



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Joseph Hasenkopf - phone: 518 701-4823
Email: planning@townofcairo.com

Meeting Agenda
June 3, 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 May 6, 2021, Meeting Minutes.

Public Hearings:

- 1. 2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane**
Tax Map ID #51.00-7-38

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118 acre parcel referenced above.

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

Applicant is applying for a 2-lot subdivision.

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3. 2021-0505 Heath/Vandenburg 933/943 CR67 subdivision Tax ID#(84.00-4-19.1 & 84.00-4-19.2)

Applicant wishes to alter existing lot line.

4. 2021-0501 Shinglekill Falls B&B 500 Mountain Ave. Special Use Permit Tax ID#(101.17-1-3)

Applicant seeks a special use permit for a “service business with customers at site”, a pavilion to be erected.

5. 2021-0601 Phoenix 23 Stonewoods Rd Subdivision Tax ID# (117.00-2-81)

Applicant seeks to subdivide existing property.

Business:

1. 2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane Tax Map ID #51.00-7-38

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118 acre parcel referenced above.

Full plan is due by public hearing.

- a. Fees both received
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.
- f. Solar amendment details, Delaware Engineering
0.005% of town.

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

Applicant is applying for a 2-lot subdivision.

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

3. 2021-0505 Heath/Vandenburgh 933/943 County Route 67 Subdivision Tax ID# (84.00-4-19.1 & 84.00-4-19.2)

Applicant wishes to alter existing lot line.

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

4. 2021-0501 Shinglekill Falls B&B 500 Mountain Ave. Special Use Permit Tax ID#(101.17-1-3)

Applicant seeks a special use permit for a “service business with customers at site”, a pavilion to be erected.

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

5. 2021-0601 Phoenix 23 Stonewoods Rd Subdivision Tax ID# (117.00-2-81)

Applicant seeks to subdivide existing property.

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

6. 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.

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- 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
- f. Proposal for annual fire training plan if deemed necessary by Cairo FD

April meeting:

- a. Joseph requests the final subdivision app be condensed to one (1) page.
- b. 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.
- c. 30 days prior to issuance of building permit, \$15k for trees will be submitted to town.
- d. Landowner approvals for future subdivision submitted 4/1/2021.
- e. C&S has signed off with no further comments.

- 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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- 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.

**7. 2021 – 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax
ID – (83.03-3-7 & 83.03-3-6)
Absent in May**

Applicant wishes to adjust existing lot lines

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

**8. 2021 – 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID –
(67.00-5-25.11-1)
Absent in May.**

Applicant wishes to make upgrades to existing cell tower.

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

9. 2021-0601 Catskill Wheelhouse 665 Main St. Tax ID# (101.00-6-20)

Applicant wishes to operate a daycare center.

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

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