

**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**

**August 07, 2025**

**The Planning Board meeting was held in Cairo Town Hall.**

**Members Present:** Joseph Hasenkopf, Ed Forrester, and Stacey Poulsen.

**Pledge of Allegiance.**

**Approval of July 10, 2025, Meeting Minutes.** Stacey made a motion to approve the minutes as written, seconded by Ed, all in favor.

**PUBLIC HEARING**

**2025-0701P Guerin and Jones Vernal Butler Rd. Tax (100.00-1-9.12)**

Applicants propose a 36’ X 70’ single story steel structure for vehicle storage.

There were no questions posed by the public.

**BUSINESS**

**2025-0701P Guerin and Jones Vernal Butler Rd. Tax (100.00-1-9.12)**

Applicants propose a 36’ X 70’ single story steel structure for vehicle storage.

The board made a negative SEQRA declaration July 2025.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

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

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

**NEW BUSINESS**

1. **2025-0702ZP Lucky Petroleum 4625 NYS Rt. 23 SP Tax ID (100.00-2-53)**

Applicants wish to renovate existing petrol station site/building/food establishment.

Applicants received a variance from the Zoning Board of Appeals on 07/28/25 for repositioning of canopy.

ZBA recommends the planning board require a ~4’ fence/buffer/headlight shield of some sort.

The board made a negative SEQRA declaration August 2025.

A public hearing was scheduled for September 2025.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter.

1. **2025-0801P Ramon & Kristina Correa 454 Main St. SP Tax(101.09-2-14)**

Applicants wish to open Pathway Martial Arts Academy.

Mats will be installed, and space be used for martial arts classes.

The board made a negative SEQRA declaration August 2025.

Stacey made a motion to waive fees, seconded by Ed, all in favor.

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

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

1. Application fee waived.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter.

**OLD BUSINESS**

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

**Not present.**

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

The resort will operate year-round.

There will be 5 units on the 3rd floor designated for employee use.

A resolution was passed July 2025 to allow applicants to demolish building.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

Respectfully submitted,

Donna M. Vollmer

Secretary to the Planning Board, Town of Cairo, NY