



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

April 01, 2021

The Planning Board meeting was held in the Town Hall.

Social Distancing Procedures were followed.

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

Pledge of Allegiance.

Approval of March 4, 2021, Meeting Minutes. The planning board reviewed the March 2021 minutes, no changes are to be made. A motion was made by Christopher to approve the minutes, seconded by Joseph, all were in favor.

Public Hearings:

- 1. 2020-1203 – Maldonado/Eagle Lake LLC – Rockefeller Lake Rt. 145– (Tax ID#66.00-6-47.1, 66.00-6-46.1, 66.00-6-46.2, 66.00-6-48.1, 66.00-48.2, 66.00-6-47.2, 65.00-4-19)**

Applicant is looking to reconfigure lot lines on pre-existing 7 lot subdivision.
Applicant presented; no questions were posed.

- 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.

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Applicant presented, question by M. Juszczak regarding how many holes of mini golf can be expected, applicant replied with 18. No further questions posed.

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.
Applicant presented; no questions posed.

Business:

1. 2020-1203 – Maldonado/Eagle Lake LLC – Rockefeller Lake Rt. 145 - (Tax ID# 66.00-6-47.1, 66.00-6-46.1, 66.00-6-46.2, 66.00-6-48.1, 66.00-48.2, 66.00-6-47.2, 65.00-4-19)

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.
 - i. New map/survey is needed showing road access to all lots.
 - ii. Allen requests a map of wetland areas, and elevations on maps.
 - iii. Road will remain private; Allen requests a Stop sign be designated as well as a copy of road agreement be provided to planning board.
 - iv. Project to return in May 2021.

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

- a. Fees paid \$200 app, \$35 ph fee received.
- b. Site plan received.

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- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA received 4/1/2021.

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

- A. Applicant is looking to develop rural vacant land into campsites.
 - B. Applicant presented design plan for proposed sign, will be 15’ from roadway and about 6’ tall, made of laminated aluminum.
 - C. Applicant is on a waiting list to be reviewed by Kaaterskill Falls Associates regarding their septic and waste storage.
 - D. A motion was made by Allen to close the public hearing, seconded by Ed, all were in favor. A motion was made by Allen to approve the project, seconded by Ed, all were in favor.
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- f. Fees paid \$200 app, \$35 ph fee received.
 - g. Site plan received.
 - h. Subdivision Application received.
 - i. Zoning officer letter received.
 - j. SEQRA received 4/1/2021.

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 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. Subdivision discussion, to involve Greene County and IDA
 - i. Applicant is also applying for a full IDA package including tax benefits etc.

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- 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. 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.
- l. Engineer to review the project – W-9 received; C&S Companies are reviewing the project.

March Meeting:

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. Conditional on 2 parcels being given to IDA or town.
- f. Proposal for annual fire training plan if deemed necessary by Cairo FD.

April meeting:

- g. Joseph requests the final subdivision app be condensed to one (1) page.
- h. Access road needs to be revisited regarding traffic and safety. Road requested to be approved at 36'W including storm water plan. 3 lane highway is needed.
- i. 30 days prior to issuance of building permit, \$15k for trees will be submitted to town.
- j. Landowner approvals for future subdivision submitted 4/1/2021.
- k. C&S has signed off with no further comments.

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- i. John Camp, P.E., CFM
- ii. Service Group Manager
- iii. jcamp@cscos.com
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- vii. 499 Col. Eileen Collins Blvd.
- viii. Syracuse, NY 13212

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

Not Present.

Applicants are currently in negotiations with landowners, may appear in May.

- 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)

Not Present

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)

Not Present

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- a. Fees not yet received
- b. Site plan received
- 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 motion to waive a public hearing was made by Allen, seconded by Chris, all were in favor.

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

- a. Fees paid \$200 application fee.
- b. Site plan received
- c. Special Use permit Application received
- d. Zoning officer letter received
- e. SEQRA received 4/1/2021

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

Not present

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.

Allen made a motion to close the meeting, Chris seconded, all were in favor.

Respectfully submitted,
Donna M. Vollmer, PB

