

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

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

**Meeting Minutes**

**July 11, 2024**

**The Planning Board meeting was 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.** Kevin made a motion to confirm the minutes as written, seconded by Beth, all in favor.

**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 26 new 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.

Building was formerly an Opera House.

No comments from the public.

a. Application fee paid.

b. Site plan received.

c. Permit application received.

d. Zoning officer letter received.

e. SEQRA negative.

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

Kevin made a motion approve the project, seconded by Beth, all in favor.

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

Applicant wishes to expand existing campground by additional 26 new sites.

Neighbor questions:

Q: Will this project affect the water supply with new septic and wells?

A: No. Project is 100’ from water source, the pond is aquifer. Applicant states they have more water than they can use.

Q: Which direction is the project?

A: lands formerly owned by Bob Weir.

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 Kevin.

Allen made a motion approve the project, seconded by Beth, all in favor.

**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.

Everything will have frontage on Lake Mills Rd.

The 2.02 lot is to remain vacant. Before building on said lot, applicant must return to planning board for approval.

a. Application fee due.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

A public hearing has been scheduled for August 1 2024.

**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.

Array faces SW where primary visibility will be.

There will be fire access from multiple locations.

All black panels in a brick pattern, will look integrated to roof.

a. Application fee paid.

b. Site plan received.

c. Special Use permit application received.

d. Zoning officer letter received.

e. SEQRA.

A public hearing has been scheduled for August 1 2024.

**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 buildable lots with a proposed private road, owned by Lot 1.

a. Application fee due.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

A public hearing has been scheduled for August 1 2024.

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

**POSTPONED**

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.

Main entrance on Route 32.

Plans to build a tool shed and work studio.

No plans to add septic or well(s).

Allen suggests talking to building inspector about potential State easement in back.

a. Application fee paid.

b. Site plan received.

c. Application received.

d. Zoning officer letter received.

A public hearing has been scheduled for August 1 2024.

**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.

A public hearing has been scheduled for August 1 2024.

**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 paid.

b. Site plan received.

c. Subdivision permit application received.

d. Zoning officer letter received.

e. SEQRA.

A public hearing has been scheduled for August 1 2024.

Joseph made an announcement addressing the Save Round Top petition, it is being looked in to and will be corrected.

Similar to prior months he asked that we do not have repeat questions, so there is enough time for everyone to speak.

Speakers were asked to restrict their time to 3 minutes each, so all will be heard.

**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.

Frank A. (public commenter) made comparisons between BHML and a Wildflower Resort in Gardinier, Ny. He noted that this project will increase neighboring property values, but he disagrees.

Frank A. questioned Board Members about their potential conflict of interest, and threatened have articles published in the news.

Jen S. wants permits in hand before approval.

Jen made some comparisons to the Mohonk Mountain House, and their 286 room resort.

Jen questioned the last time this board had made a positive declaration, the board does not recall making a positive declaration in recent past.

Jen will submit a traffic report she has drawn up with information she has compiled which determined a 700% increase in traffic flow.

Allen made a motion to dismiss the meeting, seconded by Kevin, all were in favor.

Respectfully submitted,

Donna Vollmer

secretary