



Minutes

Town of Cairo

Monday October 5th, 2026

Town Board Meeting @ 7:00PM

Location: Town Hall Meeting Room

DRAFT

The Town Board of the Town of Cairo met for a Town Board Meeting @ 6:59PM on Monday October 5th 2026, at the Town Hall, Main Street, Cairo, New York. Attendees Pledge Allegiance to the Flag.

Attendance: Supervisor Bogins, Council Member Flaherty, Council Member VanDenburgh.

Absent: Council Member Brandow, Council Member Murphy.

Minutes:

Sept. 16th, 2026

NO PRESENT QUORUM TO VOTE

New Business:

- Sept. 11th, 2001 Recognition
 - Fire Department and Ambulance members honored for responding during 9/11, 25 years later
 - Individuals recognized: Brian Lewis, Ken Goetz, Lenny Asaro, PJ Pugsley, Ed Brandt, Rick Sanfield, Bill Mirando
- Tentative Budget Presentation
 - Friday Sept. 9th, 2026 @ 7:00PM
- Executive Session – Ambulance Personnel
 - Offered by Council Member VanDenburgh and seconded by Council Member Flaherty
 - Opened @ 7:39PM
 - Offered by Council Member Flaherty and seconded by Council Member VanDenburgh.
 - Closed @ 8:16PM

Correspondence:

- BAR Member Resignation
 - 'I will be ending my BAR Term on 9.30.26 and resigning.
Thank You for Everything. H. Marcolina'
- Fire Prevention Week
 - October 4-10, 2026

584 Main Street:

- Ralph submitted application on time, but engineer unresponsive since August
 - No building permit can be issued without complete plans

- Ralph to be placed on November Monday meeting agenda; Tal to send notification

Grant Writer:

- Park survey needed urgently: full boundary survey including Shingle Kill, for flood mitigation, pavilion, and future grants
 - Reusable asset, like the income survey that cost \$8K but unlocked \$50K in funding
 - Income surveys also submitted for Agra, Pearling, Round Top, and South Carolina
- USDA Small Rural Business Enterprise Grant proposed as strong fit
 - For businesses under \$1M/year; town would be the applicant and filter funds
 - Removes burden of state financial paperwork from individual business owners
- Workforce development flagged as a cross-cutting priority for grant applications
 - NY State wants job creation and tourism; internships and apprenticeships could satisfy both
 - Example: Arin (new owner of the Flying A garage in Cairo) could host construction apprentices from Columbia Greene/Questar
- Accessory Dwelling Units (ADUs) proposed as a workshop topic
 - Involves zoning review; 10-year commitment, not short-term rental
 - Workshop dates to be identified
- RFQ for ball fields confirmed needed; grant RFQ already set

Public Comments:

- R. Pacfico
 - Cera's Motel: commercial/residential zoning concerns. Two-family residential use in a commercial zone, does not require planning board review
 - Sunside Inn: stop work order in place since last winter
 - Cedar Terrace: approaching approval for 40 new motel units
 - Concern raised that Lange's is advertising hotel units as apartments (repeat issue)
 - Solar project (Cairo-Durham School District): stormwater and emergency vehicle access issues since installation
 - School operates under state education law. Town to contact DEC to flag health and safety concerns
 - Supervisor Bogins will contact the Superintendent.

Resolution No. 2026-167 "Authorizing the Implementation and Funding of the Costs of 100% of the Costs of a Transportation Project, Which May Be Eligible for Federal-Aid and/or State-Aid, or Reimbursement from Bridge NY Funds"

Offered by Supervisor Bogins and seconded by Council Member Flaherty.

WHEREAS, a project for the Bridge NY/Culvert NY, BIN 2200580 Polly Rock Road over Kiskatom Brook, Bridge Replacement, Town of Cairo, PIN 1762.02/D042022 (the Project) is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 95% Federal funds and 5% non-federal funds; and

WHEREAS, the Town of Cairo will design, let and construct the Project: and

WHEREAS, the Town of Cairo desires to advance the Project by making a commitment of 100% of the costs of the work for the Project or portions thereof.

