

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Minutes**

**December 05, 2024**

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

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

**Pledge of Allegiance.**

**Approval of November 7, 2024, Meeting Minutes.** Rich made a motion to approve the minutes as written, seconded by Allen, all in favor.

Please note that Blackhead Mountain Lodge did not have a public hearing tonight, it has been adjourned until a later date, however the public hearing remains open and public comments and questions will continue to be heard.

**Public Hearings:**

1. **2024-1001P Teresa Smith 91 Stewart Rd. SUB Tax (118.01-1-5.22)**

Applicant wishes to subdivide 17.136 into three parcels: 7.136-acre, 5.00 acre and 5.00 acre.

An original 17.136-acre parcel that contains a private road.

1. **2024-1002P Deborah Gertsberger 1370 Hearts Content Rd. SUB Tax (117.00-4-24.1)**

Applicant wishes to subdivide existing property into two lots.

1. **2024-1003P Glen Falls House 230 Winter Clove Rd. SP Tax(135.00-2-38**

Jonathan Picco and Samuel Morton representing Glen Falls House propose the following improvements to the existing resort:

* Replace existing pool in same location
* Build pool mechanical building in new location by pool
* Upgrade fencing

1. **2024-1101P JVAV/Gary Harvey County Route 67/Sandy Plains Rd. SUB Tax (102.00-2-55.2)**

Gary Harvey presented the board with an application of a two-lot minor subdivision of a 30-acre parcel.

Allen V. has recused himself.

**Business:**

1. **2024-1001P Teresa Smith 91 Stewart Rd. SUB Tax (118.01-1-5.22)**

Applicant wishes to subdivide 17.136 into three parcels: 7.136-acre, 5.00 acre and 5.00 acre.

The original 17.136-acre parcel contains a private road.

a. Application fee paid.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

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

1. **2024-1002P Deborah Gertsberger 1370 Hearts Content Rd. SUB Tax (117.00-4-24.1)**

Applicant wishes to subdivide existing property into two lots.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

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

1. **2024-1003P Glen Falls House 230 Winter Clove Rd. SP Tax(135.00-2-38**

Jonathan Picco and Samuel Morton representing Glen Falls House propose the following improvements to the existing resort:

* Replace existing pool in same location
* Build pool mechanical building in new location by pool
* Upgrade fencing

a. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

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

1. **2024-1101P JVAV/Gary Harvey County Route 67/Sandy Plains Rd. SUB Tax (102.00-2-55.2)**

Gary Harvey presented the board with an application of a two-lot minor subdivision of a 30-acre parcel.

Allen V. has recused himself.

a. Application fee paid.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

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

**New Business:**

1. **2024-1201P Meddaugh & Sughrue County Route 31 & Chappell Rd. SUB Tax(82.04-4-14 &83.00-6-26)**

Applicants wish to subdivide existing 22.242-acre parcel into two parcels.

a. Application fee paid.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

e. SEQRA negative.

A public hearing is scheduled for January 2025.

1. **2024-1202P Purling Corp. & Maier 828 CR 31 SUB Tax(99.00-2-8.1, 99.00-2-8.21)**

Applicants wish to revise existing lot lines by 0.234 acres of land. Land will be purveyed by Purling Corp. to Donna Maier as her pool house & a portion of the pool have encroached.

a. Application fee paid.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

e. SEQRA negative.

A public hearing is scheduled for January 2025.

1. **2024-1203 Debbie Lawson 6992 Route 32 SUP**

Ms. Lawson would like to discuss a potential future application regarding operation of a car repair and towing business in a leased garage that currently has a junk and salvage license on it.

The project may return to the board in the future.

**Open Business**

* Stephen P. handed out a letter to the Planning Board members written by David Palka regarding BHML and the effect he says the project has had on his water. Stephen read the letter aloud. He added that although Mr. Palka is currently in Florida, his son was at the Round Top property in November and the water was still brown.
* Jen S. confirmed with the Board that they received her most recent letter regarding BHML. She stated that in their well testing reports there shows no adverse effect on neighboring wells, however David Palka’s situation shows otherwise. Jen stated KARC has not answered questions regarding their well testing. Jen wants her well tested while the Lodge’s system is in use, not exploratory testing. She wanted to be included in testing.
* Oliver H. states that the wells tested are an insufficient sample size, as only 8 were tested.
* John T. of Pegasus Engineering stated he has reviewed BHML documents and finds the project needs a positive SEQRA declaration. He submitted a letter regarding such and read it aloud. He states, “you have to give a positive declaration”.
* Mary F. Commented that the Board continues to hear the call for a positive SEQRA declaration. She questions who will go to this resort, stating that decimation is being risked for nothing. Mary cites the failed Friar Tuck and points out that a positive declaration will not preclude the project.
* Sandra L., a Jones Rd. neighbor whose property abuts the 15th hole reports that her water turned brown that Monday (December 2, 2024).

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

Respectfully submitted,

Donna Vollmer

Planning Board Secretary