
In the Matter of a Public Hearing held in
the Matter of: DRAFT TOWN OF CAIRO ZONING LAW,
held before TOWN OF CAIRO ZONING COMMISSION

HELD AT: Cairo Elementary School
Cairo, New York 12413
April 26, 2011

BEFORE:

TOWN OF CAIRO ZONING COMMISSION BOARD MEMBERS:

RICHARD BOOTH, Chairman

SUSAN OLDAKOWSKI

MARY KAMES

DAVID HART

JOHN GALLAGHER

TONY PUORRO

ALSO PRESENT:

NAN STOLZENBURG,
Community Planning &
Environmental Associates

GRANT & LYONS, LLP
149 Wurtemberg Road
Rhinebeck, New York 12572

JOHN LYONS, ESQ., of Counsel

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1 7:00 P.M.

2 P R O C E E D I N G S

3 CHAIRMAN BOOTH: Can we please stand
4 to have the Pledge of Allegiance.

5 (WHEREUPON, PLEDGE OF ALLEGIANCE TOOK
6 PLACE.)

7 CHAIRMAN BOOTH: Welcome to this
8 public hearing of the Town of Cairo Zoning
9 Commission.

10 UNIDENTIFIED SPEAKER: We can't hear
11 you.

12 CHAIRMAN BOOTH: Better?
13 One, two, three, four, five -- better?
14 Welcome to this public hearing of the
15 Town of Cairo Zoning Commission.

16 Thank you for taking the time to
17 attend and participate.

18 My name is Richard Booth. I am the
19 Chairman of the Zoning Commission. The other
20 members of the commission, who are in
21 attendance tonight, are: Susan Oldakowski,
22 Mary Kames, David Hart, John Gallagher,
23 liaison for the planning board, Tony Puorro;
24 and a member who is absent tonight, but was at
25 the meetings, Bill Hummel.

1 This public hearing is being held
2 pursuant to Section 266 of the New York State
3 Town Law. We will begin the hearing tonight
4 by reading the Notice of the Public Hearing
5 which was published in the Daily Mail,
6 Wednesday, April 13th, 2011:

7 *"Town of Cairo, Greene County, New*
8 *York. Notice of Public Hearing, proposed*
9 *zoning law. Please take notice that the*
10 *Zoning Commission of the Town of Cairo has*
11 *scheduled a public hearing to be held on the*
12 *26th day of April, the year 2011, at 7 p.m.,*
13 *at the Cairo Elementary School, located on*
14 *Main Street, Town of Cairo, County of Greene,*
15 *State of New York.*

16 *The purpose of the meeting and public*
17 *hearing is for the Zoning Commission to*
18 *receive comment on the new proposed zoning*
19 *law. Tara Rump, Town Clerk, Town of Cairo.*
20 *Dated, April 11th."*

21 The commission is also joined this
22 evening by two consultants who are helping the
23 town with the drafting of the proposed zoning
24 law.

25 Joining us is Nan Stolzenburg of

1 Community Planning & Environmental Associates.

2 Nan is a certified professional planner, and
3 is the planning consultant to the town. She
4 will be leading off tonight's public hearing
5 with a brief informational presentation to
6 fill you in on the work that has been done up
7 to this point by the commission.

8 Also joining us this evening is John
9 Lyons of the firm of Grant & Lyons. John is
10 an attorney who specializes in zoning and land
11 use. He is helping the town with the drafting
12 of the zoning law.

13 After Nan Stolzenburg's presentation,
14 John will run through the guidelines for
15 speakers for tonight's public hearing.

16 The Zoning Commission is an advisory
17 body. Our job is to write a zoning law for
18 the town. When our work is finished, we will
19 hand a recommended zoning law up to the Town
20 Board.

21 In November of last year, we made
22 public our first draft of the law and maps.
23 We presented those at two public meetings, and
24 asked for public comment. You responded. We
25 received 130 pages plus of comment. We read

1 each and every one of those pages of comment.
2 Your comments were thoughtful and raised some
3 excellent points. We learned a lot from those
4 comments, and have worked hard to put those
5 comments to good use.

6 As a result, with your comments in
7 hand, we sat down and drafted many changes to
8 both the draft zoning law and the zoning map.
9 Nan will speak to you shortly in more detail
10 about the changes which grew out of the first
11 round of comment.

12 The purpose of tonight's public
13 hearing is for us to receive your comments on
14 the newly revised version of the draft zoning
15 law and zoning map. We are looking forward to
16 hearing your comments this evening.

17 I will now turn the meeting over to
18 Nan Stolzenburg, who will make a brief
19 presentation to bring you up to date on our
20 work, and to summarize the changes that have
21 been made to the zoning law and zoning maps.

22 NAN STOLZENBURG: Hello, everybody. I
23 just want to give you a brief background on
24 how the Zoning Commission came to be, and
25 bring you up to speed on some of the changes

1 that Dick referred to. To refresh everyone's
2 mind, the Zoning Commission was appointed by
3 the Town Board to draft a zoning law for the
4 Town of Cairo.

5 The commission started off several
6 years ago, and worked on updating the town's
7 site plan law first. And the reason was, was
8 because they wanted to get that very important
9 tool up to date and where it should be to work
10 for the town, and then to evaluate what other
11 needs the town has that were not addressed by
12 the site plan law.

13 After quite a bit of study and
14 analysis, hydrological study, and other
15 studies that were done, the commission decided
16 that there were other aspects of the town that
17 were not adequately addressed by the site plan
18 law, and began drafting the zoning law.

19 To draft the zoning law, the
20 commission relied on the adopted comprehensive
21 plan of the town, as well as research on
22 building trends and population trends; as well
23 as a thorough analysis of the environmental
24 resources, and the traffic resources, and all
25 of those things that we could learn as much

1 about the town as we could.

2 Through many meetings of the
3 commission, the draft went through several
4 iterations to be developed, and in the
5 process, the commission tried to set up a very
6 transparent process to keep the public
7 involved and informed of each step of the way.
8 All of the meetings of the Zoning Commission
9 were open. The documents and all of the maps,
10 all of the studies have been placed on line
11 and available to anyone in the public. Public
12 comments were taken through the process.

13 As Dick mentioned, in November, the
14 Zoning Commission held a series of meetings --
15 all public meetings -- but two for the public,
16 and one for the Town Board and the Planning
17 Board, to present what the zoning was all
18 about and highlight what it was. And at that
19 time we took written comments. As he said, we
20 had received 130 pages of comments from many,
21 many different people, and they were
22 thought -- as he said, thoughtful and
23 excellent.

24 And between November and March, the
25 Zoning Commission worked through each one of

1 the comments and questions that were raised.
2 All of those comments were placed on line and
3 available so everyone could read what those
4 questions were, as well as the answer and the
5 response that the Zoning Commission gave to
6 each and every single one of those that came
7 through.

8 What I want to do is just go through a
9 highlight of some of the changes that were
10 made from the November draft that you will
11 notice. A couple things to take note of was
12 that the commission changed the zoning map to
13 expand the areas that are allowed for
14 commercial use. They added significantly more
15 area that's dedicated to mixed residential-
16 commercial use along Routes 145, 23 and 32.

17 They adjusted the area devoted to the
18 industrial zone to insure that it fit into the
19 neighborhood that it was in.

20 They changed the stream corridor,
21 which is an overlay zone to protect the water
22 quality in the streams to coincide -- instead
23 of with every stream in the town, to coincide
24 with those that are classified by the
25 Department of Environmental Conservation as

1 a -- what's called a Class C stream that's
2 suitable for trout, so it reduced somewhat the
3 reach of the stream corridor overlay.

4 The use table was fine-tuned and
5 expanded to allow additional commercial uses.
6 The district that was, originally in the
7 earlier versions, called highway commercial
8 down at the end of Main Street, was renamed
9 Main Street commercial; and expanded the uses
10 and the lot and building dimensions so that
11 those parcels there could be maximized for
12 commercial use while maintaining the Main
13 Street streetscape that is called for in the
14 comprehensive plan.

15 The commission added what's called a
16 municipal district to cover the
17 municipally-owned lands in town.

18 They expanded and offered more
19 flexibility by relaxing the rules relating to
20 the existing uses that would become
21 nonconforming.

22 Some of the lot sizes and the
23 dimensions were changed to allow for smaller
24 lots in all of the hamlet areas.

25 They offered a density bonus for

1 conservation subdivisions.

2 They increased the commercial building
3 footprint size to allow for larger buildings
4 to be built in certain commercial districts.

5 They adjusted the size of the signs
6 along Main Street so that they were consistent
7 with the Main Street streetscape, and allowed
8 more flexibility in the use of temporary
9 signs.

10 Another thing that was changed, was
11 they changed the definition of a convenience
12 store and removed the original -- the original
13 definition had a building size limit on it,
14 and they removed that building size limit.

15 The zoning law has a quite extensive
16 set of definitions, which is a very important
17 part of the zoning law, and the commission
18 went through and fine-tuned and clarified some
19 of those definitions to insure that we all
20 knew what the terms meant.

21 They changed the rules and the review
22 process relating to the keeping of livestock,
23 to apply now only in the hamlet of Cairo, so
24 that was a significant change.

25 And some of the parking requirements

1 were changed to allow for additional parking
2 and taking into account things like snow
3 storage. So those are just a highlight of
4 some of the changes that were made.

5 If you're interested in seeing what
6 the changes were from version -- the November
7 version to the current version that we're
8 reviewing, the March version, you can look at
9 the questions and the answers, as well as
10 there is on line a comparison document so you
11 can see underlined or deleted every single
12 change that was made from one version to the
13 next, so you can follow along with that.

14 I did want to note that we are
15 interested in your comments tonight on the
16 March version of the draft zoning law. As I
17 just mentioned, there have been several --
18 quite a few changes made to it, so hopefully
19 we're all working off of the March 2011
20 version.

21 So that's just a little discussion on
22 where we started, and where we have come; and
23 I will turn it over to John Lyons, who will
24 explain the process for tonight's public
25 hearing.

1 MR. LYONS: Thank you, Nan.

2 Welcome. Thank you for coming this
3 evening.

4 My name is John Lyons. I am going to
5 just run through briefly the guidelines that
6 we have set up for tonight's public hearing.
7 We are using, for this evening's hearing,
8 guidelines that are in accordance with the
9 recommended procedures for holding public
10 hearings that are set forth by the New York
11 State Department of State. We have set up
12 this structure tonight to try to make sure
13 that everybody has an opportunity to speak,
14 and we keep the hearing moving.

15 We're asking all speakers to sign in.
16 There's a desk right outside the door. If you
17 wish to speak tonight, please make sure you
18 put your name on the list. We'll be calling
19 names on a first-come, first-serve basis.

20 Please keep in your seats, and then
21 approach the podium when your name is called.

22 We have a stenographer here, Theresa,
23 who is just down below me. She is going to be
24 taking down everything that everyone says, so
25 that the commission will have a good record of

1 the comments that are made tonight.

2 In order for her to keep up with you,
3 please try to speak at a measured pace.

4 Please try to speak clearly. If she's having
5 a problem, she'll give us a high sign; but it
6 will make life easier if you just take your
7 time with your comments.

8 Please lead off your comments --
9 because the comments are being taken down in
10 the record, please give your name. If you
11 have a name that's difficult to spell, it
12 might help Theresa if you spell your name as
13 well; and also tell us where you live, and
14 then you can lead into your comments.

15 We're giving each speaker this evening
16 five minutes to speak. I'll be keeping time.
17 The object of that rule is to make sure that
18 everybody that's signed up has an opportunity
19 to speak before the night gets too late. We
20 already have at least two hours' worth of
21 speakers signed up, so we want to keep the
22 meeting moving. I'll be keeping time, and at
23 about 30 seconds, I'll give you a sign, which
24 will be a signal to start wrapping your
25 comments up.

1 Please be courteous to your fellow
2 speakers. Please stay quiet so that the
3 commission can hear what they have to say, and
4 so that the stenographer can take down
5 everything accurately.

6 Please address your comments to the
7 members of the commission, not to the
8 audience, using the microphone that's located
9 down front.

10 There won't be any question and answer
11 tonight. The purpose of tonight's meeting, as
12 I said, in accordance with Department of State
13 guidelines, is for the commission to listen to
14 what you have to say, and your comments will
15 be considered as the commission meets
16 afterward, just as they have done in the past.

17 Something that's not on the guideline
18 sheet that got handed out -- but I would ask,
19 if you can, if you have a mobile phone, to put
20 that to vibrate or to off, just as a courtesy
21 to speakers so that phones aren't going off as
22 people are trying to deliver their comments.
23 Also, if you do have to be on the phone for
24 some reason, we'd ask you to step outside in
25 the back to have your conversation.

1 Finally, please avoid repetition. If ¹⁷
2 somebody has already said what you have to
3 say, be great to come forward and let the
4 board know that you agree with what that
5 person has said, but there's no need to go
6 through the comments all over again. But if
7 you do agree, come forward, make sure the
8 commission knows that, so they know that more
9 than person agrees with that idea.

10 Finally, if you have anything that you
11 would like to submit to the commission that's
12 in writing -- a letter, a report, please hand
13 that up after you make your comments and we'll
14 make sure that that gets included in the
15 record.

16 So I'm going to begin calling the
17 names. I'm going to apologize in advance for
18 mispronunciations. No disrespect meant by
19 that. I'll do my best.

