



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

### **Meeting Minutes**

**November 2, 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 October 05, 2023, Meeting Minutes.** Rich made a motion to approve the minutes as written, seconded by Kevin, all were in favor.

### **Public Hearings:**

- 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)

Alton M. presented the project.

There were no questions posed by the public.

**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.

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

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

**NEW BUSINESS**

**1. 2023-1101P Pioneer Bank Philip Walsh/Darren Katz 440 Main Street  
SUP Tax (tax id needed)**

Applicants wish to reface ("like-for-like") existing signs.

Absent 11/02/2023

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

- e. SEQRA negative.

**2. 2023-1102P Joeirma Smith/Cairo Head Start 30 Volunteer Dr. SUP  
Tax(101.00-6-5.2**

Applicant wishes to add exterior doors and a new ramp.

- 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 were in favor.

**3. 2023-1103P True Blue Solar Farm Route 23B SUP Tax(100.00-03-  
6.1)**

Applicants wish to construct and operate a 5mW community solar farm array (commercial).

- a. Application fee \$2100.00 paid.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA.

Travis M. presented the project to the board.

Kevin requested a sight line view from the rural residential sides of the project, in addition to the view from Main Street, this will be generated and provided.

Joseph informed applicants that a secondary fence, to the ground will be required around all electrical components.

Joseph requested information on vegetative cover, plants, etc. A plan was provided in compliance with the town code, including anti-erosion efforts.

No battery storage is proposed.

Joseph informed True Blue Solar, LLC. they will need to lease 2X the surface area of the array, as only 50% of the space can be covered by panels.

The panels will be arranged in East/West rows.

Currently no existing road into facility.

Joseph requested the decommissioning plan be revisited with updated costs.

The town will obtain an engineering firm to review the plans on their behalf. Joseph will collect a quote and True Blue Solar, LLC. will have the fee put in escrow.

A 239 review is to be completed by Greene County Planning Board, as lead agency.

Joseph has requested the PILOT proposal.

**2022-0903P      Rucano Heavy Transport      R. McLaren Ext.      SUP tax (119.00-6-31)**

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

Sign permit: Parking for Trucks and Trailers.

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

A public hearing has been scheduled for December 2023.

Allen made a motion to close the meeting, seconded by Kevin. All were in favor.

Respectfully submitted,

Donna Vollmer

**Town of Cairo Planning Board Meeting Minutes, November 02, 2023 final**

Planning Board Secretary