NOW, THEREFORE, the Town Council, duly convened does hereby

RESOLVE, that the Town Council hereby approves the above- subject Project; and it is hereby further

RESOLVED, that the Town Council hereby authorizes the Town of Cairo to pay 100% of the cost of Design, Right of Way and Construction phases of work for the Project or portions thereof, with the

understanding that qualified costs may be eligible for federal-aid, state-aid, or reimbursement from Bridge NY funds; and it is further

RESOLVED, that the sum of \$ 1,017,010.00 (One Million and seventeen hundred and ten dollars and zero cents) is hereby appropriated from _____ [or, appropriated pursuant to _____] and made available to cover the cost of participation in the above phase(s) of the Project; and it is further

RESOLVED, that the Town Council hereby agrees that the Town of Cairo shall be responsible for all costs of the Project which exceeds the amount of the Bridge NY funding awarded to the Town of Cairo; and it is further

RESOLVED, that in the event the Project costs not covered by federal-aid, state-aid, or Bridge NY funding exceed the amount appropriated above, the Town Council of the Town of Cairo shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof; and it is further **RESOLVED**, that the Town Council of the Town of Cairo hereby agrees that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further

RESOLVED, that the Supervisor of the Town of Cairo be and is hereby authorized to execute all necessary agreements, certifications or reimbursement requests for federal-aid and/or state-aid with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the Town of Cairo's funding of Project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible; and it is further

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further

RESOLVED, this Resolution shall take effect immediately.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-168 “Greene County Balancing Test”

Offered by Council Member Flaherty and seconded by Council Member VanDenburgh.

WHEREAS, the Town of Cairo (the “Town”) and County of Greene (the “County”), entered into an Intermunicipal Agreement dated April 16th, 2025, a copy of which is attached hereto Exhibit A. The purpose of the project is to renovate and establish a modern Senior Center offering activities and meals to senior citizens and other programs. Additionally, the project will expand the existing water and sewer infrastructure network and respective districts in conjunction therewith; and

WHEREAS, the Town desires to conduct a balancing of public interests test to determine whether the project shall be exempt from the Town's land use laws; and

WHEREAS, the Town relies on case law, with regard to the balance of interest test which exempts a public project from local land use regulations, In the Matter of the County of Monroe, 72 NY2d 338 (1998); and

WHEREAS, the County is a municipal corporation duly formed under the laws of the State of New York in which the Town of Cairo is wholly located and the services proposed by the project represent a significant benefit for both the Town of Cairo and the County of Greene; and

WHEREAS, specifically the project will include partial demolition and renovation of an existing structure, parking lot surface improvements, outdoor lighting installation along with municipal water and sewer infrastructure, and district expansions. The project will be located on an approximate 2.00-acre parcel located at 7485 County Route 32, Cairo NY bearing tax map number 101.00-5-7 located in a Commercial (C) Zone, as that term is defined in the Town of Cairo zoning law; and

WHEREAS, “Municipal Use” is a permitted use in the Commercial (C) Zone; and

WHEREAS, the Town caused the matter to be placed on the agenda during a regular Town Board meeting allowing the public an opportunity to be heard. All members of the public commented in a very positive way on the project.

WHEREAS, following a discussion and analysis of the aforementioned issues and testimony, Councilperson _____ offered a motion which was seconded by Councilperson _____ and carried:

NOW, THEREFORE, BE IT RESOLVED, that the Town Board finds that the Legislative intent as it relates to this matter is found in the 2008 Comprehensive Plan and the Zoning Law of the Town of Cairo. The Comprehensive Plan identifies several strengths and weaknesses throughout the Town and specifically cites, at page 9, as one of the strengths that County Offices are located within the Town. Further, the Comprehensive Plan at pages 21 through 38 identify various goals that are consistent with the proposed project to wit; "Progressive economic development programs that will support and enhance the quality of life of residents"; "Active involvement of volunteers in civic and community promotion will be increased"; "Additional recreational opportunities will be created...to provide organized activities and facilities"; and "[The Town of Cairo] will...improve the administration, implementation, and enforcement of local laws and public services."

IT IS FURTHER RESOLVED, that the Town of Cairo Comprehensive Plan supports this project.

IT IS FURTHER RESOLVED, that the project is located in a Commercial (C) Zone consistent with its intended use. The Legislative intent and actual impact of the Zoning Law was to allow for municipal uses, as defined in the Zoning Law, to be used in the zone. The testimony and project materials show that the proposed project is a municipal use. The Zoning Law defines the term "municipal use" as "Any use related to municipal functions as authorized by the Town Board." Thus, the Board finds that the project is consistent with legislative intent within the Town; and

IT IS FURTHER RESOLVED, that the Town Board finds that the nature and scope of the instrumentality seeking immunity, the kind of function or land use involved and the extent of the public interest to be served are as follows: the County is a municipal corporation duly formed under the laws of the State of New York in which the Town of Cairo is located and the service proposed to be offered by the project will benefit both the residents of the Town of Cairo and the County; and