20 The first name on the list this
21 evening is Peter Ricci.

22 Mr. Ricci, if you would come forward
23 and make your comments.

24 PETER RICCI: Ricci, R-i-c-c-i;
25 resident of Cairo.

1 I wanted to preface my statement to
2 the board, I want to tell you, I'm really very
3 disappointed in how this process has gone.
4 Particularly, in the announcement as was just
5 said by Mr. Lyons, five minutes to limit the
6 comments was not in the announcement. So I
7 thank you for wasting my valuable time.

8 In addition to reading the proposed
9 draft law, the minutes of the meetings of the
10 Zoning Commission, which were largely sketchy,
11 and of not much use unfortunately, and all the
12 public comments published to date, I have
13 sought advice and comment from legal counsel.

14 I've had the draft law reviewed by
15 three attorneys involved in land use practice.
16 One attorney acts as legal counsel for a small
17 village in a neighboring county. This town
18 recently established a zoning law, in a
19 similar fashion to Cairo, by hiring a
20 consultant and starting with a template. The
21 town paid the consultant over \$80,000, and is
22 now in the process of re-writing the law that
23 is unworkable in their situation.

24 Cairo has not yet passed a zoning law,
25 and is already experiencing problems with

1 zoning. The proposed project by Hannaford
2 objects to siting its building next to the
3 main road with the parking in the rear. This
4 requirement of the proposed zoning law is not
5 only greatly inconvenient for customers,
6 especially the elderly and handicapped, but
7 it's incongruous with the other buildings in
8 the vicinity.

9 The proposed mountain bike trail that
10 worked for the Round Top area --

11 THE STENOGRAPHER: Excuse me, sir.
12 Could you just slow down a little? The
13 proposed mountain bike trail...?

14 PETER RICCI: Unfortunately, I only
15 have five minutes, so I have to speak fast.

16 The proposed mountain bike trail that
17 worked for the Round Top area is meeting
18 resistance from individual property owners
19 that do not already own a business, as the
20 proposed zoning law does not permit most of
21 the businesses that would allow property
22 owners to capitalize on the trail network.
23 They see no benefit to themselves. This is a
24 tough argument to refute.

25 The process. I strongly object to the

1 process by which the proposed law was drafted.
2 In drafting the Cairo comprehensive plan,
3 community input was sought out. The Zoning
4 Commission was appointed, and while the public
5 was permitted to attend meetings, it was
6 established the public would not be allowed to
7 ask questions or make comments. Why would one
8 attend such a meeting?

9 Many useful and insightful comments
10 have been made and incorporated in the public
11 hearing process. This participation should
12 have been part of the process from the
13 beginning. Shouldn't the people who live and
14 work in the various hamlets of Cairo have had
15 a say in the drafting of the law that
16 regulates the use and occupancy of their
17 homes, not just dictated to by the appointed
18 commission?

19 The idea that that is what the public
20 hearing process is for is a red herring. I'll
21 say that again. The idea that that is what
22 the public hearing process is for is a red
23 herring. There is a huge difference, and
24 anybody who has had any responsibility like
25 this, knows that the dynamic outcome and

1 message that is said in a process where all
2 parties are part of that process from the
3 beginning -- than one where people are merely
4 allowed to comment on and patch a finished
5 document.

6 It is also interesting that a law
7 which took years in the making, that was
8 unveiled in November 2010, was originally
9 given a public comment period of only 22 days.
10 I hope it is clear by the public comments to
11 date, that there is much work yet to be done.

12 The concept. In the discussion of the
13 formation of the Cairo comprehensive plan, it
14 was discussed that the plan was a road map for
15 Cairo and the town ordinances and/or zoning
16 was the law to make it happen. It was clearly
17 stated that comprehensive zoning was not the
18 only route to follow, and that much would be
19 accomplished -- or could be accomplished with
20 local town law and ordinances.

21 Nowhere -- nowhere have I read, seen
22 or heard anything other than comprehensive
23 zoning laws discussed. If one reads the
24 minutes of the zoning meetings, at the March
25 9th meeting, suddenly the commission is

1 reviewing a draft, in quotes, "document."
2 Where is the discussion by the community of
3 Cairo that this is the road we need to go
4 down?

5 Do we really need an onerous, lengthy
6 document such as the proposed law at this
7 time?

8 MR. LYONS: 30 seconds.

9 PETER RICCI: Had we thought about, or
10 discussed thoroughly the consequences and
11 unintended consequences -- 150 pages of this
12 law. Remember my opening comments about the
13 town re-writing the law.

14 While myself and others have addressed
15 some of the specific issues -- unfortunately I
16 didn't get to those -- with respect to the
17 Zoning Law, I believe it is clear we should
18 take a step back and analyze what specific
19 land use issues we need to address at this
20 time, and to assess what measures need to be
21 taken to rectify those issues. It appears to
22 be a discussion we have not had.

23 Town ordinances and/or some form of
24 zoning will certainly come into play. To pass
25 this zoning law as outlined is overkill, and I

1 believe it will exacerbate many of the issues
2 we need to address.

3 MR. LYONS: Mr. Ricci, do you have a
4 copy of your statement that you can give to
5 the board?

6 PETER RICCI: No, I don't.

7 (APPLAUSE.)

8 MR. LYONS: Would Nancy Stock please
9 come forward.

10 NANCY STOCK: Good evening. I'm Nancy
11 Stock, and I live in Cairo on Canna Drive.

12 First, I'd like to say that I
13 personally am not a fan of zoning. One of the
14 reasons I moved to Cairo was because there was
15 no zoning. I don't really like people
16 meddling in what I do with my property. That
17 having been said, I think that this commission
18 has done a very good job.

19 One of the things that -- I have
20 watched zoning go in up and down the Hudson
21 Valley, and one of the things that most zoning
22 commissions do not do, is take into
23 consideration public comments, and this Zoning
24 Commission has, and I truly appreciate that
25 sensitivity, which has been absent in other

1 formats that I observed.

2 I agree with Mr. Ricci on the comments
3 regarding parking. Parking needs to be
4 visible and accessible for people to use it.
5 People are lazy -- I'm sorry to say, but
6 that's the way it is.

7 I also think that the prohibition on
8 commercial wind towers is shortsighted,
9 because in view of future energy needs and our
10 desire to reduce our carbon footprint, wind
11 towers are one of the ways we can do that.
12 Yeah, they don't look so hot, but neither do
13 high tension transmission lines from
14 coal-fired or natural gas-fired facilities.

15 That's all I have to say.

16 Thank you.

17 (APPLAUSE.)

18 MR. LYONS: Thank you very much.

19 Would Mark Grupe please come forward.

20 MARK GRUPE: My name is Mark Grupe. I
21 am co-owner of a construction company here in
22 Cairo. History being, we have been in
23 business approximately 33 years. Our family
24 has been here as native since basically 1916.

25 I find the zoning board,

1 unfortunately, to be something that is
2 intrusive to the character of where I grew up,
3 where my family has grown up. The lure of
4 living here, in this county, this part of the
5 state, has always been the freedoms we enjoy.
6 I don't find this to be a freedom.

7 I understand the need for
8 protectionism. I understand the need that
9 there are times where issues arise which call
10 for actions that aren't pleasant. I do also
11 feel that government, in and of itself, has
12 become onerous.

13 My dealings with the town throughout
14 the years have been pleasant for the most
15 part. We are trying to be, in the character
16 of the town and county, to be lawful. We
17 apply for our permits. We apply for the
18 inspections. We apply for the numerous things
19 that we are asked to do by the town officials,
20 and basically have a good, you know,
21 relationship.

22 There have been the downsides through
23 the years, with sometimes the officials and
24 their own potential, say, character flaws, in
25 how they administer what is considered to be

1 the law of the land.

2 I can understand the zoning issue. I
3 don't accept the concept of the degree that
4 it's been being brought forth. Basically
5 that's my statement. That's my feelings.

6 Thank you.

7 MR. LYONS: Thank you.

8 (APPLAUSE.)

9 MR. LYONS: Would Richard Grupe please
10 come forward.

11 RICHARD GRUPE: Richard Grupe. I am
12 co-owner of Gemini Construction with my twin
13 brother. We have operated a business, as I
14 have said. In our particular instances, our
15 business is located in a non-conforming
16 district, which is unfortunately located next
17 to our residential home on a side street.

18 As my brother has instructed you, we
19 operate under the law of the land, but I don't
20 believe that more regulation and more fingers
21 being put on your back to make you do certain
22 things -- because, first of all, operating a
23 business, there has to be a give-and-take. If
24 you expect somebody to respond to your
25 emergencies or whatever; and you unfortunately

1 have a construction company living next to
2 you -- there are some people that may find a
3 problem with that, there are other people that
4 are very happy to know that there are
5 individuals who want to take the risk in this
6 country, and not go and just take a job, put
7 in their time, collect a retirement, and not
8 be part of the land that they have lived in
9 all their lives.

10 As my brother instructed you, our
11 family came here in 1916, and became resort
12 owners after they purchased property. They
13 saw how this community has held onto the dead
14 dream that there's a resort population that
15 wants to come to Greene County -- which is
16 wrong. There is nobody here who feels that
17 this is a resort area. So your land uses are
18 predicated on the fact that you believe that
19 there are people who want to come from all
20 over the area and come here as a resort type
21 of customer. That's unfortunately a mistake.
22 That is not true.

23 And everybody here who tries to eke
24 out a living, especially the small business
25 owners, find it harder and harder and harder

1 to maintain a business volume, and
2 professionalism, when not only do they have to
3 follow the laws that -- some of them are not
4 even enforced -- that are on the books as of
5 right now, but to add more and more laws, and
6 basically fines and violations on your back,
7 it takes the fact of living and wanting to be
8 a member of the community, and it takes and
9 puts a dark side to that.

10 I'm also a volunteer fireman, I just
11 got my life membership for 30 years in the
12 Cairo Hose Company. I can't respond as a
13 fireman because I have a small business to
14 run; and I believe that some of the things
15 that I have read about and seen, and through
16 my discussions with the documents and the
17 local townspeople, I believe some things need
18 to be looked at in a little bit different
19 light because some of the regulations -- you
20 may not realize it -- they may work for part
21 of the population, they will not work in a
22 general way for all the population.

23 Thank you for your time. I appreciate
24 it.

25 MR. LYONS: Thank you very much.

1 (APPLAUSE.)

2 MR. LYONS: Would John Morgese come
3 forward.

4 JOHN MORGESE: Good evening. I'm not
5 going to talk too much about the zoning draft
6 law, but I would like to know, who is going to
7 enforce this?

8 Cairo's present code enforcement
9 officer, for whatever reason, can't or won't
10 enforce the town codes that we have now.

11 What it all comes down to, is how much
12 is it going to cost Cairo taxpayers, and how
13 is Cairo going to pay for it?

14 Thank you.

15 MR. LYONS: Thank you.

16 (APPLAUSE.)

17 MR. LYONS: Would Peter Maassmann come
18 forward.

19 PETER MAASSMANN: Good evening.

20 First of all, I want to commend you on
21 all your hard work for the past three years.
22 I know you put in a lot of time, and I thank
23 you for your efforts for our community.

24 When the original Zoning Commission
25 was put together, I was a part of it, and I

1 was on for approximately, you know, a year --
2 roughly until the time that the new site plan
3 was adopted. During my time on the Zoning
4 Commission, the main theme that I got out of
5 it, was that we did not want to be
6 over-restrictive or over-regulated. In my
7 opinion, reading this proposal over the past
8 week and a half, two weeks, it seems to me,
9 like maybe we lost that a little bit. In my
10 opinion, it is a little over-restrictive and a
11 little over-regulated.

12 I am pro zoning. I do think that we
13 do need some regulations to help our town grow
14 in a positive way. Once again, I think this
15 may be -- it's just a little bit over the top.

16 Some of my concerns are: We have
17 restrictions on B and B's and inns. B and B's
18 and inns have no negative impact. I believe
19 that B and B's and inns should be allowed in
20 just about anyplace in the community. If
21 anybody can tell me anything negative about
22 having a B and B in your community, I would
23 love to hear what the negative would be about
24 that.

25 Why restrict the use of recreational

1 indoor and outdoor businesses to the main
2 corridor? Basically, if you're on 23 or 32,
3 you can have a recreational indoor-outdoor
4 business, but if you get off into the woods,
5 where I live, where we do have a lot of
6 commercial activity up there, why not let
7 something along those lines go in there?

8 One of the things that we do need to
9 put in here -- I'm not biased because my
10 family owns a resort, but biased because
11 resorts are a huge part of our commercial tax
12 base around here. We need, I believe, to
13 enhance the resorts with other items, such as
14 recreational indoor facilities, if they were
15 to come back.

16 Also, why not allow for any new retail
17 in the hamlets, RR1, RR2, or the mountaintop?
18 My family has a golf resort, they have a pro
19 shop. If I'm reading it correctly, my pro
20 shop is a retail store, and if I were to have
21 a destructive fire and lose a hundred percent
22 of it, I wouldn't be able to put my pro shop
23 back at my golf course. That's a possibility.
24 Again, if somebody wanted to come in -- again,
25 enhance our community, and enhance the

1 benefits of our community, and that is to help
2 our resorts and help tourism, which is one of
3 our main projects up here.

