

**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**

**March 06, 2025**

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

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

**Pledge of Allegiance.**

**Approval of February 6, 2025, Meeting Minutes.** Allen made a motion to approve the minutes as written, seconded by Stacey, all in favor.

**Public Hearings:**

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

Applicants requested a site plan modification for Meadowbrook Farms.

Shaun Lee presented the project to the public.

There were no questions posed.

**Business:**

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

Applicants requested 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.

A negative SEQR declaration has been made by the board as lead agency.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.

Allen confirmed that that event venues and capacities will remain the same.

Allen 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 were in favor.

**OLD BUSINESS**

1. **2023-0302P Micheal Sandberg 37 County Route 85 SUP Tax (101.00-1- 2.1)**

Applicant wishes to renovate existing five (5) unit multi-occupancy building.

a. Application fee paid, Postal and Ad fee paid 01/2025

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

A negative SEQR declaration has been made by the board as lead agency.

Ed confirmed work will only be performed on the one existing building, no new construction.

Joe has questions about parking, and requests site plan map. Applicant states there is a 100’X100’ lot adjacent that will serve as parking.

Allen is concerned that there are two other neighboring properties that he knows of that have performed work without coming before the Planning Board. He would like this addressed by code enforcement, possibly a liaison present at the Planning Board meetings.

Mr. Sandberg will submit a full engineered site plan at which time a public hearing will be scheduled.

**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.

The board discussed finalizing a SEQRA determination, documents may be found on the Town’s website.

A resolution passed 4-1 for a negative SEQRA declaration.

Joseph presented conditions that would apply to an approval of the project:

* A bond must be set in place for any destruction the project or construction cause to the area. The Town attorney and Highway department to determine specifics.
* A bond must be set in place for neighboring wells in addition to the two wells that have already shown a change in well tests, plus the 2 wells across the street.
* (Allen) An allotment for volunteer firefighters who will be responding to the additional (increase in) calls caused by the project.

The applicants will be submitting a final submission next week, documents can be found in the Dropbox, link listed on town website.

Public questions and comments were heard.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.

Stacey made a motion to end the meeting, seconded by Allen, all were in favor.

Respectfully submitted,

Donna Vollmer

Secretary to the Planning Board.