



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

Meeting Minutes

November 3, 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 October 6, 2022, Meeting Minutes. A motion was made by Allen to approve the minutes as written. Seconded by Kevin, all in favor.

Public Hearings:

- 1. 2022-1001P J. Tuohy/J. Farber (Pound Lake LLC.) 1294 Rudolf Weir Jr. Rd. SUP Tax (85.00-2-3)**

Applicant proposes a farm on property address.

Questions posed by neighbors regarding animals to be kept. At most, 30 sheep will be kept. There should not be any smells travelling to neighboring properties, and a 10 wire, 4ft. electric fence will be installed for containment of said animals.

2. 2022-1010P Tom & Jesse Murphy 963-965 Rt. 145 SUP Tax (66.00-6-26)

Applicant proposes a change of use from existing manufactured home park to trucking company with shop, office and onsite housing for shop foreman/mechanic.

No questions posed by public.

3. 2022-0701P Purani/Bohler Engineering/Steve Vukas SUP NW corner of State Route 23 & Ross Ruland Rd. Tax (119.01-1-20, 26, 27)

Applicant wishes to develop 2.5 acres of land on a 7.7-acre lot for a gas station and retail operation.

Proposed new gas station in commercially zoned district, old gas station will close.

Project proposed by Steve V. of Bohler Engineering.

Questions were posed by the public regarding:

- a. excessive lighting; lights will be "Dark Sky" compliant.
- b. Hours of operation; hours will remain the same as current operation, 5am to 11pm.
- c. Old gas station; will remain in place for now with residential housing above.
- d. Location of entrance off Ross Ruland; explained as necessary by Steve V.
- e. Storm water plan explained.
- f. Parking; 69 parking spaces are proposed.

Business

4. 2022-1001P J. Tuohy/J. Farber (Pound Lake LLC.) 1294 Rudolf Weir Jr. Rd. SUP Tax (85.00-2-3)

Applicant proposes a farm on property address.

- a. New App fee received, public hearing fee to be dropped at town clerk.
- b. Site plan received.
- c. Subdivision Application received.

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- d. Zoning officer letter received.
- e. SEQRA negative.

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

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

5. 2022-1010P Tom & Jesse Murphy 963-965 Rt. 145 SUP Tax (66.00-6-26)

Applicant proposes a change of use from existing manufactured home park to trucking company with shop, office and onsite housing for shop foreman/mechanic.

- a. New App fee received, public hearing fee to be brought to town clerk.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

A motion was made by Allen to close the public hearing, seconded by Liz, all in favor.

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

3. 2022-0701P Purani/Bohler Engineering/Steve Vukas SUP NW corner of State Route 23 & Ross Ruland Rd. Tax (119.01-1-20, 26, 27)

Applicant wishes to develop 2.5 acres of land on a 7.7-acre lot for a gas station and retail operation.

Proposed new gas station, old gas station will close.

Discussion about adding electric charging stations was had.

- a. New App fee not yet received; Public Hearing fee received.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA.

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

A motion was made by Allen to approve the project, seconded by Kevin, Liz voted against, Ed voted to abstain, Joseph, Rich, Kevin, Allen vote for. The motion to approve passes.

OLD BUSINESS

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

Absent

Applicant proposes a campground/outdoor recreational business.

- 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.

2. **2021-0614 Robert Fritze 384 Edison Timmerman Rd. SUB Tax (65.00-4-13)**

Absent

Applicant has 5.62 acre and would like to subdivide into two lots.

1st lot with residence: 2.25 acre

2nd lot vacant/flag lot: 3.37 acre

- b. New App fee not received; Public Hearing fee not received.
- c. Site plan received.
- d. Subdivision Application received.
- e. Zoning officer letter received.
- f. SEQRA negative.

**3. 2022-0903P Rucano/Heavy Transport R. McLaren ext. SUP Tax(119.00-6-31)
Absent**

Applicant wishes to erect storage facility for small trucking business.

- a. New App fee not received; public hearing fee not received
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Plans are still needed; Public Hearing will then be scheduled.

New Business

1. 2022-1002 P Allen Veverka/Gary Harvey 5726 NYS 23 SUB Tax(82.00-1-46)

Application withdrawn.

Applicant proposes new subdivision

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

2. 2022-1101P Blackhead Mountain Lodge/R. House, LLC 67 Crows Nest Rd. Tax (116.00-1-24)

Applicant proposes updating and renovating existing facilities.

- a. New App fee, public hearing fee
- b. Site plan received.

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- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

On hold while application is completed.

3. 2022-1102P Jesse Knutsen 53 Phillips Rd. SUP Tax (118.01-1-63)

Applicants wish to install 12kW ground mount solar array. 30 Panels.

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

A motion was made by Allen to waive a public hearing, seconded by Liz, all in favor.

A motion was made by Liz to approve the project, seconded by Allen. Ed votes opposed, the remainder of members in favor.

4. 2022-1106P St. Pius V Inc./Joe Berger 150 & 210-14 Rt. 39 SUP Tax(117.00-3-72)

Applicants wish to use a pavilion for events, friends and family of seminary.

Public hearing scheduled for December 2022.

- a. New App fee paid, public hearing fee paid.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.

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f. SEQRA negative

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

Respectfully submitted,

Donna Vollmer

Planning Board Secretary