4 Why not let somebody come into our
5 mountaintop area where the resort people are,
6 and allow them to put in a small giftshop and
7 an antique store. According to this, we can't
8 do that. We need to offer our tourists a
9 little bit more. This seems like we're not
10 going to be able to do that, unless we send
11 them all the way down to Main Street, Cairo.

12 Signage. Another thing that stands
13 out would be signage. We live in the woods.
14 It's hard to find your way around. I have a
15 hard time telling people how to get to my
16 resort. According to this, it doesn't look
17 like we can have any signage. The use of
18 advertising billboards is not allowed, it's
19 not permitted. We have great signage right
20 now. Myself and a couple of the other resorts
21 got together last year, and we re-did all the
22 signs. We get comments on them all the time
23 from the tourists that are in the area: The
24 signs are great, we know where we're going
25 now. We can get to the Log Cabin Cafe, we can

1 get to the Town of Cairo, we can get to
2 Riedlbauer's Driving Range, we can get to
3 Blackhead Mountain Golf Course. I think
4 signage in a wooded community like we have
5 would be very important.

6 These are just a few of my concerns.
7 There's many more. I'm not going to go on.
8 Other people have more concerns tonight.

9 Once again, I thank you very much. I
10 commend you for the work. I am not
11 anti-zoning. This is all my opinion on what
12 you have done. I thank you, and that's all.
13 Good night.

14 (APPLAUSE.)

15 MR. LYONS: Would Edward Maassmann
16 please come forward.

17 EDWARD MAASSMANN: My name is Edward
18 Maassmann. I, once again, like my brother,
19 want to thank you guys for your hard work. I
20 apologize for not being part of the process
21 earlier, even though I understand you couldn't
22 give very many comments, but I think a lot of
23 us in here have taken it for granted that
24 everything was going to be done okay, and we
25 didn't really know the impact.

1 I agree with everything my brother has
2 said, but there are a few more points I want
3 to bring up. A lot of it, too, is not just
4 our resort business, but there's a lot of
5 restrictions in a lot of areas on what you can
6 do on your property -- lot sizes, percentage
7 of the property that you can use. We live on
8 a mountain, and unfortunately, a lot of us
9 have property that has over 25 percent grade.
10 If you can't use that property as part of your
11 acreage of percentage use -- take our resort,
12 which is on 100 acres, we can only probably
13 use 15 acres of our property -- to me, that's
14 not right, that's not fair. You have to take
15 into consideration water -- if you have large
16 ponds on your property, that does not count
17 toward your square footage that you can use.

18 There's also other parts in here. You
19 talked about grades -- parking lots that have
20 to have only a three percent grade. Yeah,
21 that works great in some spots, but in a lot
22 of spots, it doesn't work. Same thing with an
23 eight percent grade on your driveway. In
24 Round Top, I don't think we can do an eight
25 percent grade on our property -- we just can't

1 do it. Things like that, I think we just have
2 to look at the community that we live in.

3 I do, like my brother, believe there
4 is a need for some sort of zoning, but from
5 other town people -- I have people that I
6 talked to that have zoning and been part of
7 zoning boards. They kind of laughed when they
8 heard that ours was 163 pages, because a lot
9 of towns have smaller zoning because they're
10 not as restrictive. I'm trying to go a little
11 fast here.

12 I do agree with the lady with the wind
13 towers, because you have to think about the
14 future. Also, about the commercial size,
15 footprint of buildings. Yes, you guys did
16 increase the size, but you have to think about
17 the long range picture. Say, for instance,
18 somebody -- one day they want to come along
19 and buy our business, and our clubhouse is too
20 small for them, which it is. A 10,000 square
21 foot footprint for a clubhouse in a business
22 like ours is not big enough. So we need to
23 look at the big picture, and really think
24 about where the town wants to go, and where
25 the town should go.

1 Acreage. Same thing on the acreage.
2 We have a project going before the town, and
3 if zoning came in, projects like that would
4 never happen. We are going to try to do it
5 the best we can to make it fit into our
6 community. To use -- to say, across the
7 bypass here where you can only use -- you need
8 eight acres of land to build on -- to me,
9 that's kind of ridiculous. If you have your
10 water area and things like that -- if you have
11 the water, the sewage, and everything else
12 meets code, why not keep it down to where we
13 can.

14 This community has driven people away
15 for years and years and years, and doing this
16 is not going to just hurt the resorts, but
17 it's going to hurt the construction guys, it's
18 going to hurt all the landowners that have
19 property here that want to expand.

20 I do want to see this town go forward.
21 We have been here for 40-something years, and
22 we do want to stay. That's all I have to say
23 right now.

24 (APPLAUSE.)

25 MR. LYONS: Would Tony Fallon please

1 come forward.

2 TONY FALLON: My name is Tony Fallon,
3 Main Street, Cairo. I visited this town about
4 45 years ago, and when I did, I saw something
5 written here tonight which reminded me of the
6 town then. It said: *"Main Street is the*
7 *cultural and economic focus of the town, and*
8 *is filled with vibrant businesses, beautiful*
9 *buildings, and landscaped streets. It has a*
10 *diversity of retail and service businesses*
11 *that meet the needs -- meets the needs of*
12 *local residents, and provides jobs for all*
13 *incomes and education levels."* Unfortunately,
14 this was written in 2004, not in 1965.

15 I have a business down at the end of
16 Main Street, and I bought it in Cairo because
17 there was no zoning. And if you look up Main
18 Street on a Saturday, or a Friday, it looks
19 more like a ghost town, than a vibrant town.
20 So whatever has happened in the last 45 years,
21 I hope that zoning doesn't make it worse.

22 I think the business on Main Street
23 needs to be helped, and there needs to be more
24 businesses brought in, and not creating laws
25 and regulations which keeps businesses out of

1 Main Street. We need them in there.

2 Thank you.

3 (APPLAUSE.)

4 MR. LYONS: Would Joan Geitz come
5 forward, please.

6 JOAN GEITZ: Actually, I was going to
7 pass. My name is Joan Geitz, I live on Main
8 Street. And I feel a little guilty because I
9 haven't gone through the zoning law, but I am
10 not against some regulations; however, I
11 bought my house almost 20 years ago, and I'm
12 living here permanently nine years. And I
13 have seen some businesses open up, and close.
14 Open up, and close. And every time they
15 close, very often they found that it was
16 difficult to deal with the town. Regulations
17 in this town, or maybe the people who run the
18 town -- I don't know what it is because I
19 don't own a business, although I have a
20 commercial residential residence -- doesn't
21 encourage people to come to Cairo.

22 I came when every store -- when every
23 store was filled in Cairo. And I don't see
24 people wanting to come here if you have all
25 the regulation. Some regulation is good, but

1 I don't feel it should hurt the
2 financially-strapped people who maybe want to
3 start a business, and can't because of all of
4 these obstacles that are put in front of them.

5 I don't know what you're trying --
6 what your vision is for this town. I really
7 don't know. And I do believe we would like to
8 see it aesthetically pleasing when you come
9 through the town, but what it looks like --
10 it's the feeling, it's the way people feel in
11 town that makes a town bring others into it
12 and want to live here. And somehow it isn't
13 there.

14 I hear from outside of Cairo, people
15 just don't want to come to Cairo, and I feel
16 very badly about it because there are lots of
17 people here, and we have a beautiful Angelo
18 Canna Park, and it was always so busy. But
19 regulations like this -- I think you have to
20 look at the economy, and things are changing.
21 Resorts are not the big thing anymore, and
22 there are towns all -- we have a lot of
23 competition. We have Greenville, Athens,
24 Cocksackie, we have Catskill -- a lot of
25 competition, and they're all by the river.

1 We have the creek in the back, which
2 is in favor. I wish you would build up that
3 kind of publicity about Angelo Canna Park and
4 Catskill Creek, but we're not inviting people
5 in. And we need diversity, and we need them
6 to feel welcome, and we just give them a hard
7 time. So I don't know where it's coming from
8 because I'm not on the board, I don't know
9 what goes on. I'm just saying what I have
10 seen in the last nine years.

11 So thank you.

12 (APPLAUSE.)

13 MR. LYONS: Would Gary Campbell please
14 come forward.

15 GARY CAMPBELL: Hi, I'm Gary Campbell,
16 Round Top, New York. First, like the
17 Maassmanns, I would like to say, it's not an
18 easy job you have here, definitely isn't. I
19 commend you on that.

20 My -- we're starting an association to
21 bring tourism into this area. Not like some
22 people say, tourism is not dead here. We have
23 to market this. My concerns -- I mean, I want
24 zoning. I want aesthetically pleasing things,
25 and unfortunately, sometimes you need

1 regulations to get those things. I understand
2 that. And we do need regulations, to a
3 degree.

4 My concerns are with some of the
5 resorts, the small businesses, like the
6 Maassmanns said. I don't want to see them, or
7 successful businesses that we already have,
8 strangle-held. I don't want to see them be
9 put in a situation where they can't grow and
10 prosper. We can market this area and grow.

11 There's a reason why we don't have
12 this area marketed. It's because there are
13 some unpleasing looking sites in town. People
14 come because they want to see things that look
15 good. They want things to be nice. Some
16 people want a form of regulation. You know,
17 Main Street can prosper again.

18 My other concern -- it was made
19 before -- is who is going to regulate this?
20 One person can't do this. There's parts of
21 the town now that, you know, that are in
22 violation of certain regulations, but no one
23 is enforcing them. One person cannot do what
24 that large booklet states, and wants to
25 enforce. It just can't be done. You are

1 going -- in my mind, to need a committee. You⁴²
2 are going to need people out there to enforce
3 that. Who is going to do that?

4 How is revenue going to be generated
5 from that? Are we going to -- you just assess
6 fines and people don't pay, and it goes
7 nowhere?

8 Are we going to levy these onto taxes?
9 People don't pay the fines.

10 How are we going to correct some of
11 the unpleasing sights that are out there?

12 Some of these buildings have been
13 dilapidated and abandoned for years.

14 You're not going to bring new business
15 in and enforce some of these zoning
16 regulations while you still have them there.
17 I'm sorry, I don't -- I don't feel that way.
18 As a small business owner and someone who
19 wants to help bring tourism in -- I've been
20 doing research. It's sad, but we need nice
21 looking things to bring people in. That's
22 part of the reason why this town is
23 prosperous. We have a lot of dilapidated
24 housing. Can we enforce that?

25 You know, I don't want to see the

1 small business people strangle-held, and not
2 be able to grow, and yet have these other
3 places deteriorate and have nothing happen to
4 them.

5 I want to see the proper enforcement
6 done on that. I'm for zoning. It's a
7 little -- I agree, that book is overwhelming.
8 Maybe it's too restrictive to begin with.
9 Maybe we should possibly think about starting
10 a little smaller, and growing as the process
11 grows.

12 To just put that whole thing
13 implemented and just -- a first time, to me,
14 it's overwhelming. You know, start slow, grow
15 with it -- I'm sorry, I know I'm jumping
16 around. There's certain things there that are
17 great.

18 I understand the aspects of windmills,
19 but, boy, I don't want one next to me. I'm
20 not going to lie. They're loud, they're
21 noisy. They are, in my mind, unsightful. I'm
22 being biased in a way, I guess. I'm sorry.

23 I want cut it short. It's great, I
24 appreciate what you're doing. I am in favor
25 of zoning. Maybe not to that extent right

1 now; or maybe take into consideration a lot of
2 these small businesses, try to make these
3 businesses grow; okay?

4 Thank you.

5 (APPLAUSE.)

6 MR. LYONS: Would James Schneider
7 please come forward.

8 JAMES SCHNEIDER: How is everybody?

9 My name is Jim Schneider, I'm an
10 orthopedic surgeon, grew up in Purling. My
11 family has been here for 70 years.

12 We're all concerned about the zoning,
13 and think a good portion of this plan needs to
14 be scrapped and redone. There are
15 inaccuracies -- inequities in this plan.

16 I'll start off, Mr. Booth and Nan, you
17 both stated today that you addressed every
18 letter and put every letter on the Internet.
19 Well, my letter, which was -- contained of a
20 one-page letter I had written, was not put on
21 the Internet, but just answered to please see
22 the map. And I think that's disrespectful and
23 inaccurate when you say that you did address
24 everything.

25 I guess my main concern is my family

1 has -- my grandparents came here years ago.
2 My family owned the land across from
3 McDonald's. That's a commercial piece of land
4 over there. The current recommendations by
5 this board are for mixed residential or
6 non-retail, among some other things, which I
7 find baffling.

8 I think that in this town, everybody
9 here is getting choked up on account of the
10 taxes everyday. I see my mom get them. I
11 know everybody else here is getting them. We
12 need to invite businesses into this town. And
13 to put all these restrictions on all the
14 pieces of property, especially for commercial
15 -- I'm speaking for commercial; we all have
16 our own axe to grind -- I think that
17 developers that might come in to develop that
18 piece of property won't come if they see these
19 encumbrances or restrictions on property.

20 I don't think -- we also know what
21 type of residential we'll get on the highway,
22 and I think we try to prevent a certain -- we
23 don't want Hop-O-Nose coming from Catskill up
24 here. That seems to be what the planning
25 board has promoted in some way, shape or form.

1 And I think that would be a big problem with
2 the town. I don't think the town would want
3 it. Certainly I don't want it.

4 I think this overall restrictive
5 business will cut down our tax revenue, which
6 we need, creating jobs, creating taxes, tax
7 money. And we're not going to do that with
8 all these restrictions that are currently
9 recommended by the commission. Thank God the
10 commission is not the planning board.

