

The Zoning commission met Monday, Jan. 11 th at 6 p.m. in the Cairo Town Hall.

In attendance at the meeting were, David S. Hart, Mary Kames, John Gallagher, Richard Booth, Nan Stolzenburg consultant, and Town Council members Doug Ostrander and Janet Schwarzenegger.

Missing were: Bill H., Tony Puorro, Rich Lorenz

The committee began at page 44 and went to page 69 of the second version of the Draft Zoning Law. The following were items that were discussed :

Top of page 44, NRCS is(Natural Resource Conservation District) and the SWCD is the (Soil and Water Conservation District). Nan will have there spelled out in the next draft.

D. Planned Resort District application and approval process, pages 44 – 46.

The discussion on the PRD (Planned Resort District) applied to the application for a PRD which is given to the Town Bd., this is then sent to the Pl. Bd. After the Pl. Bd. would review the application. The application will go back to the Town Bd. to be approved or the Town Bd. could then eliminate the application if it so chose.

Section XV. Special Use Permits

C. Application for special use page 47

Nan will check on the numbering on this section as well as the lettering. Doug will check on the local law # of the 2008 Site Plan for this section also, page 47 c.

On page 50 there was some over lap in special use and site plan. PL. Bd. looks at use-Site Plan doesn't care if it's building function, Special Use is not the same.

A discussion ensued about the issue of enforcement, it was pointed out that the Zoning Board / Code Enforcement could be the same person – on p. 87 zoning enforcement officer may be zoning enforcement officer, it is in the definitions p.104. In effect the code enforcement officer takes care of building codes and the zoning person local zoning laws. In reality it might be best to separate the positions.

Special Use permit, on page 11 will be changed; the home occupation must be reviewed. The home occupation should be narrowed down. Nan will make that change from site plan to special use.

Gas station on p. 53 will parallel the design standards under # 3. On p. 53.

P. 55 – Mining – DEC covers mining permit. Anything not a DEC Mine must have a regulation to handle that. Our Draft is written to give review of small mines, this gives Town control.

Gas drilling, we have not addressed gas drilling, the only control that locals would have is the control on local roads. Locals have no say at all unless it effects local roads. At present NYS will permit gas drilling we have nothing to do about this. Nan will clarify the “mine” section and consolidate it.

It was pointed out that the NYS Building Code has a great deal of maintenance issues in it. i.e. junk cars.

A discussion ensued about a residence being sold which had a principle living there with an apartment within the residence. Nan will research change of ownership as to what will trigger the enforcement of a building usage.

Page 67, livestock outside the NYS Agricultural District
At the next mtg. we will review hobby farm definition and review agriculture verses hobby farm interest.

Page 68, Wind Towers, the group reviewed the definitions. These are Towers that are oriented to personal use. Items to be regulated with these towers are the set backs, blades noise, shadow flicker . Presently these are in 3 of the districts we have discussed. Installation shall be done where the view shed will be minimum and under the Pl. Bd. There is a web site windpower.com that might prove interesting for a resource if Committee members would be so inclined.

The committee discussed the uses on p. 69 number 21 – 29.

Cell Towers number 23- Nan will do a standard for this assessment and write in a potential for a cell tower to be in some of the higher buildings to be more aesthetically pleasing in lieu of a traditional cell tower, if there is a need for this in a hamlet.

The meeting ended at 9 p.m. on a motion by John Gallagher and Dave Hart

Homework is as follows: 1) read the Draft page 69 – 83 and review definitions as well as the Supplemental Design Standards, 2) Mary K. will check with Cornell Cop. Extension on hobby farm issue

Next meeting Jan. 25, at the Town Hall at 6 p.m.