



## **TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Joseph Hasenkopf - phone: 518 701-4823**

**Email: [planning@townofcairo.com](mailto:planning@townofcairo.com)**

### **Meeting Agenda**

**April 01, 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 Christopher Keff (Alternate)

### **Pledge of Allegiance.**

### **Approval of March 4, 2021, Meeting Minutes.**

### **Public Hearings:**

**1. 2020-1203 – Maldonado/Eagle Lake LLC – (Tax ID# )**

Applicant is looking to reconfigure lot lines on pre-existing 7 lot subdivision.

**2. 2021-0205 - Green Landings LLC – 7426 NYS 32S – Special Use Permit – (Tax ID# 101.00-4-16.11)**

Applicant seeks a special use permit for a recreational business, family entertainment center.

**3. 2021-0301 - Wild Hudson Valley – 408 Lake Mills Rd. – Special Use Permit – Tax ID# (84.00-5-32)**

Applicant is looking to develop rural vacant land into campsites.

**Business:**

1. **2020-1203 – Maldonado/Eagle Lake LLC – (Tax ID#)**

Applicant is looking to reconfigure lot lines on pre-existing 7 lot subdivision.

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

2. **2021-0205 - Green Landings LLC – 7426 NYS 32S – Special Use Permit – (Tax ID# 101.00-4-16.11)**

Applicant seeks a special use permit for a recreational business, family entertainment center.

- a. Fees paid \$200 app, \$35 ph fee received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

3. **2021-0301 - Wild Hudson Valley – 408 Lake Mills Rd. – Special Use Permit – Tax ID# (84.00-5-32)**

Applicant is looking to develop rural vacant land into campsites.

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

4. **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 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.

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

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- f. Proposal for annual fire training plan if deemed necessary by Cairo FD
  - i. John Camp, P.E., CFM
  - ii. Service Group Manager
  - iii. [ycamp@cscos.com](mailto: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
  - 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.

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

- f. Fees
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter received.
- j. SEQRA.
- k. Solar amendment details, Delaware Engineering  
0.005% of town

**6. 2021-0201 Roma/Carter County Rt. 24 Subdivision Tax ID# (100.00-5-4)**

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

- f. Fees \$300 app, \$30 ph not received
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter received.
- j. SEQRA.

**5. 2021-0203 Ordish – 2319 CR 67 - Subdivision Tax ID# (67.00-2-22.2)**

- a. Fees not yet received
- b. Site plan received

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- c. Subdivision Application received
- d. Zoning officer letter received
- e. SEQRA.

**6. 2021-0204 Tiny House Resort – 2754 CR 23B – Special Use Permit – Tax ID (101.00-2-63)**

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.

**7. 2021-0401 Saratoga Tents/Virginia Hightower - 254/256 Main St. – Special Use Permit – Tax ID# (101.10-2-12)**

Applicant seeks Special Use Permit to erect two (2) tents as an Itinerant Vendor, for the sale of NYS approved sparkling devices between 6/20/21-7/05/2021.

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