

TOWN OF CAIRO
Zoning Commission

Minutes of November 12, 2007 Meeting

In Attendance: Jeff Shapiro, Peter Maassmann, Bill Hummel, Rich Booth, John Gallagher,
Doug Ostramder, Mary Pesez Kames, Suzanne Oldakowski, M.A. Tarpinian,
Alice Tunison (Liaison)

The meeting was held at the conference room at Blackhead Mountain Lodge since Nov. 12 was a legal holiday and the Town Hall was closed. The meeting was called to order.

Minutes for the meeting of October 22, 2007 were approved and seconded.

Jeff read an opinion by Robert Freedman, Executive Director of the Committee on Open Government dated August 2004. This group interprets the open meetings law. Jeff stated that according to this opinion the Zoning Commission would not be bound by the open meetings law but should conduct themselves as if they were. It could be left to the Town Board to formerly designate the Zoning Commission as being bound.

The meeting then started off discussing Section E – Guarantee of Site Improvements.

Section E.1 – the question will be brought to Nan to see if a definition is required for “sufficient performance guarantee.” Peter said that when this draft is complete, not only should the Planning Board get a copy, but also Code Enforcement and the Building Inspector. He said there are instances when the job is completed and the Planning Board is out of it, but the final improvements are not completed and there is no monitoring of such. It needs to be clearly stated what the consequences would be. Jeff suggested that after the Site Plan Review Law is completed, a separate agreement be made with Nan to hold one or more training sessions for the Code Enforcement Officer and Building Inspector.

Section E.3.b – Refer to Nan for appropriate language to state that “the bond is to be in place before any approval”.

Section E.4 – Nan to clarify “Road improvements shall be completed within two (2) years.....” Last sentence change “construction or improvements is” to “construction or improvements are”.

Section E.6 – Insert “or his designee” after Planning Board Chairman.

Section E.8 – Termination of approval – check with Nan.

Section F – Administration/Enforcement – Paragraph 1 – Check with Nan as to who has jurisdiction.

Section H – Definitions

Alteration, Structural: check out definition.
Building Materials: add a definition.
Colors: Dark, natural, earth tones.
Commercial Logging: add a definition.
Commercial Use: ask Nan about religions (churches).
Driveway: discuss the word “single” principal use with Nan.
Footprint: add a definition.
Impervious Surface Area: do we need a definition?
Noise: add a definition.
Outdoor Storage: add a definition
Ridge Line: add a definition.
Roof Line: add a definition.
Septic System: discuss above ground systems.
Slope: add a definition.
Sufficient Performance Guarantee: add a definition.
Temporary Roadside Stand: check with Nan about this definition.
Vegetation: add a definition.
Wetlands: ask Nan “designated by whom”.

Motion was made and seconded to adjourn the meeting.

Next meeting will be held on November 26, 2007 at the Town Hall at 7:30 p.m.

Submitted by: Carol Hummel