

**TOWN OF CAIRO PLANNING BOARD**

**PO Box 728, Cairo, NY 12413**

**Chairman-Joseph Hasenkopf**

**Email:** [**planning@townofcairo.com**](mailto:planning@townofcairo.com)

**Meeting Minutes**

**April 04, 2024**

**The Planning Board meeting was held in the cafeteria of Cairo Elementary.**

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks, and Richard Lorenz (Alternate)

**Pledge of Allegiance.**

**Approval of March 07, 2024, Meeting Minutes.** Allen made a motion to approve the minutes as written, seconded by Kevin. All in favor.

**Public Hearings:**

1. **2024-0302P Sophia Pambianchi 9 Alpine Dr. SUP Tax(135.02-1-24)**

Applicant proposes operating 1 spa unit, in one dwelling.

The business previously located in East Durham, will service clients with facials and skincare.

Sophia P. presented her application to the public, there was one question.

Q: Will the business be in the existing structure on the property? A: Yes.

1. **2024-0303P Tomasovic/Linda Holding Corp. 348 Floyd Hawver Rd. SUB Tax(135.00-2-26.2)**

Applicants request a lot-line adjustment to resolve existing encroachment.

Parcel A. to convey +/- 0.4 acre to parcel B.

No new lots are being proposed.

Christian from Kaaterskill Associates presented the application to the public.

There were no public comments.

**BUSINESS**

1. **2024-0302P Sophia Pambianchi 9 Alpine Dr. SUP Tax(135.02-1-24)**

Applicant proposes operating 1 spa unit, in one dwelling.

The business will service clients with facials and skincare.

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 close the public hearing, seconded by Kevin, all were in favor.

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

1. **2024-0303P Tomasovic/Linda Holding Corp. 348 Floyd Hawver Rd. SUB Tax(135.00-2-26.2)**

Applicants request a lot-line adjustment to resolve existing encroachment.

Parcel A. to convey +/- 0.4 acre to parcel B.

No new lots are being proposed.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit Application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

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

**NEW BUSINESS**

1. **2024-0404P Katrina Lee SUP Tax(101.10-2-8)**

Applicant seeking approval for updated site plan which includes business type on map, parking per ADA guidelines and actual proposed landscaping.

a. Application fee paid.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Katrina L. presented changes to original site plan to the board, in order to meet code requirements.

Landscaping has been removed, and white stone will be put down for aesthetic purposes.

Parking will include 20 regular spots, 4 handicapped spots and 1 handicapped/van accessible spot totaling 25 spots.

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

1. **2024-0401P Marjorie Juszczak 2754 CR 23B SUP Tax(101.00-2-63)**

Applicant wishes to change food truck to stationary building to comply with Board of Health requirements.

Building will only service resort.

Applicant received a variance from Zoning Board of Appeals for a 20’ rear variance on 3/06/24.

a. Application fee paid.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Marjorie J. presented her application to the board and a public hearing was scheduled for May 2024.

1. **2024-0402P Central Hudson 7482 & 7496 Route 32 SUP Tax(101.00-4-24, 18)**

Central Hudson requests Special Use Permit to expand existing utility substation on land they currently own.

a. Application fee paid.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

CHA consultant presented the application to the board on behalf of Central Hudson.

Ed F. asked if this project is related to the battery storage project next door. The answer is no, it’s unrelated.

A public hearing is scheduled for May.

1. **2024-0403P Shelbie Aprea 10 Birch Hill Dr. SUP Tax(101.00-2-34)**

Applicant requests Special Use Permit to install 4’X8’ business sign for T&C Products.

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 Kevin, all were in favor.

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

1. **2024-0302ZP Mid-hudson Cable/Arnie Cavallaro 279 Roosevelt Ave. SUB Tax(82.02-3-9)**

Applicants requesting subdivision for parcel housing unmanned cablevision hub.

Applicants received 1.8 acre variance from Zoning Board of Appeals on 3/26/24.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Christian of Kaaterskill Associates presented the application with Arnie and Joe of Mid-Hudson.

A public hearing is scheduled for May 2024.

1. **2024-0405P Old Factory Brewing 628 Main St. SUP Tax(101.05-7-7)**

Applicants were referred to Planning Board by Zoning for replacing a garage door with a windowed wall facing Main Street.

a. Application fee- Joe made a motion to waive the fee, seconded by Allen, all in favor.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter.

e. SEQRA negative.

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

**BUSINESS**

1. **2022-1101P Blackhead Mountain Lodge 54, 64 &74 Crows Nest Rd. & 153 Bald Hills Rd. N. SUP Tax(116.00-1-24, 25 & 116.16-1-1)**

Applicants propose a redevelopment of the existing Blackhead Mountain Lodge for purposes of an expanded tourist resort and spa/hotel.

Applicants will be present to address the Board and take questions or comments from the public. No new materials or information will be presented at this time.

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA: Planning Board has passed a resolution stating their intent to declare Planning Board Lead Agency.

Resolution presented by Allen, seconded by Ed, all in favor.

f. An independent engineer has been appointed by the Planning Board.

**Public Hearing**

1. **2022-1101P Blackhead Mountain Lodge 54, 64 &74 Crows Nest Rd. & 153 Bald Hills Rd. N. SUP Tax(116.00-1-24, 25 & 116.16-1-1)**

Applicants propose a redevelopment of the existing Blackhead Mountain Lodge for purposes of an expanded tourist resort and spa/hotel.

The public hearing is adjourned until May 2024.

A transcript of all questions and comments submitted to the applicants and the responses from the applicants can be found on the town webpage under planning board April 4, 2024 meeting minutes.

Respectfully submitted,

Donna Vollmer

Planning Board Secretary