

**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**

**April 03, 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 March 6, 2025, Meeting Minutes.** Stacey made a motion to approve the minutes as written, seconded by Allen, all in favor.

**New Business:**

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.

Emma of AJ Signs presented the application.

The board voted on a negative SEQR declaration, all in favor.

a. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

Ed recused himself.

Allen made a motion to waive a public hearing, seconded by Stacey, all were in favor.

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

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.

Sandy DeLuca presented the application.

Beth asked for the opening date, projected date 4/18/2025.

Stacey asked what the sign was made of, the sign is 3’4” X 6’ metal.

The board voted on a negative SEQR declaration, all in favor.

1. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

Allen made a motion to waive a public hearing, seconded by Stacey, all were in favor.

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

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.

Chrissy Traore presented the application.

The board voted on a negative SEQR declaration, all in favor.

a. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

Allen made a motion to waive a public hearing, seconded by Stacey, all were in favor.

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

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.

Sr. Mary Nazareth presented the application.

The board voted on a negative SEQR declaration, all in favor.

a. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

A public hearing has been scheduled for May 2025.

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.

Milton presented his application with a representative.

The Board advised Mr. Petrou that approval for building lots would require his maps show new houses, septics and wells.

Houses will be sold.

Cul de Sac with a private road. Road maintenance agreement required.

The board voted on a negative SEQR declaration, all in favor.

a. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

A public hearing has been scheduled for May 2025.

1. **2025-0304P Milton Petrou/Highlander Acquisitions 5683 State Route 23 SUB Tax (100.00-3-14)**

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 Lashua.

Applicant is not seeking approval to build on lots.

Milton presented his application with a representative.

Board advises Mr. Petrou that to proceed with a public hearing he will need to show the property of Lashua combined with the new 3.049 acres on his maps.

a. Application fee is due.

b. Site plan received.

c. Subdivision application received.

d. Zoning officer letter received.

A public hearing has been scheduled for May 2025.

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

**ABSENT**

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

**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.

No changes made to the final submission previously made.

Allen questioned if the Fire Department had any additional concerns or needs. The applicant explained that they had been in contact with the department. There may be no vehicle access to the property during construction and Round Top FD requests an AWD vehicle. Applicant will provide a UTV, details currently being worked out between applicant and FD.

UTV will remain with the fire department after construction is complete, donated.

The public hearing remains open.

Respectfully submitted,

Donna Vollmer

Secretary to the Planning Board, Town of Cairo.