



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 2, 2022

The Planning Board meeting will be held in the Town Hall.

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

Pledge of Allegiance.

Approval of May 5, 2022, Meeting Minutes.

Public Hearings:

- 1. 2022-0501P VINELLI-SPHOLER/IHLENBURG, LS 363 & 351 VERNAL
BUTLER RD. SUP TAX ID (100.00-4-34 & 100.00-4-3)**

Applicant wishes to adjust boundary at garage to meet setback +/- one foot.

Additional property taken from parcel tax (100.00-4-3)

- 2. 2022-103Z Kaaterskill/Sansivieri 49 County Route 39 Tax(117.04-
1-6 & 117.04-2-28.12)**

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Applicant is applying for an area variance to build shed.

The board has requested a copy of the shared well agreement.

3. 2021-1208Z George Witts-Gary Harvey 99 Bogardus Rd. Tax ID #(81.00-1-37)

Applicant is applying for a subdivision to develop the 4th lot on a private road.

The board has requested the road maintenance agreement.

4. 2022-0502 JVAV 5726 Rt. 23 SUP Tax (82.00-1-46)

Applicant wishes to construct storage units

Allen has recused himself from voting on this project.

BUSINESS

1. 2022-0102P Timothy Adams 120 High Ridge Villa Rd. Special Use Permit Tax ID (118.00-1-62 & 118.00-1-44)

- a. Applicant proposes a campground/outdoor recreational business.
- b. Tim Adams (applicant) and Scott from Kaaterskill Associates presented
- c. Special use permit for a campground
- d. Group guided hikes, max 20 people per hike, 10 tent sites, pavilion, showers, for experienced hikers
- e. Checking Friday night have dinner, breakfast on Saturday bag lunch and then hot dinner served. Sunday hot breakfast and checkout.
- f. Owner will be present whenever there are guests on the site.
- g. Tim is a professional chef for the past 25 years. Would be an extension of the Hudson valley hikers, they would advertise privately.

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- h. They would operate 24 weekends a year from May to Sept, hoping to operate rain or shine
- i. Stacey Russel and Susan here on behalf of Sally Schneider – objecting to the use of the easement for commercial based on it being overburdened as the original intent of the easement was for residential uses only and not for commercial uses.
- j. Easement is only 15 feet wide – doesn't appear wide enough for commercial use.

- k. At the April 7, 2022 meeting, the Board requested more information regarding Fire/Emergency service access, County Planning, Drowning preparedness, and who previously owned the property. Project to return May 5, 2022.
 - i. New App fee received; Public Hearing fee received.
 - ii. Site plan received.
 - iii. Special Use Application received.
 - iv. Zoning officer letter received.
 - v. SEQRA negative.

2. 2022-0501P VINELLI-SPHOLER/IHLENBURG, LS 363 & 351 VERNAL BUTLER RD. SUP TAX ID (100.00-4-34 & 100.00-4-3)

Applicant wishes to adjust boundary at garage to meet setback +/- one foot.

Additional property taken from parcel tax (100.00-4-3)

- l. New App fee received; Public Hearing fee received.
- m. Site plan received.
- n. Special Use Application received.
- o. Zoning officer letter received.
- p. SEQRA

3. 2022-103Z Kaaterskill/Sansivieri 49 County Route 39 Tax(117.04-1-6 & 117.04-2-28.12)

Applicant is applying for an area variance to build shed.

- q. New App fee paid; Public Hearing fee paid.
- r. Site plan received.
- s. Special Use Application received.
- t. Zoning officer letter received.
- u. SEQRA

The board has requested a copy of the shared well agreement.

4. 2021-1208Z George Witts-Gary Harvey 99 Bogardus Rd. Tax ID #(81.00-1-37)

Applicant is applying for an Area Variance to develop the 4th lot on a private road.

- v. New App fee paid; Public Hearing fee paid.
- w. Site plan received.
- x. Special Use Application received.
- y. Zoning officer letter received.
- z. SEQRA negative.

The board has requested the road maintenance agreement.

5. 2022-0502 JAVV 5726 Rt. 23 SUP Tax (82.00-1-46)

Applicant wishes to construct storage units.

- aa. New App fee not received; Public Hearing fee received.
- bb. Site plan received.
- cc. Special Use Application received.
- dd. Zoning officer letter received.
- ee. SEQRA

Allen has recused himself from voting on this project.

NEW BUSINESS

**1. 2022-0601P Salvatore Disanto & All/ Scott Ouimet-Kaaterskill Associates
Roosevelt Ave Subdivision Tax (82.04-2-1.111)**

Applicant is proposing a subdivision of property.

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