

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Agenda**

**June 05, 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 May 1, 2025, Meeting Minutes.**

**PUBLIC HEARING**

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.

**BUSINESS**

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.

Public hearing remains open from May 2025 awaiting Perc test results and road maintenance agreement.

a. Application fee is paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

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.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

1. **2023-0302P Michael Sandberg 37 CR 85 SUP Tax(101.00-1-2.1)**

Applicant proposes reconstruction of a 5-unit apartment building, containing (3) 2-bedroom apartments and (2) 1-bedroom apartments.

This project has previously come before the board, but now has a complete site plan and application.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

**NEW BUSINESS**

1. **2025-0501P True Blue Solar 1, LLC Route 23 B/ 757 Main Street SP Tax(100.00-3-6.1)**

Applicants have submitted a change to an approved site plan dated February 15, 2024.

New site plan proposes addition of medium voltage lines from solar system to the point of interconnection via overhead poles and to substitute agricultural fencing for the originally approved chain link fencing.

1. Application fee.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

1. **2025-0501ZP PRO Signs/Sagar Purani/South Cairo Store 24 Ross Ruland Rd. SP Tax ID (119.01-1-36)**

Applicant wishes to install a freestanding sign measuring within 44 sq.ft., which is over the allowable size by Zoning law.

Applicant received an area variance for the increased size from the Zoning Board of Appeals on May 20, 2025.

1. Application fee.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025- 0601P Cedar Terrace Resort /665 NY, LLC 665 Main Street SP Tax(101.00-6-20)**

Applicants seek approval to renovate existing resort and propose approximately 90 new parking spaces, 60 new hotel units and 10 extra employees.

1. Application fee.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

1. **2025- 0602P Townline Motorsports/John Dolce 7186 Route 32 SP Tax(118.00-3-1.112)**

Applicant seeks approval to install four (4) wall signs not to exceed 30% of the building’s face area.

1. Application fee.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

**OLD BUSINESS**

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.