



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

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Meeting Minutes

September 3, 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, Beth Hansen, Kevin Hicks and Stacey Poulsen (Alternate)

Pledge of Allegiance.

Approval of August 6, 2020 Meeting Minutes. The PB members reviewed the August 6, 2020, meeting minutes. Minor changes were made to pages 3, 4, and 5. A motion was made by Kevin to approve the minutes, seconded by Beth, all were in favor.

Public Hearings:

1. **2020-0802 – Ron and Linda Herron - Santo -3-lot SD – Schoharie Turnpike-Doman-Plattekill Roads – (Tax Map ID #51.00-07-47.2)**

Alton MacDonald, of Santo Associates Land Surveying and Engineering P.C., represented Ron and Linda Herron. He presented to the public plans seeking approval for lots 5A (2.8 acres) and 5B (24.784 acres) to be residential building lots. Each lot would have one house. Someone questioned the location of Plattekill Road.

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

Town of Cairo Planning Board Minutes, September 3, 2020

Mary Finneran addressed the public and presented plans of subdividing her property into 2 lots. Her property line runs into the back of her neighbor's garage. Mary is giving a parcel of her land (0.04 acres) at 104 Jerome Ave. to her neighbor, Krystal Kay, at 17 Phelps Drive. No questions were asked by the public.

Business:

1. 2020-0802 – Ron and Linda Herron - Santo -3-lot SD – Schoharie Turnpike-Doman-Plattekill Roads – (Tax Map ID #51.00-07-47.2)

Alton MacDonald, of Santo Associates, met with the PB members to review and discuss the proposal for Lot 5C (28.723 acres) to be a building lot. Ed questioned if this was an original parcel and inquired about how this became part of a major subdivision.

- *SEQR*- reviewed- Negative Declaration was made.
- *Approval*- A motion to approve the project was made by Allen, seconded by Kevin, all were in favor and the subdivision was approved, maps signed by the Chairman.

2. 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 and review the proposed 2-lot subdivision, in which she gives a small piece of her land to her neighbor, Krystal Kay.

- *SEQR*- reviewed- Negative Declaration was made.
- *Approval*- A motion to approve the project was made by Allen, seconded by Kevin, all were in favor and the subdivision was approved, maps signed by the Chairman.

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

Applicant was a no show. The engineer needs to review the project.

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

Jacob Szafran and Mary McNally met with the PB members to discuss and review the proposed subdivision of 2 lots on a 7.8-acre parcel. Jacob's lot intends to be a building lot in the future for a stick-built home.

- *Driveway*- Jacob is planning on adding a 50 ft. driveway. He is going to get a driveway permit from the county.
- *Maps*- need to show septic and well location.

Town of Cairo Planning Board Minutes, September 3, 2020

- *Fees*- \$150 paid for subdivision fee; \$30 paid for escrow for public hearing.
- *SEQR*- Negative Declaration made.
- *Public Hearing*- set for October 1, 2020 meeting.

5. 2020-0704 – Metzler/Rende – 2-lot SD - 444 Vernal Butler – (Tax Map ID #100.00-2-43)

Rende met with the PB members to discuss a proposal for a 2-lot subdivision on his sister's property. He is coming back with maps, showing the proposal for the location of the house, septic, and well.

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

Applicant was a no show. This application is dropped from future agendas.

New Business:

1. 2020-0804 - Garvin- Windham Mountain Hotel – Kaaterskill – Route 23 – (Tax Map ID #82.00-3-65)

Applicant met with the PB members to review and discuss the use of the Inn as a long-term multi-family dwelling. There is a total of 14 units in the plan, 2 being one-bedroom units.

- *SEQR*- Negative Declaration was made.
- *NYS DEC (Dept. of Environmental Conservation)*- waiting for a response.
- *NYS DOH (Dept. of Health)* - expecting a response in November.

2. 2020-0805 – Briski/Erb – 2-lot SD – 362 Harold Meyer Road – (Tax Map ID #85.00-1-11.1)

Gary Harvey met with the PB members to discuss and review a 2-lot subdivision. The plan consists of a 2.21-acre lot for Robert Briski's son to build a house on. Proper Engineering will be taking care of the perc test and deep hole test, in which those results will be provided for the next PB meeting.

