

Agenda and Process for Questions/Comments

- Meeting Starts 2:30 pm/welcome/30-minute presentation.
- Have a question/comment? Add your name to the list when you sign in-person.
- For zoom - RAISE YOUR HAND by clicking "Reactions" at the bottom of your screen, and then the "Raise Hand" bar.
- Have a question in writing? Write your question on the card provided or enter question in the CHAT.
- Similar questions will be combined for answering. Please be respectful of each other and brief so that we can ask and answer as many questions as possible. We pledge to do the same.

TOWN OF CAROLINE



Zoning Commission
Presentation and
Progress Report
November 2022

Town of Caroline Zoning Commission

***A zoning commission is
required for a municipality
to adopt a first zoning law**

- **Zoning Commission Members:**

Jean McPheeters, Chair

Ernie Bayles

Michele Brown, Planning Board

Barbara Knuth, Planning Board

Bruce Murray, Review Board

Bill Podulka, Planning Board Chair

- **Town Board Liaison**

Tim Murray, Town Councilman

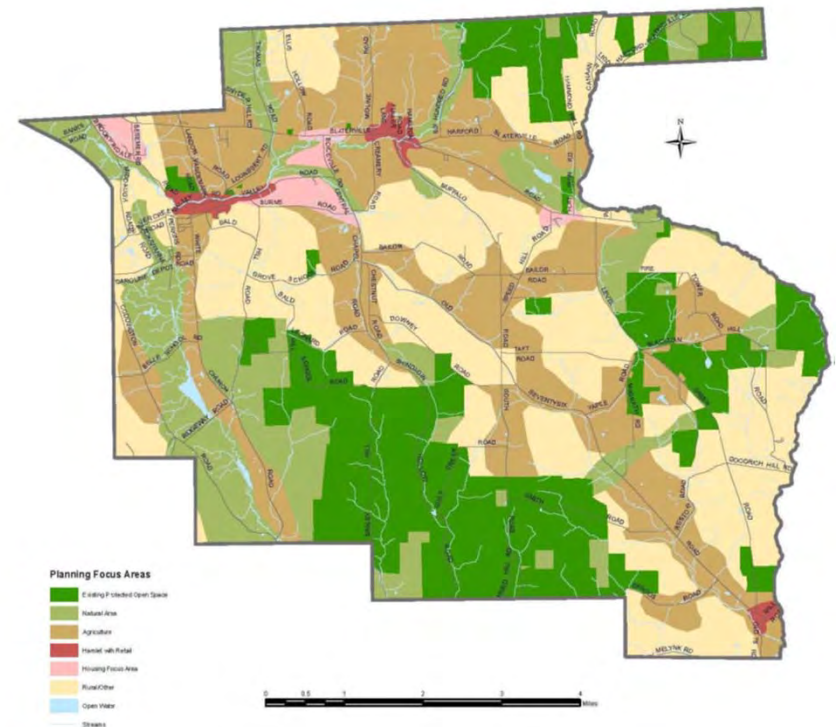
- **Consultant Team:**

Nan Stolzenburg, FAICP CEP, Community
Planning and Environmental Associates

Rick Lederer-Barnes, Upstate GIS

Refresher: Zoning Must be Tied to Town's Comprehensive Plan

- NYS Town Law requires land use regulations to be consistent with a Comprehensive Plan.
- Zoning (and all land use laws) reflects the community goals from Plan.
- Purpose statements (Section 1.3) makes that tie.



Vision map from the 2006 Comprehensive Plan

Caroline's Comprehensive Plan Seeks to...

- Promote small businesses and home-based businesses
- Promote farming and farm diversification
- Protect farmland and open space
- Encourage affordable housing opportunities
- Focus growth in appropriate locations
- Protect the environment
- Preserve rural and historic character
- Protect visual character
- Prevent light, noise and other pollution
- Promote green building and renewable energy
- Guide commercial building design
- Promote community resiliency

The Draft Zoning for Caroline addresses each of these topics.

Proposed: Article I- Purposes

- **Conserve the Town's natural resources and protect the Town's environment from the effects of excessive and/or insensitive development.**
- **Maintain the rural character of the Town as described in the Comprehensive Plan.**
- **Promote the Town as a vibrant and desirable community in which to live.**



Proposed: Article II - Definitions

Definitions are important to ensure that all users of the zoning law have a common understanding of the terms used in the document.

