



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

Meeting Minutes

draft

December 2, 2021

The Planning Board meeting was held in the Town Hall.

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

Pledge of Allegiance.

Approval of November 4, 2021, Meeting Minutes. Kevin made a motion to approve the minutes as written, seconded by Elizabeth, all were in favor.

Public Hearings:

1. **2021-1201P Crystal Brook 430 Winter Clove Rd. Subdivision Tax (135.00-3-50)**

Applicant proposes a 2-lot minor subdivision, dividing property already separated by town road (Winter Clove Rd.).

No questions posed by the public.

2. **2021-1202P Allen Austin 320 Indian Ridge Rd. Subdivision Tax(102.00-4-12.11)**

Applicant proposes a minor 2-lot subdivision of a 9.6-acre parcel, with the vacant portion to be used in conjunction with an adjoining parcel.

No questions were posed by the public.

3. 2021-1101P Mohammed/Giambona 55 Route 84 Subdivison Tax ID (100.08-1-3)

Applicant wishes to separate existing pizza shop from apartment building. Applicant also requests approval to place a small sign on the structure honoring their bank, approved at November 2021 Planning Board meeting.

No questions posed by the public.

4. 2021-0602P Shemesh/Cage/Keith 1080 Hearts Content Rd. Subdivision Tax ID (135.00-3-1.111)

Alton MacDonald presented preliminarily in September 2021 on behalf of the applicants. Board requesting more information on potential driveway permit and survey.

Alton M. presented to the board on Oct. 7, 2021, satisfying the previous requests for additional information and a Public Hearing was scheduled for November 4, 2021.

Map to be amended showing septic 200 ft. away from the creek.

No new questions posed by public.

BUSINESS

1. 2021-1201P Crystal Brook 430 Winter Clove Rd. Subdivision Tax (135.00-3-50)

- a. All fees received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter.

- e. SEQRA negative.

A motion was made by Kevin to close the public hearing, seconded by Elizabeth.
A motion was made by Elizabeth to approve the project, seconded by Kevin.

2. 2021-1202P Allen Austin 320 Indian Ridge Rd. Subdivision Tax(102.00-4-12.11)

- f. All fees received.
- g. Site plan received.
- h. Subdivision Application received.
- i. Zoning officer letter.
- e. SEQRA negative.

A motion was made by Kevin to close the public hearing, seconded by Elizabeth.
A motion was made by Kevin to approve the project, seconded by Ed.

3. 2021-1101P Mohammed/Giambona 55 Route 84 Subdivsion Tax ID (100.08-1-3)

- j. All fees received.
- k. Site plan received.
- l. Subdivision Application received.
- m. Zoning officer letter.
- e. SEQRA negative.

A motion was made by Kevin to close the public hearing, seconded by Elizabeth.
A motion was made by Liz to approve the project, seconded by Chris.

4. 2021-0602P Shemesh/Cage/Keith 1080 Hearts Content Rd. Subdivision Tax ID (135.00-3-1.111)

Alton MacDonald presented preliminarily in September 2021 on behalf of the applicants. Board requesting more information on potential driveway permit and survey.

Alton M. presented to the board on Oct. 7, 2021, satisfying the previous requests for additional information and a Public Hearing was scheduled for November 4, 2021.

- n. All fees received.
- o. Site plan received.
- p. Subdivision Application received.
- q. Zoning officer letter.

- r. SEQRA negative.

A motion was made by Kevin to close the public hearing, seconded by Chris.

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

5. 2021-1204P Nexamp/Cairo NY 1, LLC 258 Old Route 23, Cairo, NY Special Use Permit Tax ID (83.00-05-31)

Project previously approved, expired 2018.

“Nexamp has submitted a new SP app (attached) as required by the Zoning Law due to the fact that the previous approval (which was granted to CEC not Nexamp) had expired in June of 2018. (“5. Miscellaneous Provisions Regarding Special Use Permits. (b) Expiration of Special Use Permits. **A SUP shall expire** if construction does not begin within two years after approval. Zoning Law Page 30.)

Also, the first special use permit was revoked per Zoning Law P. 24; “(e) Sureties; **Failure to comply with the conditions of the approval or to maintain an acceptable level of surety will result in revocation of any or all, special use permits**, building permits, certificates of occupancy or certificates of compliance” Their Bond had expired on 03/24/2021.

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

A public hearing is scheduled for January 6, 2022

NEW BUSINESS

1. 2021-1203P Slater's Pellets 7549 Route 32 Special Use Permit Tax ID (101.00-5-48)

Absent December 2021

Applicant wishes to install 24 kW roof mounted solar system.

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

2. 2021-1205P Galen Joseph-Hunter/Sam Wilo 5662 Route 23 Special Use Permit Tax ID (82.00-1-19.2)

- k. Fees not yet received.
- l. Site plan received.
- m. Special Use Application received.
- n. Zoning officer letter received.
- o. SEQRA.

Public hearing scheduled for January 6, 2022

Two neighbors, Tammy S. and Debra B. asked about J. Veverka's Self Storage project on Rt 23 (Tax ID 82.00-1-46). They are concerned that construction began but they had not been notified of a public hearing. Allen V. recused himself as Chairman and addressed the neighbors as owner of the proposed project. The neighbors' main concern is that they understood there to be a 150' barrier of forest/woods between their property and the proposed self-storage site, but marked trees indicate only a 50' barrier. They were also

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concerned because the original plan they had seen showed the storage pads oriented 90° from what the poured pad orientation is. The board assured the ladies that they would be notified if/when the project came before the board.

A motion was made by Kevin to end the Public Hearing, seconded by Liz. All were in favor.

Respectfully submitted,

Donna Vollmer
Planning Board Secretary