IT IS FURTHER RESOLVED, that the Town Board finds that the effect local land use regulation would have on the project would be minimal since, as discussed above, the proposed use of the project fits squarely into the permitted use of the Commercial (C) Zone in which it is located as a municipal use. Thus, only a site plan review would be required of the project as dictated by the Town of Cairo Site Plan Law. The project materials show that the County has already created sufficient plans to address all typical site plan review issues; and

IT IS FURTHER RESOLVED, that the Town Board finds that there will be no negative impacts on legitimate local interests since the project is located in an appropriate zone for its proposed use, has adequate site distance, is consistent with surrounding land uses, and would expand the availability of municipal water and sewer infrastructure. Lastly, notwithstanding any grant of exemption from the Town's Zoning Law, the Town must still comply with NYSDEC stormwater prevention requirements, SEQRA, NYSDOT permitting, NYSDOH, and Greene County Department of Human Services requirements. The Town itself reviewed the scope of proposed project and has declared that this proposed action is considered Type II under 6 NYCRR Part 617.5, and thereby is not required to take further action nor holds any additional responsibility for environmental review pursuant to 6 NYCRR Part 617.6.

IT IS FURTHER RESOLVED, that the Town Board finds that while there is an existing and active senior center in Acra located within the municipal boundaries of the Town, the Town has deemed the building to be insufficient for the current and future needs of its senior citizens. The Town Board finds that there are no alternative locations for the facility in less restrictive zoning areas and that there are no alternative methods of providing the needed improvement. Indeed, as set forth above, the parcel is located in a Commercial (C) Zone where the proposed senior center is allowed as a permitted use. Further, the members of the County, in

conjunction with members from the Town, presented testimony at the Town Board meeting with regard to their extensive unsuccessful efforts to locate land in other locations on which to bring this project to fruition over the past several years; and

IT IS FURTHER RESOLVED, that the Town Board finds there has been and shall continue to be intergovernmental participation and cooperation relative to the project development process; and

IT IS FURTHER RESOLVED, that the Town Board finds that there has been ample opportunity for the public and others to be heard. The project was discussed in an open meeting at the Town Board's regular meeting, following notice thereof being published in the Town's official newspaper. Further, the public has had ample chance to be heard during the public hearing required by the proposed extension of the sewer and water district consistent with the project scope.; and

IT IS FURTHER RESOLVED, that the Town Board of Cairo hereby finds that upon the balancing of all factors in relation to the applications of the Town, for the project to partially demolish an existing structure, conduct renovations to the remaining structure, parking lot paving, lighting installation, public water and sewer extension and connections, and public water and sewer district expansions is exempt from the applicability of the Town of Cairo land use regulations; and

BE IT FURTHER RESOLVED, that the Town Clerk is directed to file this Resolution in the appropriate index within five (5) business days.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-169 “To Adopt a Negative Declaration Under SEQRA on Local #4 of 2026 New Solar Regulations”

Offered by Supervisor Bogins and seconded by Council Member VanDenburgh.

WHEREAS, the Town Board of the Town of Cairo has determined that it is necessary and in the best interest of the residents of the Town to adopt new solar regulations with a further local law which requires a public hearing, and

WHEREAS, the Town Board has taken the required “hard look” at all possible environmental impacts of the proposed law.

NOW THEREFORE, BE IT RESOLVED, that the Town of Cairo hereby adopts a Negative Declaration having determined that adoption of the law will have no potential significant negative environmental impacts.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-170 “To Set Put Hearing for Comment on Local Law #4 of 2026 New Solar Regulations”

Offered by Supervisor Bogins and seconded by Council Member Flaherty.

WHEREAS, the Town Board of the Town of Cairo has determined that it is necessary and in the best interest of the residents of the Town to adopt new solar regulations with a further local law which requires a public hearing.

NOW THEREFORE, BE IT RESOLVED, that the Town of Cairo shall hold a public hearing to accept comments on the enactment of a local adopting Local Law #4 of 2026 October 21, 2026, at 7PM at the Cairo Town Hall.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-171 “Authorizing the Implementation and Funding of the Costs of 100% of the Costs of Transportation Project, which may be Eligible for Federal-Aid and/or State-Aid, or Reimbursement from Bridge NY Funds”

Offered by Supervisor Bogins and seconded by Council Member VanDenburgh.

