



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

Meeting Agenda

May 04, 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 April 06, 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. **2023-0302P 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.

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.

Public Hearing remains open.

2. **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 and received.

3. **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.

Town of Cairo Planning Board Meeting agenda, May 04, 2023

- 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 the project, one neighbor attended opposing the project.

Concerns addressed included:

March 2023

- 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. Patrons camping on private property. Applicant confirmed this will not happen.

Public Hearing remains open.

4. 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.
- e. SEQRA negative.

Town of Cairo Planning Board Meeting agenda, May 04, 2023

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.

NEW BUSINESS

1. 2023-0501P Thomas McManus/Alton MacDonald SUB 75 Old Farm Lane Tax (100.00-1-20.1)

Applicant proposes a lot line adjustment.

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

2. 2023-0502P Steve Worth/Elizabeth Holdren 980 Indian Ridge Rd. SUB Tax (85.00-3-30)

The applicant proposes a plan to subdivide existing property into two parcels.

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

3. 2023-0503P Town Line Motorsports of Cairo 7186 Rt. 32 SUP Tax (118.00-3-1.112)

Town of Cairo Planning Board Meeting agenda, May 04, 2023

Applicant proposes a change of use from restaurants to motorsports sales and service.

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

4. 2023-0504P Losee Bakery 186 McLaren Rd. Ext. SUP Tax (119.00-6-26)

Applicant proposes a change of use from existing garage to a wholesale bakery.

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

5. 2023-0101Z/P Dyer/Esslie 14 Gioia Drive SUP Tax 100.00-3-15)

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

6. 2023-0505P American Homes/Patrick Kennedy 2993 Rt. 23B SUP Tax (

Applicant wishes to erect freestanding business sign, 3.5' X 7' with metal posts.

Need tax ID

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