11 I guess, I think we should allow all
12 plans that come in -- my suggestion for that
13 piece of property, and I'm being self-centered
14 because it's mine and my family's, would be to
15 allow anything to come in commercial wise, and
16 let the planning board and the town look at
17 it. If the town says they don't want it, then
18 don't do it, but to have gross restrictions in
19 place, I think that will be something that
20 will remain undeveloped forever, or have
21 low-income housing or something to that
22 effect, as the current recommendations seem to
23 promote. Thank you.

24 (APPLAUSE.)

25 MR. LYONS: Would Robert Carey please

1 come forward.

2 ROBERT CAREY: My name is Bob Carey.
3 I live on Vernal Butler Road.

4 We've been playing around with zoning
5 for over ten years now. Every time when we
6 look around, the latest thing -- we have a
7 booklet here with 160-something pages in it.
8 Catskill has one. The actual zoning is 34
9 pages. Something is wrong. I mean, we don't
10 need 160-something pages.

11 (APPLAUSE.)

12 One of the things I have noticed is
13 they have mentioned downtown Main Street.
14 There's nothing mentioned about uptown. Is
15 there an uptown? I assume there is. If we
16 have a downtown, we should have a uptown. No
17 mention.

18 How many years are we going to
19 continue doing this, or is this going to be
20 the final cut?

21 Are they going to put this information
22 on the computer?

23 Is this stuff going to be available to
24 all the people using the computer?

25 That's basically all I have to say.

1 Thank you.

2 (APPLAUSE.)

3 MR. LYONS: Frank Maggio, please come
4 forward.

5 FRANK MAGGIO: I'm Frank Maggio. I
6 reside in Round Top.

7 I didn't really expect to be speaking
8 tonight, but I just felt it important that
9 maybe I should have my say too. I respect the
10 board here for wanting to develop different
11 ideas of development in our community. What
12 dismays me is that the town has ordinances and
13 the town doesn't appear -- my observation has
14 been that the town doesn't really follow
15 through on a lot of their ordinances. Now
16 they want to have a town zoning committee to
17 sit here and -- that we haven't had the chance
18 to vote on these people, but they're
19 elected -- and through the Town Board I
20 guess -- and now they're going to dictate to
21 us, once this zoning has come in.

22 26 years ago, I resided on Long
23 Island, and I had a landscape business there.
24 I had some trucks and whatnot, and decided
25 that while -- we heard about this old resort

1 for sale up in Round Top. So I came up and
2 looked around. My wife and I decided that we
3 would buy that.

4 And when we came up, I can remember
5 living in that house. About the second year
6 after we moved up -- and in the wintertime,
7 when hardly a car went by, it was like -- you
8 know, you could count the cars all night. If
9 it was on one hand, it would be a lot. And I
10 watched. That was in the 80s.

11 And I watched -- and we started our
12 construction business here, and I saw a steady
13 growth in the area. And strangely enough, the
14 delapidated houses, delapidated property
15 seemed to disappear -- although there's still
16 a few around, but a lot of them have
17 disappeared, and the community looks far
18 better than it did 25, 26 years ago.

19 New houses have come in, and people
20 from out of the area, they have built and they
21 have constructed these beautiful houses --
22 there are beautiful houses. Not only small
23 houses, but there are large houses; and the
24 community has developed.

25 What bothers me, is Maassmanns up

1 here, or we've got Bavarian Manor, they have a
2 beautiful place, and my place -- well, some
3 people don't think it's beautiful but I do, I
4 try to work real hard at that -- but, you
5 know, what happens when we have a
6 non-conforming use for our property that we
7 have all worked our tails off to build-up?

8 I know the Bavarian Manor. Stan took
9 that business over and his wife -- they took
10 that business over. It was on the skids.
11 They worked their tails off and developed and
12 restored that business; but one thing Stan
13 did, is now they have some apartments there --
14 great, I have no problem with that.

15 But, you know, when I die, and my wife
16 and I leave this world, my kids are going to
17 be there, and they're going to have that
18 property. And what happens if they decide:
19 Well, let's not be in the construction
20 business anymore, let's not be landscaping,
21 let's not be running bulldozers, let's not be
22 in this business, let's start an air
23 conditioning business. And we have a nice
24 garage, we can store our materials in there,
25 we have the area. Or: Let's sell the

1 property to somebody that has horses and they
2 want to have shows there, and they want to
3 have some practice rings for their horses, and
4 they want to graze them and so on, but that's
5 a non-conforming use. They really can't do
6 that. So now you have hurt -- you haven't
7 hurt me so much because I'm not here anymore,
8 but you hurt my kids. You hurt Stan's kids.
9 You hurt Maassmanns. You hurt them because he
10 has two young guys taking that business over.
11 They developed a beautiful golf course, but
12 then when, you know, they want to expand their
13 facilities, or they decide that maybe there's
14 something that they want to put in, and it's
15 not really so conducive to the area. Oh, they
16 live in a beautiful area -- let's not crap up
17 that area. They worked on that all their
18 lives. They developed that beautiful
19 business, and now somebody is going to be here
20 zoning to say: Too bad, boys, you know, grit
21 your teeth. You're going to have to live with
22 what you got. It's not fair.

23 (APPLAUSE.)

24 MR. LYONS: 30 seconds.

25 FRANK MAGGIO: Just a few more

1 thoughts. I'm trying to take some notes.

2 Well, at any rate, basically that's where I
3 come from, and I just feel that this is what
4 this country is going through with not letting
5 businesses, and not letting things take their
6 course. And I think in the last 26 years, me
7 being here, things have taken their course,
8 and I think we live in a damn nice community.

9 (APPLAUSE.)

10 MR. LYONS: Would Gary Koopman please
11 come forward.

12 GARY KOOPMAN: Gary Koopman, Purling,
13 New York.

14 I'm sure this present and past --
15 so-called Zoning Commission has done their
16 work in earnest. Going back a few years ago,
17 the young lady who has been presenting the
18 so-called Zoning Commission, their
19 information, told them -- I was present at
20 that time -- that they should call themselves
21 the Cairo Planning Board Advisement Board.
22 They ignored such. The Department of State of
23 New York says without zoning, there can be no
24 Zoning Commission. I brought that up to the
25 Town Board, and evidently they never followed

1 up on it either.

2 I would like to know when the
3 townspeople voted to have our Town Board --
4 have given the Town Board permission to spend
5 monies to pursue zoning.

6 (APPLAUSE.)

7 We have a Planning Board, and a site
8 plan is on file. Why are we on a path to
9 spend taxpayer money on zoning, which has to
10 pay out salaries now and in the future to
11 expand. I feel that the public should be the
12 ones to vote into law or not this zoning.

13 I find my property, which I bought as
14 a defunct business, putting my family's money
15 into it -- only to find out that tourism had
16 not been promoted enough to draw New York
17 State tourists.

18 Sorry, I've been making notes on scrap
19 paper -- saving money. I do not feel that
20 putting the zoning into effect, while not
21 making it more complete, is wrong.

22 One big example of this plan is the
23 obstruction to have Hannaford site
24 construction plan to bring into Cairo a larger
25 and more modern business on the beginning of

1 Main Street. You may call that downtown -- I
2 don't know what it's called -- which in itself
3 will replace an old business site now in use.

4 I note you want the construction to be
5 maximum 35-foot setback from the curb, and the
6 parking lot for the same to be behind the
7 building in the rear is absurd. I believe,
8 from my project superintendent's experience,
9 that the planning board knows little or
10 nothing about site plans, construction, or how
11 to plan construction the size of a shopping
12 plaza such as Hannaford.

13 Who in their right mind would put the
14 back of their business toward the street,
15 especially when deliveries need to be made in
16 the back out of sight?

17 I thank you very much.

18 (APPLAUSE.)

19 MR. LYONS: Sue Hilgendorff.

20 Would she please come forward.

21 SUE HILGENDORFF: Hi. Good evening.
22 I think most of you know me, Sue Hilgendorff
23 from Round Top. I've lived here all my life.
24 I have just a few comments. I certainly have
25 to say that I agree, particularly, with Peter

1 Ricci's comments, the Maassmanns, and many of
2 the other opinions that have been expressed
3 this evening. I'm not going to go through
4 them all again, because you have asked us not
5 to do that, but I do want to say I feel that I
6 have reviewed both the earlier plan and the
7 new one. I think 160 some pages is far too
8 restrictive, far too onerous. I agree with --
9 who is going to enforce this? Come on.

10 And this is how I feel. I feel that
11 we're being punished -- most of us.

12 Now, the people who have spoken here
13 tonight, we can all attest to the fact that
14 they have been excellent stewards of their own
15 property. If you can go around, go to any one
16 of these people who have just spoken tonight,
17 and their properties are beautiful.

18 (APPLAUSE.)

19 I don't see why those of us who have
20 for years and years, and all our lives -- my
21 family has been here since the early 1930s --
22 why we need to pay and be punished while we're
23 good stewards of our property and done
24 beautiful things with them.

25 There are codes on the books now that

1 would address many of the issues that people
2 have a problem with, the things that are
3 existing in town now. Some of the unsightful
4 things that have been noted tonight could be
5 taken care of with some of the codes that are
6 already on the books and not being enforced.

7 (APPLAUSE.)

8 So I just believe that, at this point,
9 to pass this zoning proposal is a slap in the
10 face to those of us who have lived here all
11 our lives -- we have made our homes here, our
12 businesses here, and we, along with all of you
13 who sit there, want this to be the most
14 beautiful, most wonderful town it can be.
15 That's all I have to say.

16 Thank you.

17 (APPLAUSE.)

18 MR. LYONS: Would Preston Nichols come
19 forward.

20 PRESTON NICHOLS: My name is Preston
21 Nichols. I moved up here seven years ago from
22 Islip town, East Islip hamlet, down in Long
23 Island. I'm a retired electronics engineer
24 scientist. I have worked for the NSA, and I
25 came up here for one reason. I watched all

1 these little small electronics companies on
2 Long Island go in and out of business, mainly
3 because of restrictive town ordinances, and
4 most of these companies closed up and went
5 overseas. That's what happened to our jobs on
6 Long Island.

7 Now, I wanted to come up here. I came
8 up here because there is no zoning -- I am not
9 going to go into everyone else's opinions,
10 they were all very well stated -- but I came
11 here up with a patent in hand. I wanted to
12 establish a manufacturing operation. I spoke
13 to people on the Town Board and the planning
14 board, and it became so restrictive, I'm now
15 part of a big company up in Albany, employs
16 over 60 people, jobs of \$30,000 a year or
17 more.

18 I would also like to address the
19 reason we need windmills. We need solar
20 power. We need to think like that.
21 Everywhere in Greene County, not just Cairo.
22 It's very restrictive on this.

23 I can design a windmill you won't hear
24 whatsoever. I'm basically an audio engineer
25 as well -- and I can apply the same technology

1 that's in the modern cars -- noise
2 cancellation on the windmills. If we can
3 build them small enough, we can have these
4 things.

5 That's my say at this point.

6 (APPLAUSE.)

7 MR. LYONS: Would Vicky Perzanowski
8 come forward, please.

9 VICKY PERZANOWSKI: Hello. Good
10 evening. My name is Vicky, V-i-c-k-y,
11 Perzanowski, P-e-r-z-a-n-o-w-s-k-i.

12 My husband and I, Tony, we own U.S.
13 Paper Counters on Elizabeth Terrace, Cairo.

14 Most of Cairo is familiar with us
15 because when we built back in 1989, since
16 there was no zoning in Cairo, there was
17 nothing they could do to stop us.

18 We got a lot of bad publicity. We got
19 a lot of people that were against us. They
20 did everything to stop us, but they couldn't,
21 because there was no zoning. Not that I am
22 pro zoning, but I think -- by the way, I do
23 agree with Peter and Ed Maassmann. They had a
24 lot of good to say. I think everybody wants
25 Cairo to progress. It has, I think, in many

1 ways.

2 Right now at U.S. Paper Counters, we
3 pollute less than your average single-family
4 house. We don't have washing machines, we
5 don't do any cleaning of any types of
6 equipment or anything. We manufacture sheet
7 counting equipment that half -- I'm sure most
8 of Cairo doesn't even know what we do -- but
9 we were nominated and are receiving the
10 Exporter of the Year Award for New York State.

11 (APPLAUSE.)

12 Nobody knows what we do. But don't
13 throw these away, because we can count them
14 and make sure you have as many that you need.
15 That's what we do. We do 100 percent
16 accuracy. The Bureau of Engraving in Fort
17 Worth and Washington, they have about 50 of
18 our machines.

19 And anything that you have or you had,
20 or anything that you probably are reading
21 right now, our machines count those. We are
22 in 200 countries of the world. And I've been
23 lucky to travel a lot.

24 Tony apologizes, he couldn't be here.
25 He just got shots in his back. He's not

1 feeling well.

2 Also, I do want to thank you for the
3 work that you are doing, just -- obviously,
4 you can please so many people so much of the
5 time; and the little red hen, where you are
6 baking the bread and nobody wants to help you
7 bake the bread, but they want to eat the
8 bread. So good luck on what you're doing. I
9 hope everybody gets satisfied, or some people
10 get satisfied.

11 (APPLAUSE.)

