

**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**

**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.** Allen made a motion to approve the minutes as written, seconded by Stacey, all in favor.

**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.

Stan O. presented his application to the public. He noted the array will generate 9.2 kW.

There were no questions posed by the public.

**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.

Milton P. returned to the board with the requested test results and maintenance agreement.

Ray asked how much land has been disturbed so far.

-Applicant states less than an acre, only cut trees and removed lumber.

Ray disagrees and states more than two acres has been disturbed and questions why no one has issued a stop work order.

-Applicant confirms no one has told him to stop the operation.

Allen requests the road maintenance agreement.

-Satisfactory signed agreement provided.

Allen states that the building department has allowed this project to progress unchecked and he believes there is preferred treatment and selective enforcement of code. He clarified that this is a general statement and not directed at Milton P.

Joseph made a motion to close the public hearing.

Allen recused himself.

Ed, Beth, and Stacey were in favor. Ray voted nay.

Joseph made a motion to approve the application.

Allen recused himself.

Ed, Beth, and Stacey were in favor. Ray voted nay.

The project is approved 4-1.

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.

The board had no additional questions.

Allen made a motion to close the public hearing, seconded by Ed, all in favor.

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

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.

The board made a negative SEQRA declaration.

A public hearing has been scheduled for July 10, 2025.

**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.

The board voted to approve the fencing material change.

The board voted against the above ground poles; voltage lines must be buried as originally approved.

The board voted to approve the new stormwater containment plan contingent on a new pipe install within 30days of this meeting.

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 paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

Karen G. presented the application to the board.

The sign will be aimed toward the corner.

The board voted to waive a public hearing.

Ed made a motion to approve the project, seconded by Allen. Joe, Stacey voted aye, Beth voted nay.

Application approved 4-1.

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

Applicants seek approval to renovate the 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

Daniel T. presented the application to the board.

The board will begin to review the application, an escrow account will be established, and an engineer will be retained by the town for site plan review.

Applicants will return.

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.

John D. presented the application to the board.

The board made a negative SEQRA declaration.

The board voted to waive a public hearing for the sign.

Stacey made a motion to approve the application, seconded by Beth, all in favor.

**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.

Joseph confirmed that all board members had reviewed the updated resolution regarding Special Use Permit for the Redevelopment of Blackhead Mountain Lodge.

-Confirmed.

Joseph made a motion to approve the project, seconded by Beth, all in favor. The application was unanimously approved.

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

Respectfully submitted,

Donna Vollmer

Secretary to the Planning Board, Town of Cairo, NY