



TOWN OF CAIRO PLANNING BOARD

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Chairman-Joseph Hasenkopf - phone: 518 701-4823

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Meeting Minutes

November 7, 2019

Members Present: Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks and Stacey Poulsen (Alternate)

Members Absent:

Pledge of Allegiance.

October 3, 2019 Meeting Minutes:

Review and approval of October 3, 2019, meeting minutes. The Planning Board Members reviewed the minutes and noted 2 minor typographical changes to be made. Kevin made a motion to accept the minutes, seconded by Allen, all were in favor and the minutes were approved.

Public Hearings:

- 1) **2018-0203 – Cairo NY 1, LLC – Community Solar Project – CEC DEV – Amendment to Approved Solar Facility – Shanahan – 258 County Route 23 (Old Route 20) Tax Map ID #83.03-3-1.12**

Mr. Shanahan, Vice President of Real Estate and Permitting, appeared before the public representing CEC and described the plans to relocate the access driveway site (by moving about 120' from location on the originally approved site plan) to an adjacent property. He presented to the Board a fully executed easement from the landowners, and will submit a copy for our file. Mr. Shanahan had photo simulations of the site illustrating quite of stand of trees

between the roadway and project site, which provides natural screening. He stated there was no visual impact as a result of the relocation of the driveway. The company has submitted proposal to the County for the road. Mr. Shanahan explained to the public that every other aspect of the site plan as previously approved remains the same, that all he was basically there for is the relocation of the access driveway. The Chairman asked if there were any questions or concerns, and none were expressed from the public.

Business:

1) **2018-0203 – Cairo NY 1, LLC – Community Solar Project – CEC DEV – Amendment to Approved Solar Facility – Shanahan – 258 County Route 23 (Old Route 20) Tax Map ID #83.03-3-1.12.**

Joe Shanahan met with the Planning Board regarding the new proposed driveway location. The Chairman said he was looking at the easement and it refers to the Exhibit A. Shanahan reiterated that as previously discussed the original approval did not mention approval of the special use permit; to satisfy a requirement for funding he asked that the Exhibit A be tied into the amended approval. The Chairman asked Mr. Shanahan to provide the legal description, and he agreed he would send it the next day. The Chairman asked if anyone had any questions or concerns and none were voiced. There was a letter received by one of the landowners nearby asking several questions of the project and the Chairman indicated he would be answering her letter. A motion to approve the driveway was made by Allen, seconded by Kevin, all were in favor and the amendment to the approved solar facility was approved.

2) **2019-0901 – Arp/Holtz – 2-lot subdivision – Sandy Plains Road, Cairo, (Tax Map #85.00-4-31)**

Chuck Holtz met with the Planning Board and presented his revised map addressing the concerns brought up at the October meeting. The plans included the reserve area for the septic in the event of failure along with approved septic plans for the new lot. The septic represented in hashed out area demonstrates 100 feet from the proposed well. Mr. Holtz said he talked to the building department, and this is what they require if you want to put in a dry well. As tasked, Mr. Holtz pointed out the reserve area demonstrated on the map should the existing system fail. Stacey pointed out that the existing septic was within 100 feet of the well. Mr. Holtz stated that the septic system is existing. Mr. Holtz stated he had checked with an engineer regarding the questioned distance and since the septic is lower than the pond, the distance should be 100 feet, and also stated everything was draining away from the pond.

The Chairman went on to say that the reason he contacted Mr. Arp was to discuss the proximity of the septic to the pond. Should one of the lots be sold in the future, and the pond is divided

– should it become contaminated it could potentially cause liability with two property. The Chairman said Mr. Arp didn't seem opposed to moving the subdivision line to encompass the pond on one lot. The other issues previously requested were addressed such as the driveway permit from Greene County. Mr. Holtz reiterated that his client is basically trying to make the smallest lot possible which meets the 2-acre lot zoning. The Chairman inquired what the other members' feelings were. Elizabeth spoke up and said she thinks they should move the line on the other side of the pond.

Mr. Holtz indicated he had a conversation with Mr. Arp and he still wasn't ready to change the line. Stacey asked again how big the pond was and Mr. Holtz estimated the pond to be 300 x 200, a little over an acre. The Chairman stated that the Board is adamant that the line should not go thru the pond. Mr. Holtz went on to say that there were no open violations on the property. Ed asked if there was a permit for the pond? A permit is not needed for an acre pond depending on the depth of it. In conclusion the Planning Board members decided they did not want to see the line through the pond. Mr. Holtz asked if he could get his client to sign off on the 50' movement of the line could they give him conditional approval based upon that. The Chairman said he could not give him official approval given that the public hearing remains open.

