



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

Meeting Minutes

draft

February 01, 2024

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 January 04, 2024, Meeting Minutes. Kevin made a motion to approve the minutes as written, seconded by Beth, all in favor.

Open Public Hearings:

1. 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 paid.
- b. Site plan received.
- c. Special Use Application received.

- d. Zoning officer letter received.
- e. SEQRA negative.

Kevin made a motion to close the public hearing, seconded by Allen.
Allen made a motion to approve the project, seconded by Kevin. Rich was opposed, everyone else in favor. Project Approved.

2. 2023-0903PZ Monterey Valley/Darrin Elsom Christina dr & Vernal Butler Rd. SUB tax(100.00-2-31,32 & 100.00-3-22)

Applicants propose a new subdivision.

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

Art (highway superintendent) was present, he made a site visit and has no significant concerns.

Town Attorney Tal R. approved road maintenance agreement after making one change. Agreement has been submitted to Town Clerk to add as deed restriction.

There were 3 questions made by neighbors:

Q: How large are the lots? A: 4.85acres-13.77acres.

Q: Will the properties have their own wells and septic? A: Yes

Q: Why aren't the applicants present? A: A letter was submitted by the controlling partners, and Darrin is their representative.

Beth made a motion to close the public hearing, seconded by Kevin.

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

Project Approved.

OLD BUSINESS

NEW BUSINESS

1. 2024-0104P Juice Branch 455 Main Street SUP Tax(101.09-1-11)

Applicant wishes to open a Juice Branch on Main St. where they will serve juice and smoothies. They intend to open asap.

- a. Application fee paid.
- b. Site plan needed
- c. Special use permit 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.

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

Project approved.

2. 2024-0201P Prabhuji Sev, LLC 332 Rt 31 SUP Tax(117.00-2-43)

Applicant wishes to change use from private residence to religious organization.

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

Public Hearing scheduled for March 2024.

3. 2024-0202P Christensen Tiny Home 1094 Mountain Ave. SUP Tax(100.00-5-33)

Applicant wishes to rent out permanently installed, single bedroom, tiny style home.

Property contains existing 3-family home.

Long term rental only.

- a. Application fee paid.
- b. Site plan received.
- c. Special use permit Application received.
- d. Zoning officer letter received.

- e. SEQRA negative.

Public Hearing scheduled for March 2024.

**4. 2024-0203P Living Stone/Django Houston 95 Foxfire Rd. SUP
Tax(135.00-2-42)**

Applicant wishes to build 12'X16' shed with extended roof at existing entertainment/wedding venue.

Shed will be used primarily for bussing and garbage storage.

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

Public Hearing scheduled for March 2024.

Henderson/Rt 67 solar Farm

Carter P. with the construction company came before the board to confirm the allowability to change their staging area, could potentially require cutting down trees in the area of 100'X100'.

No board member has any issue with moving the staging area, and a resolution was passed to approve.

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

Respectfully submitted,

Donna Vollmer

Planning Board Secretary