

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Minutes**

**draft**

**June 13, 2024**

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

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

**Pledge of Allegiance.**

**Approval of May 02, 2024, Meeting Minutes.** A motion was made by Kevin to approve the minutes as written, seconded by Ed. All in favor.

**Public Hearings:**

1. **2024-0501 Mahayana Buddhist Temple 710 Ira Vail Rd. SUP Tax(85.00-4-36)**

Applicants wish to replace existing structures to establish yoga pavilion and Temple.

No public comments were made.

1. **2024-0502P Sandberg & Gardner/Santo Associates 952 Ira Vail Rd. SUB Tax (85.00-1-13.2& 85.00-1-15)**

Applicants wish to split a 0.881-acre parcel from a 9.33-acre parcel and combine it with a 2.100 acres to form one 2.981 parcel.

No public comments were made.

**BUSINESS**

1. **2024-0501P Mahayana Buddhist Temple/Proper & O’Leary Engineering 710 Ira Vail Rd. SUP Tax: (85.00-4-35,36)**

Applicants wish to replace existing structures to establish yoga pavilion and Temple.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

This is for private use.

The Yoga pavilion is 1000 ft from Ira Vail.

The buildings are comparable in size to the buildings that are being removed.

No update to septic system currently.

Kevin made a motion to close the public hearing, seconded by Ed. All in favor.

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

1. **2024-0502P Sandberg & Gardner/Santo Associates 952 Ira Vail Rd. SUB Tax (85.00-1-13.2& 85.00-1-15)**

Applicants wish to split a 0.881-acre parcel from a 9.33-acre parcel and combine it with a 2.100 acres to form one 2.981 parcel.

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, Rich seconded, all in favor.

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

**NEW BUSINESS**

1. **2024-0601P Meraki Hair Studio 336 Main Street SUP Tax(101.10-2-6)**

Applicant wishes to establish a hair salon service business with customers on site.

a. Application fee paid.

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Megan W. will be the only stylist, possibly an esthetician added in the future.

The salon will have two chairs.

Kevin made a motion to waive a public hearing, seconded by Liz, all in favor.

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

1. **2024-0602P Cairo Head Start 30 Volunteer Dr. SUP Tax(101.00-6-5.2)**

Applicants wish to expand the existing playground.

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 waive a public hearing, seconded by Liz, all in favor.

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

1. **2024-0603P Lars Andersen/ U.S. Pickle Dome 6700 Rt. 32 SUP Tax(118.00-4-41)**

Applicants intend to paint 5 pickle board courts on the existing concrete ground. There will be no construction to the building at this time.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Will be refacing sign.

Kevin made a motion to waive a public hearing, seconded by Liz, all in favor.

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

1. **2024-0604P Zachary Barriga/Catskill Mountain Springs 404 Winter Clove Rd. SUP Tax(135.00-2-12)**

Applicants propose operating a recreation business where they will host yoga and fitness classes for the community as well as offer massages and wellness treatments.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

A public hearing has been scheduled for August 2024.

1. **2024-0605P John Cochran 663 Route 41 SUB Tax(67.00-1-26)**

Applicants propose subdividing 6.02 acre lot into two parcels. A vacant lot of 2.02 acre parcel and a four acre parcel with existing house.

a. Application fee due.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

Rescheduled for August 2024.

1. **2024-0606P Whip-o-Will Campground 644 CR 31 SUP Tax(100.00-5-45)**

Applicant wishes to expand existing campground by additional 8 new sites and renovation of 11 existing sites.

a. Application fee due.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

Public hearing scheduled for August 2024.

1. **2024-0607 See & Be Bakery**

The bakery would like to close the road temporarily for a bake sale on July 13, 2024 from 10a-2p, plus the time needed for setup and breakdown.

Liz made a motion to approve the request with the condition they work with the police department appropriately, all in favor.

**OLD 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 collect questions or comments from the public.

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.

All submissions made by the applicants are available on the Town of Cairo website as of 5/16/2024.

A new submission will be made before the July meeting, and the website will be updated at that time.