



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

Meeting Minutes
June 3, 2021

The Planning Board meeting was held in the Town Hall.
Social Distancing Procedures were followed.

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

Pledge of Allegiance.

Approval of May 6, 2021, Meeting Minutes. A motion was made by Kevin to approve the minutes, seconded by Allen, all 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.

J. McDonald of OMNI presented the project to the public, no questions were posed by the public.

- 2. 2021-0203 Ordish - 2319 CR 67 - Subdivision Tax ID# (67.00-2-22.2)**

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Applicant is applying for a 2-lot subdivision. Santo presented for his client D. Ordish, no questions were posed by the public.

3. 2021-0505 Heath/Vandeburgh 933/943 CR67 subdivision Tax ID#(84.00-4-19.1 & 84.00-4-19.2)

Applicant wishes to alter existing lot line. Vandeburgh presented to the public, no questions were posed.

4. 2021-0501 Shinglekill Falls B&B 500 Mountain Ave. Special Use Permit Tax ID#(101.17-1-3)

Applicant seeks a special use permit for a “service business with customers at site”, a pavilion to be erected.

Applicant presented to the public; no questions were posed.

5. 2021-0601 Phoenix 23 Stonewoods Rd Subdivision Tax ID# (117.00-2-81)

Applicant seeks to subdivide existing property.

Santo Associates presented the project for Bob Phoenix, 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.

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

2. 2021-0203 Ordish - 2319 CR 67 - Subdivision Tax ID# (67.00-2-22.2)

Applicant is applying for a 2-lot subdivision.

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

A motion was made by Allen to close the public hearing, seconded by Elizabeth.

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

**3. 2021-0505 Heath/Vandenburgh 933/943 County Route 67 Subdivision
Tax ID# (84.00-4-19.1 & 84.00-4-19.2)**

Applicant wishes to alter existing lot line.

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

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

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

4. 2021-0501 Shinglekill Falls B&B 500 Mountain Ave. Special Use Permit Tax ID#(101.17-1-3)

Applicant seeks a special use permit for a “service business with customers at site”, a pavilion to be erected.

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

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

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

5. 2021-0601 Phoenix 23 Stonewoods Rd Subdivision Tax ID# (117.00-2-81)

Applicant seeks to subdivide existing property.

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

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

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

6. 2020-1001 – Broder/Key Capture – Battery Energy Storage – CR 23B – (Tax Map ID# 101.00-4-30 and 101.00-4-29.22)

Applicant seeks to discuss the KCE NY 8 Project, which consists of an unmanned 20 MW battery energy storage facility along CR 23B (Main Street).

- a. Fees - \$2000 Application fee paid, Public Hearing fee of \$35 submitted.
- b. Site plan review complete.
- c. Zoning Officer letter complete.
- d. SEQRA received.
- e. Had long discussion on the project, applicant to come back with answers to the following items:
 - a. Cost of having the project in a dairy barn type structure – \$3.5M projected.
 - b. Curb cut confirmation, need permit from Town, obtained.
 - c. Sub division discussion, to involve Greene County and IDA
 - i. Applicant is also applying for a full IDA package including tax benefits etc.
 - ii. Pilot Program discussed – waiting on more.
 - d. Cost of decommissioning & \$1,039,976 bond needed, revisit every 5 years as condition of permit.
 - e. Artist rendering, Stacey requests 5-7 years
 - f. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy green fence proposed.
 - g. Engineers letter with regard to contamination – C&S contracted for review, provided manufacturer information. Suggested Town do their own inquiry.
 - h. Letter from Central Hudson on grid capacity - currently no letter and not committed to selling power to Central Hudson.
 - i. Landscaping plan is ok.
 - j. Fire department training – Taylor reached out to Kevin, Fire Chief, they have agreed to training, it will be written into the plan that annually Key Capture will reach out to the fire company to determine if they would like updated training.
 - k. Engineer to review the project – W-9 received; C&S Companies are reviewing the project.

Applicants provided memorandums, one from Greene County Planning and one from C&S Engineering. These included comments to and responses from Key Capture.

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- a. Comment 3.1, there is concern that applicants do not want to heed the County's request to build a 3-lane road, with a turning lane in the middle in anticipation of future traffic.
- b. Comment 4 is of concern regarding the landscaping plan and decommissioning plan having not been sent to county.
- c. A letter is needed from the landowners that key capture has permission to subdivide at a later date with note on map.
- d. Check for \$15k for planning board to plant trees, etc.
- e. IDA conditional
- f. Proposal for annual fire training plan if deemed necessary by Cairo FD

April meeting:

- a. Joseph requests the final subdivision app be condensed to one (1) page.
- b. Access road needs to be revisited regarding traffic and safety. Road requested to be approved at 36'W including storm water plan. 3 lane highway is needed.
- c. 30 days prior to issuance of building permit, \$15k for trees will be submitted to town.
- d. Landowner approvals for future subdivision submitted 4/1/2021.
- e. C&S has signed off with no further comments.
- f. What happens when there is a fire, what is released to the air/soil? – No EPA regulated contaminants to be reported but will provide MSDS for suppressant makeup.

A motion was made by Kevin to close the public hearing, seconded by Beth.

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

New Business

1. 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

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

Public Hearing scheduled for July 2021.

2. 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. Fees to be received via USPS.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.

Public Hearing scheduled for July 2021.

3. 2021-0602 Cage/Keith 1080 Hearts content Rd. Subdivision Tax ID# (135.00-3-1.111)
Not Present June

Applicant wishes to divide existing 135 acre lot into two lots.

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

4. 2021-0603 Catskill Wheelhouse/Navtski/Freeman 665 Main St. Special Use Permit Tax ID#(101.00-6-20)

Applicant Wishes to operate a daycare out of the above location.

- a. Application Fee paid.
- b. Site Plan Received.
- c. Application received.

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

A motion was made Allen to Waive the Public Hearing, seconded by Beth, all in favor. A motion was made to approve the project by Allen, seconded by Elizabeth.

5. 2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2)

Applicant wishes to adjust existing lot line.

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

Applicants returning with maps after property is surveyed.

6. 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.

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

A Public hearing was scheduled for July.

7. 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.

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

Public Hearing scheduled for July.

8. 2021-0607 Celso Mendez 99 South Rd. Special Use Permit Tax ID# (118.00-1-60)

Applicant wishes to operate an internet-based business related to sale and repair of firearms.

- a. All Fees paid.
- b. Site Plan received.
- c. Application received.
- d. Zoning Officer Letter received.
- e. SEQRA

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

9. 2021-06 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
- e. SEQRA complete.

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Site plan was reviewed by the planning board, and a public hearing is scheduled for July.

After the last project was presented, a member of the Navitski/Freeman project addressed the board regarding his anger and frustration towards the assessment of the Town's application fee of \$200.00. The primary applicant had already vacated the building at this time. The gentleman was informed that all projects are subject to the application fee, to be determined by project size.

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

Respectfully submitted,

Donna M. Vollmer
Planning Board Clerk.