

## The Town of Cairo Zoning Commission

### *Why a Zoning Commission?*

A Zoning Commission has been established by the Town of Cairo Town Board to review existing and draft new land use regulations to implement the Town's adopted Comprehensive Plan. The Town adopted this Plan in 2004. Based on the recommendations of the Comprehensive Plan, the Town Board wants to make sure that future growth and development in the Town is consistent with this Plan. In order to do this, local land use laws need to be reviewed, updated, or new laws developed to meet the needs of Cairo. Zoning is a tool that will be evaluated and considered. New York State Town law requires the appointment of a zoning commission when a town is considering adopting its first zoning law. The role of the Commission is to carefully study, discuss and draft land use regulations for Cairo for consideration by the Town Board. The Town Board has appointed Richard Booth, John Gallagher, Bill Hummel, Mary Pesez Kames, Suzanne Oldakowski, Douglas Ostrander, Jeffrey Shapiro, M.A. Tarpinian, and Peter Maassmann to this Commission with Alice Tunison and Rich Lorenz as liaisons to the Board.

### *What Steps Will the Commission Take?*

The Commission will be basing its work on the adopted Town Comprehensive Plan with updates as needed based on new information and studies provided by the consultants (from Community Planning & Environmental Associates.) The adopted Plan already outlines a variety of land use regulatory tools that can be used to meet the established goals of Cairo. The Zoning Commission will be recommending a set of draft regulations that could include a zoning law to the Town Board for their consideration. Many opportunities for public input will be available throughout the process. The Zoning Commission will develop a final report to the Town Board with its recommendations. Once the final report is presented to the Town Board, the work of the Zoning Commission is completed, and the Town Board will initiate its own review and initiate adoption procedures if they desire. These procedures will include another public hearing, an environmental review, and county planning board approval.

The general steps the Zoning Commission will take include 1) Update information to identify issues and trends facing land use in Cairo through review of building permits, a buildout analysis and other studies, 2) Review the adopted Comprehensive Plan, 3) Review and evaluate consistency of existing laws such as subdivision and site plan review with the Comprehensive Plan, 4) Recommend to the Town Board an update to the Comprehensive Plan to include new information collected and if needed, additional policies to meet the goals of the Plan, 5) Consider amendments to existing laws and/or new laws, including zoning that may be needed to reach the goals of the Town, 6) Ongoing public input, hearings, and informal meetings in each hamlet, and 7) Ongoing communication with the Town Board. It is anticipated that this process will take about 12 months.

### *How Will the Public Be Informed and Involved?*

In order to encourage public participation and active communication with the community, the Zoning Commission will be using a web site to post documents, schedules, minutes, agendas and announcements at [www.planningbetterplaces.com/cairo](http://www.planningbetterplaces.com/cairo) and at the Town Hall. The Zoning Commission will invite the public to participate throughout the process. The Commission is planning a town-wide workshop to present all new data and studies, followed by informal meetings held in each of the hamlets (Round Top, Purling, Acra, South Cairo, Gayhead, and Cairo) to learn more about issues and concerns specific to those areas. Other meetings will be held as the Commission's work continues. Press releases, the website, announcements and posters will also be used to inform the public and gain feedback. At the end of the process, at least one public hearing on any recommended regulations is required. Meetings of the Commission are open to the public and will be held twice each month.

For more information on or to contact the Zoning Commission please visit [www.planningbetterplaces.com/cairo](http://www.planningbetterplaces.com/cairo) , or write to the Zoning Commission at  
Town of Cairo, Town Hall, PO Box 261, Cairo, NY, 12413.