

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf - phone: 518 701-4823**

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

**Meeting Minutes**

**May 6, 2021**

**The Planning Board meeting was held in the Town Hall.**

**Social Distancing Procedures were followed.**

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen,

Kevin Hicks and Christopher Keff (Alternate)

**Pledge of Allegiance.**

**Approval of April 1, 2021, Meeting Minutes.**

A motion was made by Ed to approve the minutes, seconded by Kevin, all in favor.

**Public Hearings:**

1. **2020-1203 – Maldonado/Eagle Lake LLC – Rockefeller Lake off Rt. 145 Subdivision (Tax ID# 66.00-6-47.1, 66.00-6-46.1, 66.00-6-46.2, 66.00-6-48.1, 66.00-6-48.2, 66.00-6-47.2, 65.00-4-19)**

Applicant is looking to reconfigure lot lines on pre-existing 7 lot subdivision.

No questions were posed by the public.

**Business:**

1. **2020-1203 – Maldonado/Eagle Lake LLC – (Tax ID# 66.00-6-47.1, 66.00-6-47.2, 66.00-6-46.1, 66.00-6-46.2, 66.00-6-48.1, 66.00-6-48.2, 65.00-4-19)**

Applicant is looking to reconfigure lot lines on pre-existing 7 lot subdivision.

1. Fees $30 PH fee received & $200 Application fee received.
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA completed.

A motion was made by Kevin to close the public hearing, seconded by Beth. All in favor. A motion was made by Kevin to approve the project, seconded by Joseph. All were in favor.

1. **2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane Tax Map ID #51.00-7-38**

* 1. Fees received.
  2. Site plan received.
  3. Subdivision Application received.
  4. Zoning officer letter received.
  5. SEQRA.
  6. Solar amendment details, Delaware Engineering

0.005% of town.

g. The 2-megawatt unit will be moved 250 ft. south from original application declaration at request of landowner.

Public hearing scheduled for June. Full plan is due at that time or before.

1. **2020-1001 – Broder/Key Capture – Battery Energy Storage – CR 23B – (Tax Map ID# 101.00-4-30 and 101.00-4-29.22)**

Applicant seeks to discuss the KCE NY 8 Project, which consists of an unmanned 20 MW battery energy storage facility along CR 23B (Main Street).

1. Fees - $2000 Application fee paid, Public Hearing fee of $35 submitted.
2. Site plans review complete.
3. Zoning Officer letter complete.
4. SEQRA received.
5. Had long discussion on the project, applicant to come back with answers to the following items:
   1. Cost of having the project in a dairy barn type structure – $3.5M projected.
   2. Curb cut confirmation, need permit from Town, obtained.
   3. Sub-division discussion, to involve Greene County and IDA
      1. Applicant is also applying for a full IDA package including tax benefits etc.
      2. Pilot Program discussed – waiting on more.
   4. Cost of decommissioning & $1,039,976 bond needed, revisit every 5 years as condition of permit. Per May meeting, 60 day granted subject to reviewing the updated plan, satisfactory to board appeal.
   5. Artist rendering, Stacey requests 5-7 years
   6. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy green fence proposed.
   7. Engineers letter with regard to contamination – C&S contracted for review, provided manufacturer information. Suggested Town do their own inquiry.
   8. Letter from Central Hudson on grid capacity - currently no letter and not committed to selling power to Central Hudson.
   9. Landscaping plan is ok.
   10. Fire department training – Taylor reached out to Kevin, Fire Chief, they have agreed to training, it will be written into the plan that annually Key Capture will reach out to the fire company to determine if they would like updated training.
   11. Engineer to review the project – W-9 received; C&S Companies are reviewing the project.

Applicants provided memorandums, one from Greene County Planning and one from C&S Engineering. These included comments to and responses from Key Capture.

1. Comment 3.1, there is concern that applicants do not want to heed the County’s request to build a 3-lane road, with a turning lane in the middle in anticipation of future traffic.
2. Comment 4 is of concern regarding the landscaping plan and decommissioning plan having not been sent to county.
3. A letter is needed from the landowners that key capture has permission to subdivide.
4. Check for $15k for planning board to plant trees, etc.
5. IDA conditional
6. Proposal for annual fire training plan if deemed necessary by Cairo FD

April meeting:

1. Joseph requests the final subdivision app be condensed to one (1) page.
2. Access road needs to be revisited regarding traffic and safety. Road requested to be approved at 36’W including storm water plan. 3 lane highway is needed.
3. 30 days prior to issuance of building permit, $15k for trees will be submitted to town.
4. Landowner approvals for future subdivision submitted 4/1/2021.
5. C&S has signed off with no further comments.
6. What happens when there is a fire, what is released to the air/soil? – No EPA regulated contaminants to be reported but will provide MSDS for suppressant makeup.

1. **2021-0201\_\_Roma/Carter\_\_County Rt. 24\_\_\_Subdivision\_\_\_\_Tax ID# (100.00-5-4)**

**Not Present March, April, May**

Applicant seeks to subdivide into 5 lots. 4 lots @ 5 acres and maintain a mother lot at 52.2 acres.

f. Fees $300 application fee not received, $30 public hearing fee not received

g. Site plan received.

h. Subdivision Application received.

i. Zoning officer letter received.

j. SEQRA.

**5. 2021-0203\_\_\_\_Ordish – 2319 CR 67 - \_Subdivision\_\_Tax ID# (67.00-2-22.2)**

a. Fees: Application fee not yet received; $30 PH fee received

b. Site plan received

c. Subdivision Application received

d. Zoning officer letter received

e. SEQRA.

Public hearing scheduled for June 2021.

1. **2021-0505 Heath/Vandenburgh 933/943 County Route 67 Subdivision Tax ID# (84.00-4-19.1 & 84.00-4-19.2)**

Applicant wishes to alter existing lot line.

1. Both Fees paid.
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA completed.

Public hearing scheduled for June 2021.

1. **2021-0501 Shinglekill Falls B&B 500 Mountain Avenue Tax - (101.17-1-3)**

Applicant wishes to erect a pavilion for special venues.

1. Both Fees paid.
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA.

Public hearing scheduled for June 2021.

1. **2021-0502 Hannaford To-Go 223 Main Street Tax ID– (101.00-5-42)**

Applicant wishes to add to-go pickup area in their parking lot, with signage added to the building and parking lot.

1. Fees paid 4/14/21 $200 application, $35 public hearing
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA negative completed.

A motion was made by Kevin to waive a public hearing, second by Allen. All in favor. A motion was made by Liz to approve the project, second by Kevin, all in favor.

1. **2021 – 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID – (67.00-5-25.11-1)**

**Not Present May.**

Applicant wishes to make upgrades to existing cell tower.

1. Fees
2. Site plan received
3. Subdivision Application received
4. Zoning officer letter received
5. SEQRA.
6. **2021 – 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax ID – (83.03-3-7 & 83.03-3-6)**

**Not Present May.**

Applicant wishes to adjust existing lot lines.

1. Fees
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA.
6. **-021-0601 Robert Phoenix 23 Stonewoods Rd. Subdivision Tax ID# (117.00-2-81)**

Applicant seeks to subdivide existing property.

1. Both Fees received.
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA complete.

Public hearing scheduled for June 2021.

Respectfully submitted,

Donna Vollmer

Planning Board Clerk