



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

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
 - 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, December 2, 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