



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

Meeting Minutes
July 1, 2021

The Planning Board meeting was held in the Town Hall.

Members Present: Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen,
and Christopher Keff (Alternate)

Pledge of Allegiance.

Approval of June 3, 2021, Meeting Minutes. A motion was made by Allen to approve the minutes, seconded by Elizabeth, all were in favor.

Public Hearings:

1. 2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane
Tax Map ID #51.00-7-38

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118-acre parcel referenced above.

Full plan, including fencing around inverter, due at or before public hearing in July on the project

Applicant presented to the public describing their intentions. No questions posed by the public.

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2. 2021 - 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax ID - (83.03-3-7 & 83.03-3-6)
Absent in May

Applicant wishes to adjust existing lot lines ½ an acre, project proposed to board by Santo Associates.

--- presented for his clients to the public. No questions were posed by the public.

3. 2021 - 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID - (67.00-5-25.11-1)
Absent in May.

Applicant wishes to make upgrades to existing cell tower.

Steve Walter presented their plan for a generator to the public, no questions were posed by the public.

4. 2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2)

Applicant wishes to adjust existing lot line.

Not Present in July.

5. 2021-0605 Joseph Veverka Route 23 (Acra) Special Use Permit Tax ID# (82.00-1-46)

Applicant wishes to install storage unit on site. Allen V. proposed the project to the board in June.

Mr. J. Veverka presented his project to the public in July, no questions were posed.

6. 2021-0606 Elise Spring 62 Silver Spur Rd. Sub-division Tax ID#(118.00-2-26 & 118.00-2-25.1)

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Applicant wishes to adjust existing lot lines by three acres.

Kevin Rounds presented to the public on behalf of E. Spring, no questions posed by the public.

7. 2021-0601A Kaaterskill Associates/Coletti CR 23B & Birch Hill Dr. Subdivision Tax (101.00-2-35)

Applicant wishes to transfer 0.21 acres from tax map (101.00-2-36) to tax map (101.00-2-35).

Christian Astin presented for Kaaterskill associates on behalf of the applicant, no questions posed by the public.

BUSINESS

1. 2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane Tax Map ID #51.00-7-38

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118-acre parcel referenced above.

Full plan, including a fence around inverter due at or before public hearing in July on the project. (Received from Chazen 7/21).

- a. Fees both received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA waiting on storm water runoff from Delaware Engineering.
- f. Solar amendment details, Delaware Engineering
0.005% of town.
- g. The 2-megawatt unit will be moved 250 ft. south from original application declaration at request of landowner.
- h. Plan is to be revised in the back regarding the fence.

Project to return after storm water plan, decommissioning bond, and proof of insurance complete.

2. 2021 - 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax ID - (83.03-3-7 & 83.03-3-6)

Absent in May

Applicant wishes to adjust existing lot lines ½ an acre, project proposed to board by Santo Associates.

- a. Fees paid.
- 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 was made by Allen, seconded by Elizabeth, all in favor. A motion to approve the project was made by Allen, seconded by Chris, all in favor.

3. **2021 - 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID - (67.00-5-25.11-1)**
Absent in May.

Applicant wishes to make upgrades to existing cell tower.

- a. All Fees received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.

A motion to close the public hearing was made by Allen, seconded by Ed. A motion was made to approve the project was made by Allen, seconded by Elizabeth, all in favor.

4. **2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2)**
Absent June, July 2021

Applicant wishes to adjust existing lot line.

- a. Fees
- b. Site Plan Received.

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

Applicants returning with maps after property is surveyed.

5. 2021-0605 Joseph Veverka Route 23 (Acra) Special Use Permit Tax ID# (82.00-1-46)

Applicant wishes to install storage unit on site.

- a. Fees received.
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.

A motion was made by to close the public hearing was made by Ed, seconded by Elizabeth, all in favor . A motion to approve the project was made by Chris, seconded by Elizabeth, all in favor.

