

**TOWN OF CAIRO**  
**LOCAL LAW # 4 OF 2018**  
**AMENDMENT 2018-3 TO CAIRO ZONING LAW OF 2017: MAIN STREET**  
**COMMERCIAL AND SOLAR MODIFICATIONS**

Be it enacted by the Town Board of the Town of Cairo

Article I. Title and Purpose

A. Title

This local law shall be known and may be cited as “A Local Law Amending the Town Zoning Law Regarding the Main Street Commercial District and Solar Farm Requirements” of the Town of Cairo, New York.

B. Enacting Clause

The Town Board of the Town of Cairo in the County of Greene, pursuant to the Municipal Home Rule Law, hereby ordains, enacts, and publishes this law.

Article II. Amendment to Main Street Commercial District

Section VII. B. Main St. Downtown (MS) of the Cairo Zoning Law is hereby amended to include a new subparagraph 3. which shall read as follows:

3. All existing buildings within this District which now or formerly contained a store front or other commercial use downstairs must continue to have a store front or commercial use on the downstairs level and may not be converted to a residential use on such downstairs level. The provisions set forth in this paragraph shall expire on December 31, 2021.

Article III. Amendment to Solar Farm Requirements

A. Section XVI. Definitions of the Cairo Zoning Law shall be amended to include the following two new definitions:

**NATIVE PERENNIAL VEGETATION:** native wildflowers, forbs, and grasses that serve as habitat, forage, and migratory way stations for pollinators and shall not include any prohibited or regulated invasive species as determined by the New York State Department of Environmental Conservation.

**POLLINATOR:** bees, birds, bats, and other insects or wildlife that pollinate flowering plants, and includes both wild and managed insects.

B. Section X. Utilities, A. Solar Energy Generation Arrays, 2. (d) (3) of the Cairo Zoning Law is hereby amended to include a new subparagraph [c]. which shall read as follows:

[3] All ground mounted solar energy generation arrays shall be required to seed 20% of the total surface area of all solar panels on the lot with native perennial vegetation designed to attract pollinators. Owners shall develop, implement, and maintain native vegetation to the extent practicable pursuant to a vegetation management plan by providing native perennial vegetation and foraging habitat beneficial to game birds, songbirds, and pollinators. When establishing perennial vegetation and beneficial foraging habitat, the owners shall use native plant species and seed mixes.

C. Section X. Utilities, A. Solar Energy Generation Arrays, 2. (a) shall be amended to add the following sentence at the end of such paragraph:

In order to achieve such balance, the maximum percentage of acreage within the town that may be utilized for Commercial Solar Generation Arrays at any point in time shall not exceed one half of one percent (.005) of all lands within the Town of Cairo.

D. Section X. Utilities, A. Solar Energy Generation Arrays, 2. (b) shall be amended to add sub-paragraph (3) as follows:

(3) **Design Limitations:** No Solar Energy Generation Array shall be allowed in the Town of Cairo that is designed to generate more than 20 megawatts of power.

#### Article IV. Miscellaneous

- A. This Local Law is expressly adopted pursuant to the relevant sections of the New York State Town Law and the New York State Municipal Home Rule Law.
- B. In the event any section or provision of the laws contained herein or as amended hereafter shall be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the laws as a whole or any part thereof other than the part so declared to be invalid.
- C. This local law shall be effective immediately upon filing with the Secretary of State.

**TOWN OF CAIRO RESOLUTION NO. 2018-132**

**"Adopt Local Law # 4 - Amendment 2018-3 to Cairo Zoning Law of 2017: Main Street Commercial and Solar Modifications"**

**BE IT RESOLVED**, that after due consideration, including input from the Town of Cairo Planning Board, The Greene County Planning Board, and the general public, the Cairo Town Board hereby adopts Local Law Number 4 of 2018, Amendment 2018-03 to Cairo Zoning Law of 2017: Main Street Commercial and Solar Modifications, a copy of which is attached to this resolution.

OFFERED BY:   GW  

SECONDED BY:   DJ  

Council Member	Aye	Nay	Abstain/Absent
Supervisor Daniel A. Benoit			
Council Member Daniel Joyce			
Council Member Mary Jo Cords			
Council Member Gary Warner			
Council Member Jason Watts			-

Motion Carried  Motion Defeated  Date   9/19