



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Agenda

February 04, 2021

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 January 7, 2021, Meeting Minutes.

Public Hearings:

1. **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).

Business:

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

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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 Application fee paid, 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 & \$1,039,976 bond needed, revisit every 5 years as condition of permit.
 - e. Artist rendering, Stacey requests 5-7 years
 - f. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy green 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, Kevin emailed Taylor contact information.
 - k. Engineer to review the project – C&S Companies have been contacted, \$5000 check coming.
 - i. John Camp, P.E., CFM
 - ii. Service Group Manager
 - iii. ycamp@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.

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

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

3. 2021-0101 Suncommon/Wilo – 164 Vienna Woods Rd. – Special Use Permit – (Tax ID# 117.00-2-66

Appearing in February

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

4. 2021-0102 Delaney Special Use Permit Tax ID# (118.00-2-4.1)

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

5. 2021-0103 Dr. Lee Physical Therapy Special Use Permit Tax ID# (101.09-1-18)

Applicant seeks SU permit for sign on property

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

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6. 2021-0201 Roma/Carter Subdivision Tax ID#(100.00-5-4)

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

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

2. 2021-0202 New Life Maternity Special Use 35 Church St TaxID#(101.09-3-8)

Applicant wishes to have a sign on property.

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