

**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**

**May 02, 2024**

**The Planning Board meeting will be held in the cafeteria of Cairo Elementary.**

**Members Present:** Joseph Hasenkopf, Allen Veverka, Ed Forrester, Beth Hansen, Kevin Hicks, and Richard Lorenz (Alternate)

**Pledge of Allegiance.**

**Approval of April 04, 2024, Meeting Minutes.** Ed made a motion to approve the minutes as written, seconded by Kevin, all were in favor.

**Public Hearings:**

1. **2024-0401P Marjorie Juszczak 2754 CR 23B SUP Tax(101.00-2-63)**

Applicant wishes to change food truck to stationary building.

Applicant received a variance from Zoning Board of Appeals for a 20’ rear variance on 3/06/24.

Marjorie presented her project to the public.

A Neighbor asked for clarification on location of new building. He then stated he has no objection to the new building.

1. **2024-0402P Central Hudson 7482 & 7496 Route 32 SUP Tax(101.00-4-24, 18)**

Central Hudson requests Special Use Permit to expand existing utility substation on land they currently own.

D. Tompkins presented the project.

Rich L. asked if they had started construction yet. A: Demolition has begun, as there is a permit for that.

1. **2024-0302ZP Mid-hudson Cable/Arnie Cavallaro 279 Roosevelt Ave. SUB Tax(82.02-3-9)**

Applicants requesting subdivision for parcel housing unmanned cablevision hub.

Applicants received 1.8 acre variance from Zoning Board of Appeals on 3/26/24.

Christian presented the project along with Arnie C.

No questions were posed by the public.

**BUSINESS**

1. **2024-0401P Marjorie Juszczak 2754 CR 23B SUP Tax(101.00-2-63)**

Applicant wishes to change food truck to stationary building.

Applicant received a variance from Zoning Board of Appeals for a 20’ rear variance on 3/06/24.

a. Application fee paid.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Kevin made a motion to close the public hearing, seconded by Liz.

Kevin made a motion to approve the project, seconded by Liz, all were in favor.

1. **2024-0402P Central Hudson 7482 & 7496 Route 32 SUP Tax(101.00-4-24, 18)**

Central Hudson requests Special Use Permit to expand existing utility substation on land they currently own.

a. Application fee paid.

b. Site plan received.

c. Special use permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

Allen made a motion to approve the project, seconded by Rich, all were in favor.

1. **2024-0302ZP Mid-hudson Cable/Arnie Cavallaro 279 Roosevelt Ave. SUB Tax(82.02-3-9)**

Applicants requesting subdivision for parcel housing unmanned cablevision hub.

Applicants received 1.8 acre variance from Zoning Board of Appeals on 3/26/24.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Kevin made a motion to close the public hearing, seconded by Allen.

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

**NEW BUSINESS**

1. **2024-0501P Mahayana Buddhist Temple/Proper & O’Leary Engineering 710 Ira Vail Rd. SUP Tax: (85.00-4-35,36)**

Applicants wish to replace existing structures to establish yoga pavilion and Temple.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

Al MacDonald of Santo and Associates, Austin Leonard, and Elliot Fishman presented the project to the board.

This is for private use.

The Yoga pavilion is 1000 ft from Ira Vail.

The buildings are comparable in size to the buildings that are being removed.

No update to septic system currently.

A public hearing has been scheduled for June.

1. **2024-0502P Sandberg & Gardner/Santo Associates 952 Ira Vail Rd. SUB Tax (85.00-1-13.2& 85.00-1-15)**

Applicants wish to split a 0.881-acre parcel from a 9.33-acre parcel and combine it with a 2.100 acres to form one 2.981 parcel.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

Al MacDonald presented the project to the board.

A public hearing was scheduled for June.

1. **2024-0503P Kathleen Huffman/The Dapper Dog 457 Main Street SUP Tax(101.09-1-11)**

Applicant wishes to establish dog grooming business in shop on Main Street.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

The applicant had been before the board previously and has since completed their application.

Allen made a motion to waive a public hearing, seconded by Kevin, all were in favor.

Kevin made a motion to approve the project, seconded by Allen, all were in favor.

1. **2024-0504P Yuliya Benoit/The Art Hub 467 Main Street SUP Tax(101.09-1-18)**

Applicant requests special use/change of use for 3000 sq ft combined retail and art studio use, parking on Main St. existing, available off-street parking available behind building.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

Applicant presented change of use to the board as well as provided a picture of proposed vinyl sign.

Allen made a motion to waive a public hearing, seconded by Kevin, all in favor.

Kevin made a motion to approve the project, seconded by Allen, 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.

Applicants will be present to address the Board and take questions or comments from the public. A new submission will be presented at this time.

a. Application fee paid.

b. Site plan received.

c. Special use permit Application received.

d. Zoning officer letter received.

e. SEQRA: Planning Board has passed a resolution stating their intent to declare Planning Board Lead Agency.

Resolution presented by Allen, seconded by Ed, all in favor.

f. An independent engineer has been appointed by the Planning Board.

**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.

All submissions made by the applicants will be made available on the Town of Cairo website as of 5/16/2024.