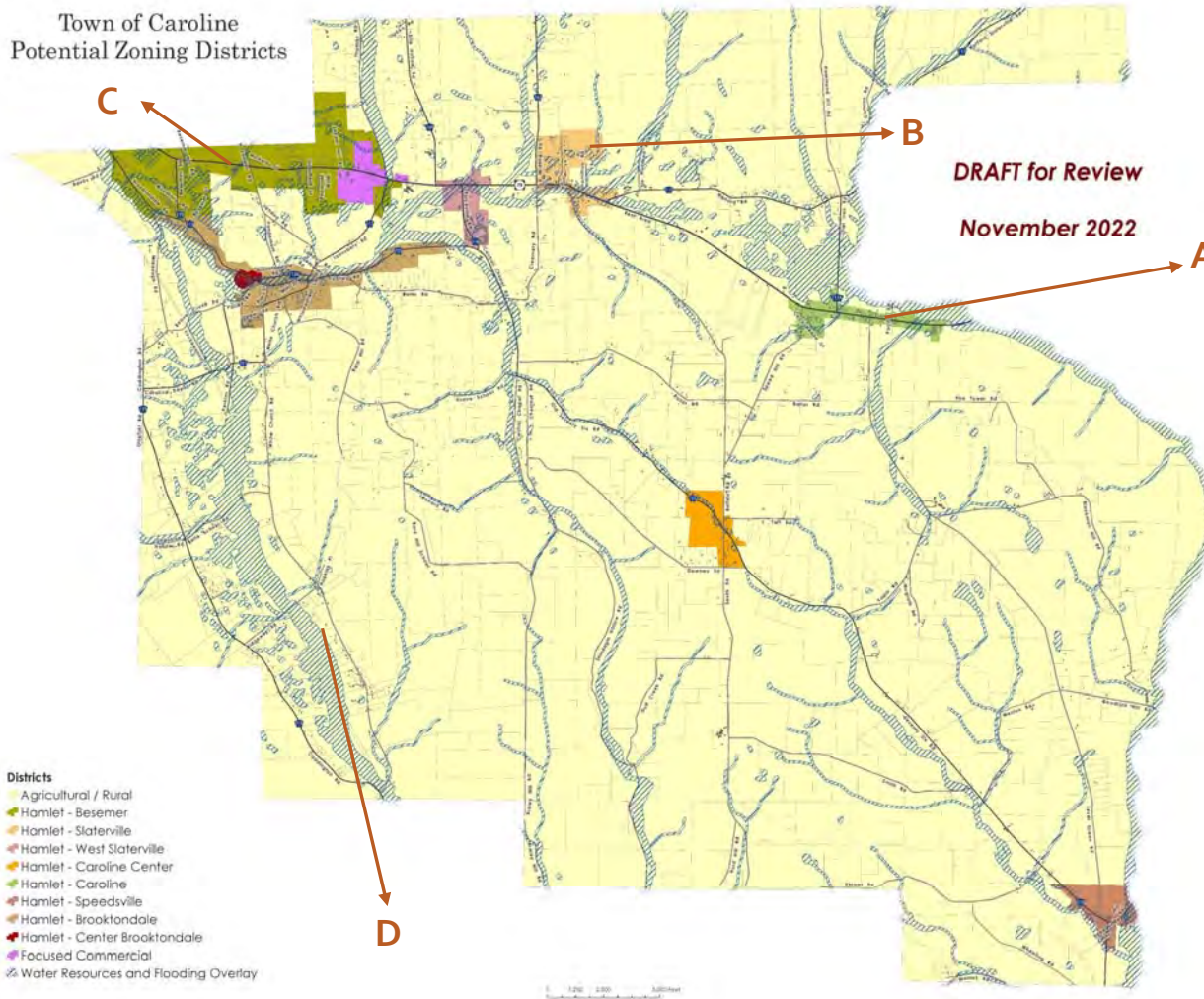
Examples of Definitions:

Farmland – Land used in agricultural production, as defined in Subdivision 4 of § 301 of Article 25-AA of the State Agriculture and Markets Law.

Farm Stand – A temporary use of a structure including small buildings, carts, tents, canopies, wagons or stands for the display and sale of farm products, and not more than 400 square feet in size.



