

TOWN OF CAIRO
Zoning Commission

Minutes of October 9, 2007 Meeting

In Attendance: Bill Hummel, Doug Ostrander, Rich Booth, Mary Pesez Kames,
Sue Oldakowski, M.A, Tarpinian, Pete Maassmann, John Gallagher

Absent: Jeff Shapiro, Alice Tunison (Liaison)

Meeting called to order with the Pledge of Allegiance.

The minutes of the meeting of September 24, 2007 were amended on page 2, Criteria #12 to change NYC DEC to NYS DEC. They were then approved.

At the start of the meeting Alice Tunison left and didn't return.

It was noted that the last several meeting minutes were not yet posted on the website. It will be looked into.

It was mentioned that at the last workshop meeting of the Cairo Town Board, that they would like to see the updated Site Plan Review as soon as possible, but the Zoning Board members feel they should not rush it.

Two issues are being dealt with at this meeting: Section B – Planning Board Authority to Review Site Plans; and the use of “may” and/or “shall” in Sections B, C and D. The use of the word “may” gives the Planning Board flexibility to waive things. The word “shall” means it's cut and dried. Peter said he personally doesn't favor board flexibility. If it's just a simple process it will only mean one more meeting to be addressed, but the standard should be the same for everyone, otherwise the board could appear biased.

It was decided to bring up to Nan at the next meeting, that for clarification purposes, Section B.2 – Exempted Uses should be written as the first paragraph.

Section B.1.a and c – it was decided to leave the “shalls” as is; Section B.3 – leave “shall” as is; Section B.4 – leave “may” as is.

Section C.1 – leave “shall” as is; Section C.2 – leave “shalls” as is but check with Nan about putting in a qualifying sentence in regard to the Planning Board scheduling a site visit if they are not familiar with a parcel and/or project; Section C.2.c – leave “shalls” as is; Section C.3 – leave “shall” as is; Section C.4 – Peter would like more discussion with Nan about a two-stage application process versus a one-stage process; Section C.5 – leave “shalls” as is; Section C.5.cc and dd – leave “mays” as is; Section C.6 – leave “shall” as is; Section C.6.b – leave “shalls” as is; Section C.6.c – leave “shalls” as is; Section 7 – leave the “mays” and “shall” as is but put emphasis on the last sentence “The Planning Board must state in writing.....”

Section C.8.a – change the “may” to read “shall” and leave the second “shall” as is; Section C.8.b – leave paragraph alone and check with Nan at the next meeting; Section C.8.c – leave the “shalls” as is and change the “may” to a “shall”.

Section C.9 – all wording remains the same; Section C.10 – all wording remains the same; Section C.11 – in the second sentence, change the “may” to read “shall”; Section C.11.a – in the first sentence, change the “may” to read “shall”, all other wording remains the same; Section C.13 – leave as is; Section C.15 – discuss with Nan at future meeting; Section C.16.a, b and c.1 – leave as is.

Section D.3 – last line, change “may” to read “shall”; Section D.4.c – leave the word “shall” as is but refer the word “may” to Nan for discussion; Section D.14.i and l – refer to Nan for discussion; all other wording to remain the same.

John Gallagher asked what is the timeline for the Site Plan to be implemented. Mr. Aprea, who was in the audience, stated that once it is passed on to the Planning Board for review, it would then go on to the Town Board for their review. After review, a notice will be published in the newspaper for a public hearing. Once the public hearing is over, the Town Board can make their decision as to whether or not they will accept the revised Site Plan.

It has been decided not to change the meeting day but to leave them on Mondays. The next meeting will be on Monday, October 22, 2007 at the Cairo Town Hall at 7:30 p.m.

Submitted by: Carol Hummel