



## **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)**

**Draft**

**Meeting Minutes**

**December 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, Kevin Hicks and Stacey Poulsen.

**Pledge of Allegiance.**

**Approval of November 5, 2020, Meeting Minutes.** The PB members reviewed the November meeting minutes. One minor correction was made regarding 5F, changing Stacey to Ed. A motion was made by Stacey to approve the minutes, seconded by Kevin, all were in favor.

**Public Hearings:**

1. **2020-1103 – Autonomous Energy – Special Use Permit – 145 Silver Spur Rd. – (Tax ID# 118.00-3-8)**

Applicant presented

There was one comment from a neighbor, resolved and of no further consequence.

2. **2020-1101 – Al Suwara -Special Use Permit – 136 Bross St – (Tax Map ID # 101.06-3-2)**

Applicant presented

There were two comments by a neighbor, resolved and of no further consequence.

**Business:**

**1. 2020-1103 – Autonomous Energy – Special Use Permit – 145 Silver Spur Rd. – (Tax ID# 118.00-3-8)**

Applicants seek 2-lot subdivision.

- a. Fees paid \$200 SU + \$30 PH
- b. Special Use Permit approved by motion of Kevin, second by Stacey
- c. Zoning officer letter received
- d. SEQRA negative declaration confirmed
- e. Maps approved
- f. Public hearing closed by Allen, second by Kevin

**2. 2020-1101 – Al Suwara -Special Use Permit – 136 Bross St – (Tax Map ID # 101.06-3-2)**

Applicant seeks Special Use Permit.

- a. \$40 PH fee paid, \$200 SU permit fee paid.
- b. Public Hearing closed by motion of Stacey and second by Kevin.
- c. Seeking to have a food truck on lot
- d. Project approved by motion of Allen and second by Stacey
- e. SEQRA negative declaration confirmed

**3. Horvath Communications/Airosmith Development- 53(47) Chappell Rd. - Special Use Permit – (Tax Map ID # 83.00-6-26)**

Applicant (Horvath) seeks recertification of special use permit obtained in 2016.

- a. No recertification fee due
- b. SEQRA Negative declaration
- c. Zoning officer letter received
- d. Recertification Special Use permit approved by motion of Stacey and second by Allen
- e. Airosmith will be returning in the future on this project to add AT&T to the existing Verizon tower

**4. 2020-1001 – Broder/Key Capture – Battery Energy Storage – 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, Taylor uncertain if sent, public hearing fee of \$35 to be submitted by January to schedule PH for february.
- 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 – \$3.5M projected
  - b. Curb cut confirmation, need permit from Town, not yet obtained
  - c. Sub division discussion, to involve Greene County and IDA
    - i. Applicant is also applying for a full IDA package including tax benefits etc.
    - ii. Pilot Program discussed – waiting on more
  - d. Cost of decommissioning & bond needed. 2033, 2043 \$1M discussed, revisit every 5 years
  - e. Artist rendering, Stacey requests 5-7 years
  - f. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy fence proposed
  - g. Engineers letter with regard to contamination – unable to supply engineer statement, provided manufacturer information. Suggested Town do their own inquiry.
  - h. Letter from Central Hudson on grid capacity - currently no letter and not committed to selling power to Central Hudson
  - i. Landscaping plan is ok
  - j. Fire department training – reaching out to set up meeting, Ed emailed Taylor contact information.
  - k. Engineer to review the project – C&S Companies have been contacted.
    - i. John Camp, P.E., CFM
    - ii. Service Group Manager
    - iii. [jcamp@cscos.com](mailto:jcamp@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

**Town of Cairo Planning Board Minutes, November 5, 2020**

What happens when there is a fire, what is released to the air/soil? – No EPA regulated contaminants to be reported but will provide MSDS for suppressant makeup.

**New Business:**

**1. 2020-1203 – Maldonado/Eagle Lake LLC – (Tax ID# )**

Applicant is looking for guidance on possibly reconfiguring lot lines on pre-existing 7 lot subdivision

- a. Fees not paid
- b. Site plan review to be submitted
- c. Zoning officer letter not yet received
- d. Maps to be approved
- e. SEQRA

**2. Waldron/Pooters – Sandy Plains Rd. – Lot Subdivision – (Tax ID# 67.00-5-7.1)**

PH scheduled for January 2021

- a. Fees paid, \$125 and \$30
- b. Application received
- c. Site plan review
- d. Zoning officer letter received
- e. 3 Maps needed
- f. SEQRA

**3. Lumens/Holdings 3, LLC – Solar Project CR 67/Maiorana Lane – (Tax ID# 51.00-7-38)**

Absent

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

Respectfully submitted,  
Donna M. Vollmer