

TOWN OF CAIRO
Zoning Commission

Minutes of August 13, 2007 Meeting

In attendance: Jeff Shapiro, Bill Hummel, Sue Oldakowski, Mary Pesez-Kames, Alice Tunison, John Gallagher, Rich Booth, Don Meltz, Doug Ostrander, Joe Calcavecchia

Absent: M.A. Tarpinian, Peter Maassmann

Meeting called to order with the Pledge of Allegiance.

Minutes for the meetings of July 16, 2007 and July 30, 2007 were approved and seconded.

Don was present to explain the build-out analysis for the town based on its current land use regulations using GIS (Geographic Information Systems) utilizing data gathered from various agencies to form layers. Tonight's layer is the parcel layer from the county, which shows the property boundaries of every piece of land in the county. The analysis concentrated only on the Town. A green dot denotes residential use in order to determine where people are living. There are also layers showing watered streams produced by DEC, roads by DOT, flood hazards by FEMA, etc. in order to map any features you need.

Land use regulations determine how many houses you can place on a property. Within the sewer district you require ½ acre minimum lots and outside the sewer district you require 1 ¼ acre minimum lots. GIS also contains a lot of information on each parcel such as owner's name, property address, mailing address of owner, square footage, acreage, frontage feet, property class and assessed value. Environmental constraints are also taken into consideration such as water features, streams, wetlands, flood hazards and steep slopes. All this information will help to determine how much more development can be done on each property in the Town of Cairo in the future.

Don showed a chart with tremendous growth potential but could not determine the growth in years. Don will print up any maps needed for presentation to the public.

Alice said there was no discussion of the site plan review at the last town board workshop. Nan will have a site plan review law written up by the next zoning meeting.

Expendable trust was brought up. Alice explained it was extra money from the builder put into a fund to be used for future improvements such as sidewalks. The town board determined if we did do it, it would just be for commercial building and not private building. Jeff mentioned environmental trust where the town would reduce a portion of the existing land tax if the environment was not to be destroyed.

Doug wanted to know how the zoning board would know what is coming up from the planning board. It was stated that the information should be a matter of public record.

Comprehensive Plan - various goals to be split up into areas of expertise; there are fourteen of them. They will be divided up in the following manner:

- #1 – Aesthetic Character - Rich and Bill
- #2 – Rural Character – John and Mary
- #3 – Scenic Views – Mary
- #4 – Entranceways – Sue
- #5 – Economic Development - Committee of the Whole
- #6 – Small Business Development – Doug
- #7 – Community Volunteers – Committee of the Whole
- #8 – Greenway – Peter
- #9 – Recreation – Sue
- #10 – Historic Resources – John
- #11 – Safety – Doug
- #12 – Housing Opportunities – Peter
- #13 – Government – Rich
- #14 – Roads – Bill

Jeff will contact Nan for an alternative meeting date and everyone should e-mail Jeff with his or her best meeting days.

Submitted by: Carol Hummel