

CAIRO ZONING COMMISSION, GALLAGHER'S BANQUET HALL 9/28/2009

The Zoning Commission met Monday, September 28, 2009 at Cairo Town Hall

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

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

The minutes of the last meeting were corrected and passed on a motion by B. Hummel and seconded by M. Kames.

A question was raised as in the Site Plan Review Law as to whether the terms MAY or SHALL should be used concerning the submission of the sketch by the resident. Matter to be discussed with Dan Benoit.

Discussion evolved around future dates. Bill Hummel recommended that Nan attend all future meetings to possibly increase the progress of the project. Costs to be discussed with John Coyne and the Town Budget Committee. All present agreed that the suggestion was worth exploring.

Nan discussed the possibility of holding full-day sessions to assist making quicker progress. Nan stated that other Towns have tried it and have made better progress. Future dates were discussed and possible dates were recommended. Doug Ostrander will send e-mail with possible dates and a projected game plan to be covered during these dates.

Nan had specific items from the last meeting that needed clarification:

Page 54 – Section F – Personal windmills should be addressed in this section.

Page 65 – questions were raised concerning the resort dimensions – to review the suggested details.

Page 67 – parking island – why is it being addressed just for hotels/resorts – this issue is discussed in general on page 33 addressing all parking lots.

Page 64 – “kennel” – this is “commercial activity” – the term addresses a business that is selling animals and should be for personal pets.

It was discussed that there are inconsistencies concerning parking regulations.

Page 60 – 40' wide landscaping

Page 65' – minimum distance exterior property lines 100' feet between principal structures and 40' feet accessory buildings – these numbers need to be addressed and be consistent with section 11 c (1) .

Page 67 – 11 d (2) (4) – take out the three feet requirement and wording should address that all roads should be screened. The requirement simply states that area should be buffered from view by passing public. It was discussed that the use of the 15' rule should be used. It was suggested that a 40' rule be invoked.

Page 52 #6 – Expiration of Special Use Permit – new definition needs to be added concerning the term “commenced” – should it read “substantially commenced”. This eliminate any confusion as to the start of a project where the permit is about to expire.

Page 52 #7 – there was discussion concerning the term “punishable pursuant” that was added to section XVII.

Pages 67 & 68 - Self – Storage & Car wash – both areas discuss the lighting in these locations. This should be eliminated and because all lighting is addressed in the lighting section in another location in the law. It should refer to the lighting section so there is consistency in the lighting restrictions.

Page 69 -Public Utility – the first paragraph wording is lengthy and needs addressing & clarification.

Page 69 – Camp – 16 (d) – the term Greene County Dept of Health should be changed to NYS Dept of Health.

- The term amplifiers was discussed and it was felt it would be difficult to enforce.

- Public address systems are prohibited – in section (e) delete “public address systems”
- Noise should be addressed by an ordinance and not in a zoning law.

Page 69 – Cam – change term Camp to Campground

Page 71 17 (g) – the “approving Board” should be the Planning Board.

Page 71 – Hotel/Motel – no definition is needed.

- (b) Guest sleeping – define “kitchen facilities” in another area
- ©(3) – Define “recreation facilities”

Page 71 – Car Repairs is repeated in section 12. Two sections (12 & 19) should be combined. Fencing is not be visible.

Page 72 - Manufacturing & Research Facilities – combine both sections because they restrict the same items.

The meeting was ended on a motion by M. Kames and S. Oldakowski.