



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

Meeting Agenda

April 06, 2023

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 March 2, 2023, Meeting Minutes.

Public Hearings:

1. **2023-0301P Chris Coutu 6992 Route 32 SUP Tax (118.00-4-38.2)**

Applicant proposes to build an office at auto salvage yard.

2. **2023-0303P Whip-o-will/Livingston Energy Group SUP 644 County Route 31 Tax (100.00-5-45)**

Applicant proposes the installation of EV charging stations on existing campground property.

**3. 2023-0304P Oakridge Expansion/Whip-o-will/Ted Candiloro 644
County Route 31 SUP Tax(100.00-5-45)**

The applicant proposes a plan to renovate existing sites, add 18 new sites as well as new septic system to 35 sites and underground electric to 12 existing sites.

**4. 2023-0201P Gary Harvey/Joseph Caputo 365 Route 39 SUB Tax
(117.00-3-73)**

Applicant proposes a minor subdivision on existing property.

Business

1. 2023-0301P Chris Coutu 6992 Route 32 SUP Tax (118.00-4-38.2)

Applicant proposes to build an office at auto salvage yard.

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

**2. 2023-0303P Whip-o-will/Livingston Energy Group SUP 644 County
Route 31 Tax (100.00-5-45)**

Applicant proposes the installation of EV charging stations on existing campground property.

- a. Application fee due.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Lynn Stuart presented the project on behalf of the applicant and Livingston Energy Group.

Charging station will take up less than 1/10 of an acre, and be available to the public when the campground is open.

**3. 2023-0304P Oakridge Expansion/Whip-o-will/Ted Candiloro 644
County Route 31 SUP Tax(100.00-5-45)**

The applicant proposes a plan to renovate existing sites, add 18 new sites as well as new septic system to 35 sites and underground electric to 12 existing sites.

- a. Application fee to be brought to April Public Hearing.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

**4. 2023-0201P Gary Harvey/Joseph Caputo 365 Route 39 SUB Tax
(117.00-3-73)**

Applicant proposes a minor subdivision on existing property.

- a. New App fee paid 2/23
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

**5. 2023-0307P True/Kaaterskill & Associates 386 County Route 39
SUB Tax (117.00-3-5)**

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

6. 2023-02021P Angela Worth/Darrin Elsom 513 Sandy Plains Rd. SUP
Tax (101.00-2-67)

Applicant has applied to convert existing barn to event space.

- a. Fees received.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA complete.
- f. County Planning Board 239 referral received, no concerns expressed.

Multiple neighbors attended as well as submitted letters in support of project, one neighbor attended opposing the project.

Concerns addressed included:

- 1. No more than 20 events per year.
- 2. Up to 200 people per event in tents, 88 in building.
- 3. A farm stand will be added, as well as “pick your own flowers”.
- 4. No outside music after 10pm.
- 5. Barn is 1000ft. from road, and 800ft. from nearest residence.
- 6. Parking will be in the field.

Public Hearing remains open.

7. 2022-1202P The Mill/Robert Martin 55 Route 85 SUP
Tax(101.00-1-2.2)

Applicant has proposed a sawmill operation on existing property.

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

No questions posed by the Public; Cemetery Association has asked that no more trees be removed.

Town of Cairo Planning Board Agenda , April 06, 2023

Applicant waiting on drawings/plans from Scott O., and an asbestos report. Public Hearing remains open.

NEW BUSINESS

- 1. 2023-0302P Michael Sandberg 37 County Route 85. SUP
Tax(101.00-1-2.1)**

Absent March 2023

The applicant has proposed a two-story renovation to repair and rehabilitate building of rental units.

- a. \$300 Application fee due.
- b. Site plan received.
- c. Special Use Application received.
- d. Zoning officer letter received.
- e. SEQRA.

- 2. 2023-0401 Otto Ohle 503 Main Street SUP Tax (101.05-6-27)**

The applicant wishes to operate an art gallery/office out of the leased property as well as adorn the address with a sign(s)

Application received 03/30/2023, Public Hearing to be scheduled.

- a. Application fee due.
- b. Site plan received.
- c. Special Use Permit Application received.
- d. Zoning officer letter received.
- e. SEQRA.

- 3. 2023-0402P Benoit/Gary Harvey 38 Orchard Dr. SUB Tax (102.00-4-1.121)**

The applicants wish to create a minor subdivision.

- a. Application fee due.

Town of Cairo Planning Board Agenda , April 06, 2023

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

**4. 2023-0403P Carter Harrington/Hort & Pott Retail 7201 RT 32 SUP
Tax (118.00-2-4.1)**

The applicant wishes to operate a retail business after purchase of property. Letter from current owner requested by Zoning Officer to proceed.

- a. Application fee due.
- b. Site plan received.
- c. Special Use Permit Application received.
- d. Zoning officer letter received.
- e. SEQRA.