Town of Caroline
Potential Zoning Districts



- A. Added Hamlet of Caroline
- B. Expanded Hamlet of Slaterville
- C. Expanded Hamlet of Besemer
- D. Updated Water Resources and Flooding Overlay

PROPOSED:
ARTICLE III -
ZONING
DISTRICTS

Proposed: Article IV - Permitted & Special Permit Uses

| Section Reference if Specific Standards Are Established | Use | Ag/Rural District | Hamlet - Besemer | Hamlet– Slaterville Springs | Hamlet – W. Slaterville | Hamlet – Caroline Center and Caroline | Hamlet - Speedsvill e | Hamlet– Brooktondal e | Hamlet- Center Brooktondal e | Focused Commercia l |
|---|---|-------------------|--|-----------------------------|-------------------------|---------------------------------------|-----------------------|-----------------------|------------------------------|---------------------|
| | Key | | P = Use not requiring any Review Board permit, approval, or review. However, a building permit from the Code Enforcement Officer or approvals from other agencies may be required. SPR = A use subject to Site Plan Review and approval by the Review Board. SUP = Special Use Permit review and approval by the Review Board required. ASPR = Abbreviated Site Plan review and approval by the Review Board required pursuant to Article VII (7.10). X = Prohibited except as a Home Occupation (minor or major). | | | | | | | |
| | Residential Uses and Customary Residential Uses | | | | | | | | | |
| | Accessory structures customary to residential uses (pools, garages, tennis court, etc.) | P | P | P | P | P | P | P | P | P |
| | Accessory apartments in single family houses | P | P | P | P | P | P | P | P | P |
| | Accessory apartments in accessory structures | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR |
| | Home occupations (minor) | P | P | P | P | P | P | P | P | P |
| | Home occupations (major) | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR | ASPR |
| | Multi-family Dwelling including Multi-building Residential Development | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP | SUP |
| | Single-family dwellings, Two-family dwellings, and Townhouses | P | P | P | P | P | P | P | P | P |

P= Permitted (No Review Board Process)

ASPR= Abbreviated Site Plan Review

SPR= Site Plan Review

SUP= Special Use Permit

Home Occupations Allowed in All Districts (P, or ASPR for major HO)

Accessory Apartments Allowed in All Districts (P, or ASPR for other bldgs)

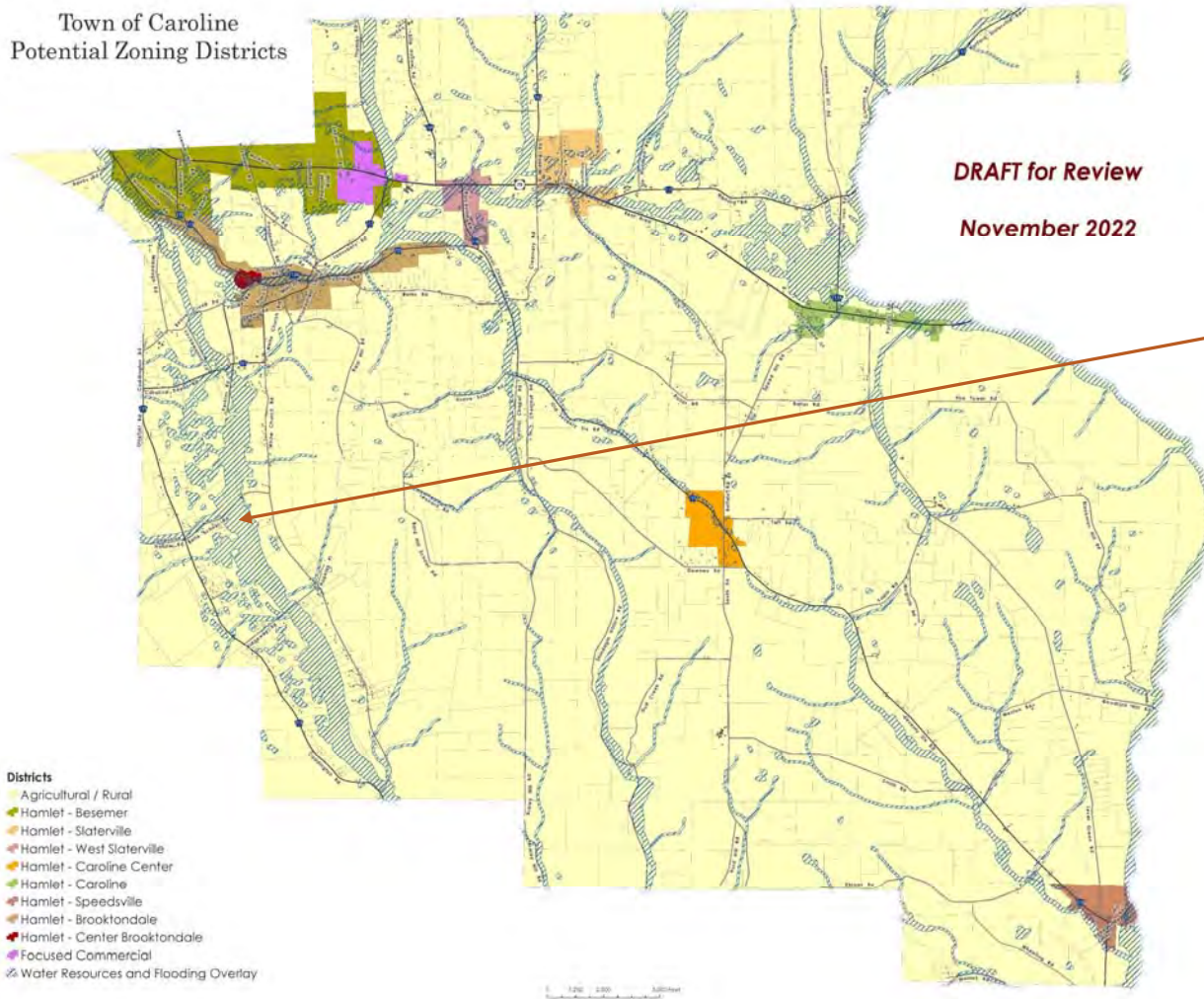
Multi-family Dwellings Allowed in All Districts with SUP

