

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Minutes**

**February 06, 2025**

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

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Elizabeth Hansen, Stacey Poulsen and Raymond Pacifico (Alternate)

**Pledge of Allegiance.**

**Approval of January 9, 2025, Meeting Minutes.** Allen made a motion to approve the minutes as written, seconded by Beth, all in favor.

**Public Hearings:**

1. **1. 2025-0101P Thomas Vasquez 271/273 Main Street SP Tax (101.10-1-11)**

The applicant wishes to operate a gift shop in the former Karen’s Flower Shop adjacent to his current business.

Tom Vasquez presented his project to the public.

Public comments:

Oliver H. expressed his support for the project.

Brenda O. asked what type of license was being applied for.

-Tavern license.

The board had no additional questions.

**Business:**

**1. 2025-0101P Thomas Vasquez 271/273 Main Street SP Tax (101.10-1-11)**

The applicant wishes to operate a gift shop in the former Karen’s Flower Shop adjacent to his current business.

A negative SEQR declaration was made.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.

* A new Sign will be added, rendering was submitted.
* New Business name will be “g”.
* Wine Bar (Beer and wine) featuring olde mixology.
* Café
* Gallery
* Giftshop
* Local Hudson valley products such as jams, jellies, etc.
* No friers or suppressors will be added.
* Can operate without alcohol until proper permitting complete.

Tentative hours: Thursday-Saturday 10a-10p, Sunday 10a-4p.

Beth made a motion to close the public hearing, seconded by Stacey, all in favor.

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

**New Business:**

1. **2025-0201 Angela Worth/Shaun Lee (Kaaterskill Associates) 513 County Route 67 SP Tax (101.00-2-67)**

Applicants request a site plan modification for Meadowbrook Farms.

Currently the event venue is approved for up to 200 people, this application modification will not increase the number of residents, vehicles, shoppers, visitors, employees, etc.

The application proposes the addition of:

* 12’X 20’ shed on west side of property.
* 10’X 20’ utility shed
* 24’ diameter Gazebo
* 12’X 32’ overhang to existing building on north side.
* Sign near the entrance, rendering submitted to board.

Existing buildings are a renovated barn, 10’x 20’ shed, 24’ diameter gazebo and 40’X 60’ seasonal structure.

Shaun L. of Kaaterskill Associates presented the site plan to the board.

A negative SEQR declaration was made.

A public hearing has been scheduled for March 2025.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.

**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 through the Town of Cairo website as of 5/16/2024.

Natalie of KARC went over updates since their last meeting attendance on August 1, 2024.

* In October STEP tests were performed by Sterling.
* In November an irrigation memo was submitted to the town.
* As of January 2025 the applicants state they have submitted their final site plan and final SEQRA.

Joseph asked for questions or comments from the board.

* Ed had some questions about the location of the sewer plant.
* Joseph clarified that the applicants have gone over fire accessibility with Round Top Fire, and the department is satisfied and confirmed clearance.
* Ray P. asked if and how the usage will be monitored after operation commences.
* Beth H. requests more neighboring wells be tested.
* Ray suggested that an additional mitigation could be a smaller project.

Natalie stated that the two current wells have the capacity for the project at maximum capacity.

* Stacey calls for testing more wells and wants the neighbors to be resolicited for tests.

Kelly confirmed that KARC has been working with the Town’s contracted hydrogeologist.

Natalie states that during the month of January the DOH claims to have received one water complaint from properties adjacent to the project.

* Doug (Town’s contracted engineer) states that KARC has “more homework to do”.

Ray took a moment to thank former board members Kevin Hicks and Rich Lorenz for their years of service to the Planning Board.

Ray addressed the applicants and stated that they cannot drop off ~1000 page submissions 7 days before a planning board meeting/public hearing. It leaves insufficient time to review.

A representative of KARC presented information on the November well tests.

Three plans for mitigation were presented:

1. Wells can be drilled deeper for neighboring homeowners, and pumps installed at proper level, cost beared by applicant.
2. Hooking up to project wells, potential to drill new well(s).
3. At 56% completion applicants would return for Phase II after reviewing actual water usage. This would be a condition of approval if agreed upon.

Respectfully submitted,

Donna Vollmer

Planning Board Secretary