



TOWN OF CAIRO PLANNING BOARD
PO Box 728, Cairo, NY 12413
Chairman-Joseph Hasenkopf - phone: 518 701-4823
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Meeting Minutes

draft

August 12, 2021

The Planning Board meeting will be held in the Town Hall. Social distancing protocol will be practiced.

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

Pledge of Allegiance.

Approval of August 12, 2021, Meeting Minutes. A motion was made by Chris to approve the minutes, seconded by Ed. All in favor.

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.

Full plan, including proof of insurance and decommissioning bond was due and was presented,

There were no questions or comments posed by the public.

2. 2021-0609 Demarest/Kaaterskill Associates Bailey Rd. Purling Subdivision Tax ID (99.00-2-25)

Applicant wishes to divide a 22.37-acre lot into four lots. Lot 1: 2.95-acre, Lot 2: 4.76-acre, Lot 3: 7.52 acre and Lot 4: 7.15 acre.

Mr. of Kaaterskill Associates presented on behalf of their client, no questions were posed by the public.

3. 2021-0610 Lindsey Weidhorn/Darrin Elsom/ Paradise Inn Special Use Permit Tax (83.04-2-27)

Applicant wishes to request a change of use from single family to multifamily with a Country Inn.

Mr. of Kaaterskill Associates presented on behalf of their client, no questions were posed by the public.

4. 2021-0611 Sandra Landon 95 Jones Rd. Subdivision Tax ID (116.00-2-38)

Applicant wishes to subdivide existing lot into 3 parcels.

Ms. Landron presented her proposal, no questions were posed by the public.

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, including a fence around generator due at or before public hearing in July on the project. (Received from Chazen 7/21).

- 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.
- g. The 2-megawatt unit will be moved 250 ft. south from original application
declaration at request of landowner.
- h. Plan is to be revised in the back regarding the fence.

A motion was made by Chris to approve the project, Joseph and Elizabeth in favor, Ed against. A motion was made by Chris to close the public hearing, seconded by Elizabeth, all in favor.

2. 2021-0609 Demarest/Kaaterskill Associates Bailey Rd. Purling Subdivision Tax ID (99.00-2-25)

Applicant wishes to divide a 22.37-acre lot into four lots. Lot 1: 2.95-acre, Lot 2: 4.76-acre, Lot 3: 7.52 acre and Lot 4: 7.15 acre.

- a. Fees \$50 Public Hearing fee received; \$300.00 Application fee received.
- b. Site Plan received.
- c. Application received.
- d. Revised Zoning officer letter received.
- e. SEQRA negative.

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

3. 2021-0610 Lindsey Weidhorn/Darrin Elsom/ Paradise Inn Special Use Permit Tax (83.04-2-27)

Applicant wishes to request a change of use from single family to multifamily with a Country Inn.

- a. Fees paid.
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.

- e. SEQRA negative.

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

4. 2021-0611 Sandra Landon 95 Jones Rd. Tax ID (116.00-2-38)

- a. Fees paid.
- b. Site Plan.
- c. Application received.
- d. Zoning officer letter.
- e. SEQRA negative.

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

5. 2021-0501AP Hennings/Julia Joern 1507 Hearts Content Rd. Special Use Permit Tax ID (117.04-2-24)

Applicant wishes to add front deck to existing structure.

- a. Fees
- b. Site Plan received.
- c. Application received.
- d. Approved Area Variance Received.
- e. Zoning officer letter received.
- f. SEQRA.

Project was previously approved by the Zoning Board of Appeals.

6. 2021-0613 Timely Signs/ Dr. Schneider's office Special Use Permit 130 Main St. Tax ID (101.00-2-37.21)

Absent in July, August 2021

Applicant wishes to replace a sign at their office building.

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

7. 2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2) Not Present in June/July/August 2021.

Applicant wishes to adjust existing lot line.

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

8. 2021-0602 Cage/Keith 1080 Hearts content Rd. Subdivision Tax ID# (135.00-3-1.111)

Absent June, July, August 2021

Applicant wishes to divide existing 135-acre lot into two parcels.

Applicants told to have the whole property surveyed to subdivide, then come back.

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

NEW BUSINESS

1. 2021-0701P St. Joseph's Chapel 1275 Hearts Content Rd. Special Use Permit Tax ID (135.02-1-1)

Applicants wish to build a 37,985 sq ft Convent building.

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

A motion was made to waive a public hearing by Elizabeth, seconded by Ed. A motion was made to approve the project by Chris, seconded by Ed, all in favor.

2. 2021-0702P Renesola Power Holdings, LLC 517 CR. 31 (Roosevelt Ave.) Special Use Permit Tax ID (82.00-4-2, 65.00-5-27.112)

Applicant wishes to construct a Grandmount Solar PV Project.

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

Applicants instructed to return with more information regarding right of way for driveway, the fencing to be added to the property, as well as a visual assessment from the home including plantings.

3. 2021-0703P Ted Candiloro/Whip o Will 644 Hearts Content Rd. Special Use Permit Tax ID (100.00-5-45)

Applicant wishes to build a new bathhouse on existing campground.

- a. Fees being dropped at office
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.

- e. SEQRA negative.

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

4. 2021-0704P Kasselmann Solar/Krasnoff/Harvey 559 Ross Ruland Rd. Special Use Permit Tax ID 118.00-4-25

Applicants wish to erect a residential 737 sq ft Solar array with a height of 10.7 ft.

- a. Fees coming in the mail 200+50
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.
- e. SEQRA negative.

A public hearing has been scheduled for September 02, 2021.

5. 2021-0705P Tivey/Wilo-Suncommon 131 Maple Lawn Rd. Special Use Permit Tax ID (135.00-2-36)

Applicant wishes to install two ground mounted solar arrays for a total of approximately 1250 sq ft.

- a. Application Fee paid. Public Hearing Fee due at meeting.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.
- e. SEQRA negative.

A public hearing has been scheduled for September 02, 2021.

6. 2021-0706P Ryan/Monica Lunde 132 Blackhead Mountain Rd. Subdivision Tax ID (117.00-1-38, 117.00-1-39)

Applicants wish to join two parcels together.

- a. All fees received.

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

A public hearing has been scheduled for September 02, 2021.

A motion was made by Ed to close the meeting, seconded by Chris, all were in favor.