6. 2021-0606 Elise Spring 62 Silver Spur Rd. Sub-division Tax ID#(118.00-2-26 & 118.00-2-25.1)

Applicant wishes to adjust existing lot lines by three acres.

- a. All Fees paid.
- b. Site plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.

A motion was made by Allen to close the public hearing, seconded by Ed, all in favor. A motion to approve the project was made by Allen, seconded by Elizabeth, all in favor.

7. **2021-0602 Cage/Keith 1080 Hearts content Rd. Subdivision Tax ID# (135.00-3-1.111)**
Absent June, July 2021

Applicant wishes to divide existing 135-acre lot into two parcels.

Applicants told to have the whole property surveyed to subdivide, then come back.

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

8. **2021-0601AP Kaaterskill Associates/Coletti CR 23B & Birch Hill Dr. Subdivision Tax (101.00-2-35)**

Applicant wishes to transfer 0.21 acres from tax map (101.00-2-36) to tax map (101.00-2-35).

- a. All Fees received. (Dropped at town hall on 6/4/2021).
- b. Site plan received.
- c. Application received.
- d. Zoning Officer Letter received.
- e. SEQRA negative.

Approved

9. **2021-0608 Tobin/Regnier 527 Main St. Special Use Tax (101.05-6-19)**

A "Lampworks" business has been operating at this location for a couple of months now without site plan approval.

Applicant wishes to get approval for it and 2 other businesses, and approval for signs.

- a. Fee paid.

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- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Applicants claim they only need approval for a 36" protruding arm for 3 signs. Town requires condition it will be no lower than 7' from the ground, internal spaces will remain for office use only.

A motion was made by Ed to waive the public hearing, seconded by Elizabeth . A motion was made by Ed to approve the project, seconded by Chris, all in favor.

**10. 2021-0609 Demarest/Kaaterskill Associates Bailey Rd. Purling
Subdivision Tax ID (99.00-2-25)**

Applicant wishes to divide a 22.37-acre lot into four lots. Lot 1: 2.95-acre, Lot 2: 4.76-acre, Lot 3: 7.52 acre and Lot 4: 7.15 acre.

- a. Fees \$50 Public Hearing fee received; \$300.00 Application fee received.
- b. Site Plan received.
- c. Application received.
- d. Revised Zoning officer letter received.
- e. SEQRA

**11. 2021-0610 Lindsey Weidhorn/Darrin Elsom/ Paradise Inn Special Use
Permit Tax (83.04-2-27)**

Applicant wishes to request a change of use from single family to multifamily with a Country Inn.

- a. Fees paid.
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

12. 2021-0611 Sandra Landon 95 Jones Rd. Tax ID (116.00-2-38)

- a. Fees paid.

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- b. Site Plan.
- c. Application.
- d. Zoning officer letter.
- e. SEQRA negative.

Applicant will be back.

13.2021-0612 Lucille Bertone/Terrace Manor Terrace Manor Rd. Special Use Permit Tax ID (119.00-6-4)

Applicant wishes to add another manufactured home site to Terrace Manor Manufactured Home Park.

- a. Fees paid.
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.

A motion was made by Allen to waive a public hearing, seconded by Elizabeth. A motion to approve the project was made by Allen, seconded by Elizabeth, all in favor.

14.2021-0613 Timely Signs/ Dr. Schneider's office Special Use Permit 130 Main St. Tax ID (101.00-2-37.21)

Absent in July.

Applicant wishes to replace a sign at their office building.

- a. Fees
- b. Site Plan received.
- c. Application received.
- d. Zoning officer letter received.
- e. SEQRA

15.2021-0614 Robert Fritze 384 Edison Timmerman Rd. Subdivision Tax ID (65.00-4-13)

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Applicant wishes to divide current lot into two lots.

- f. Fees
- g. Site Plan received.
- h. Application received.
- i. Zoning officer letter received.
- j. SEQRA negative.

Public hearing scheduled for August 12, 2021

A motion was made by Allen to end the meeting, seconded by Ed, All were in favor.

Respectfully Submitted,

Donna Vollmer
Planning Board Secretary