12 MR. LYONS: Thank you.

13 Would Helen Chadderdon please come
14 forward.

15 HELEN CHADDERDON: Hi. My name is
16 Helen Chadderdon, and my family has been in
17 this community since the town was formed
18 actually, and before 1800, so there's a lot of
19 history there, and a lot of love for this
20 community.

21 Everything has really been very well
22 said. I commend what Peter Ricci said, what
23 the Maassmanns said, what Sue Hilgendorff
24 said -- she actually echoed my words, said
25 exactly what I wanted to say.

1 I just think that the democratic
2 process has been bypassed somewhat, and I
3 think that the zoning thing should be left up
4 to the people to vote on.

5 (APPLAUSE.)

6 I think the comment that Catskill has
7 30-something pages and we have 160-something,
8 is meaningful. And I think that there's just
9 too much here. And I had the old copy, and
10 then I got the new copy, and I've been trying
11 to glance through this, and it makes your head
12 spin.

13 I am concerned that, I go through the
14 town -- I moved away, now I'm back -- I go
15 through the town, Main Street is dead. I'm
16 looking at all of these concerns that these
17 small businesses have, that these restrictions
18 are not going to be supportive of creating
19 small business, which is what we want. We do.
20 So, I want you to consider that.

21 I think that the only positive thing
22 that I heard here tonight is, obviously, the
23 level of work that has gone into creating this
24 document. I can understand that. I am a
25 professional myself -- I get it, but this is a

1 little overboard, and you're bypassing the
2 wishes of the people, which is obviously clear
3 here this evening.

4 Thank you.

5 (APPLAUSE.)

6 MR. LYONS: Would Louis Parisi come
7 forward.

8 LOUIS PARISI: I thought you had to
9 sign up to get in, so I signed the sheet. I
10 apologize. I've been out of town. I have not
11 had a chance to read this in detail.

12 Is there another way to get comments
13 to the board?

14 MR. LYONS: You can submit comments in
15 writing, but it should be done as soon as
16 possible.

17 LOUIS PARISI: Just an observation
18 from what I have seen and what I've heard --
19 will this really help the town move forward?
20 I don't see the connection. I haven't heard
21 that. With all these restrictions, I don't
22 see how it cleans up the town, or makes the
23 town look like it did.

24 My family has been here since 1941,
25 and we've seen it in its heyday. So it's

1 nothing like it was when I was a kid.

2 So does this really help us get where
3 we want to go?

4 Thank you.

5 (APPLAUSE.)

6 MR. LYONS: Would George Weiss come
7 forward, please.

8 GEORGE WEISS: George Weiss, Round
9 Top. Everybody said pretty much what I'm
10 going to say, but I think what the town has
11 done is wasted a lot of money here for this
12 150 pages, 160 pages.

13 (APPLAUSE.)

14 We have a lot of laws on the books
15 now, but none of them are enforced. So why
16 put more on if you can't enforce the ones you
17 already have?

18 (APPLAUSE.)

19 Thank you.

20 MR. LYONS: Would Bill Buck please
21 come forward.

22 BILL BUCK: I won't waste your time
23 because they have all said it to you. If you
24 don't get it by now, you're not going to. We
25 don't want it. We don't need it now.

1 (APPLAUSE.)

2 I haven't lived here all my life. I
3 lived in Saugerties, 23 miles down the road.
4 I moved up here five years ago because zoning
5 came into Saugerties. What used to be
6 pleasant little Saugerties, which is Cairo
7 now, is no longer. It's Westchester down
8 there. You go down there, and it's crazy.
9 And that's what's going to happen here, or
10 it's going to become death valley.

11 Because the restrictions that you have
12 on the people here, and the small businesses,
13 are just out of hand. Zoning may be a good
14 thing for other places, but not right here,
15 and especially not now when gas is four
16 dollars a gallon. People can't afford to
17 build. Our kids can't afford to live here. I
18 don't know if we could afford to live here the
19 way the taxes keep going. That's all I got to
20 say.

21 (APPLAUSE.)

22 MR. LYONS: Bill McKenney, please come
23 forward.

24 BILL McKENNEY: Members of the Zoning
25 Commission, I'm Bill McKenney with Hannaford

1 Brothers.

2 UNIDENTIFIED SPEAKER: Can't hear you.

3 BILL MCKENNEY: Good evening. I'm
4 Bill McKenney with Hannaford Brothers. I very
5 much appreciate the comments that the public
6 has made here this evening, and they have
7 covered most of our concerns. We do think
8 that it's important for our store, that we're
9 proposing on the Slater's Great American site,
10 to be moved further back on the site. We
11 think that would open up views to the
12 mountains beyond. We think it's a valuable
13 town resource.

14 The public also mentioned parking. We
15 think it's important for parking to be
16 conveniently located at the store entrance for
17 our customers. As a compromise, we will
18 gladly put some of our parking around the
19 sides of the store for our employees, but we
20 do think that the predominant parking should
21 be right in the front of the store for
22 customers; and we would be glad to provide
23 landscaping of the parking lot, and
24 considerable buffering along Main Street,
25 which is part of our site plan.

1 Our third concern, which has not been
2 mentioned, is signs. We would like to be
3 allowed to have signs, similar to what's in
4 that immediate area at that intersection.

5 And our fourth concern is the
6 retroactive nature of the new zoning
7 ordinance. It will probably take Hannaford
8 several months to go through the process of
9 obtaining state level permits. At the end of
10 that process, we'll submit for a building
11 permit with the town. If the new zoning goes
12 into effect, it requires that we go back to
13 the beginning, start over, which will take
14 many additional months to re-engineer,
15 re-review the project, both at the state level
16 and locally with the planning board, which
17 will be expensive. And we would ask that the
18 new zoning simply not be retroactive. So once
19 an applicant submits plans to the planning
20 board, we would be reviewed under the existing
21 bylaws with the town, and not be required to
22 re-do the process if a new zoning is enacted.

23 And I do think that if the town
24 chooses not to enact zoning, that the existing
25 bylaws are very well structured to insure that

1 our project is well designed; and we look
2 forward to working with the town in building
3 the store, and servicing the customers here in
4 Cairo.

5 Thank you.

6 (APPLAUSE.)

7 MR. LYONS: Would Richard Uzzilia come
8 forward, please.

9 RICHARD UZZILIA: Can I speak up here
10 so I can run for the exits right after I
11 speak?

12 I wasn't going to say anything at all
13 after I heard the sentiment that was here
14 today, because it's pretty obvious how, at
15 least those who are here, feel. I know a lot
16 of these people, and I've been here a long
17 time myself. I know that this board worked
18 very hard on this, and I know that they tried
19 to strike a balance between some kind of
20 reasonable restriction, and at the same time
21 not trying to make it impossible for people to
22 develop businesses, even people who wanted to
23 develop businesses in their homes.

24 The main concern that I had, and the
25 reason I favored some kind of zoning

1 ordinance, is that I have seen so many places
2 around town where one person's freedom to do
3 what they want with their property is harming
4 someone else's ability to live on their
5 property.

6 (APPLAUSE.)

7 And I think something should at least
8 be said for that, and I hope -- I know that
9 that was one of the major concerns that people
10 had in terms of favoring some kind of zoning
11 ordinance.

12 Nobody wants something that is overly
13 restricted. That's what's being debated here
14 today; whether it's too much, or whether it's
15 enough. I can't answer that question. I'm
16 sure nobody here today can answer it, although
17 the sentiment is obviously that it isn't.

18 You people worked very hard on this.
19 I know you have been very responsive to what
20 people have asked about, but there's so many
21 specifics that it's going to be very difficult
22 to deal with that. And I know that that's the
23 next step that you are going to have to go
24 through, is look at all of the concerns, the
25 specific questions, and the things that were

1 brought up here.

2 I was on the original planning board
3 when Tony Perzanowski opened that business on
4 Elizabeth Terrace. They were very fortunate
5 that it was him, and not somebody else.

6 I spoke to him about it one time, and
7 he even said at one point: You know, if
8 there's no restriction in place and we can do
9 this, that we're lucky it's a nice looking
10 building, and it hasn't adversely affected the
11 people there very much, but businesses don't
12 belong in residential areas.

13 Small businesses that are run out of
14 homes -- I have seen some where you don't even
15 know they exist, and I have seen some that
16 cause a tremendous problem for people, and
17 something has to be done about that.

18 I have heard many people say: Well,
19 we don't enforce existing ordinances. That's
20 a problem of lack of enforcement, not a
21 problem of an ordinance. That's a separate
22 question. And it may be true, that this one
23 wouldn't be enforced any more than another
24 one -- I don't know that, but that's an
25 enforcement problem.

1 It's hard in a small town to tell
2 people that you know, you can't do something;
3 and many times when people receive kind of a
4 variance, or they're allowed to do something,
5 they think it's okay if somebody didn't
6 enforce something. But I just wanted to speak
7 up for those who feel that there should be
8 some kind of limited zoning in effect to
9 control the use of property that adversely
10 affects others, not -- nobody wants to
11 restrict what the Maassmanns have done, and
12 the others, and so forth -- you know, they run
13 businesses, they create jobs, they bring
14 people into the area. Nobody wants to
15 restrict that unduly, but to have no
16 protection at all in place seems to me to be a
17 mistake. Exactly how to do that, I'm not
18 sure. It's a big document, and I can't give
19 you a specific answer on that.

20 So that's my main concern, but I
21 understand the concerns of the people who are,
22 of course, speaking here. But I also believe
23 that maybe there would be more development if
24 there were reasonable restrictions in place.
25 Maybe some people aren't coming here because

1 there isn't zoning, because there isn't some
2 way to restrict the harm that one person can
3 do to another -- and that's the biggest
4 concern that I have.

5 And I think people know what I'm
6 talking about -- the places where somebody has
7 something developed next to them that makes it
8 difficult for them to live their life
9 reasonably, or sell their property, or keep
10 their property value up. The people who are
11 doing that aren't here tonight. These people
12 are people that work with businesses, and, you
13 know, they're trying to do their job. Some of
14 them I know, some of them I don't know, but
15 I'm sure that the people who are making it
16 difficult for people to live probably aren't
17 here tonight. So thank you.

18 And I'm going run over there and get
19 out of here right now.

20 (APPLAUSE.)

21 MR. LYONS: Would Mike Breithaupt come
22 forward, please.

23 MIKE BREITHAUPT: I'll pass at this
24 time.

25 MR. LYONS: Would Tyler Antrim come

1 forward, please.

2 TYLER ANTRIM: My question has been
3 asked, that's fine.

4 MR. LYONS: Would Emily Calabrese come
5 forward.

6 EMILY CALABRESE: Hello. My name is
7 Emily Calabrese. I'm from Cairo. I'm here
8 this evening -- okay, I agree with everything
9 Mr. Uzzilia has said. We do need to protect
10 our property values as we go forward.

11 And I'd also like to comment about
12 Main Street in Cairo. We have Main Street,
13 with our small stores, and then we have the
14 area where Hannaford is proposing to go, Main
15 Street commercial.

16 Now, I would like to see Main Street
17 commercial extended to encompass from Cedar
18 Street to where the proposed Hannaford is
19 going. I feel that that would encompass Acra
20 Building Supply, also encompass Fabrizio --
21 old storage tanks. That would allow for
22 different type of development to come in that
23 would not be as restrictive as they would be,
24 as being in the Main Street zone, and allow
25 for larger commercial uses. I think that

1 would be advisable. We don't want to go ahead
2 and restrict business use, and that seems to
3 be our area at this time that's being heavily
4 developed.

5 Thank you.

6 (APPLAUSE.)

7 MR. LYONS: Would Vince Dabrowski come
8 forward, please.

9 VINCE DABROWSKI: My name is Vince
10 Dabrowski. I live in Round Top. I moved up
11 11 years ago because there was no zoning in
12 Round Top. And I'm against zoning. And I'm
13 not as good a public speaker that I heard
14 tonight. I was very impressed of the way
15 people come up here and speak their mind.
16 It's very hard for me to do. That's about all
17 I have to say.

18 I don't know how you can expect seven
19 people, or 70 people to try to figure out how
20 to propose plans for businesses for
21 businessmen who spend their whole lives on
22 doing their business. And if they fail, they
23 pay for it.

24 If this plan fails, who pays for it?
25 The taxpayers.

1 I think it's an impossible quest to
2 try to do something like that to be fair, and
3 to have a strong economy, even though it's a
4 little local economy.

5 That's about it. Thank you.

6 (APPLAUSE.)

7 MR. LYONS: Would Mary-Jo Cords come
8 forward, please.

9 MARY-JO CORDS: My name is Mary-Jo
10 Cords. I live in Purling on Bailey Road, and
11 I have a real estate office on the same
12 location. And I've been in real estate in
13 this area for 27 years. And I'm also a
14 licensed real estate appraiser. And I've done
15 appraisals in eight counties that are in the
16 area. And when I do one, I have to review the
17 zoning laws for that town. And I have seen
18 very few that are anywhere near the size of
19 this law. Many of the towns in the area have
20 much more simplified ones that are much more
21 simple to enforce.

22 I'm not really in favor of zoning,
23 period, but I realize that that's the trend,
24 that's the way things have been going, and
25 that it's probably inevitable; but if we do

1 need something, I think it should be something
2 simple, and something that is -- that we can
3 tolerate. And I don't think this is it. I
4 think that this requires an army of code
5 enforcement officers to enforce.

