



**TOWN OF CAIRO PLANNING BOARD**  
**PO Box 728, Cairo, NY 12413**  
**Chairman-Joseph Hasenkopf - phone: 518 701-4823**  
**Email: [planning@townofcairo.com](mailto:planning@townofcairo.com)**

**Meeting Minutes**

**draft**

**September 1, 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 August 4, 2022, Meeting Minutes.** A motion was made by Richard to approve the meeting minutes, seconded by Kevin. All were in favor.

**Public Hearings:**

- 1. 2022-0801P Mills/Santo & Associates Co Rt 41/Lake Mills Rd. SUB Tax(84.00-6-8.12)**

Applicant wishes to subdivide the current 7.1 acre lot into (3) parcels, project presented to board by Alton of Santo & Associates.

Alton presented the project to the public, no questions were posed.

- 2. 2022-0802P Pacifico/Santo & Associates Klingerman Dr. SUB Tax(100.00-3-52)**

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

Applicant wishes to divide current 35.635 acre property into (2) new parcels, project presented to board by Alton of Santo & Associates.

Alton presented the project to the public, no questions were posed.

**3. 2022-0807P McAlister/Santo & Associates Tax (67.00-5-25.11)**

Applicants propose a two lot subdivision.

Project presented by Alton, Application and ZEO letter needed.

No questions were posed by public.

**4. 2022-0804P NYS Solar Farm/Kathy Speckenbach 430 Mountain Ave. SUP Tax(101.17-1-9)**

Applicant wishes to build PV Solar Ground Mounted Units.

Kathy S. presented the project to the public. No questions were posed.

**Business**

**1. 2022-0801P Mills/Santo & Associates Co Rt 41/Lake Mills Rd. SUB Tax(84.00-6-8.12)**

Applicant wishes to subdivide the current 7.1 acre lot into (3) parcels, project presented to board by Alton of Santo & Associates.

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

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

Project approved contingent on receipt of letter.

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 Liz, all in favor.

**2. 2022-0802P Pacifico/Santo & Associates Klingerman Dr. SUB  
Tax(100.00-3-52)**

Applicant wishes to divide current 35.635 acre property into (2) new parcels, project presented to board by Alton of Santo & Associates.

- a. New App fee received; Public Hearing 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 close the Public Hearing, seconded by Ed, all in favor.

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

**3. 2022-0807P McAlister/Santo & Associates 1535 & 1545 CR 67 SUB  
Tax(67.00-5-25.11)**

Project presented by Alton, Public Hearing remaining open through October 2022 for receipt of Application and ZEO letter.

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

**4. 2022-0804P NYS Solar Farm/Kathy Speckenbach 430 Mountain Ave.  
SUP Tax(101.17-1-9)**

Applicant wishes to build PV Solar Ground Mounted Units.

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

- a. New App fee received; Public Hearing Fee was submitted ck#2256, to town clerk's office.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

A motion was made by Kevin to close the Public Hearing, seconded by Ed.  
A motion was made by Allen to approve the project, seconded by Liz, all in favor.

**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)**

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.

Currently waiting for ZEO approval letter.

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

**Not Present**

Applicant has 5.62 acre and would like to subdivide into two lots.  
1<sup>st</sup> lot with residence: 2.25 acre  
2<sup>nd</sup> lot vacant/flag lot: 3.37 acre

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

- 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.

**New Business**

**1. 2022-0803P Mateo's Pizza/Matthew's Signs 247 Main Street SUP Tax(101.00-5-44)**

Applicant wishes to change signs on existing pizza business to reflect new name.

New signs to replace existing signs.

- a. New App fee not 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 Kevin.

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

**2. 2022-0901P County Waste Mechanic Shop 465 Ross Ruland Rd. SUP Tax(118.00-4-44.2)**

Applicant wishes to replace existing building with new building.

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

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

A public hearing has been scheduled for October.

**3. 2022-0902P McManus 1163 County Route 31 SUB Tax (99.00-1-55)**

Applicant wishes to establish a lot subdivision with the construction of a new residential homes with private on-site wells and septic system.

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

A public hearing has been scheduled for October.

**4. 2022-0903P Rucano/Heavy Transport R. McLaren ext. SUP Tax(119.00-6-31)**

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.

**5. 2022-0904 Susan True/Ouimet 386 Rt.39 SUB Tax (117.00-3-5)**

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

Public Hearing scheduled for October.

**Town of Cairo Planning Board Meeting Minutes, September 1, 2022**

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

Respectfully submitted,

Donna Vollmer

Planning Board Secretary