WHEREAS, a project for the Bridge NY/Culvert NY, BIN 2200580 Polly Rock Road over Kiskatom Brook, Bridge Replacement, Town of Cairo, PIN 1762.02/D042022 (the Project;) is eligible for funding under Title 23 U.S. Code, as amended, that calls for the apportionment of the costs such program to be borne at the ratio of 95% Federal funds and 5% non-federal funds; and

WHEREAS, the Town of Cairo will design, let and construct the Project: and

WHEREAS, the Town of Cairo desires to advance the Project by making a commitment of 100% of the costs of the work for the Project or portions thereof.

NOW, THEREFORE, the Town Council, duly convened does hereby

RESOLVED, that the Town Council hereby approves the above-subject Project; and it is hereby further

RESOLVED, that the Town Council hereby authorizes the Town of Cairo to pay 100% of the cost of Design, Right of Way and Construction phases of work for the Project or portions thereof, with the understanding that qualified costs may be eligible for federal-aid, state-aid, or reimbursement from Bridge NY funds; and it is further

RESOLVED, that the sum of \$ 1,017,010.00 (One Million and seventeen hundred and ten dollars and zero cents) is hereby appropriated from Cairo Highway Fund and made available to cover the cost of participation in the above phase(s) of the Project; and it is further

RESOLVED, that the Town Council hereby agrees that the Town of Cairo shall be responsible for all costs of the Project which exceeds the amount of the Bridge NY funding awarded to the Town of Cairo; and it is further

RESOLVED, that in the event the Project costs not covered by federal-aid, state-aid, or Bridge NY funding exceed the amount appropriated above, the Town Council of the Town of Cairo shall convene as soon as possible to appropriate said excess amount immediately upon the notification by the New York State Department of Transportation thereof; and it is further

RESOLVED, that the Town Council of the Town of Cairo hereby agrees that construction of the Project shall begin no later than twenty-four (24) months after award and the construction phase of the Project shall be completed within thirty (30) months; and it is further

RESOLVED, that the Supervisor of the Town of Cairo be and is hereby authorized to execute all necessary agreements, certifications or reimbursement requests for federal-aid and/or state-aid with the New York State Department of Transportation in connection with the advancement or approval of the Project and providing for the administration of the Project and the Town of Cairo’s funding of Project costs and permanent funding of the local share of federal-aid and state-aid eligible Project costs and all Project costs within appropriations therefore that are not so eligible; and it is further

RESOLVED, that a certified copy of this resolution be filed with the New York State Commissioner of Transportation by attaching it to any necessary Agreement in connection with the Project; and it is further

RESOLVED, this Resolution shall take effect immediately.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-172 “Accept Water Billing”

Offered by Council Member Flaherty and seconded by Council Member VanDenburgh.

WHEREAS, it is necessary for the Water Billing to be authorized by the Town Board and documented in the meeting minutes; therefore,

BE IT RESOLVED, that the Town Board does hereby accept the Water Billing from the Water Administration in the amount of \$52,026.23 dated October 1, 2026.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Resolution No. 2026-173 “Amend 2026 Budget for CHIPS”

Offered by Supervisor Bogins and seconded by Council Member Murphy.

WHEREAS, the CHIPS Reimbursement from NYS increased from planned 2026 budget; and

WHEREAS, it is necessary for accounting purposes to track the expenses and appropriations associated with these funds; therefore,

BE IT RESOLVED, the Town Board does hereby authorize the Town Supervisor to amend the budget lines of 2026 as follows;

	Revenue:	Expenditure:
DA-3501	\$255,076.00	
(Consolidated Highway Aid)		
DA-5112-209		\$255,076.00
(Permanent Improvements – CHIPS)		

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Monthly Reports (Not Discussed):

- Ambulance Dept – September 2026
 - Total Calls: 121
 - 4 Full Time / 19 Part Time / 1 Open Position
 - 2 In Service and 1 Out of Service Vehicles
 - New Ambulance Unveiling
- Police Department – August 2026
 - Total Mileage for cars 574/575/576/577: 3,058
 - 7 Criminal Complaint / 101 Incident Reports / 7 Accident Reports
 - 8 Arrests / 15 Traffic Tickets / 0 Ordinance Tickets / 0 Parking Tickets.

Adjourn Town Board Meeting @ 8:20PM

Offered by Council Member Flaherty and seconded by Council Member VanDenburgh.

Supervisor Bogins – Aye, Council Member Brandow – Absent, Council Member Flaherty – Aye, Council Member Murphy – Absent, Council Member VanDenburgh – Aye. Motion Carried.

Respectfully Submitted

Kayla L. McAlister
Cairo Town Clerk