3) 2019-0803 – Living Stone Pavilion – Houston – 115 Fox Fire Road, Round Top (Tax Map #135.00-2-8.11)

Scott Lane appeared along with the two property owners to discuss the proposed pavilion and the desired 2-lot subdivision. Mr. Lane discussed that they had made a few modifications to the pavilion since the last planning board meeting, i.e., bluestone patio on the side. There were questions raised with regard to whether fire trucks could get in and turn around on the proposed 12' driveway. Additionally, signage was discussed and described as a piece of stone with gold and black trim with a cedar frame. Parking area was also discussed --no lines, just gravel. It was determined that the area of disturbance to be estimated to be about 31,800 square feet. The applicant has paid \$200 for SUP and the public hearing fee of \$30. It was determined that the applicant owed another \$450. A public hearing was set up for December 5th.

4) 2019-0904 – Tiny House Expansion – BMPP, LLC/Juszczak – 2754 Rt. 23B, S. Cairo (Tax Map #101.00-2-63)

Ms. Juszczak and her daughter were in attendance to discuss their plans to add an additional 7 Tiny Houses to the Tiny House campground on 23B. Ms. Juszczak indicated that what they are seeking to do is a relatively minor addition. She illustrated on the map the road that goes up to the waterfall is where they want to add 3 houses. Ms. Juszczak stated the originally approved plan included 18 units. They have put in 8 and now want to put in these additional

3. The septic was designed for 18 sites. In addition to that we would like to put in a 1300 sq.ft. one-story manufactured home, a manager's house. Ms. Juszczak stated she and her daughter Melissa live together in the existing white house, but that she is getting married and having a family so she needs her own place. A question was asked about the distance the new home would be from the road, and they were instructed it has to be 65' from center of the roadway. Ms. Juszczak said that in her estimate, they were pretty much done with expanding. The Planning Board members reviewed the plans and a public hearing was set for next month. The applicant paid fees of \$200 for the site plan and \$30 for the escrow. The chairman gave the applicant a SEQR form which is required which they can bring next month.

5) **2019-1001 – You, Yours & Ours, LLC – 454 Main Street – Richards – (Tax Map ID #101.09-2-14)**

The applicant met with the Planning Board and it was determined there is no need for approval as there is no change of use of the building and no construction was being done. Question arose as to a sign and Ms. Richards said it would just be a simple sign on the window saying You, Yours & Ours. Ms. Richards stated she was a social worker and would be offering privatized services for children, family to work on communication skills, strengthen bonds as a lot of people don't want to use their health insurance to do so.

6) **2019-0802 - Iglesia De Dios PCTL Campground – NYS Rt 32N, Cairo – Laberge Group – (Tax Map ID #83.00-3-11)**

Applicant seeks to operate campground with cabins, tent sites and amenities for guests which would be available to church members only. The campground would be located by the old Woodstock dam on the east side of 32 on the Catskill Creek. The current owner, Iglesia De Dios, a church group out of New Jersey were represented by a Trustee and the church's Pastor Estevan along with their engineer from the Laberge Group. The engineer was instructed to provide a letter for future meetings if the applicants were not going to be present. The engineer said he did the boundary and topo survey and investigated for wetlands, archaeological sites. He explained the wetlands were represented in green. The property was described as having steep slopes. The map designated archaeological sites in yellow. A concern brought was with the existing bridge that crosses over Plattekill. The plans are to build a new bridge to accommodate the needs of the campground and the vehicles that will be accessing it. It was discussed that no one wanted to cross the current bridge, including the well driller. A building permit will be required for the bridge after it has been designed by an engineer. Plans for the relocation of the existing gate and elevation of the entry road will be done to make it safer access off of 32 along with a little guard shack. There was inquiry into whether this would be a private camp? The applicants stated it would be for the church. The Chairman wanted to know how they are going to interact with the local community? If someone wanted to join the

church, would membership be available? For larger events provide bus parking. Small cabins, bath house. Where's septic for bath house? There would be bath houses within 500 feet of any camping tent sites or cabin. There will be a raised leach pit system. Soils testing has been done. More likely this is will be a low pressure, and gravity systems. Sufficient for 50 beds? How many cabins 12 – 50 camp sites; ultimately designed for any surge for special events, but believe 2-bedroom cabins, 4 people (48); how many people per tent sites (so that's 200); extra people overflow, tenting or just for day (day use type event arrive by bus and walk over; utilized for special occasions, baptisms, etc. will not be used every day. Not during week, more than likely not during the week. Will be seasonal, private church use only, will carry liability insurance; recommend a lot more than that than this (Chairman). I'm sure they will consult with their attorney. Campground will be run by church volunteers and attended by members only. What kind of church is it- Pentecostal? Will there be a caretaker there (Elizabeth)... haven't thought about that, but if its needed?

