

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf - phone: 518 701-4823**

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

**Meeting Minutes**

**August 02, 2021**

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

**Members Present:** Joseph Hasenkopf, Ed Forrester, Allen Veverka, Beth Hansen,

Kevin Hicks and Christopher Keff (Alternate)

**Pledge of Allegiance.**

**Approval of July, 2021, Meeting Minutes.** There are no corrections to be made to the minutes. A motion was made by Chris to approve the minutes, seconded by Ed, all are in favor.

**Public Hearings:**

1. **2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane Tax Map ID #51.00-7-38**

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118-acre parcel referenced above.

Applicant presented the project to the public; no comments or questions were presented.

1. **2021 – 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax ID – (83.03-3-7 & 83.03-3-6)**

**Absent in May**

Applicant wishes to adjust existing lot lines ½ an acre, project proposed to board by Santo Associates.

1. **2021 – 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID – (67.00-5-25.11-1)**

**Absent in May.**

Applicant wishes to make upgrades to existing cell tower.

1. **2021-0602 Cage/Keith 1080 Hearts content Rd. Subdivision Tax ID# (135.00-3-1.111)**

Applicant wishes to divide existing 135 acre lot into two lots.

1. **2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2)**

Applicant wishes to adjust existing lot line.

1. **2021-0605 Joseph Veverka Route 23 (Acra) Special Use Permit Tax ID# (82.00-1-46)**

Applicant wishes to install storage unit on site. Allen V. proposed the project to the board.

1. **2021-0606 Elise Spring 62 Silver Spur Rd. Sub-division Tax ID#(118.00-2-26 & 118.00-2-25.1)**

Applicant wishes to adjust existing lot lines by three acres.

1. **2021-0601A Kaaterskill Associates/Coletti CR 23B & Birch Hill Dr. Subdivision Tax (101.00-2-35)**

Applicant wishes to transfer 0.21 acres from tax map (101.00-2-36) to tax map (101.00-2-35).

**BUSINESS**

1. **2020-1204 Lumens Holdings 3, LLC - Solar project CR 67/ Maiorana Lane Tax Map ID #51.00-7-38**

Applicant wishes to install an 8-acre, 2.0-megawatt utility-scale solar energy system on the 118-acre parcel referenced above.

Full plan, including a fence around inverter due at or before public hearing in July on the project.

a. Fees both received.

b. Site plan received.

c. Subdivision Application received.

d. Zoning officer letter received.

e. SEQRA complete.

f. Solar amendment details, Delaware Engineering

0.005% of town.

g. The 2-megawatt unit will be moved 250 ft. south from original application declaration at request of landowner.

h. Plan is to be revised in the back regarding the fence.

1. **2021 – 0504 Esposito/Kotsis 160 Old Route 23 Subdivision Tax ID – (83.03-3-7 & 83.03-3-6)**

**Absent in May**

Applicant wishes to adjust existing lot lines ½ an acre, project proposed to board by Santo Associates.

1. Fees paid
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA.
6. **2021 – 0503 AT&T/ American Tower Corp. 1179 Rt.67 Tax ID – (67.00-5-25.11-1)**

**Absent in May.**

Applicant wishes to make upgrades to existing cell tower.

1. All Fees to be received.
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter received.
5. SEQRA complete.
6. **2021-0602 Cage/Keith 1080 Hearts content Rd. Subdivision Tax ID# (135.00-3-1.111)**

**Not Present June**

Applicant wishes to divide existing 135 acre lot into two lots.

1. Fees
2. Site plan received.
3. Subdivision Application received.
4. Zoning officer letter.
5. SEQRA.
6. **2021-0604 Gregory Cooke 452 & 455 CR 67 Subdivision Tax ID# (102.03-3-2)**

Applicant wishes to adjust existing lot line.

a. Fees

b. Site Plan Received.

c. Application received.

d. Zoning officer letter.

e. SEQRA

Applicants returning with maps after property is surveyed.

1. **2021-0605 Joseph Veverka Route 23 (Acra) Special Use Permit Tax ID# (82.00-1-46)**

Applicant wishes to install storage unit on site. Allen V. proposed the project to the board.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA
6. **2021-0606 Elise Spring 62 Silver Spur Rd. Sub-division Tax ID#(118.00-2-26 & 118.00-2-25.1)**

Applicant wishes to adjust existing lot lines by three acres.

1. All Fees paid.
2. Site plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA complete.
6. **2021-06 Kaaterskill Associates/Coletti CR 23B & Birch Hill Dr. Subdivision Tax (101.00-2-35)**

Applicant wishes to transfer 0.21 acres from tax map (101.00-2-36) to tax map (101.00-2-35).

1. All Fees received. (Dropped at town hall on 6/4/2021).
2. Site plan received.
3. Application received.
4. Zoning Officer Letter
5. SEQRA complete.
6. **2021-0608 Tobin/Regnier 527 Main St. Special Use Tax (101.05-6-19)**

A "Lampworks" business has been operating at this location for a couple of months now without site plan approval.

Applicant wishes to get approval for it and 2 other businesses, and approval for signs.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA
6. **2021-0609 Kaaterskill Associates/Demarest Bailey Rd. Purling Subdivision Tax ID (99.00-2-25)**

Applicant wishes to divide a 22.37-acre lot into four lots. Lot 1: 2.95-acre, Lot 2: 4.76-acre, Lot 3: 7.52 acre and Lot 4: 7.15 acre.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter not received as applicant advised there may be changes to current survey.
5. SEQRA
6. **2021-0610 Lindsey Weidhorn/Darrin Elsom Special Use Permit Tax ( 83.04-2-27)**

Applicant wishes to request a change of use from single family to multi family with a Country Inn.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA
6. **2021-0611 Sandra Landon 95 Jones Rd. Tax ID (116.00-2-38)**
7. Fees
8. Site Plan.
9. Application.
10. Zoning officer letter.
11. SEQRA
12. **2021-0612 Lucille Bertone/Terrace Manor Terrace Manor Rd. Special Use Permit Tax ID (119.00-6-4)**

Applicant wishes to add another manufactured home site to Terrace Manor Manufactured Home Park.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA
6. **2021-0613 Timely Signs/ Dr. Schneider’s office Special Use Permit 130 Main St. Tax ID (101.00-2-37.21)**

Applicant wishes to replace a sign at their office building.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter received.
5. SEQRA
6. **2021-0614 Robert Fritze 384 Edison Timmerman Rd. Subdivision Tax ID (65.00-4-13)**

Applicant wishes to divide current lot into two lots.

1. Fees
2. Site Plan received.
3. Application received.
4. Zoning officer letter.
5. SEQRA