



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

May 5, 2022

The Planning Board meeting was 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 April 7, 2022, Meeting Minutes: Richard made a motion to approve as written, seconded by Allen. All in favor.

Public Hearings:

1. 2022-0302P Lands of Pacifico County Route 23B Special Use Permit Tax ID (101.10-2-8)

- A. Applicant is requesting renewed approval on previously approved project to develop portion of property with a building and parking.
- B. The proposed 90'X65' building will be business mercantile and/or storage, to be used as an office building and/or retail business.
- C. The property is zoned MS-COM.

Alton MacDonald presented the project to the board, there were no questions posed by the public.

BUSINESS

1. 2022-0302P Lands of Pacifico County Route 23B Special Use Permit Tax ID (101.10-2-8)

- a. New App fee received; Public Hearing fee received.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA negative

Allen made a motion to close the public hearing, seconded by Rich.

Allen made a motion to approve the project, seconded by Kevin, all in favor.

2. 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.
- 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.

Public hearing to remain open through June.

NEW BUSINESS

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)

- 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

A public hearing is scheduled for June 2022.

2. 2022-0502 JAV 5726 Rt. 23 SUP Tax (82.00-1-46)

Applicant wishes to construct storage units.

- q. New App fee not received; Public Hearing fee received.
- r. Site plan received.
- s. Special Use Application received.
- t. Zoning officer letter received.
- u. SEQRA

Allen has recused himself from voting on this project.

A public hearing was scheduled for June 2022.

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.

- 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

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

A public hearing has been scheduled for June 2022.

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.

- aa. New App fee paid; Public Hearing fee paid.
- bb. Site plan received.
- cc. Special Use Application received.
- dd. Zoning officer letter received.
- ee. SEQRA negative.

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The board has requested the road maintenance agreement.

A public hearing is scheduled for June 2022.

The board has voted to schedule the July 2022 Planning Board meeting and public hearing for Wednesday July 6th, 2022.

Kevin made a motion to close the meeting, seconded by Liz, all in favor.

Respectfully submitted,

Donna Vollmer

Planning Board Secretary