

Materials for September 14 Zoning Commission Meeting

Meeting Goal: To discuss the proposed **Agricultural/Rural District** and the overlay districts, fine tune the purpose statement for each, and discuss appropriate uses for that district and possible development regulations/standards. The Agricultural/Rural District covers the bulk of the town except for the hamlet areas and possibly a commercial area along Route 79.

Review Related Maps:

Natural Resource Overlay Map

Water Resources and Flooding Overlay Map

Scenic Resources Overlay Map (NOTE: the scenic overlay map can 1) use the full overlay as we originally drew it 2) use an overlay that just focuses on those 5 or 6 high value points in the data, or 3) have a tiered overlay that has different requirements if you're in the high-value overlay vs the rest of the overlay.

(Note Agricultural Resources Overlay Map (Note this can be incorporated into the district, not as an overlay)

1. Purpose Statements (to be discussed):

ZC Question: What changes to the draft district purpose statements are needed?

Agricultural/Rural District (AR): In addition to the general purposes of promoting the health, safety and general welfare of the residents of the Town and to promote growth in harmony with the Town of Caroline's Comprehensive Plan, the purposes of this district are to maintain and promote the rural character of Caroline, to promote agricultural uses and the protection of farmland, and to allow for non-farm land uses that are compatible with agricultural uses, the environment, and rural character. **Yes, ZC Felt this was adequate.**

Overlay purpose statements to be discussed later when we talk about each.

Natural Resource Overlay Map (NRO): The purpose of this overlay district is to protect critical natural resources in the Town of Caroline including wetlands, steep slopes, forest core areas, important habitats, and locations critical for climate resiliency.

Water Resources and Flooding Overlay Map (WRFO): The purpose of this overlay district is to protect critical water resources and ecological systems associated with water resources in Caroline including streams and their associated riparian areas, groundwater, floodplains, and waterbodies found adjacent to streams.

Scenic Resources Overlay Map (SRO): The purpose of this overlay district is to protect important scenic vistas identified in the Town of Caroline.

2. Land Uses (to be discussed):

ZC Question: What land uses are desired to be allowed in the Agricultural/Rural District? Which ones are considered compatible with the purpose of the district and of meeting the goals of the Comprehensive Plan? Which uses are not desired or compatible?

The list below is “food for thought” for your discussion and should be a starter list. These are common uses in and desired for an ag/rural district.

NOTE: ALL THESE TERMS WILL NEED DEFINITIONS – Many are in Task Force Site Plan Definitions.

Which of the following Land Uses to you see as appropriate for the Ag/Rural District? What do you NOT want? What else should be on this list?	Will these be Permitted (No Planning Board Review), Require Site Plan Review, or Special use Permit?
Residential Uses	
Single-family dwellings	Yes
Two-family dwellings	Yes
Manufactured housing, including tiny houses	How many on a lot? When a mobile home park? Single home OK. More than 1 subject to SPR or SUP. Should include tiny houses (boiceville – needs SPR). SPR might be sufficient for multiple units.
Accessory structures customary to residential uses	Yes
Accessory apartments in single family houses	Yes – talk about # allowed per lot.
Accessory apartments in accessory structures	Yes– talk about # allowed per lot.
Home occupations (minor)	Yes
Home occupations (major)	Yes – but SPR
Small-scale solar panels, ground or roof mounted	Yes – see solar law
Wind towers	SPR, noise, other issues; size matters
Multi-family structure (for anyone? For seniors? Assisted living facilities, etc.)	Ideally in hamlet for walkability. Vs keep options open. Put # (8 units or 2 bldgs with 4 units each). OR 3 units must need SPR. Can put pressure on infrastructure (water/sewer). Be restrictive in A/R district? Must have access to transit and other infrastructure. Have 2 different (large # in hamlet) and smaller # in A/R. Increased traffic a consideration. Address this.
Others??	
Agricultural Uses	
Agricultural operation and associated structures	Yes
Farm stand	Yes
Nursery and greenhouse	Yes
Agri-tourism	Yes
Brewery, cidery, distillery	SPR Or SPR when it is food/tourism

