



**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**  
**March 05, 2026**

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

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

**Pledge of Allegiance.**

**Approval of February 05, 2026, Meeting Minutes.** Ed made a motion to accept the minutes as written, seconded by Beth, all were in favor.

**PUBLIC HEARING**

- 1. 2026-0203P      Glens Falls House    230 Winter Clove Rd.    SUP    Tax**  
**(135.00-2-38)**

Applicants wish to make renovations and improve existing tavern.  
Jon P. presented the plan to the public.  
He intends to make code upgrades and add ADA compliant facilities.  
There were no questions posed by the public.

**BUSINESS**

**2. 2026-0203P                    Glens Falls House    230 Winter Clove Rd.    SUP    Tax**  
**(135.00-2-38)**

Applicants wish to make renovations and improve existing tavern.

SEQR negative

- a.     Application fee paid.
- b.     Site plan received.
- c.     Site Plan application received.
- d.     Zoning officer letter received.

There were no questions posed by the Board.

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

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

**NEW BUSINESS**

**1. 2026-0301P    Galen Joseph-Hunter/Wave Farm    5662 Rt 23                    Tax**  
**(82.00-1-19.2)**

Applicants wish to use existing 12 X 24 shed for a sound studio/gallery.

SEQR Negative

- a.     Application fee paid.
- b.     Site plan received.
- c.     Site Plan application received.
- d.     Zoning officer letter received.

Beth made a motion to waive a public hearing, seconded by Ed, all in favor.

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

**2. 2026-0302P Gabriele/Kaaterskill Associates Elizabeth Terrace LLR  
Tax (83.00-5-29,30,32)**

Applicants propose a lot line revision.

SEQR Negative

- a. Application fee paid.
- b. Site plan received.
- c. Site Plan application received.
- d. Zoning officer letter received.

John presented the application to the Board.  
A public hearing was scheduled for April 2026.

**3. 2026-0303P Schmucl Chapler/Acra Manor 487 & 489 Old Rt 23 SUP  
Tax(82.04-6-23)**

Applicants wish to install State Pollution Discharge Elimination System (SPDES) and seek approval relocate on site septic system and associated leach field.

Applicants also seek approval to operate seasonal children's summer camp operation.

- a. Application fee.
- b. Site plan received.
- c. Site Plan application received.
- d. Zoning officer letter received.
- e. SEQRA

Henry J with LaMont Engineers will lead the application regarding wastewater/elimination plans.

Applicants will return with more detailed and complete plans in the future.

**4. 2026-0304P First Rock Equities/Andy Yllanes 320 Polly's Rock Rd. SUP  
Tax(135.00-3-43.2)**

Applicants wish to add one (4) bedroom apartment to existing twelve (1) bedroom apartment in a multi-family dwelling unit.

SEQR Negative

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- a. Application fee paid.
- b. Site plan received.
- c. Site Plan application received.
- d. Zoning officer letter received.

Allen requests a letter regarding the septic system.  
Engineering review forthcoming.  
A public hearing was scheduled for April 2026.

**OLD BUSINESS**

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

Applicants wish to open a retail business less than 4000 sq. ft. as permitted by site plan law.  
An area variance was approved by the ZBA on 1/20/2026.

- a. Application fee paid.
- b. Site plan received.
- c. Site Plan application received.
- d. Zoning officer letter received.
- e. SEQRA

18 parking spaces proposed.

A refuse enclosure.

Loading dock.

Existing well and septic from residence to be utilized with demolition of residence.

A public hearing is scheduled for April 9, 2026.

Beth made a motion to end the meeting, seconded by Allen, all were in favor.

Respectfully submitted,

Donna Vollmer

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Secretary to the Planning Board, Town of Cairo, NY