



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

### **Meeting Minutes**

**April 06, 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 March 2, 2023, Meeting Minutes.** Allen voted to approve with one correction, Kevin seconded, all in favor.

#### **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.

The applicant is marked ABSENT.

Mr. Buley and Chris B., neighbors, have concerns about the potential effect on shooting range set up abutting the salvage yard property as well as fluids potentially leaked.

**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.

Lynn Stewart of Livingston Energy Group presented.

One question posed by the public regarding accessibility; ports will be available to public.

**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.

No questions posed by the public.

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

Applicant proposes a minor subdivision on existing property.

No questions posed by the public.

**Business**

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

**ABSENT**

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.

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Public Hearing remains open.

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

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

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

Allen made a motion to close the public hearing, Ed seconded. Kevin made a motion to approve the project, Beth seconded, all were in favor.

**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 a new septic system to 35 sites and underground electric to 12 existing sites.

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

Allen made a motion to close the public hearing, Beth seconded. Allen made a motion to approve the project, Kevin seconded, all were in favor.

**4. 2023-0201P Gary Harvey/Ioseph 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 negative.

Allen made a motion to close the public hearing, Kevin seconded. Kevin made a motion to approve the project, Allen seconded, all were in favor.

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

Previously open public hearing, final plans presented by D. Elsom

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

Kevin made a motion to close the public hearing, Beth seconded. Allen made a motion to approve the project, Kevin seconded, all were in favor.

**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.

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- 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.

### March 2023

Multiple neighbors attended as well as submitted letters in support of the 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.

### April 2023

1. Safety driving in and out. Applicants will be increasing the width of driveway.
2. Segmentation concerns.
3. Two neighbors expressed concerns that patrons were/will be camping or trespassing on their private property.  
Applicant confirmed this will not happen.

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.

Board waiting on plans.

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

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- e. SEQRA negative.

No questions posed by the Public; Cemetery Association has asked that no more trees be removed, however this refers to small house not on current application.

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)**

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

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

Asbestos report requested by Board.  
Public Hearing scheduled for May 2023

**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.

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

Only Sign Permit needed.

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Allen made a motion to approve the project, Beth seconded, all were in favor.

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

The applicants wish to create a minor subdivision.

Application was withdrawn.

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

Allen made a motion to waive a public hearing, Kevin seconded. Allen made a motion to approve the project, Beth seconded, all were in favor.

Kevin made a motion to adjourn the meeting, seconded by Allen, all in favor.

Respectfully Submitted,

Donna Vollmer  
Secretary