Logging and forestry	Dryden charges NYS for road repairs. Need to address road issues.
Horse stable and riding academy	Yes
Sawmill	Noise and debris issue. Establish threshold. Anything above threshold = SPR
Animal processing on a farm operation	Yes
Animal processing not on a farm operation	SPR; add threshold (compatible with NYS and USDA thresholds)
Mining < 750 cy per year	SUP
Farm worker housing	Yes
Aquaculture	SPR – may be part of watershed?
Tree Farm	Yes
Commercial kitchen and other non-animal food processing on a farm	yes
Commercial kitchen and other non-animal food processing off a farm	Make a commercial use. have sup or spr or other additional standards. Have threshold for review.
Veterinary and animal care/kennel	SPR – parking, noise, outdoor runs
Accessory uses customary to agricultural uses	Yes
Others??	
Commercial Uses ¹	STOPPED HERE
Bed and breakfast	
Short-term rental	
Manufactured home park	
Retail sales (any kind? By size? Only in a home occupation or farm? Do you want to separate these out in more detail? What about things like propane sales? Gas stations? Convenience store? We can stay broad with 'retail' or detail this by use more)	
Service business (any kind? By size? Only in a home occupation or farm? Do you want to separate these in more detail? We can stay broad with 'retail' or detail this by use more)	
Campground	
Lodging (hotels, motels, inns, resorts, retreat centers, etc. do you want them?)	
Commercial solar facility (LL 3 of 2021)	
Batteries (LL?? Of 2021)	
Day care (home day care? A day care center?)	

¹ The Task Force Proposed Site Plan Law offers this definition for Commercial Use - Any business use or activity providing consumer goods, services, or administrative functions, not including Light Industrial Uses or Heavy Industrial Uses as defined in this local law. Examples of commercial uses include, but are not necessarily limited to, retail stores, shopping centers, hotels and motels, restaurants, bars or taverns, professional and administrative offices, gasoline and other fuel filling or service stations, banks, supermarkets, and other similar uses.

Food and beverage (bars? Restaurants? Anywhere? Only associated with a farm? By size?)	
Hunting preserve/shooting preserve or club	
Office	
Nursing home	
School, private	
Church or religious use (these are protected under federal law, and can't be banned. But they can have site plan review)	
Self-storage facility	
Event facility (wedding venue, etc.)	
Government or institutional offices or facilities	
Public parks, trails, playgrounds	
Telecommunication Tower (LL2 of 1998)	
Natural Gas and Petroleum Extraction and Exploration (LL 3 of 2012)	
Adult Uses (LL 2 of 1989)	
Accessory structures customary to commercial uses	
Others??	

3. Potential Development Standards, Regulations, Dimensions (to be discussed) (Nan to Flesh These Out More For Targeted Discussion Next Meeting)

Which of these typical development standards would best meet the goals of the comprehensive plan?

Agricultural/Rural District – Potential zoning regulations could include:

- Conservation subdivision design for major subdivisions
- Siting to edges of fields or off of prime farmland soils
- Density of houses (measured as # of houses per acre allowed)
- Size limitation of non-agricultural/non-residential uses
- Use of average lot size (allows different lot sizes provided they average to the required minimum lot size)
- Use of net buildable acreage (where density is calculated from the actual buildable portion of a lot)
- Minimum lot size
- Gross Floor Area
- Maximum lot coverage
- Open Space ratio
- Identification of building envelope on lot
- Setbacks (front, side, rear)
- Road frontage
- Stormwater Management, Erosion and Sediment Control (LL2 of 2007)
- Building height
- Buffers required between farm and non-farm uses (required for non-farm use, not the farm)
- Ag Data Statement/Ag Disclosure Notice
- Building placement and design (for commercial uses)

TO BE DISCUSSED AFTER AG/RURAL DISTRICT DISCUSSIONS:

Natural Resource Overlay- Potential zoning regulations could include:

- Wetland buffers beyond NYS DEC regulated wetland buffers
- Vernal pool protections/Protection of springs and seeps
- Prohibition of development on steep slopes and/or requirement of erosion control plans/siting standards when on steep slopes
- Siting to avoid critical wildlife habitats

Water Resources and Flooding Overlay- Potential zoning regulations could include:

- Riparian/streambank buffer and setback area
- Allowable uses in riparian buffer/Prohibited uses
- Flood damage prevention (LL1 of 2001)
- Percent Impervious surface
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Scenic Resources Overlay - Potential zoning regulations could include:

- Ridgeline Development Standards
- Prohibition of certain uses
- Setbacks from roads to maintain views
- Preservation of natural vegetation and topography
- Placement of buildings, access roads, etc.
- Buffers to maintain vegetation along scenic roads
- Use of natural earth tone colors and other design standards such as many found in the Task Force Site Plan Law update proposal
- Use of fully shielded light fixtures
- Require visual impact assessment