

ZONING COMMISSION, GALLAGHERS JUNE 30, 2008

ATTENDANCE: Doug Ostrander, , Bill Hummel, Richard Booth, John Gallagher ,Mary Kames, Jeff Shapiro, Nan Stolzenburg..... full minutes available on audio tape.

JEFF CALL MEETING TO ORDER

OPEN WITH THE PLEDGE

Public meeting went well, everyone was thoughtful and courteous.

Nan reviewed last meeting and what is needed to get laws on the books. She provided discs with maps of the town, including wet lands, slopes, hamlets, etc. were provided as well large printouts. The following questions need to be addressed to move things forward.

- 1) What land uses need to be regulated? Ex: mining, forestry, multifamily, etc.
- 2) Where these regulations will apply...this will become the zoning district map.
- 3) How much of the land will be in each district? This will include number of houses allowed in a specific area.
- 4) How this will be regulated? This will include lot size, how stories a building can be, etc.

The Comprehensive Plan only address what the land may look like, zoning will determine what can be done with the land. These areas are best addressed by determining what we have now. What varieties of residential zones are there now; what varieties of commercial usage do we have now?

Maps were reviewed more thoroughly to see what zones exist now, what was desired with the Comprehensive Plan, and the need to be more definitive in what was desired. Need to address if the current maps have the right targeted districts needed. There needs to be an agreement on the general standards. Nan provided different options on restrictions in an Agriculture District to foster farming. A "floating district" was explored. This is when a plan is submitted following the guidelines already established but the location of where it will be built will in essence float throughout the town until manufacturer/developer determines on a location. The pro in this type of district is that it provides for a free market approach, the con is that we could end up with a manufacturer in an area that is counter productive to the town. There was a request for model laws on the difference between light and heavy industry. Nan requested that the discs be reviewed and examine the locations of the hamlets and commercial districts, look at the size and locations, devise some pros and cons of what would be good use of the lands and to include the Main Street districts in these reviews.

Wind farms were discussed; they are very noisy, sound like a swarm of locust or a low flying jet. It is a constant noise. Depending on the size will determine the amount of noise. Currently NY does not regulate wind turbines; zoning can address the size and number of turbines.

Money is in the budget for Nan to hire a hydro geologist and then get the money from Greenway and replenish the funds back to the Town. This will be addressed at the next town workshop. This will require a change in Nan's contract to allow her to subcontract, as the contract stands now, it is beyond her scope of duties.

Next meeting July 14, 2008 at the Town Hall at 7:30 pm. It is open to the public and all are encouraged to attend.

Motion to close by Rich Booth, seconded by John Gallagher.