



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

**January 6, 2022**

**The Planning Board meeting was held in the Town Hall.**

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

#### **Pledge of Allegiance.**

**Approval of December 2, 2021, Meeting Minutes.** Kevin made a motion to approve the minutes as written, Allen seconded, all in favor.

#### **Public Hearings:**

- 1. 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.

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) was applied for 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Also, the first special use permit was revoked per Zoning Law P. 24; "(e) Sureties; **Failure** to comply with the conditions of the approval or **to maintain an acceptable level of**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.

Joseph Shanahan presented to the public and the board.

A neighbor, Tracey Lamenek expressed concern about hunting on his (neighboring to project) property in the future. As currently there are no laws prohibiting, Mr. Shanahan assured Mr. Lamenek that Nexamp would provide what permissions deemed necessary at that time, so that hunting activities could remain unbothered.

Additionally, it was discussed that if after the completion of the project, the structure is visually unsavory to neighbor's house, a hedge wall will be erected by Nexamp.

No other concerns were voiced.

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

Applicant wishes to erect 120 solar panels on a wave farm.

Sam Wilo presented to the board and the public.

There were no questions posed.

**BUSINESS**

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

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

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

A motion was made by Kevin to approve the project, seconded by Liz, all in favor.

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

Applicant wishes to erect 120 solar panels on a wave farm.

- f. All fees received.
- g. Site plan received.
- h. Special Use Application received.
- i. Zoning officer letter received.
- j. SEQRA.

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

A motion was made by Allen to approve the project, seconded by Liz.

**NEW BUSINESS**

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

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Applicant wishes to install 24 kW roof mounted solar system.

2. Fees received.
3. Site plan received.
4. Special Use Application received.
5. Zoning officer letter received.
6. SEQRA negative

Jim G. of Hudson River Solar presented the project to the board on behalf of Justin Slater.

A motion was made by Allen to waive a public hearing, seconded by Kevin.

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

Allen Veverka, board member, expressed concerns that the Ethics Board was questioning his residence and where he is sleeping at night. The board discussed why this would be, and more information is needed at this time.

A motion was made by Allen to end the meeting, seconded by Liz, all were in favor.

Respectfully submitted,

Donna Vollmer  
Planning Board Secretary