| Dimension | Ag/Rural District | Hamlet – Besemer | Hamlet – Slaterville Springs | Hamlet – West Slaterville | Hamlet – Caroline Center and Caroline | Hamlet – Speedsville | Hamlet – Brooktondale | Hamlet – Center Brooktondale | Large Commercial |
|---|---|------------------|------------------------------|---------------------------|---------------------------------------|----------------------|-----------------------|------------------------------|------------------|
| Residential Density (Number of Dwelling Units per Acre, du/a) | One dwelling per 3 acres ¹ | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| Minimum Residential Lot ² | N/A | 1 acre | ½ acre | ½ acre | ¾ acre | ½ acre | ½ acre | ¾ acre | ½ acre |
| Average Lot Size Allowed, Minimum (Acres) | Yes, Average of all lots must equal 3 acres over the entire parcel ¹ | No | No | No | No | No | No | No | No |
| Minimum Commercial Lot Size (Acres) ³ | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre | 1 acre |
| Maximum Building Height (Feet) ⁴ | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 | 40 |
| Maximum Lot Coverage (Percent) | 20 | 20 | 50 | 50 | 50 | 50 | 25 | 50 | 60 |
| Maximum Building Footprint of a Single Non-Residential Commercial Structure (Square Feet) | 3,000 | 2,000 | 5,000 | 3,000 | 2,000 | 2,000 | 2,000 | 3,000 | 5,000 |

- Does not require minimum lot sizes in Ag/Rural District: Ag/Rural uses average lot size
- No setback requirements
- Commercial building size footprints established by district

