



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

Meeting Minutes

May 04, 2023

The Planning Board meeting was held in the Town Hall.

Members Present: Joseph Hasenkopf, Allen Veverka, Ed Forrester, Kevin Hicks and Richard Lorenz (Alternate)

Pledge of Allegiance.

Approval of April 06, 2023, Meeting Minutes. Three corrections were made. A motion was made by Allen to approve minutes as amended, seconded by Kevin. 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.

Mr. Coutu presented his project to the public.

No questions were posed.

**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.

Brian Langsford presented the project on behalf of Mr. Sandberg.

A neighbor, Robert M. expressed concerns about how much parking will be built.

Mr. Sandberg will need to follow up with the board to provide this information.

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.

In response to questions posed at April's public hearing:

All fluids are removed from cars, and inspections are done every six months by James Environmental Co. to ensure that there is no leach of fluids in the soil.

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

**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.

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- 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.

A letter from the applicant is needed for Mr. Langsford/a representative to represent them.

Plans are needed to proceed.

Public hearing remains open.

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.
- 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, (tents for event venues not for sleeping or overnight accommodations), 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.

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April 2023

1. Safety driving in and out. Applicants will be increasing the width of driveway to 20'.
2. Segmentation concerns.
3. Two neighbors expressed concerns regarding event patrons camping/trespassing on private property. Applicant confirmed this will not happen.

Kevin made a motion to close the public hearing, seconded by Rich, all in favor.

Kevin made a motion to approve the project, seconded by Ed, all in favor.

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.

Applicant waiting on drawings/plans from Scott O., and an asbestos report.
Applicant expects this information June 2023.

Public Hearing remains open.

NEW BUSINESS

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

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Applicant proposes a lot line adjustment for 50' private road.

- a. Application fee due \$200, to be sent via USPS per Alton M.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA form needed.

Public hearing scheduled for June 2023.

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

The applicant proposes a plan to subdivide one acre from existing property.

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

Public hearing scheduled for June 2023.

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

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

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

Allen made a motion to waive a public hearing, seconded by Kevin, all in favor.

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

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

Absent May 2023

- a. Application fee \$ 150 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 (

Absent May 2023

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.

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

Respectfully submitted,

Donna Vollmer/Planning Secretary