



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

Meeting Minutes

September 7, 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 August 03, 2023, Meeting Minutes. Kevin made a motion to approve the minutes as written, Rich seconded, all were in approval.

Public Hearings:

1. 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.

The project was presented by Alton M.

No questions were posed by the public.

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**2. 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.

The project was presented by Alton M.

No questions were posed by the public.

**3. 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.

The project was presented by Alton M.

Neighbor asked about septic and movement of line. Answered satisfactorily.

**4. 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.

The project was presented by Alton M.

No questions posed by the public.

**5. 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)

The project was presented by Alton M.

Neighbor asked about road frontage and access. Answered satisfactorily.

Business

1. 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 paid.
- 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, seconded by Kevin, all were in favor.

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

2. 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.

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

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

3. 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.

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

**4. 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.

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

**5. 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 paid.
- 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, seconded by Kevin, all were in favor.
Kevin made a motion to approve the project, seconded by Rich, all were in favor.

OLD BUSINESS

1. 2022-0903P Steven Rucano Off R. McLaren Rd. Ext. SUP

Tax(119.00-6-31)

Absent 08/2023.

Absent 09/2023 Application expired.

Mr. Rucano contacted the board on August 31, 2023 and confirmed that he will be at the September meeting.

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.

NEW BUSINESS

1. 2023-0901P V. Melapioni/A. MacDonald 31 Favorito Rd. SUB

Tax(117.00-3-31.2)

Applicants are requesting a lot-line adjustment to join parcel B (1.00 acre) with lands of Bev Label Corp. (112.1 acres)

Please note that this 1.00 acre parcel cannot be subdivided, in the future, into a separate lot as it would not meet the town's current requirements for minimum lot size.

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

Public Hearing scheduled for November.

**2. 2023-0902P DeCerbo/Tackett/Charles Holtz 153 Alpine Dr. SUB
Tax(135.02-1-50 & 135.02-1-53)**

Applicants are requesting a lot-line adjustment. 0.04 acre will be transferred to Pamela Tackett, and 0.04 acre will be transferred from Pamela T, to accommodate required setbacks. Both properties will stay the same size.

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

Public Hearing scheduled for October.

Joseph made a motion for conditional approval, so the project can continue while awaiting official approval. Beth seconded, all agreed, with the understanding between the Board and the Applicant that the Board will bear no liability in the event the final approval is not issued.

3. 2023-0903 Monterey Valley/Darrin Elsom

Major Subdivision proposal, consisting of contemporary kit homes.

- a. Application fee due, \$550.
- b. Site plan.
- c. Subdivision Application.
- d. Zoning officer letter.
- e. SEQRA.

Application will be submitted to Zoning office in the future.

The Board revisited the proposal for amendments to the Town Code from the previous meeting.

A motion to recommend the changes to the Town Board was made by Joseph at the September 2023 meeting, and Board Member results were as follows:

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Joseph is for both the proposed amendments to current codes, as well as dedicating said lands for Industrial Use.

Elizabeth is for amendments of current codes, against proposal for Industrial Use lands.

Allen is against all proposals.

Ed is against all proposals.

Kevin is for change with the following comments:

“1) One of the most contentious issues in the town in the past decade was passage of the Zoning Law. These proposed changes should NOT be made without a period of public review and comment.

P.1 All abbreviations should be spelled out the first time they appear. I.e., Section 2, third line: "...standards for C-I zone,..." should read, "...standards for Commercial-Industrial (C-I) zone..."

P.3, Section 3.E, sub para section VII.B "...shall expire on Dec 31, 2021" Why not delete that para if it's expired?

P.4, screening: There is no requirement to ensure the planted trees grow/mature? Planting a tree and not watering it means the tree dies and no buffer is created. Add a para requiring a minimum timeline for the site owner to maintain the buffer, and list in the code fines for not complying. Have the building or code enforcement officer check the buffer for a minimum of 2 or 5 years.

P.4, para 4. a: Is the illegal backlit sign in front of Town Hall Dark Sky compliant?

P.6 Who is doing the math to determine the amount of land for commercial solar?

Add a screening / buffer requirement to commercial solar arrays.

Submitted by Kevin Hicks
Town of Cairo Planning Board Member”

Alternate Rich L. is for all proposals.

The motion remains open.

A motion was made by Allen to dismiss the meeting, seconded by Kevin, all were in favor.

Respectfully submitted,

Donna Vollmer

Planning Board Secretary