

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Agenda**

**July 11, 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 June 13, 2024, Meeting Minutes.**

PLEASE REFRAIN FROM TALKING DURING THE MEETING SO THAT ALL SPEAKERS MAY BE HEARD.

**Public Hearings:**

1. **2024-0604P Zachary Barriga/Catskill Mountain Springs 404 Winter Clove Rd. SP Tax(135.00-2-12)**

Applicants propose operating a recreation business where they will host yoga and fitness classes for the community as well as offer massages and wellness treatments.

1. **2024-0606P Whip-o-Will Campground 644 CR 31 SUP Tax(100.00-5-45)**

Applicant wishes to expand existing campground by additional 8 new sites and renovation of 11 existing sites.

**BUSINESS**

1. **2024-0604P Zachary Barriga/Catskill Mountain Springs 404 Winter Clove Rd. SP Tax(135.00-2-12)**

Applicants propose operating a recreation business where they will host yoga and fitness classes for the community as well as offer massages and wellness treatments.

a. Application fee paid.

b. Site plan received.

c. Permit application received.

d. Zoning officer letter received.

e. SEQRA.

1. **2024-0606P Whip-o-Will Campground 644 CR 31 SUP Tax(100.00-5-45)**

Applicant wishes to expand existing campground by additional 8 new sites and renovation of 11 existing sites.

a. Application fee paid.

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

e. SEQRA.

**NEW BUSINESS**

1. **2024-0605P John Cochran/Charles Holtz, PLS 663 Route 41 SUB Tax(67.00-1-26)**

Applicants propose subdividing 6.02 acre lot into two parcels. A vacant lot of 2.02 acre parcel and a four acre parcel with existing house.

a. Application fee due.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

**2. 2024-0701P Chad Paliotta/Storybrook Hollow 194 Rt 145 SUP Tax (83.04-2-10)**

Applicant proposes adding a PV roof mounted solar array to existing retail space.

a. Application fee due.

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

e. SEQRA.

**3. 2024-0702P Wachtel & Riozzi/Holtz Surveying Grove Street SUB Tax(101.05-2-27)**

Applicant plans to subdivide a 4.7 acre parcel into 3 lots with a proposed private road.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

**4. 2024-0703P Michael Wetherbee/C-D Central Schools 424 Main Street SUP Tax(101.10-2-1)**

**POSTPONED 8/24**

Applicants propose a roof top solar array and the installation of a ground mount solar array, requiring a Special Use Permit.

a. Application fee due.

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

e. SEQRA.

**5. 2024-0704P Sonjia Ashley/SO Earth 7274 Rt. 32 SP Tax( 101.04-1-9)**

Applicant proposes a retail business over 4000 sq. ft. to include plant nursery, work studio, gardens and pottery studio.

a. Application fee due.

b. Site plan received.

c. Application received.

d. Zoning officer letter received.

**6. 2024-0705P Coyne 330 N. Bald Hills Rd. SUB Tax(117.00-1-37)**

Applicant wishes to subdivide existing lot into two lots.

a. Application fee paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

**7. 2024-0706P Weidanz Indian Ridge Rd. SUB Tax(102.00-2-20)**

Applicant wishes to subdivide existing lot into three lots.

a. Application fee due.

b. Site plan received.

c. Subdivision permit 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.

Applicants will be present to address the Board and collect questions or comments from the public.

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 are available on the Town of Cairo website as of 5/16/2024.

A new submission was made 7/1/2024 and will presented.