



TOWN OF CAIRO PLANNING BOARD

PO Box 728, Cairo, NY 12413

Chairman-Joseph Hasenkopf - phone: 518 701-4823

Email: planning@townofcairo.com

Meeting Minutes

January 7, 2021

The Planning Board meeting was held in the Town Hall.

Social Distancing Procedures were followed.

Members Present: Joseph Hasenkopf, Kevin Hicks, Beth Hansen, and Stacey Poulsen.

Pledge of Allegiance.

Approval of December 3, 2020, Meeting Minutes. The PB members reviewed the December meeting minutes. No corrections were proposed. A motion was made by Stacey to approve the minutes, seconded by Kevin, all were in favor.

Public Hearings:

1. **2020-1202 – Waldron/Pooters – Lot Line Division – Sandy Plains Rd. – (Tax ID# 67.00-5-7.1)**

Applicant presented seeking lot line adjustment.

There were no comments made by attendees.

Business:

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1. 2020-1202 – Waldron/Pooters – Lot Line Division – Sandy Plains Rd. – (Tax ID# 67.00-5-7.1)

Applicants seek 2-lot subdivision.

- a. Fees paid \$125 SU + \$30 PH
- b. Site plan approved by motion of Kevin, second by Stacey
- c. Zoning officer letter received
- d. SEQRA negative declaration confirmed
- e. Maps approved
- f. Public hearing closed by Kevin, second by Stacey

2. Horvath Communications/Airosmith Development- 53(47) Chappell Rd. - Special Use Permit – (Tax Map ID # 83.00-6-26)

Applicant (Horvath) seeks Special Use permit.

- a. \$250 Application fee paid
- b. SEQRA Negative declaration
- c. Zoning officer letter received
- d. Maps approved
- e. Special Use permit approved by motion of Stacey and second by Beth, all in favor.

3. 2020-1001 – Broder/Key Capture – Battery Energy Storage – CR 23B – (Tax Map ID# 101.00-4-30 and 101.00-4-29.22)

Applicant seeks to discuss the KCE NY 8 Project, which consists of an unmanned 20 MW battery energy storage facility along CR 23B (Main Street).

- a. Fees - \$2000 Application fee paid, Public Hearing fee of \$35 to be submitted by January to schedule PH for February.
- b. Site plan review.
- c. Zoning Officer letter.
- d. SEQRA
- e. Had long discussion on the project, applicant to come back with answers to the following items:
 - a. Cost of having the project in a dairy barn type structure – \$3.5M projected

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- b. Curb cut confirmation, need permit from Town, not yet obtained
- c. Sub division discussion, to involve Greene County and IDA
 - i. Applicant is also applying for a full IDA package including tax benefits etc.
 - ii. Pilot Program discussed – waiting on more
- d. Cost of decommissioning & \$1,039,976 bond needed, revisit every 5 years as condition of permit.
- e. Artist rendering, Stacey requests 5-7 years
- f. Pictures from Stillwater site (Kevin and Ed visited) 8ft. Ivy green fence proposed.
- g. Engineers letter with regard to contamination – unable to supply engineer statement, provided manufacturer information. Suggested Town do their own inquiry.
- h. Letter from Central Hudson on grid capacity - currently no letter and not committed to selling power to Central Hudson
- i. Landscaping plan is ok
- j. Fire department training – reaching out to set up meeting, Kevin emailed Taylor contact information.
- k. Engineer to review the project – C&S Companies have been contacted, \$5000 check coming.
 - i. John Camp, P.E., CFM
 - ii. Service Group Manager
 - iii. jcamp@cscos.com
 - iv. Office: (315) 455-2000
 - v. Direct: (315) 703-4159
 - vi. Cell: (315) 345-3428
 - vii. 499 Col. Eileen Collins Blvd.
 - viii. Syracuse, NY 13212

What happens when there is a fire, what is released to the air/soil? – No EPA regulated contaminants to be reported but will provide MSDS for suppressant makeup.

New Business:

a. 2020-1203 – Maldonado/Eagle Lake LLC – (Tax ID#)

Applicant is looking for guidance on possibly reconfiguring lot lines on pre-existing 7 lot subdivision.

Not Present as notified prior

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- b. Lumens/Holdings 3, LLC – Solar Project CR 67/Maiorana Lane – (Tax ID# 51.00-7-38)**

Absent

A motion to adjourn the meeting was made by Stacey, seconded by Kevin, all were in favor and the meeting adjourned.

Respectfully submitted,
Donna M. Vollmer