



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

March 04, 2021

The Planning Board meeting was held in the Town Hall.

Social Distancing Procedures were followed.

Members Present: Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks and Christopher Keff (Alternate)

Pledge of Allegiance.

Approval of February 4, 2021, Meeting Minutes. The planning board members reviewed the February 2021 meeting minutes, one correction was recommended. A motion was made by Kevin to approve the minutes, seconded by Ed. All were in favor.

Public Hearings:

- 1. 2021-0202 – New Life Maternity – 35 Church St.- Special Use Permit– Tax ID (101.09-3-8)**

Applicant seeks to discuss repurposing the vacant church rectory and leasing the space to New Life Maternity. Space would continue to be residential use, will house expectant mothers.

Applicant presented; no questions posed.

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

Applicant seeks a special use permit for a 10kW AC, private ground mounted solar array.

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Applicant presented; no questions posed.

Business:

1. 2021-0202 – New Life Maternity – 35 Church St.- Special Use Permit– Tax ID (101.09-3-8)

Applicant seeks to discuss repurposing the vacant church rectory and leasing the space to New Life Maternity. Space would continue to be residential use, will house expectant mothers.

- a. Fees \$30 PH fee received; \$200 Application fee received.
- b. Site plan received.
- c. Subdivision Application received
- d. Zoning officer letter received.
- e. SEQRA.

A motion was made by Allen to close the public hearing, seconded by Kevin. A motion was made by Allen to approve the project seconded by Ed, all were in favor.

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

- f. Fees paid \$200 application fee received, \$35 ph fee received.
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter received.
- j. SEQRA.

A motion was made by Kevin to close the public hearing, seconded by Allen. A motion was made by Allen to approve the project seconded by Kevin, all were in favor.

New Business

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

Not Present

- k. Fees
- l. Site plan received.
- m. Subdivision Application received.
- n. Zoning officer letter received.
- o. SEQRA.
- p. Solar amendment details, Delaware Engineering
0.005% of town

4. 2021-0102 Delaney 7201 NYS 32S Special Use Permit - Tax ID# (118.00-2-4.1)

Applicant seeks special use permit for retail greenhouse supplies with preexisting greenhouse setup.

- f. Fees not received - \$200 ck to be dropped off at the hall 3/5/2021
- g. Site plan received
- h. Special use permit Application received
- i. Zoning officer letter received
- j. SEQRA negative declaration made.

A motion was made by Allen to waive the public hearing, seconded by Kevin.

A motion was made by Allen to approve the project, seconded by Kevin.

All in Favor.

5.-2021-0201 Roma/Carter County Rt. 24 Subdivision Tax ID# (100.00-5-4)

Not Present

Applicant seeks to subdivide into 5 lots. 4 lots @ 5 acres and maintain a mother lot at 52.2 acres.

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- f. Fees not received
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter received.
- j. SEQRA.

6. 2021-0203 Ordish – 2319 CR 67 - Subdivision Tax ID# (67.00-2-22.2)

- a. Fees not received
- b. Site plan received
- c. Subdivision Application received
- d. Zoning officer letter received
- e. SEQRA.

Instructed to have a surveyor come in and give a rough estimate as to site plan, maps. Will come back after completion. Checks to be dropped off during the month.

7. 2021-0204 Tiny House Resort – 2754 CR 23B – Special Use Permit – Tax ID (101.00-2-63)

Not Present

Applicant seeks to add additional sites at existing campground.

- a. Fees
- b. Site plan received
- c. Special Use permit Application received
- d. Zoning officer letter received
- e. SEQRA.

8. 2021-0205 Greene Landings LLC – 7426 NYS 32S – Special Use Permit – Tax ID (101.00-4-16.11)

- a. Fees \$200 application fee received, and \$35 PH fee received.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA.

PH scheduled for April 2021

9. 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, they have agreed to training, it will be written into the plan that annually Key Capture will reach out to the fire company to determine if they would like updated training.
 - k. Engineer to review the project – W-9 received; C&S Companies are reviewing the project.
 - 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.

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- viii. Syracuse, NY 13212
- ix. 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.

Applicants provided memorandums, one from Greene County Planning and one from C&S Engineering. These included comments to and responses from Key Capture.

- a. Comment 3.1, there is concern that applicants do not want to heed the County's request to build a 3-lane road, with a turning lane in the middle in anticipation of future traffic.
- b. Comment 4 is of concern regarding the landscaping plan and decommissioning plan having not been sent to county.
- c. A letter is needed from the landowners that key capture has permission to subdivide at a later date with note on map
- d. Check for \$15k for planning board to plant trees, etc.
- e. IDA conditional
- f. Proposal for annual fire training plan if deemed necessary by Cairo FD

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 \$200, \$30 not received
- b. Site plan
- c. Subdivision Application
- d. Zoning officer letter
- e. SEQRA.

Applicant provided an existing map, instructed to provide maps from surveyor showing the proposed lots, the road, cul de sac etc. At that time, a PH will be scheduled. Will return in April.

2.-2021-02 Wild Hudson Valley 408 Special Use Permit Tax ID (

Applicant is looking to put up glamping sites. 4 tents, no platforms. Coming back in April with a design of proposed sign.

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- a. Fees \$200, \$30 received
- b. Site plan
- c. Subdivision Application
- d. Zoning officer letter
- e. SEQRA.

Respectfully submitted,

Donna M. Vollmer
Planning Board