



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

February 04, 2021

The Planning Board meeting was held in the Town Hall.

Social Distancing Procedures were followed.

Members Present: Joseph Hasenkopf, Kevin Hicks, Ed Forrester and Stacey Poulsen
(Alternate)

Pledge of Allegiance.

Approval of January 7, 2021, Meeting Minutes. The planning board members reviewed the January 2021 meeting minutes, no corrections were to be made. A motion was made by Kevin to approve the minutes, seconded by Stacey.

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).

A few questions posed by Robert Uzzilia; all concerns resolved by Taylor.

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)

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 submitted.
- b. Site plan review complete.
- c. Zoning Officer letter complete.
- d. SEQRA received.
- 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, 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 – C&S contracted for review, 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 – Taylor reached out to Kevin, Fire Chief.
 - k. Engineer to review the project – W-9 received; C&S Companies are reviewing the project.
 - l. PH in March 2021 for final review after engineer's.
 - 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

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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 and artist rendering received.
- c. Subdivision Application
- d. Zoning officer letter
- e. SEQRA.
- f. Kevin Schwenzfeier appeared as engineer contracted to review project.
- g. He has submitted two memos to the town regarding review of project. Currently concerned with:
 - i: storm water and drainage plan
 - ii: adding rear access to the site
- h. Engineer is waiting for further submissions from applicant to complete review including:
 - i: distance to neighboring lots
 - ii: decommissioning plan

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

Applicant wishes to install 24 solar panels for Residential use.
PH for March

- i. Fees \$200 and \$35 received
- j. Site plan
- k. Subdivision Application
- l. Zoning officer letter
- m. SEQRA.

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

Not present

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

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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 \$50 special use received; PH waived by Ed second by Kevin.
- g. Site plan
- h. Subdivision Application
- i. Zoning officer letter
- j. SEQRA.

A motion was made to approve the project by Kevin, second by Stacey, all in favor.

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)

PH scheduled for March 4, 2021

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