TOWN OF CAIRO ZONING BOARD OF APPEALS
PO Box 728, Cairo, NY 12413
Chairman-Robert Hasenkopf

Meeting Agenda
August 18, 2026

The Zoning Board of Appeals meeting will be held in the Town Hall.

Members Present: Robert Hasenkopf, Daniel Joyce, Ryan VanDenburgh, Elise Spring and Harold Dedrick.

Pledge of Allegiance.

Hearings:

1. **2026-0820Z Brittany Novak 883 Rudolph Weir Jr. Rd. Area variance Tax (85.00-3-19.1)**

The Town of Cairo Zoning Enforcement Office has denied an application for a proposed 10' x 11'6" front open deck for the following reasons. As Per the Town of Cairo Zoning Law, dated June 5th, 2017.

The 10' x 11'- 6" proposed front open deck in question is 28-feet from the centerline of the road and does not meet the front setback requirement of 65-feet.

Section V. Lot size - C. - Front, rear and side setback requirements
[1] Front setback: 65 feet minimum as measured from the center of the roadway or right-of-way.
[2] Side and rear setbacks: 25 feet minimum as measured from the property line.

(c.) Setback distances for lots with frontage on two or more public or private roadways or right-of-way shall be 65 feet as measured from the center line of each such roadway or right-of-way.

a. Fees due: $195.72

2. **2026-0721Z Jamie Garcia 248 Caniff Rd. APPEAL Tax(67.00-6-2.2)**

Jamie Garcia is challenging the Notice of Violation issued by the Code Enforcement Officer (Stacy Sprague) on June 17, 2026.

The Notice of Violation was issued after a complaint determined that the property was in violation of The Ordinance for the Regulation of Mobile Homes and Mobile Home Parks and Travel Trailers and Trailer Camps of The Town of Cairo, New York, Adopted December 22, 1970 and Published January 22, 1971. The determination was based upon her inspection of the property, a review of the municipal records, and the applicable provisions of this Local Law.

The record supports the conclusion that:

The property is located within the Rural Residential (RR) zoning district. The conditions observed on the property constitute a violation of:

Section 11.1 Travel Trailer located outside of Trailer Camps (attached)

The Notice of Violation accurately identifies the nature of the violation and the actions necessary to achieve compliance.

b. Fees due: $121.80