

## **Caroline Town Board Meeting Minutes of March 1, 2011**

The Town Board Agenda meeting held on March 1, 2011 at the Caroline Town Hall was called to order at 7:06 p.m. by Supervisor Don Barber.

### **Attendance:**

Don Barber, Supervisor  
Dominic Frongillo, Councilman  
Linda Adams, Councilwoman  
Toby McDonald, Councilman Absent  
Pete Hoyt, Councilman

### **Recording**

**Secretary:** JoAnn Reinhardt, Deputy Town Clerk

**Also present:** Darby Kiley, representative from Tompkins County Planning Dept., Bruce D. Murray, Ronald D. Spada, Lincoln Adams, and high school students: John T. Intemann & Carrie Wilder.

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### **Privilege of the Floor**

Bruce Murray & Ronald Spada commented on bringing to the attention of the Town board Local Law #2 of 1998 (Regulating the Siting of Telecommunications Towers, Antennae and Related Facilities) in hopes that the Town Board will review it. They are requesting a visual impact study. Also, the point of the location is the number one concern for where the towers will be placed. The Town has not received any applications requesting placement of a tower at this time.

Darby Kiley talked about Gas Drilling with the Caroline Town Board. She was giving an update about the Gas Drilling Task Force.

In April 2010, TCCOG formed a Gas Drilling Task Force, a.k.a. TANG, Tompkins Addresses Natural Gas. TANG and the Tompkins County Planning Department requested and received funding for a one-year Planner position. Darby began working in October 2010.

#### **Work Groups of TANG**

Road protection – Recently, the group discussed fees and permitting issues with driveways and culverts, and road use agreements vs. road use regulations. Currently several towns have contracted with Delta and have received a draft of the technical manual and expect a draft local law in the next couple months.

Land use – The group is expecting to develop at least three documents on these topics – air quality, including dust; critical environmental areas (Dryden, Newfield and Danby are all looking into designating CEAs), and high impact industrial uses – as was recently presented to the Town of Ulysses

Mapping – With input from this group, a Cornell graduate student is developing a reasonable view of a “full” build-out of gas drilling in the county. The goal is to make presentations to towns in the coming months to present the findings.

Assessment and Land Values – The group is working with the county assessment office, local realtors and lenders to look at effects on land values, property assessment, tax base, financing. Lenders say that they look at residential mortgages and leases on a case by case basis. They try to get a 5 acre surface rights release for the area surrounding “improvements” – houses, well, septic, etc, though the release is challenging. One take home message that we heard from both TTC and CFCU is that if a property has an active well, the lenders would not provide any financing on that property,

Water Quality – The group has a list of priorities that they are working on (Linda is part of that group).

Public Safety – EMS will be working directly with municipalities – as was reported at the TCCOG meeting last week.

### **Planner Goals**

- Technical support to TANG & work groups
- Develop best practices list
- Reach out to towns to assess priorities and compare with current regulations & policies (such as this meeting with the Town of Caroline in order to find out how to clarify any questions or what research should be pursued to help Caroline address community impacts).

In terms of community impacts, the municipalities should be aware of a current Cornell workshop led by Susan Christopherson, which is examining how housing and industries are affected by shale gas drilling and what kinds of tools communities can use to address potential impacts. The final presentation will be a webinar in May.

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### **Land Use**

What is the process for towns without zoning to “regulate” high impact industrial use (which is being developed by Helen and David Slottje)?

The Planning Board will review non-gas drilling issues for industrial site plan review, which is under development.

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### **Water**

Several water-related issues was discussed: water protection is one of the biggest concerns but municipalities are limited in what they can do. Aquifer protection is one tool under consideration by several municipalities. Todd Miller from USGS has met with the Planning Board and Watershed Committee to discuss the confined and unconfined aquifers in Caroline. More information and outreach is need to residents in the Flat Iron Road area so that they are aware of the value of the resource on which they live.

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### **Critical Environmental Areas**

One prime location for CEA designation is the aquifer recharge area. (Darby will follow-up with folks working on CEAs for the town).

### Housing

The idea was introduced that there will likely be gas industry workers coming from outside the area (will they rent, live in temporary camps, stay in newly built hotels), but as one board member stated, issues like housing have a way of working themselves out.

It was mentioned that the TCCOG water and sewer study might help in determining where additional housing could be located.

**Reports:**

**Toby McDonald, Town Board**

**Absent**

Dominic Frongillo, Town Board

No report

Peter Hoyt, Town Board

**Recreation Partnership** report: The committee voted for a 5 years contract and there was no major changes made.

Linda Adams, Town Board

No report

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**Town Business**

Subject:

Mr. Hoyt discussed scheduling a meeting with the Town Board and with Youth Commission & Food Pantry. He would like to set up a meeting before June, 2011. The discussion would contain information about the funding of the Youth Commission & Food Pantry (which is only for 6 months of the town's budget.)

NYMIR is offering a class/course on driving on line. Completion of the course could lower your personal car insurance.

Health Care Consortium – Administration Clerk position is currently open and being advertised through the Tompkins County Health Consortium website.

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**Approval of Minutes**

**Resolution 52 of 2011**

Agenda Meeting Minutes

A motion was made by Mr. Barber seconded by Mrs. Adams to accept the minutes, February 1, 2011 as submitted by the Deputy Town Clerk.

**Adopted** Barber: Aye; Frongillo: Aye; Adams: Aye; Hoyt: Aye; McDonald: Absent

**Resolution 53 of 2011**

### Minutes of Business Meeting

A motion was made by Mr. Barber and seconded by Mr. Dominic to accept the minutes as amended of February 8, 2011 as submitted by the Town Clerk.

**Adopted** Barber: Aye; Frongillo: Aye ; Adams: Aye; McDonald: Absent; Hoyt:  
Aye

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### Agenda Items for 3/8/2011

#### Discussion and Action Topics: (at 1:08)

- Flood plain local resolution for town (apply for permit to build in a flood zone)
- Fire works - proposed with the language changed in (section K) modified. An email draft sent to all board members (a resolution needs to be made)
- Youth Commission will set a date with Town Board
- Public hearing 3/8 at 7:00 p.m. for the subdivision local law
- Road use agreement & regulation meeting with engineering firms

Adjourned on a motion by Mr. Barber and seconded by Mr. Hoyt for the meeting adjourned at 8:38 p.m.

Respectfully Submitted,

Jo Ann Reinhardt, Deputy Clerk