



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

Meeting Minutes

March 2, 2023

The Planning Board meeting was 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 February 2, 2023, Meeting Minutes. Minutes are approved as written.

Public Hearings:

1. **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.

2. **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.

Business

**1. 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.

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

**2. 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.
7. There were concerns regarding some notices of public hearing not received so new notices will be sent out for April's meeting.

Public Hearing remains open.

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

Public Hearing scheduled for April 6, 2023.

2. **2023-0302P Michael Sandberg 37 County Route 85. SUP Tax(101.00-1-2.1)**

Absent March 2023

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

3. 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. Subdivision 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.

Public Hearing scheduled for April 06, 2023

4. 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. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Public Hearing scheduled for April 06, 2023

5. 2023-0305P Stuart Elder 136 Bross Street SUP Tax(101.06-3-2)

Applicant proposes the operation of a food truck on Bross street in Cairo.

- a. Site plan received.

- b. Subdivision Application received.
- c. Zoning officer letter received.
- d. SEQRA negative.

The board voted to waive a public hearing on this matter, and approve the project, as a food truck was approved for this location in 2021.

6. 2023-0306P Dyer 14 Gioia Dr. SUB Tax(100.00-3-15)

Absent April 2023

Applicant was granted a variance from Zoning Board of Appeals regarding non-conforming set-backs and would like to come before the Planning Board for subdivision approval.

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

Project to return before the board in May 2023.

**7. 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.

Kaaterskill Associates presented the project along with the applicants.

- 1. Troutbrook is the street's name.
- 2. Driveway agreement is needed before public hearing, and to be forwarded to Greene County.
- 3. A map showing the location of wells is needed.
- 4. A Public Hearing to be scheduled at a future time.

8. 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)

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

Kevin made a motion to close the meeting, Allen seconded, All in favor.

Respectfully submitted,
Donna M. Vollmer
Planning Board Secretary