

The Zoning Commission met Tuesday, March 1, 2011 at Gallagher's.

Members present were : S. Oldakowski, D. Hart, J. Gallagher, R. Booth, and N. Stolzenburg.

There were two people in attendance in the audience.

The minutes of the last meeting were read and approved on a motion by D. Hart and seconded by J. Gallagher.

N. Stolzenburg addressed changes made to Draft 7 from public comments. Nan highlighted major changes to the zoning map, the fine tuning of commercial areas to parallel environmental issues. The "Use Table" was changed to correspond to the changes made.

The Commission also added the municipal district, relaxed non-conforming standards, changed the dimension table, dimensions of the Main St. density bonus sections were changed if the builder made use of the conservation density section. The size of Commercial building in the Commercial area was raised from 30,000 sq. ft. to 45,000 sq. ft. and several definitions were added as well as changed.

In addition, the livestock aspect of the zoning was relaxed in all zones except in the hamlet of Cairo, where it would require a Special Use permit. The Commission discussion centered around the philosophy that the Town should have a stand alone law for infractions regarding livestock in other areas rather than a zoning law.

Nan also brought up the overlay of the stream map. Since the new steam guide uses the DEC C (t) definition the Commission decided to have this overlay changed for the new zoning overlay map.

R.Booth brought up the idea to eliminate the 500 cu.yard requirement in the mining section of the zoning draft. The Commission discussed the issue and an expanded use table of the Mountain Top. After much discussion the Commission decided to leave the regulation as it is since eliminating this requirement would also give away a number of issues that might interfere with residential areas in all the areas.

The Commission added more parcels to the hamlet of Acra to Pine Tree Apartments. On 32 N the Commission would make the first three parcels from Rt.23 W commercial and the last three on 32 N to the Catskill Creek. The remaining parcels in the middle of this area would remain residential. The parcels on the east side of 32S at the intersection of Ross Ruland would be residential as well as the other three residential homes to the north of Ross Ruland. Additionally the hamlet of Cairo was enlarged to correspond to the available water district. This change would enlarge the hamlet area in the Klingerman Drive area. These changes can be reviewed on the zoning map on the Internet or on the map of Draft 8.

The Commission discussed the Public Hearing and how to inform the public of the new Draft. The new Draft will be available in the Town Clerk's Office as well as the library and on the Internet and a link will be put on Face Book. There will be copies available for the public that show the changes made and deletions as well as a clean copy. The Commission felt that 25 of the corrected copies would be sufficient. If additional copies are needed they will be made. The Town will make copies as before. After the Public Hearing is scheduled this will be in the Daily Mail and on the Internet on the website www.planningbetterplaces.com/cairo. The Commission will decide after the Public Hearing if additional changes will be made and then hand the completed product over to the Town Board. At that time the Commission is then dissolved.

The meeting was adjourned on a motion by D. Hart and S. Oldakowski at 8 p. m.