



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Agenda

January 07, 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 Dec. 3, 2020, Meeting Minutes.

Public Hearings:

1. **2020-1202 – Waldron-Pooters – Lot Line Division – Sandy Plains Rd – (Tax Map ID# 67.00-5-7.1)**

Applicant seeks 2 lot sub-division.

Business:

1. **2020-1202 – Waldron-Pooters – Lot Line Division – Sandy Plains Rd – (Tax Map ID# 67.00-5-7.1)**
 - a. Fees paid, \$125 and \$30
 - b. Application received
 - c. Site plan review

Town of Cairo Planning Board Agenda, December 3, 2020

- d. Zoning officer letter received
- e. 3 Maps needed
- f. SEQRA

2. 2020- 1201 – Horvath Communications/Airosmith Development – 53(47) Chappell Rd. – (Tax ID# 83.00-6-26)

Applicant seeks Special Use Permit.

- a. Fees - \$ 250 paid
- b. Site plan received
- c. Special Use Permit application received
- d. Zoning officer letter received
- e. SEQRA. Neg declaration made

3. 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 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 – \$3.5M projected?
 - b. Curb cut confirmation, need permit from DOT, 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 Stacey visited) 8ft. Ivy fence proposed

Town of Cairo Planning Board Agenda, December 3, 2020

- g. Engineers letter with regard to contamination – unable to supply engineer statement, provided manufacturer information. Suggested Town do it’s 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
- k. Engineer to review the project – C&S Companies
 - i. John Camp, P.E., CFM
 - ii. Service Group Manager
 - iii. 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

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.

4. 2020-1203 - Kevin Maldonado/Eagle Lake LLC – 2 lot subdivision -

- a. Fees
- b. Site plan
- c. Subdivision Application
- d. Zoning officer letter
- e. SEQRA.

5. Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lanee Tax Map ID #51.00-7-38

- f. Fees
- g. Site plan
- h. Subdivision Application
- i. Zoning officer letter
- j. SEQRA.

New Business

6. Suncommon/Wilo – 164 Vienna Woods Rd. – Special Use Permit – (Tax ID# 117.00-2-66

Town of Cairo Planning Board Agenda, December 3, 2020

Appearing in February

- k. Fees
- l. Site plan
- m. Subdivision Application
- n. Zoning officer letter
- o. SEQRA.