



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

### **Meeting Minutes**

**January 04, 2024**

**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 December 07, 2023, Meeting Minutes.** Beth made a motion to approve the minutes as written, Ed seconded, all in favor.

#### **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).

Many neighbors were in attendance. Questions asked were answered by the True Blue engineers and team and included:

Q. How far from Monti Dr. is this project? A. Approximately 1500' and 350' from the road.

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Q. Will trees be removed, leaving the panels visible to neighbors? A. The panels are one story high or no more than 15' high.

Q. How long will construction take and will there be noise while property is prepared? A. The first two months will be construction however only during allowed hours of construction. The following ~6 months will be panels coming in and electricians working, creating more minimal sound.

What is the plan for the panels at the end of their life? A. A decommissioning plan is in place and Solar Cycle Removers have been contracted to collect and remove all raw materials and panels to be recycled.

Q. Where will the access road be? A. Access road will be coming up behind Roger's Garage.

Q. Will there be humming or noise made by the equipment? A. Noise will not be heard beyond 400' from unit and the sound is comparable to a home a/c condenser. Any trees or vegetation will also lend to muffle the sound.

Q. What is this property zoned? A. The property is a mix of commercial and mixed use, all allowing this proposal within code.

Q. Is there a taxpayer impact? A. True Blue Solar has a PILOT agreement in place to offset any increase to taxpayers.

Q. Will the property require any security? A. The property will be fully fenced in and will not require any municipal patrol.

Q. What will happen to waste water? A. All drainage will continue to flow through Roger's drainage ditch.

**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 major subdivision.

Many neighbors were in attendance. Questions asked were answered by Darrin E. of Kaaterskill and Associates and included:

Q. How many lots are included in this proposal? A. Five Lots.

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Q. How will the new lots be accessed? A. All lots will have access to public or private road, which will be convenient for fire and rescue. A road maintenance agreement will be submitted to the Town.

Q. What is the width of the access road? A. The road is 20'W plus 6'W on either side for shoulder, all to town specifications. The road will end at a cul-de-sac.

Q. Will Christina Drive be used by the new subdivision? While Monterey Valley owns all of Christina Drive, they do not plan to use the road for access.

Q. Will the water supply be effected? A. There will be five wells on 46acres to serve the five single family homes.

Q. Is this a major subdivision? A. Yes.

Q. Will the owner be building on each lot? A. It is expected, yes.

### **Business**

#### **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. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA

23 acres will be enclosed as well as electrical equipment to be enclosed.

Ensure drainage continues to flow at Roger's drainage ditch.

Public hearing remains open through February 2024, for county review.

#### **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.

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- a. Application fee paid.
- b. Site plan received.
- c. Subdivision Application received.
- d. Zoning officer letter received.
- e. SEQRA, waiting on 239m referral.

Road maintenance agreement approved by Town Attorney Tal Rappleyea.  
Information needed on ownership of Cul-de sac.  
Public hearing remains open through February 2024.

### **OLD BUSINESS**

#### **2022-1101P      Blackhead Mountain Lodge   67 Crows Nest Rd.   SUP** **Tax(116.00-1-24)**

Applicants presented an initial proposal.

Applicants wish to make renovations and site improvements to support a tourist resort, spa, hotel, and lodge, of which a restaurant and spa will be available to the general public.

4 existing structures will remain.

Property consists of 3 lots for a total of 105 acres, in which the existing ingress and egress will be used as well as a proposed new ingress/egress off of Bald Hills Dr north for public use.

A helipad is proposed and would be available for emergency use.

A traffic analysis was done, and the results show a daily increase of 7%.

There are no regulated wetlands on the property.

Kevin would like more information on the view from the neighbors perspective, as in lights, etc.

- a. Application fee paid.
- b. Site plan received.
- c. Special use permit Application received.
- d. Zoning officer letter received.
- e. SEQRA, Planning Board has declared itself Lead Agency.  
Resolution presented by Allen, seconded by Ed, all in favor.

Public hearing scheduled for March 2024.

### **NEW BUSINESS**

**2024-0101P      Mark Buquet/Greene Landings      7426 Route 32      SUP**  
**Tax(101.00-4-16.11)**

Applicant wishes to erect ticket booth, storage shed and a sign at 18 hole ADA mini golf course/Ice Cream Shop/Arcade

- a.      Application fee paid.
- b.      Site plan received.
- 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 Beth, all in favor.

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

**2024-0103P      Lucy Bertone/Peaceful Living      2779 Rt. 23      Sign**  
**Tax(101.00-3-29)**

Applicant wishes to change name on existing sign to reflect new lessee.

- a.      Application fee-referred to building department for sign fee.
- b.      Site plan received.
- c.      Special use permit Application received.
- d.      Zoning officer letter received.
- e.      SEQRA negative.

Allen made a motion to approve sign name change, seconded by Ed, all in favor.

**2024-0104p      Kathleen Hoffman      457 Main Street      SUP**

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

Applicant referred to Zoning enforcement officer to file application for change of use, will return for February 2024 meeting.

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

Respectfully submitted,

Donna Vollmer

Planning Board Secretary