



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

Meeting Minutes

August 3, 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 July 06, 2023, Meeting Minutes. Allen made a motion to approve the minutes as written, Kevin seconded. All were in favor.

Public Hearings:

- 1. 2023-0702P Robert Ihlenburg, PLS/Paul Kelly 1752 Rte. 67 SUB Tax (67.00-5-15.12)**

The applicants wish to subdivide existing 7.8 acre parcel with house and garage into two parcels. Lot 1 = 2 acres, and lot 2 = 5.8 acres.

No questions were posed by the public.

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**2. 2023-0703P R. Ihlenburg/Aquisto 597 Doman Rd. SUB Tax
(67.00-1-32)**

The applicants wish to subdivide the existing 10 acre parcel with 2 residences, into two lots. Lot 1=4 acres, and Lot 2 = 6 acres.

No questions posed by the public.

**3. 2023-0704P Gary Harvey/David Clark 647 Indian Ridge Rd. SUB Tax
(102.00-2-16)**

The applicants wish to subdivide the existing 39.3 acre parcel into two lots. Lot 1= 25.3 acre and Lot 2 = 14.0 acre.

One question posed by a neighbor regarding water. Gary H. provided satisfactory information in response.

**4. 2022-0903P Steven Rucano Off R. McLaren Rd. Ext. SUP
Tax(119.00-6-31)
Absent 08/2023**

Applicant wishes to construct a 40x100 pole barn for truck storage/repairs, in commercial zone with no customers present.

Sign: Parking for trucks and trailers.

Business

**1. 2023-0702P Robert Ihlenburg, PLS/Paul Kelly 1752 Rte. 67 SUB
Tax (67.00-5-15.12)**

The applicants wish to subdivide existing 7.8 acre parcel with house and garage into two parcels. Lot 1 = 2 acres, and lot 2 = 5.8 acres.

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

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Applicants provided more information about septic, wells, and driveway permit as previously requested by Board.

Allen made a motion to close the public hearing, seconded by Kevin. All in favor.

Allen made a motion to approve the project, seconded by Ed. All in favor.

2. 2023-0703P R. Ihlenburg/Aquisto 597 Doman Rd. SUB Tax (67.00-1-32)

The applicants wish to subdivide the existing 10 acre parcel with 2 residences, into two lots. Lot 1=4 acres, and Lot 2 = 6 acres.

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

Applicants provided more information regarding potential new driveways and well agreement as previously requested by Board.

Allen made a motion to close the public hearing, seconded by Rich. All in favor.

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

3. 2023-0704P Gary Harvey/David Clark 647 Indian Ridge Rd. SUB Tax (102.00-2-16)

The applicants wish to subdivide the existing 39.3 acre parcel into two lots. Lot 1= 25.3 acre and Lot 2 = 14.0 acre.

- a. Application fee paid.
- 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, seconded by Allen. All in favor.

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

4. 2022-0903P Steven Rucano Off R. McLaren Rd. Ext. SUP
Tax(119.00-6-31)
Absent 08/2023.

Applicant wishes to construct a 40x100 pole barn for truck storage/repairs, in commercial zone with no customers present.

Sign permit: Parking for Trucks and Trailers.

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

OLD BUSINESS

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

Absent June, July 2023, email sent 6/20/23
Absent 08/2023, application expired.

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.

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

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Plans are needed to proceed.

Public hearing remains open.

NEW BUSINESS

- 1. 2023-0505P American Homes/Patrick Kennedy 2993 Rt. 23B SUP Tax (**

Absent May 2023

Absent June 2023, email sent 6/20/23.

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

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

Allen made a motion to approve request for a sign permit, seconded by Kevin. All were in favor.

- 2. 2023-0705P Tom Story 406 Ross Ruland Rd. SUB Tax (118.00-4-15)**

The applicant requests a lot-line adjustment to divide existing 8.4 acre parcel into two lots. North Lot = 2 acres to be sold to neighbor, Rip Van Winkle Rod & Gun Club, existing lot reduced to 6.4 acre.

- a. Application fee \$250 due.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

Public Hearing scheduled for September 2023.

3. **2023/0801P R. Pacifico/A. MacDonald Klingermann Dr. SUB Tax (100.00-3-52.2)**

Applicant proposes a two-lot subdivision. Lot 8= 10.104 acres and Lot 9= 21.329 acres.

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

Public Hearing scheduled for September 2023.

4. **2023-0802P Fletcher/Dapolito/A. MacDonald Route 20 SUB Tax(65.00-5-31.2, 65.00-5-31.12)**

Applicant proposes a 2 lot subdivision. Both lots will be 0.067 acre parcels.

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

Public Hearing scheduled for September 2023.

5. **2023-0803P M. Adams/A.MacDonald 130 High Ridge Villa SUB Tax(118.00-1-26)**

Applicant proposes a lot line adjustment combining Parcel "A" with lands of Adams. 0.638 acre + 47.5575 acres.

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

Public Hearing scheduled for September 2023.

6. 2023-0804P T. McManus/A.MacDonald 75 old farm rd. SUB Tax(100.00-1-20.2)

Applicant proposes a lot-line adjustment combining Parcel "B" (20.154 acres) with land of Mark R. and Amy C. Irrevocable trust (72.2 acres)

- a. Application fee \$250 paid.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA negative.

Public Hearing scheduled for September 2023.

Adam of Delaware Engineering presented information regarding code amendments they wish to submit to the Town Board. He requested the Planning Board review and make a recommendation to the Town Board.

- The firm is working for the Town and the IDA.
- Changes presented regarding zoning laws and code relating to industrial use.
- The overall goal was stated to be economic development.

The Planning Board agreed to look over the information before making a decision on whether or not to make a recommendation to the Town Board, potentially at the September Planning Board meeting.

Kevin made a motion to dismiss the meeting, Rich seconded. All were in favor.

Respectfully submitted,

Donna Vollmer

Planning Board Secretary