

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Agenda**

**May 01, 2025**

**The Planning Board meeting will be held in the Multi-purpose room of Cairo Elementary.**

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

**Pledge of Allegiance.**

**Approval of April 3, 2025, Meeting Minutes.**

**PUBLIC HEARING**

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.

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.

**BUSINESS**

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.

The board voted for a negative SEQR declaration April 2025.

a. Site plan received.

b. Site Plan application received.

c. Zoning officer letter received.

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.

The board voted for a negative SEQR declaration April 2025.

a. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

**NEW BUSINESS**

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

**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 SEQR declaration in march 2025.

a. Application fee paid.

b. Site plan received.

c. Special Use application received.

d. Zoning officer letter received.