

**TOWN OF CAIRO PLANNING BOARD**

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

**Chairman-Joseph Hasenkopf**

**Email:** **planning@townofcairo.com**

**Meeting Minutes**

 **September 04, 2025**

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

**Members Present:** Joseph Hasenkopf, Elizabeth Hansen, Ed Forrester, Stacey Poulsen and Ray Pacifico (alternate).

**Pledge of Allegiance.**

**Approval of August 07, 2025, Meeting Minutes.**

**PUBLIC HEARING**

1. **2025-0702ZP Lucky Petroleum 4625 NYS Rt. 23 SP Tax ID (100.00-2-53)**

Applicants wish to renovate existing petrol station site/building/food establishment.

Stacey asked if there is currently parking in front of the building.

Yes

What are the hours of operation?

5am-12am

No additional questions were posed by the public.

**BUSINESS**

1. **2025-0702ZP Lucky Petroleum 4625 NYS Rt. 23 SP Tax ID (100.00-2-53)**

Applicants wish to renovate existing petrol station site/building/food establishment.

Applicants received a variance from the Zoning Board of Appeals on 07/28/25 for repositioning of canopy.

ZBA recommends the planning board require a ~4’ fence/buffer/headlight shield of some sort.

The board made a negative SEQR declaration August 07, 2025.

1. Application fee paid.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

Stacey made a motion to close the public hearing, seconded by Ed, all were in favor.

Stacey made a motion to approve the project, seconded by Beth, all were in favor.

**NEW BUSINESS**

1. **2025-0901P Gas Land Petroleum, Inc. 189 Main St. SP Tax(101.00-4-23)**

Applicants wish to open and operate a retail business less than 4000 sq. ft. as permitted by site plan law.

1. Application fee is due.

b. Site plan received.

c. Site Plan application received.

d. Zoning officer letter received.

e. SEQRA

Thomas presented preliminary site plan to the board.

There are currently 7 parking spaces and 1-ADA space.

Project will require multiple variances for existing non-conforming specs.

The building is a Frank Lloyd Wright piece, architecturally significant.

Will use identical existing footprint.

Not on Cairo water or sewer currently, board would like it to be.

Joseph would like to see building restored.

Joseph would like to see lots combined and second building restored.

Joseph requests the potential name be changed from Cannabis to Dispensary.

The board wants more parking, as it will relieve potential congestion to 23/23B.

Joseph wants to know the applicant’s intention for all buildings and attached lots.

Stacey made a motion to end the meeting, seconded by Ed, all in favor.

Respectfully submitted,

Donna Vollmer, Secretary to the Planning Board, Town of Cairo.