Chairman said with regard to the gate, it would be beneficial if, as at other sites, in the instance of an emergency a fire truck can pull up and sound its siren and the gate opens. Or have a lock box, or provide a key to the fireman and police. The only amplified noise would be in the sanctuary on the high point of the land, a 20' x 40' open-air structure. Lighting will only at be at the bathrooms, maybe in future we may add some low-level lighting. Also, there will be a pavilion and some camping grills on the side. No food prep - only on the tent sites. One of things with road layout is working with the contour of land and preserve some of the rock walls. It was stressed that the roads needed to be wide enough to make sure there is 2-way traffic to the tent sites. It was suggested that perhaps the width of the road should be 24' to allow radius for fire truck to turn around. The applicant stated they hope to have the operation up and running by Spring. This project was started over a year ago, and it is a lengthy process. A work permit will be required, a driveway permit - the existing road is not really a driveway. The fees were discussed - \$200 site fee was paid and \$35 for public hearing, however the estimated disturbed area of this is in excess of 50,000 square feet so the fee for the Special Use Permit is actually \$2000 not \$200. There will also be a parking spot fee so it's not recommended to have painted lines for the spots but rather a gravel or grass field. The septic system was discussed as having to be 100' from any body of water. A question arose if septic is higher would it have to be 200'? The engineer believed it to be 100', the design will have to clear with DOH. In addition, the Army Corp will issue a permit (wetlands); Chairman asked if there would be a sign on road and they indicated there would be. It was suggested they provide a design and description of the sign and get everything approved at one time.

Allen asked what size the tent sites were going to be. How many square feet? Showing sizes right here 32' x 30', but there will be options for smaller and larger campsites. Health code requires 1250 square feet be reserved for tent sites. It was asked to perhaps show a blow up of what one of the sites would look like. It was discussed there would be no toilets in the cabins,

only in the bath houses along with shower facilities, etc. Allen also asked for some kind of rendering of the guard shack. Landscaping by the road was suggested to the applicant to mitigate the parking lot while driving by. A question regarding the SEQR form was brought up and they thought they had submitted it with the application, however, the Chairman couldn't find a SEQR so the engineer will provide another copy. Chairman was looking to see if DEC wants a long form and he will notify the applicant.

It was concluded that the project was not yet ready to go to public hearing next month. There were still many things to discuss such as what their season would be, whether they were going to have events wherein they would have 500 people in one spot? There's still a lot of stuff to answer before setting a public hearing. Once all the plans are submitted it will need to go to the County Planning Board for comment; along with the DEC and the Department of Historical Preservation. The applicants plan to return in December with the additional \$1800 fee and finalized plans.

Other Business

Mohammed presented before the Planning Board to tell of his plans of his business at the corner of Mountain Avenue and Main Street adding gas pumps. He said he's been waiting so many years for it. He said he will be going with Citco as they have agreed to let him keep the existing structure. Discussions with Sunoco fell through as they wanted to make changes to the structure. Mohammed said he intends to have better gas prices to bring more business to Main Street. He discussed the signage as being the same as previous, lighted about 8 feet long. New gas pumps and a new sign, plans to upgrade inside the store with a kitchen which he will need a building permit for but not approval from the Planning Board. Mohammed said he wanted to share with the local community members his honor of having a business for so many years in the Town and he wants to do something good for the community. He stated he has become an American citizen and is seeing his dream come true. He explained his business partner wanted him to leave for another location such as Chicago but he didn't want to leave the community as he feels it is like a family, more than a family to him. He thanked the Planning Board for their help and promised to not only bring better gas prices, but a variety of good, affordable food.

A motion to adjourn the meeting was made by Kevin, seconded by Allen and the meeting was adjourned at 9:10 p.m.

Respectfully Submitted,

Diane M. Newkirk

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Planning Board Secretary Clerk