6 I'm a former Town Board member, and I
7 know how hard it is for the current code
8 enforcement officers to enforce what we've got
9 now, and I don't see how they could do this.

10 I've been listening to all the people
11 talk. And we've had a lot of business owners
12 talk; and a lot of them have businesses that
13 are located in areas where they would no
14 longer be conforming uses. And as someone
15 else mentioned, if that business burned down,
16 more than 75 percent of its assessed value,
17 nobody would be allowed to build it back up
18 again, and they would be in trouble.

19 Also, when I was on the Town Board, I
20 chaired a committee to determine where
21 commercial property could go in the town. We
22 contacted the property owners, and many of
23 them were interested in seeing commercial
24 development in their areas. And when I look
25 at this Zoning Law, many of those areas that

1 were designated are not zoned commercial on
2 this Zoning Law. And I think that you should
3 reconsider, because I think this would limit
4 commercial development severely. The way this
5 looks, this map for this law, looks like it
6 was planned for a bedroom community where
7 everybody commutes to some commercial area
8 someplace else.

9 (APPLAUSE.)

10 I think that we can't afford that. We
11 need the commercial and industrial properties
12 that do get taxed higher, and would help lower
13 our taxes. And also, the cost of enforcement
14 is something that I don't think that our small
15 town can bear.

16 Thank you.

17 (APPLAUSE.)

18 MR. LYONS: Would Gerard Aprea come
19 forward, please.

20 GERARD APREA: Jerry Aprea from Round
21 Top. I have a business in the area. I moved
22 up here in 1989. And to be honest with you, I
23 did come because there was no zoning, because
24 I knew what I wanted to do, and I had a lot of
25 trouble where I was. There is no way I could

1 start that business today the way I did.

2 I was on the Town Board, and I did
3 work on the original site plan review
4 revisions, and I understand how hard it is to
5 try to please everybody and strike that
6 balance that we need, you know, between my
7 rights and your rights, where they begin and
8 end.

9 The thing that scares me and gives me
10 cause to reflect, is we're in scary times now.
11 We're in an economic downturn. Businesses are
12 leaving, and there's nobody moving in and
13 putting businesses in that even my children
14 can go to work at. It looks to me like, if
15 you are going to live in this area, you don't
16 have some kind of a check coming in, you're
17 going to work for yourself. You're going to
18 do something off of your property, you know,
19 for the most part. If you're not working for
20 the state or somebody else, there's not paying
21 jobs.

22 So being in a non-conforming area, as
23 the paper counter -- she didn't mention that,
24 that's a non-conforming area -- I have a lot
25 of questions and trepidations about, you know,

1 will my sons be able to take that business
2 over? Will I be able to sell it?

3 You know, like they said, if it burns
4 down, will I be able to re-build it? So I
5 think it's very hard, you know, to try to be
6 all things for all people.

7 I also -- you know, people have said
8 to me: Well, what do you care? You're
9 grandfathered in. Nobody else -- you will
10 have no competition. You will be the only
11 game in town. See, I don't think that that's
12 a good idea of what government is supposed to
13 do. I mean, I work with all of my
14 competition. I don't see that that helps me
15 in what I'm trying to do for my community,
16 so -- I'm not going to repeat what anybody
17 else said, I'm just telling you what my
18 concerns are. And, yes, we all have our own
19 axe to grind, as I have mine, but I also want
20 to see that you don't -- what I said when I
21 was on the Town Board -- that we don't close
22 doors that later on we find that we need to
23 open up because of hard times, because of
24 economic situations.

25 And we have heard those horror stories

1 about, you know, the little old ladies up in
2 Alaska not being able to knit hats out of
3 their house because the unions went after
4 them, and that type of stuff. And I'm not
5 saying that this law is like that, but I think
6 we have to be careful, you know, that we don't
7 get too onerous. And like somebody else said,
8 I think, you know, we need to take baby steps
9 with insuring everybody's rights. You know
10 what I mean, where my rights don't step on
11 somebody else's rights, and I think from there
12 we can build.

13 I think there has been a lot of nice
14 stuff in this community in the years I have
15 been here, you know, and we have a very nice
16 community, and everybody sticks together. I'm
17 on the Round Top Fire Department for 18 years
18 now, and we just love it here, so I hope that
19 I can continue that.

20 Thank you very much.

21 (APPLAUSE.)

22 MR. LYONS: Would Bill Wolf come
23 forward, please.

24 BILL WOLF: My name is Bill Wolf, I'm
25 from Cairo. I think that the commercial

1 district should be on all state highways in
2 the Town of Cairo.

3 UNIDENTIFIED SPEAKER: Speak up.

4 BILL WOLF: I think that all
5 commercial businesses should be able to build
6 on the state highways in the Town of Cairo. I
7 think if zoning is enacted, it will put a
8 greater burden on the taxpayer to enforce the
9 laws that you are trying to put in front of
10 us.

11 I don't see a lot of growth in the
12 residential or commercial districts right now,
13 and I feel that after enacting this law, you
14 will see less.

15 Lot sizes should not be changed from
16 the current law. I think you're restricting
17 people too much.

18 I think we should have a burning party
19 for this present law you have before us, and
20 you should come up with something less
21 restrictive so that people can continue to be
22 in business.

23 Thank you.

24 (APPLAUSE.)

25 MR. LYONS: Would Susan True come

1 forward, please.

2 SUSAN TRUE: Good evening. How is
3 everybody up there?

4 Thank you so much for all your hard
5 work. I really do know how hard it is to come
6 together night after night, month after month,
7 year after year, and bring something to the
8 community that is so divided.

9 That said, I am pro zoning to a
10 degree. I looked at the paperwork. 163 pages
11 reminded me of the nightmare tax season that I
12 just came through, and everybody here has
13 probably -- hopefully has filed their taxes,
14 and the lawyers and the regulations and
15 everything involved in our society is so
16 overwhelming and overburdening to the
17 consumer, to the public, to the American
18 people. This is another example. Simplify,
19 simplify, simplify.

20 (APPLAUSE.)

21 One of the reasons -- two reasons for
22 my being pro zoning is, one family member had
23 a beautiful home, fixed it up nicely, and a
24 commercial property right next-door came in
25 because of no zoning.

1 I own a beautiful home in Round Top --
2 I live in Round Top. And I have a vacant
3 piece of property right next-door. I do not
4 want a commercial business next-door. So
5 those are my two reasons to have zoning, but I
6 think in a common sense way.

7 You have got to encourage business. I
8 used to have a little accounting office on
9 Main Street. I saw businesses come and go,
10 come and go, come and go. And my heart
11 belongs here. I would love the Main Street
12 Cairo to develop.

13 I'm on the building committee for the
14 new library. I volunteer time, just as, you
15 know, all of you have. I want to see Cairo
16 and its outlying communities grow. But I
17 think we have got to use our heads, have a
18 little more common sense, maybe a little less
19 regulations -- baby steps, as has been
20 mentioned, and perhaps we can start to grow
21 towards the future that we want.

22 We have exciting things coming in. We
23 want to keep those. And we want to keep the
24 people here. And I could have chosen to leave
25 the area, started a business elsewhere. I

1 didn't. My heart, my family -- you know, a
2 lot of people here are home grown. We're here
3 to stay, and we want it to thrive.

4 Thank you for your time; and hopefully
5 we can simplify the whole process going
6 forward.

7 Thank you for your time.

8 (APPLAUSE.)

9 MR. LYONS: Would William Sirago come
10 forward, please.

11 WILLIAM SIRAGO: I thought, like Louie
12 Parisi, that I was just signing in, so I
13 didn't really prepare anything. Good thing
14 other ones came before me. So I prepared a
15 few things. My name is William A. Sirago.
16 I've been here for some 62 years. I was like
17 four years old. My father came here in
18 1949 -- a sick veteran that couldn't keep a
19 job down. The Veteran Pacific guaranteed a
20 pension and never got much.

21 I worked as a kid after school, and
22 everything, grew into a business, fixed cars.
23 Of course cars get ugly, they're bent and
24 smashed, broken windows -- but that's what I
25 do, I fix cars. I fixed quite a few people's

1 cars here. Maybe I disappointed a few.

2 I have five children. Three girls
3 went to college. They got their education --
4 and where did the money come from? Fixing
5 cars.

6 My business, like other commercial
7 business, it happened to be an ugly business
8 with smashed cars, but I helped my children --
9 three daughters go to college -- four years,
10 two of them; and five years, a teacher.

11 The boys -- one helps me, which is a
12 future for him. Like Frank Maggio said, I'm
13 not going to be here -- you don't know when
14 you're going, and my son is into fixing cars.
15 My other son can fix cars, but he's a logger.
16 But a rainy day, if it's not convenient to go
17 in the woods to cut trees, wind blowing, he
18 comes over and fixes cars. So it might be a
19 potential future for him.

20 Seven grandchildren. A few take
21 interest in cars. One graduates, going to go
22 to college, Rochester. Where did that come
23 from? Fixing cars. Education. Education, my
24 three daughters.

25 I pay taxes. It's like \$8,000 in

1 taxes, land and school; another \$20,000 of
2 insurance.

3 I helped quite a few people in the
4 community here. They break down at night, got
5 to go -- one person broke down, I had to push
6 him off the road. Come here, go back, change,
7 get my truck, get him off, out of somebody's
8 driveway.

9 I am helpful with the community. I
10 tow cars. The issue of -- some of your thing
11 here, I marked the pages -- I'm going to deal
12 with this man doing salvage business. And one
13 of the things in your law is: Don't protect
14 business. You're trying to protect the
15 homeowner, but you got to protect business.

16 (APPLAUSE.)

17 And somebody commented that somebody
18 built a house and then moved. Well, that
19 happened in my situation. I had to hire a
20 lawyer, defend myself. Got sued for quarter
21 million dollars. Theoretically, I didn't win
22 money. I did have to change my business. And
23 the person built, knowing -- and stole parts
24 from me, and had their car fixed from me --
25 and that's okay, but I'm not allowed to be

1 next to them now, and I have to be 100 feet
2 back.

3 Well, my salvage cars are in the
4 salvage area. I'm also a repair shop. You
5 got a thing in here -- every garage up and
6 down and all, is going to have to hide
7 everybody's car because this community has
8 more than one car. They sometimes have to
9 have two cars, one to go to work -- Catskill,
10 here, there, and the other one getting fixed.
11 And they might not have all the money, so they
12 come to Bill: Here is half the money, buy the
13 parts, I'll be back in two weeks. Now I can't
14 have that car laying around? What am I going
15 to do, give it to them? Maybe I might not get
16 paid. Maybe, maybe not. Hide it in the
17 woods? Somebody might break a window on it,
18 or a tree fell on it. A lot of things can
19 happen.

20 But the cars -- the used cars I'm
21 selling is from a dealer also. And I've been
22 a branch dealer and a dealer since day one --
23 my property has been d/b/a'd as a business
24 since day one. All the insurances, licenses,
25 town, and everything else along with it.

1 To make a point. The one daughter
2 pays taxes in Catskill, the other daughter
3 pays taxes in Athens, and another son pays
4 taxes in Durham. They were looking at
5 property here -- sure, maybe it was more
6 convenient and less taxes and more services.
7 Oh, I put this word in --

8 MR. LYONS: 30 seconds.

9 WILLIAM SIRAGO: Okay, 30 seconds.

10 Ex facto. Make it a law after the fact.
11 Look it up in your dictionary or law books.
12 Everybody here that's in business should have
13 no restrictions, no changes, or anything else.
14 Ex facto.

15 Thank you.

16 (APPLAUSE.)

17 MR. LYONS: Would Dave Clark come
18 forward, please.

19 DAVE CLARK: Dave Clark from Cairo.
20 I'll repeat the one comment, having difficulty
21 responding to the website that the Zoning
22 Commission had. I'm getting older, I need to
23 wear glasses -- I can't read that damn map --
24 it's just way too small. As far as typing and
25 sending messages, it's like my brother says:

1 Text me. I don't want to text you, I want to
2 talk to you. So I wasn't real happy with the
3 way that works.

4 (APPLAUSE.)

5 Now, based on my knowledge of the
6 town, and looking at that map, as best I
7 could, it doesn't seem to me that you really
8 created any business zone. What you have done
9 is drawn a line around existing business
10 zones. So if somebody new comes to town,
11 where are they supposed to go?

12 I'll take a property that I'm looking
13 at specifically. It's out on Route 23 in
14 Acra. Some people might know it as the
15 Guilded Grape. I call it the purple house.
16 It's right after the Wade Farm, it's right
17 before Johnny-B-Goods. Further along, there's
18 a couple more business properties in there,
19 one was the old Frank's Pizzeria, past that is
20 Venetian Motel -- everybody knows that that's
21 been up for sale forever.

22 Now, my idea would be to build storage
23 units on that property. One of my marketing
24 points was try to get people who are travelers
25 to this area to store their four-wheelers, or

1 their canoes, or rowboats, maybe their
2 snowmobiles -- then they wouldn't have to cart
3 them back and forth from the City or wherever
4 they come from, and that would naturally
5 encourage visitors to come more often. If you
6 only have to throw a suitcase in back, rather
7 than load up your trailer, you're likely to
8 come here more often. But the board seems to
9 be so focused on this resort aspect of
10 business, that it's overlooked any
11 complimentary businesses.

