

CAIRO ZONING COMMISSION, GALLAGHER'S BANQUET HALL 10/26/2009

The Zoning Commission met Monday, October 26, 2009 at Cairo Town Hall

Present at the meeting were: Nan Stolzenburg, John Gallaher, Tony Puorro, Mary Kames, Bill Hummel and Richard Booth, Doug Ostrander, Richard Lorenz, Dave Hart  
Absent: Sue Oldakowski

Meeting called to order by Doug Ostrander and the meeting opened with the Pledge.

A question was raised as to the Site Plan Review Law as to whether it should be incorporated into the Zoning law. It was decided that the law shall remain as a separate document.

Dan Benoit contacted Doug Ostrander via e-mail questioning whether any mention should be made about sex offenders and their location. It was decided by all members that no mention of sex offenders should be addressed in the Zoning Law. It was felt that the issue was difficult to address and should be addressed by other laws.

Zoning Board of Appeals would be in effect when the Zoning is passed. It is addressed on Section 19, page 87 of the first draft.

Nonconforming structures – Section XVI was discussed in length. The following changes were recommended.

It was discussed that intensity of use is difficult to measure. Nan agreed to get sample of how this section is addressed.

P73 – B

#2 – Too political to handle – it was decided that we should let the market handle it. – It was recommended that this section be removed.

#3 – It was decided to keep this section – protect residential It was discussed that a non-conforming structure is always a non-conforming structure – it can be allowed but after a year its use can be changed.

P74 C – remove the last portion of the sentence. "...and may grant a one-time expansion of an existing nonconforming use, structure or lot."

Insert the terms "structure or lot in the first sentence "...any requested expansion of a non-conforming structure or lot use."

P74 D – Nonconforming lot size, open, space, height or building size regulations

(2) – delete the term "use of land" and insert term "separate section".

(3) Insert term "or sizes" in the first sentence "...do not meet the minimum density **or size** requirement..."

P74 E Destruction of structure – (This section needs to be developed) the following is a re-written paragraph:

"If any nonconforming structure is destroyed by any cause, to an extent exceeding 75% ... the future structure on the site shall conform to this chapter. **The ZBA may grant re-building on nonconforming lot as long as environmental restrictions allow.**

P74-75 – Section I Existing Undersized lots – Eliminated

P75 –Section J become I – needs simpler language.

It was discussed at this whether the nonconforming section should be placed I the front portion of the Zoning law.

P75 – Section XVII – Administration and Enforcement - needs an attorney to review  
Questions were raised about the efficacy of enforcement. It was felt that the true effect of the zoning law will depend heavily on the effectiveness of the enforcement personnel. This has always been the feeling of the Commission members.

The meeting was ended on a motion by Dick Booth and seconded by Dave Hart.