

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Agenda**

**April 03, 2025**

**The Planning Board meeting will be 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 March 6, 2025, Meeting Minutes.**

**New Business:**

1. **2025-0302P Two Twisted Ladies 618B Main Street Sign Tax (101.05-7-9)**

Cuties Ice Cream will become 2 Twisted Ladies Ice Cream.

Applicants propose an updated sign, rendering submitted.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025- 0301ZP See & Be Kitchen/Chrissy Traore 466 Main Street sign Tax (101.09-2-3)**

Applicant wishes to construct 8.5’ sign on opposite side of front property.

Applicant was granted both front and side variances for the proposed placement of sign by the Zoning Board of Appeals on 03/18/2025.

a. Application fee.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025-0301P St. Joseph’s Novitiate 1275 Hearts Content Rd. SP Tax (135.02-1-1)**

Applicants propose the construction of a new 53,169 sq. ft. building to be used for bedrooms, eating facilities, Chapel and workspace for the Sisters.

The new building will have 78 bedrooms. 4-5 additional passenger vehicles are anticipated in the future.

Total site area is 14.1 acres. Total area to be developed in this proposal is 3.1 acres.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025-0303P Milton Petrou/Oliver’s Way 306 Vernal Butler Road SUB Tax (82.00-3-37)**

Applicant proposes a 4-Lot subdivision building stick homes.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025-0304P Milton Petrou/Highlander Acquisitions 5683 State Route 23 SUB Tax (82.00-3-37)**

Applicant proposes subdividing a current 5 acre parcel into two parcels. Parcel one to be 2.118 acres and parcel two to be 3.049 acres and is to be combined with lands of Andrew and Cathleen Ashua.

Applicant is not seeking approval to build on lots.

a. Application fee is due.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025-0305P Stan Oldakowski/Empire Solar Solutions, LLC 161 Edison Timmerman Road SP Tax (65.00-5-26)**

Applicants propose a ground mounted solar array measuring 452.8 sq. ft. on an existing 8.92-acre parcel.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025-0306P AJ Signs/South Cairo Country Store Ross Ruland Rd. & Route 23 SP Tax(119.01-1-36**

Applicants propose the installation of three wall signs not to exceed 30% of the building’s face area.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

**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.

A resolution passed 4-1 for a negative SEQRA declaration in march 2025.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.