12 Now, the property I'm looking at, has
13 got 1200 feet of road frontage on a state
14 highway. It's got 250 feet on the side road.
15 It's got a regular driveway with a house.
16 It's got a commercial driveway on the
17 property. It's got a billboard on the
18 property. It's got a quarter mile of
19 related-type businesses. If ever there should
20 be a commercial zone, this is it. You guys
21 have it zoned residential. And what's
22 expressly prohibited? Storage units.

23 What gives?

24 I mean, when I put this plan before
25 the planning board, I didn't just give 25 feet

1 of buffer zone to my neighbors, I gave them
2 125 feet. When Frank Pambianchi, behind me,
3 who is on the planning board, said: Hey, I
4 don't want to see your building. I said:
5 Frank, you're a thousand feet away, you're not
6 going to see it; but I'll tell you what, I'll
7 plant trees anyway. I'm a good neighbor.

8 I have a good project. This project,
9 when it's done, if I can complete it, is going
10 to cost three-quarters of a million dollars.
11 If I don't have zoning -- I mean, I don't like
12 zoning, I'll tell you that up front -- but if
13 I have to have zoning, this has to be a
14 commercial property, otherwise, you know,
15 three-quarter-million-dollar investment, I'm
16 not going to invest 75 cents.

17 Now, all the people that I've
18 contacted so far, except one concrete
19 contractor, are all from Cairo. This would
20 give them work too. I don't know what else to
21 say about it. I'm so flustered, for lack of a
22 better word, as to what is going on.

23 That's it.

24 (APPLAUSE.)

25 MR. LYONS: Would Rudy Schmidt come

1 forward, please.

2 (NO AFFIRMATIVE RESPONSE.)

3 MR. LYONS: How about Christine
4 Schmidt?

5 (NO AFFIRMATIVE RESPONSE.)

6 MR. LYONS: Elizabeth Slater?

7 ELLSWORTH SLATER: Ellsworth Slater.

8 MR. LYONS: My fault, Ellsworth
9 Slater.

10 How many lawyers does it take to read
11 a name.

12 ELLSWORTH SLATER: I'm sorry. There
13 could have been an Elizabeth, as far as I
14 know. I didn't want to step out of turn.

15 Anyway, I mean no disrespect to the
16 people that gave of your time, but I feel this
17 zoning in no way represents the wants and
18 needs of this community.

19 (APPLAUSE.)

20 That's not to say that I am totally
21 against zoning, but if this is what we
22 consider zoning, I am definitely against it.

23 (APPLAUSE.)

24 First, I find it very appalling that
25 you are giving the taxpayers five minutes.

1 They pay everybody's wages on the Town Board,
2 and for all our town offices, and we're giving
3 them five minutes to defend their most
4 valuable assets. And you guys know all the
5 time you have taken. There are many people in
6 this room that have worked years and years,
7 put their blood and sweat and tears in all
8 these businesses we have heard about, and to
9 give them five minutes is totally
10 disrespectful.

11 (APPLAUSE.)

12 I apologize if this seems haphazard
13 and disorganized, but I didn't have more than
14 five minutes today myself. I have given you
15 tons of written comments, and I appreciate the
16 fact that you have implemented some of those,
17 and made changes. I appreciate that.

18 Again, I know you have tried to
19 interpret the comprehensive plan, and come up
20 with ways to achieve our goals, and you
21 should, but there's a vast amount of input
22 that should have been thought out as well. We
23 all know there's many ways to reach the same
24 goal. It should have not been left to the few
25 people in the room for their interpretation of

1 the comprehensive plan.

2 I do not believe we should have been
3 handed a 164-page document to comment on after
4 the fact. The taxpayers of this town deserve
5 to have been part of the process in making up
6 the document in the first place.

7 (APPLAUSE.)

8 Having a public hearing where the
9 information is not allowed to flow back and
10 forth, and have a meaningful exchange of
11 ideas, is just the legal minimum at best. And
12 is the legal minimum all that the taxpayers of
13 Cairo deserve?

14 I believe in order to represent the
15 people of Cairo, the people of Cairo should
16 have been consulted, along with our
17 comprehensive planners.

18 There are many hidden costs in this
19 law. I don't think it's going to achieve what
20 everybody hopes it would. There's lots of
21 small businesses, I'm afraid, are not going to
22 be able to start because of the excessive
23 costs built into this plan; and I don't think
24 even the people that made the plan realize
25 that. But as a business person, it takes all

1 the time, money and effort that the small
2 business person has to start a business in
3 this economy in this town. And to put these
4 added unnecessary burdens, when they can be
5 handled in other ways, without putting the
6 expense of the burden on the small business
7 owners, I think is the way we should go.

8 (APPLAUSE.)

9 I don't think everybody realizes that
10 when this Zoning Law is enforced or put into
11 law, that almost every business building we
12 have in Cairo will be considered nonconforming
13 as a structure. With the building criteria
14 that you have, almost every building will be
15 nonconforming. What that means is, you can
16 take almost all these 164 pages, and throw
17 them in the garbage, because there lies our
18 rules on pages 11, 12, 13 and 14 which
19 restricts how they can grow their business.
20 These people have worked long years, done a
21 lot of good things. They deserve to be able
22 to grow their business, and not say they
23 cannot expand more than 25 percent, not limit
24 their ability to sell their business so that
25 their family has the benefits of their long,

1 hard work -- is just unjustifiable to me.

2 (APPLAUSE.)

3 Laws are like taxes. Once they're
4 made, they don't get smaller, and they don't
5 go away. We're starting with 164 pages. I
6 suggest that we start -- and I know you spent
7 a lot of time on this, it sounds ridiculous --
8 but start over, have meetings in each of the
9 hamlets to see what they think should be
10 allowed, whether they want retail --

11 (APPLAUSE.)

12 Get their input, and get the consensus
13 of the people, what they want to do in each
14 area, and then do that. I think that would be
15 the way to go. But to come to this document
16 and expect everybody to make comments in five
17 minutes and be happy about that, and be
18 supportive -- that's not the way to go. And I
19 know that's the way you were led -- I'm not
20 blaming this procedure on you guys, I know the
21 way the procedure was set up, and you did the
22 best you could.

23 I'm saying we should start over, get
24 the input from the community.

25 MR. LYONS: 30 seconds.

1 ELLSWORTH SLATER: And I suggest that
2 we start small. I think most of the people in
3 Cairo, even the ones that were for zoning,
4 expected to have zones where we want
5 residential, business and industry, and then
6 let's go from there. And then add on a little
7 bit as we go, once it's clearly thought out,
8 talked about and discussed, and decide it's
9 not in conflict with other laws, and it's
10 actually going to help what we wish, then
11 implement as we go. But I suggest we start
12 over. At the very minimum, make the zones,
13 get the comments, and go from there.

14 And I appreciate your hard work you
15 have done; and I appreciate everyone else's
16 support here.

17 Thank you very much.

18 (APPLAUSE.)

19 MR. LYONS: Would Bernhard Collatz
20 come forward, please.

21 BERNHARD COLLATZ: Bernie Collatz.
22 First of all, I'd like to thank the committee
23 for all your effort that you have put into
24 this project, but I have to agree with
25 everybody else, it needs to be simplified.

1 There's a lot of things that have been
2 done over the years that we wish we could take
3 back, but for some reason they were led to be
4 built -- certain businesses within, you know,
5 houses and stuff. There should be some sort
6 of protection, but we have to get to the point
7 where everybody is in agreement as to what
8 this protection can amount to.

9 I think some of the businesses that
10 have been here for all these years should be
11 protected. They have built this community,
12 and they deserve the rights to be protected.
13 And I think some of these regulations are very
14 intrusive on their future existence.

15 I think if you simplify this, have
16 some newer meetings and stuff -- you know,
17 start from scratch, and a more simplified
18 plan, I think you can get the community to
19 come together on it.

20 Thank you; and thank you for all your
21 efforts.

22 (APPLAUSE.)

23 MR. LYONS: Would Rudy Shultz come
24 forward.

25 UNIDENTIFIED SPEAKER: Maybe he didn't

1 hear you. Rudy has trouble hearing. He's in
2 the back.

3 MR. LYONS: I think he said he was
4 going to pass.

5 Would John Bracken come forward,
6 please.

7 JOHN BRACKEN: My name is John
8 Bracken, Cairo.

9 I would like to preface my remarks in
10 strong opposition to the board's assignment in
11 putting forth what I consider is a taking. I
12 can't -- I cannot understand why the -- our
13 life is so complicated, and now complicated
14 even more with something that's totally
15 unnecessary.

16 We have, in our system of the town --
17 there are lots of laws where you can implement
18 restrictions on people at will. This is
19 unnecessary. This is -- this seems like -- I
20 just want to add a little balance to the
21 discussion here. I think there's a whole lot
22 of pain in this for a lot of people. If you
23 implement this, I consider it something akin
24 to an alphabet soup. There are -- there's a
25 ZEO, there's a PRD, there's a DOT. I don't

1 want to have to study this thing. I'm not
2 interested in becoming proficient in it. I
3 much prefer to go about my business, working,
4 and doing what I have to do, rather than
5 become an expert at this.

6 The ZEO is going to be very expensive.
7 The ZEO is the zoning officer. He is going to
8 have to have a per diem allowance, or he is
9 going to have to use his own car. He is going
10 to have to have an office. He is going to
11 have to have a secretary. In here, it calls
12 for him to have an attorney whenever he wants
13 one. He is going to have to have an
14 architect, and an engineer. He is going to
15 have to have a warehouse to store the
16 paperwork he has.

17 Then he has to go out, and he has to
18 inspect the buildings. I assume he is going
19 to have a staff. Or otherwise, this is not
20 going to work, and it's going to be -- I
21 understand he can collect fines. Then he is
22 going to have to have an attorney go to court
23 and enforce these things.

24 The people here will be subjected to
25 fines. There are fines of first offense,

1 second offense, third offense, every time is a
2 fine. This is so costly. I don't know what
3 it costs to implement this community organizer
4 piece of paper, but I consider it something
5 akin to a bondage, where people here are going
6 to actually go out, and allow themselves to
7 give to other people, the board, the ability
8 to control their property, take away their
9 rights, and freely give it out to a board.

10 (APPLAUSE.)

11 I would disband the board, and I would
12 start up a marketing development organization
13 for the town.

14 (APPLAUSE.)

15 But what the town has done, it has
16 moved in the opposite of development. This is
17 akin to restriction. The people in the town,
18 on Main Street, are not making a killing.
19 They're eking out a living, they're doing what
20 they have to do, and they have to deal with
21 this. Now, this, is that size today -- this
22 will be that size tomorrow. (Indicating).

23 Now, the other thing, is that there's
24 something missing in here, and that's a vacant
25 building report, because you are going to

1 have -- and I suggest you build up
2 four-by-eight sheets of plywood, and put them
3 off to the side in a warehouse someplace,
4 because you're going to need them. That's my
5 opinion. I know everybody has shared that
6 opinion, but if you are going to have to
7 comply with this, the taxes keep going up --
8 my taxes have gone up 50 percent in the last
9 three years. I should be on the community
10 board right now. This is a conflict.

11 MR. LYONS: 30 seconds.

12 JOHN BRACKEN: Anyway, I would move to
13 a development agency, and I would disband the
14 board. I think it's so destructive.

15 I don't want to have to learn the
16 process every time I want to do something --
17 put a shed up in my yard. I don't want to
18 have to look in here, see if I got a POD, or a
19 DOT, or alphabet something or other.

20 And thank you very much.

21 (APPLAUSE.)

22 MR. LYONS: Would Lisa Spring come
23 forward, please.

24 Lisa Spring?

25 (NO AFFIRMATIVE RESPONSE.)

1 MR. LYONS: Next name is Peggy, I
2 can't make out the last name.

3 Any Peggy's in the room that want to
4 come up and speak?

5 (NO AFFIRMATIVE RESPONSE.)

6 MR. LYONS: Okay.

7 Debra Pignotti.

8 DEBRA PIGNOTTI: Hi, my name is Debra
9 Pignotti. My business is Stone Cottage Realty
10 in Round Top. I've been running it for 22 --
11 actually 23 years total. And I had brought
12 this up at the last meeting, and I guess I'm
13 just -- I have a question, which is that
14 pre-existing businesses are grandfathered, and
15 I was assured that at the last meeting, but I
16 asked then if there was anyplace where we're
17 supposed to register our business so that up
18 the road a piece, we don't have any problems
19 or conflicts.

20 Then I noted in here on page 84 that
21 you have about businesses registering with the
22 code enforcement officer. So my question is:
23 Do pre-existing businesses have to file
24 anything anywhere, or sign anything anywhere,
25 or whatever, to establish our existence with

1 the town?

2 That was my question. And I've been
3 in business for 22 years, putting all my hard
4 work and sweat into it -- you know, I wouldn't
5 want that not to be addressed now if the law
6 is enacted that we are protected as
7 businesses. So that's my question.

8 MR. LYONS: Thank you.

9 (APPLAUSE.)

10 Would Robert Schrock come forward,
11 please.

12 ROBERT SCHROCK: My name is Robert
13 Schrock. I have lived in Cairo for about 30
14 years. Presently I'm on Bross Street.

15 I want to address this from a slightly
16 different direction, a matter of process.
17 What I see happening here is the difference
18 between cooperation and confrontation.

