliffe met with the Planning Board regarding the proposed solar project to be built on Mr. Henderson’s property. The visual impact was discussed along Route 67 along with other submissions needed to complete the process. Discussion on the project will continue in September. Ed questioned who the permitted company is and if they are licensed in New York. They need an updated application reflecting the company is licensed to operate in New York State.

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

Applicant was a no show.

**New Business:**

**1. Prabhuji Food Pantry – Swami Ramananda – 332 CR 31 (Tax Map ID #117.00-2-43)**

Swami Ramananda and Associate were present to discuss their plans for erecting a large building to better accommodate the food pantry service they provide to the community to provide a sheltered environment for operation during inclement weather. The discussion was a preliminary planning discussion describing the plan for providing a place for the public to safely social distance while being inside to accept food from the food bank. The facility will have fully engineered plans with coolers and other equipment to sustain the large amounts of food which will be distributed. Restroom facilities will be included in the plan, along with required septic and water systems.

**2. 2020-0704 – Metzler/Rende – 2-lot SD – 444 Vernal Butler (Tax Map ID #100.00-2-43)**

Applicant was a no show.

**3. 2020-0705– Terrace Manor – Bertone – SP - (Tax Map ID #119.00-6-4)**

Lucille Bertone was in to meet with the PB members regarding the addition of three (3) more homes to the existing mobile home park.

- *Waive Public Hearing* – A motion to waive the public hearing was made by Kevin, seconded by Stacey, all were in favor and the public hearing was waived.

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- *SEQRA*- was reviewed and a Negative Declaration was made.
- *Approval* – A motion to approve the site plan was made by Stacey, seconded by Kevin, all were in favor and the site plan was approved.

**4. 2020-0801 – Scully – 2-lot SD – 91 Woodland Drive – (Tax Map ID #127.00-3-6)**

Applicant was a no show.

**5. 2020-0802 – Ron and Linda Herron – Santo – 3- lot SD – Schoharie Turnpike-Doman-Plattekill Roads – (Tax Map ID #51.00-07-47.2)**

Al MacDonald from Santo Associates met with the PB members representing Ron and Linda Herron seeking a 3-lot subdivision of lands within the bounds of Schoharie Turnpike, Doman Road and Plattekill Road.

- *Fees*- Applicant paid fees of \$275.00; \$35.00 escrow for public hearing
- *SEQR*- was reviewed and a Negative Declaration was made.
- *Public hearing* – set for September 3, 2020.

**6. 2020-0803 – Finneran – 2-lot SD – 104 Jerome Av near Phelps – (Tax Map ID #84.17-2-18.1)**

Mary Finneran met with the PB members to discuss a 2-lot subdivision of her property on Jerome Avenue to donate a small piece of land to an adjacent property,

- *Fees*- Applicant paid fees of \$150.00; \$30.00 escrow for public hearing.
- *SEQRA*- was reviewed, a Negative Declaration was made.
- *Public Hearing*- set for September 3<sup>rd</sup>

**7. 2020-0901 – JVAV LLC – 3-lot SD – Harvey – Ira Vail – (Tax Map ID # 102.00-2-55)**

Gary Harvey met with the PB members to discuss the propose 3-lot subdivision of this property. Allen recused himself from this.

- *Fees*- Applicant paid fees of \$275; \$30 escrow for public hearing.
- *SEQRA*- was reviewed, a Negative Declaration was made.
- *Public Hearing*- set for September 3<sup>rd</sup>

A motion to adjourn the meeting was made by Stacey, seconded by Allen, all were in favor and the meeting was adjourned at approximately 9:10 p.m.