



## **TOWN OF CAIRO PLANNING BOARD**

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

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

**Email: [planning@townofcairo.com](mailto:planning@townofcairo.com)**

### **Meeting Minutes**

**October 1, 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 September 3, 2020, Meeting Minutes.** The PB members reviewed the September meeting minutes. A motion was made by Kevin to approve the minutes, seconded by Beth, all were in favor.

#### **Public Hearings:**

1. **2020-0607 – Szafran/McNally – 2-lot SD – 868 CR67 – (Tax Map ID #85.00-4-33)**
  - a. Applicant presented, neighbor (Jessica Johanson) was concerned that the proposed driveway as on her property, they agreed to have their respective surveyors out in the next 30 days and to resolve the matter prior to the November meeting
  
2. **2020-0806 – Leis – 2-lot SD – 224 Maple Lawn Road – (Tax Map ID #117.00-5-66)**
  - a. There were no questions by the public
  
3. **2020-0501 – Puorro/Good Tymes Properties, Inc – Special Use Permit – 845 Main Street (Tax Map ID #100.00-3-1.12)**

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- a. Applicant Puorro presented, Mr. & Mrs. Pacifico asked a number of questions with regard to washing of truck, storage of garbage, and operations of the business the applicant addressed and answered all questions. A neighbor who lives across the street from the project spoke up in support of the project stating that they are a very good business neighbor and present no issues as far as they can see. There were no other objections or concerns from the public. The board received one phone call after the public hearing the and individual did not have any concerns.

**4. 2020-0805 – Briski/Erb – 2-lot SD – 362 Harold Meyer Road – (Tax Map ID #85.00-1-11.1)**

- a. No comments or questions by the public

**5. 2020-0901 - JVAV LLC/Veverka – 3-lot SD – Ira Vail Road – (Tax Map ID #102.00-2-55)**

- a. No comments of questions by the public

**6. 2020-0902 – Glenbrook Holdings, LLC/Gerstberger – 2-lot SD – 617 South Rd. – (Tax Map ID #117.00-4-24)**

- a. One neighbor asked where the exact location of the subdivision was, there were no concerns about the subdivision

**Business:**

**1. 2020-0607 – Szafran/McNally – 2-lot SD – 868 CR 67 – (Tax Map ID #85.00-4-33)**

Applicants seek 2-lot subdivision.

- a. Public hearing remaining open for driveway issue, to be revisited in November.

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

Applicant seeks 2-lot subdivision.

- a. Fees paid.
- b. Public Hearing closed by motion of Kevin and second by Allan
- c. Subdivision Approved by motion of Kevin and second by Allan
- d. SEQRA negative declaration

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

Applicant seeks special use permit.

- a. Fees paid
- b. SEQRA Negative declaration
- c. Public Hearing closed by motion of Beth and second by Kevin
- d. Special Use permit approved by motion of Kevin and second by Ed.

**4. 2020-0805 – Briski/Erb – 2-lot SD – 362 Harold Meyer Road – (Tax Map ID #85.00-1-11.1)**

Applicants seek a 2-lot subdivision.

- a. Fees paid.
- b. SEQRA negative
- c. Public hearing closed by motion of Kevin and second by Beth
- d. Project approved by motion of Kevin and second by Allan.

**5. 2020-0901 – JVAV LLC – 3-lot SD – Ira Vail Road – (Tax Map ID #102.00-2-55)**

Applicant seeks a 3-lot subdivision.

- a. Fees paid.
- b. SEQRA negative
- c. Public hearing closed by motion of Kevin and second by Beth
- d. Project approved by motion of Kevin and second by Beth

**6. 2020-0902 – Glenbrook Holdings, LLC. – 2-lot SD - 617 South Road – (Tax Map ID #117.00-4-24)**

Applicant seeks a 2-lot subdivision.

- a. Fees paid.
- b. SEQRA – Negative
- c. Public Hearing closed by motion of Kevin and second by Allan
- d. Project approved by motion of Allan and second by Kevin

**7. 2020-0704 - Metzler/Rende – 2-lot SD - 444 Vernal Butler – (Tax Map ID #100.00-2-43)**

- a. Absent

**8. 2020-0103 – Lumens Holdings 3, LLC – Henderson – Solar – CR 67/Maiorana Lane – (Tax Map ID #51.00-7-38)**

- a. Coming in November, waiting on engineer to review.

**9. Robert Tomlinson**

- a. Fees paid \$40 and \$200
- b. Site plan review, seeking to have cabins and house to be converted from tourist use to apartments.
- c. Zoning Officer letter. received
- d. SEQRA
- e. Set for public hearing for November

**New Business:**

**1. 2020-1001 – Broder/Key Capture Energy – Battery Energy Storage Facility – CR 23B – (Tax Map ID #101.00-4-30 and 101.00-4-29.22)**

Applicant seeks to discuss the KCE NY 8 Project, which consists of an unmanned 20 MW battery energy storage facility along CR 23B (Main Street).

- a. Fees - \$2000, public hearing fee to come later.
- b. Site plan review.
- c. Zoning Officer letter.
- d. SEQRA
- e. Had long discussion on the project, applicant to come back with answers to the following items:
  - a. Cost of having the project in a dairy barn type structure
  - b. Curb cut confirmation
  - c. Sub division discussion, to involve Greene County and IDA
    - i. Applicant is also applying for a full IDA package including tax benefits etc
  - d. Cost of decommissioning & bond needed
  - e. Artist rendering
  - f. Pictures from Stillwater site (Kevin and Ed to do site visit)
  - g. Engineers letter with regard to contamination
  - h. Letter from Central Hudson on grid capacity

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- i. Landscaping plan
- j. Fire department training
- k. Engineer to review the project – C&S Companies
  - i. John Camp, P.E., CFM
  - ii. Service Group Manager
  - iii. [fcamp@cscos.com](mailto:fcamp@cscos.com)
  - iv. Office: (315) 455-2000
  - v. Direct: (315) 703-4159
  - vi. Cell: (315) 345-3428
  - vii. 499 Col. Eileen Collins Blvd.
  - viii. Syracuse, NY 13212
- l. What happens when there is a fire, what is released to the air/soil?

A motion to adjourn the meeting was made by Allen, seconded by Kevin, all were in favor and the meeting adjourned.

Respectfully submitted,

Joseph F. Hasenkopf.

These minutes were approved by the Planning Board on 11/05/2019 – Donna M. Vollmer