- *SEQR*- a Negative Declaration was made.
- *Fees*- \$150 paid for subdivision fee; \$30 paid for escrow for public hearing.
- *Public hearing*- scheduled for October 1, 2020.

3. 2020-0806 – Leis – 2-lot SD – 224 Maple Lawn Road – (Tax Map ID #117.00-5-66)

Town of Cairo Planning Board Minutes, September 3, 2020

Gary Harvey met with the PB members to review and discuss a 2-lot subdivision on Leis's 9-acre parcel. A 2.58-acre lot of land would be used for Leis's daughter and son-in-law to build a house on. Christopher DiChiaro will be performing the perc test and deep hole test, in which the results will be provided in next month's meeting.

- *SEQR*- a Negative Declaration was made.
- *Fees*- \$150 paid for subdivision fee; \$30 paid for escrow for public hearing.
- *Public hearing*- scheduled for October 1, 2020.

4. 2020-0901 - JVAV LLC/Veverka – 3-lot SD – Ira Vail Road – (Tax Map ID #102.00-2-55)

Gary Harvey, representing Allen Veverka, presented to the PB members a proposal for a 3-lot subdivision on Ira Vail Road.

- *SEQR*- Negative Declaration was made.
- *Fees*- \$275 paid for subdivision fee; \$30 paid for escrow for public hearing
- *Approval*- is subject to public hearing.
- *Public hearing*- set for October 1, 2020 meeting.

5. 2020-0902 – Glenbrook Holdings, LLC/Gerstberger – 2-lot SD – 617 South Rd. – (Tax Map ID #117.00-4-24)

Deborah Gerstberger met with the PB members to review and discuss a 2-lot subdivision. Her father-in-law is planning to build a house on a 2-acre lot. She is coming back with maps depicting the location of the house, septic, and well. She will be completing a site application.

- *Driveway*- will be shown on map. A permit will be filed with the county.
- *Fees*- paid \$30 for escrow for public hearing.
- *Public hearing*- set for the meeting on October 1, 2020.

Other Business:

1. 2020-0807 - Gas Land Cairo – Patasso - 189 Main Street – SP – (Tax Map ID #100.00-4-22 & 23)

Chris Lapine, of Chazen Companies, met with the PB members to discuss and review the plans to redevelop a gas station/convenience store. Chris Lapine represents the Gas Land Petroleum, Inc president, Mitch Nesheiwat, and vice president, Zeidan Nesheiwat. This company exists throughout Dutchess, Ulster, and Westchester counties, looking to expand into Greene county. This project is at the intersection of Rte. 23 and NYS Rte. 32. There are two combined parcels: a small commercial parcel of 0.27-acres and an existing

Town of Cairo Planning Board Minutes, September 3, 2020

residential parcel of 1.2-acres, both in a commercial district. They would like to demo existing historical building, if possible, to allow for more space for the project. The camper would be removed from the property, as well as the shed if it is permitted. Joe suggested getting a right-of-way from the county, due to issues the previous owner encountered. If there is disapproval for demolition of the historical building, Stacey recommended getting a variance.

- *Convenient store/gas station*- 2100 sq. ft. with 3 (Sunoco) gas pumps along the front of the store.
- *Tractor Trailer Access*- via Rte. 32
- *Building interior*- “Mustangs” theme to represent the community.
- *Building exterior*- Brick with black windows and azoic trim on the façade of the building (residential appearance). The second floor would not be used.
- *Water and Septic*- Looking to extend from up the county road to this property to the East.
- *NYS SHPO (State Historical Preservation Office)*- Chris Lapine is going to reach out and see if the existing historical building can be removed and what can be done with other items attached to the historical building on this property.

2. 2020-0501 – Puorro/Good Tymes Properties, Inc – Special Use Permit – 845 Main Street (Tax Map ID #100.00-3-1.12)

Kevin and Joe visited this site and determined the driveway for this property is located on Kligerman Drive, not coming through the Red Rooster. Business is being conducted in a trailer, rather than the Red Rooster. It was decided a public hearing for a special use permit should take place.

- *Public hearing*- scheduled for October 1, 2020.

A motion to adjourn the meeting was made by Beth, seconded by Allen, all were in favor and the meeting approximately adjourned at 8:40 p.m.

Respectfully submitted,
Tiffany Lattimore

These minutes were approved by the Planning Board on October 1, 2020.