19 A couple of years ago, I had a
20 proposal that needed to go before the planning
21 board, and the process was explained to me
22 that I needed to get in touch with my
23 neighbors, let them know what I wanted to do,
24 and then we would sit down with the planning
25 board and see if what I wanted to do made

1 sense, both to the planning board and whatever
2 their vision for the future was, and also if
3 there were any objections to the plan that I
4 had from any of my neighbors.

5 Everyone here knows that no matter
6 where you are, it's the people who are around
7 you who are going to be most effected by
8 whatever you do with your own property. The
9 process was carried through. I got what I
10 wanted. As a matter of fact, the planning
11 board was very helpful in giving me some
12 suggestions of things that I hadn't thought
13 about.

14 The reason why I'm bringing this up,
15 is because this was a matter of cooperation
16 between me, the planning board, and my
17 neighbors, and I think that that's the way
18 things ought to be done.

19 The other process is called
20 confrontation. You pass a Zoning Law, now you
21 have regulations. Regulations, by definition,
22 need regulators. So you go to the regulator,
23 he doesn't have the opportunity of saying:
24 Well, look, we can bend this law a little bit.
25 The Zoning Law says you have to do it his way.

1 He doesn't want to listen to what my reasons
2 are for doing what I want to do; he simply
3 says: The paper says this; this is what you
4 have to do. If you don't do it, you're in
5 non-compliance. Whatever process goes on from
6 there is a matter of law. That's the
7 difference between confrontation and
8 cooperation. I think the development of Cairo
9 can be done very easily by cooperation. It
10 doesn't need confrontation.

11 (APPLAUSE.)

12 The second part of this has to do with
13 the law. I may be wrong on this, but I don't
14 think I am. If this zoning ordinance is to
15 become law, the Town Board has to vote on it
16 and accept it. If they accept it, it then
17 becomes the law. What do you do with it after
18 that? You can't repeal it.

19 As far as I know, there's no provision
20 in any of the zoning laws to allow for either
21 a re-call of a previous vote by the town, or
22 for a referendum on the part of the people to
23 go to the Town Board, and say: In the next
24 ballot, we want to rescind the zoning law.
25 Once it's in, you've got it. Trying to get

1 rid of it, it can't be done.

2 I don't think that this is what we
3 want to get into. If we have to do it some
4 time, let's do it way down the road, but let's
5 try cooperation first.

6 (APPLAUSE.)

7 MR. LYONS: Would Rod Disbrow please
8 come forward.

9 ROD DISBROW: I'm Rod Disbrow from
10 Purling. I don't know any of you people here,
11 but I know I have a piece of land, I keep it
12 well. And I really don't feel I need somebody
13 to tell me how to keep it well. And if they
14 do, I think I should have a vote on it.

15 (APPLAUSE.)

16 I think all my friends should vote on
17 it too. Thank you.

18 (APPLAUSE.)

19 MR. LYONS: That's our last signed-up
20 speaker for the evening.

21 Is there anyone else in the room that
22 would like to come up and comment?

23 UNIDENTIFIED SPEAKER: Give the people
24 that got shortchanged time to come up, like
25 Peter Ricci.

1 FRANK PAMBIANCHI: Is the Town Board
2 going to vote on this? Why can't the public
3 vote on this?

4 MR. LYONS: Come step to the mike,
5 please.

6 FRANK PAMBIANCHI: My name is Frank
7 Pambianchi. I live in Acra. I heard my name
8 mentioned a couple times tonight. And nobody
9 wants to be my neighbor, because part of the
10 reason why this -- or some of the rulings or
11 regulations that these people are trying to
12 pass surrounds me.

13 I heard Mr. Sirago talk about the
14 unsightliness of his business -- that's true.
15 If you put your money in the bank, the FDIC
16 insures your money for \$200,000. If you build
17 a house with your hard back and your muscles,
18 and whatever dollar you save, what protection
19 in this town do you have? None. Zoning would
20 help you with that.

21 Because I don't have a business in
22 this town doesn't mean I have a right to be
23 quiet on my own property? We have laws
24 because there's people that are lawless. We
25 need protection from people. Maybe these are

1 fine people now. They sell their business,
2 and maybe we have somebody that's lawless.
3 What recourse do I have as a law-abiding
4 citizen?

5 I work for the State of New York. Mr.
6 Aprea, my job is in jeopardy too. I work for
7 the town. Mr. Clark mentioned that I'm a
8 planning board member. I'm not here as a
9 planning board member. I'm here as a
10 concerned citizen in the town Town of Cairo.
11 I need protection. I need protection from
12 spiteful neighbors. Somebody that runs a car
13 up and down the road at night -- no muffler,
14 on purpose. Your stuff is missing -- maybe
15 you shouldn't have people walking on my road,
16 taking care of business.

17 UNIDENTIFIED SPEAKER: You shouldn't
18 steal stuff.

19 FRANK PAMBIANCHI: You're making a
20 statement you can't back up, so be careful.

21 UNIDENTIFIED SPEAKER: I can.

22 MR. LYONS: Let's not have any
23 comments. Please be courteous to the speaker.

24 FRANK PAMBIANCHI: I got told at a
25 planning board meeting, which I recused

1 myself, because it's a conflict of interest --
2 so even though I don't agree, I have to recuse
3 myself because I'm powerless, once again.

4 Why am I interfering with their right
5 to use their property?

6 Why is that individual interfering
7 with my right to be left alone and be quiet?

8 A lot of people come to this town and
9 be quiet and left alone. But, no, their right
10 is more important than your right? That's not
11 right.

12 And we do need protection with zoning.
13 Maybe not as intrusive as some of it may be.
14 My main concern is the lot size. I can't
15 develop my property the way I want to because
16 some hydrologist says that there's not enough
17 water. Well, who is to combat that
18 hydrologist's report? That's only one
19 person's report. There's my issue.

20 Mr. Clark threw my name out, saying
21 that it was unsightly. Why should I look at
22 that? He wanted to put lights 30 feet in the
23 air. I got to look at lights 30 feet in the
24 air? When you go there, it's dark as could
25 be. Now it's going to be Wrigley Field --

1 people protested that.

2 Everybody is here for a selfish
3 reason. They all have businesses -- not
4 everybody, but a lot of them do, and I respect
5 that. They should have their voices heard,
6 but we need to find a truce here, and the
7 people of this town that don't have a business
8 need to be protected too. My interest as a
9 law-abiding citizen needs to be protected.

10 (APPLAUSE.)

11 MR. LYONS: Is there anyone else who
12 hasn't spoke who would like to come forward
13 and speak?

14 MIKE COYNE: Hi. Good evening. My
15 name is Mike Coyne, C-o-y-n-e. I'm a resident
16 of Cairo, Acra. I've been around here a
17 little bit.

18 Anyway, I'd like to thank the
19 commission, as well as the former members of
20 this particular commission -- the ones who
21 started it -- for the incredible amount of
22 time, volunteer time -- every last bit of it.
23 And not just when you were sitting in the
24 library down there or the town hall, but the
25 work that you did at home, and the work that

1 you did in reviewing, and doing what you
2 needed to do to prepare for those meetings and
3 whatever. And not only the folks that are
4 sitting up there this evening, but the rest of
5 the former members. And the opportunity --
6 I'd like to thank them also for the
7 opportunity to offer these comments this
8 evening.

9 I didn't come this evening with the
10 intention to comment; I came with the
11 intention to just listen, to see what the rest
12 of the members of the community had to think,
13 what they had to say about the possibility of
14 implementing a zoning plan here in the town.

15 I have heard so many of the comments
16 this evening about the size of the document as
17 it was presented, and I didn't hear a lot of
18 specifics -- that's okay -- about what the
19 problem was in those 169 pages, or whatever.
20 That's fine. Although I haven't put the time
21 into this document that the commission has, I
22 believe that the document tries to address the
23 issues and concerns at this point from the
24 people that have attended the meetings, and
25 have spoken to Town Board members, and to the

1 Zoning Commission members, you know, that have
2 taken the time over the last four years to
3 follow the process, and to see what was
4 happening with their community. So I don't
5 think that it's all 169 pages of restrictions,
6 I think it's just addressing some of the
7 concerns that members of the community have
8 already put forth.

9 I've been here since 1971 -- 40 years.
10 I unfortunately don't see many of -- not only
11 my classmates, but a lot of our classmates
12 that are left here. It seems that our
13 greatest product that we produce as a business
14 here, is children to leave after we raise them
15 after they graduate. They don't come back.
16 And that's kind of sad.

17 There is a fear about zoning -- no
18 question about it. I really don't understand
19 that. I've been in government for many years,
20 most recently as a policy adviser analyst for
21 the State Senate -- New York State Senate.
22 Enforcement of the rules as they stand now in
23 the planning document that is in effect that
24 has been passed by this Town Board, we -- all
25 we need -- I'm hearing comment after comment

1 this evening about the rules aren't enforced
2 the way they are. Well, who has spoken to the
3 Town Board about that?

4 How many people have asked the Town
5 Board: Please enforce this?

6 If the rules aren't enforced, you
7 know, that's going to cost money too; and be
8 careful what you ask for, you may just get it.
9 I don't know.

10 Or we can vote out the Town Board.
11 Believe me, that works also. We can speak to
12 them, and if they're not going to do what we
13 ask them to do as far as enforcing the rules,
14 with all the comments that I have heard this
15 evening, we certainly can vote them out in
16 November. They have yet to run this year. We
17 can take care of that.

18 (APPLAUSE.)

19 MIKE COYNE: But it's really what you
20 want as an individual, all of us
21 collectively -- I guess, as a matter of what's
22 best for the greater good of all of us. I
23 don't know.

24 Previous Town Board members that were
25 supervisors should be sought out and spoken to

1 about businesses that have called them. I was
2 very friendly with a number of our previous
3 town board members, town supervisors, assembly
4 people, and senators now. I've been with them
5 when they have received the phone calls, and
6 I've also been with them when the phone is
7 hung up, because they find there is no zoning
8 in Cairo, and they will not invest in Cairo if
9 their investment is not protected. They will
10 not invest in Cairo when Cairo doesn't have
11 zoning laws, any kind of zoning that's based
12 on the comprehensive plan that was done a few
13 years back, based on the information that was
14 drawn from the community.

15 I'm probably running out of time, huh?

16 MR. LYONS: 30 seconds.

17 MIKE COYNE: Okay. So the problem is,
18 we're not eligible for any of the Federal
19 Grants, any of the State Grants, any of the
20 funding that would help us with some of our
21 infrastructure. There is no infrastructure in
22 this community. And without those grants,
23 we're not getting anywhere. Without zoning,
24 we're not getting anywhere.

25 I appreciate the discussion, the

1 opportunity to discuss this this evening. I'm¹¹⁵
2 glad this didn't reduce down to attacks and
3 make it -- and get turned into something evil.
4 Continuation of discussion of the public
5 policy that will affect all of us here, will
6 affect all of our futures, and certainly our
7 children's futures. And I thank the zoning
8 board for the conversation that you hosted
9 this evening in this community. Thank you.

10 (APPLAUSE.)

11 MR. LYONS: Is there anyone else who
12 hasn't spoken, who would like to come forward?

13 JOE COLANGELO: Hi. My name is Joe
14 Colangelo, resident of the town since 1969.

15 I'm listening to everybody here
16 tonight, and a lot of them are scared. I hope
17 you people can appreciate that, that are
18 sitting up there. And I know they're all
19 coming up and saying: Well, we appreciate
20 your hard work, but I'd like to throw some mud
21 at you. So they're scared, because there's
22 160-something page document -- they can't vote
23 on it. It's not something they have a say
24 directly themselves. So if I were to have it
25 my way, I would have it, where that the zoning

1 start would just basically fill one page, and¹¹⁶
2 then every election year, you could add on
3 something in the form of a proposition that
4 the people then would be able to vote on. I
5 think that they would more or less go along
6 with something like that, than something
7 that's just going to scare them half to death,
8 which is what it's doing right now.

9 Thank you.

10 (APPLAUSE.)

11 MR. LYONS: Is there anyone else who
12 hasn't spoken who would like to come forward?

13 (NO AFFIRMATIVE RESPONSE.)

14 MR. LYONS: Okay. That will conclude
15 the comments.

16 CHAIRMAN BOOTH: Thank you again for
17 coming out to attend this evening and speak.

18 The Zoning Commission will give
19 careful thought to your comments and discuss
20 whether changes need to be made to the draft
21 zoning law as a result.

22 I entertain a motion to close the
23 public hearing?

24 JOHN GALLAGHER: (Indicating.)

25 CHAIRMAN BOOTH: John, so moved.

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Second?

MARY KAMES: (Indicating.)

CHAIRMAN BOOTH: Mary.

All in favor?

(BOARD INDICATED AFFIRMATIVELY.)

CHAIRMAN BOOTH: Motion passed.

Public hearing is closed.

Thank you. Good night.

Have a safe trip home.

(9:22 P.M. - WHEREUPON, THE ABOVE
PUBLIC HEARING CONCLUDED.)

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C E R T I F I C A T I O N

I, THERESA C. VINING, hereby certify and say that I am an Official Court Reporter and a Notary Public within and for the State of New York; that I acted as the reporter at the Public Hearing proceedings herein, and that the transcript to which this certification is annexed is a true, accurate and complete record of the minutes of the proceedings to the best of my knowledge and belief.

THERESA C. VINING

DATED: May 12, 2011