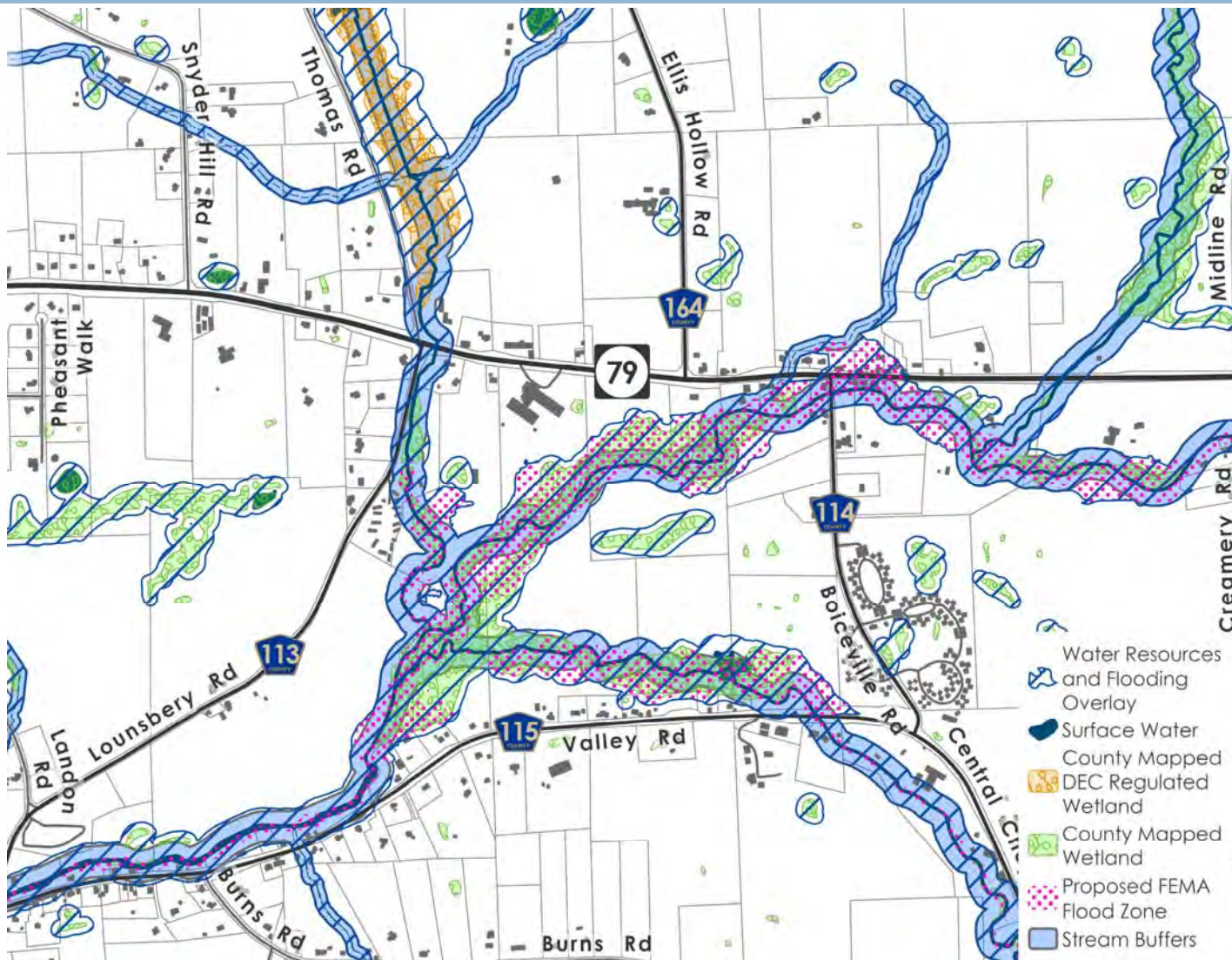
PROPOSED: ARTICLE IV- AREA AND DIMENSIONS

Town of Caroline
Potential Zoning Districts



Water Resources and Flooding Overlay

PROPOSED: ARTICLE III - ZONING DISTRICTS



The Water Resources and Flooding Overlay comes from putting together 7 different natural resource components that are associated with water.

Data Used for Water Resource and Flooding Overlay District

- 125' Buffer from the centerlines of perennial streams, and edges of inline waterbodies, within the Six Mile Creek watershed (USGS National Hydrography Dataset (NHD) 2020).
- 125' Buffer from the edge of Six Mile Creek (USGS NHD 2020).
- 100' Buffer from the centerlines of all other perennial stream and edges of inline waterbodies (USGS NHD 2020).
- 50' Buffer from the centerlines of all intermittent streams (USGS NHD 2020).
- 100-year flood zones (FEMA proposed 2022).
- DEC-regulated county-mapped wetlands with 100' buffer (Tompkins County wetlands 2012 keyed to NYSDEC wetlands 1994).
- Other county-mapped wetlands with 50' buffer (Tompkins County 2012).

Proposed: Article V – Development Standards

Standards set to:

- Conserve Ag lands: Uses Ag Data Statement; encourages siting of new building to be supportive of and consistent with rural character and use of buffers between ag and non-ag uses.
- Protect the environment when large-scale water withdrawals are planned, development on steep slopes and in unique natural areas.
- Establish siting and lot layout guidelines for commercial development in Hamlets.
- Establish buffers/setbacks and ASPR in Water Resources and Flooding Overlay.

Accomplishes goals through ASPR when needed.





Proposed: Article VI – Supplementary Standards

- General and specific Design Standards for non-residential and business building design, including trademarked architecture and formula businesses.
- Standards for specific uses such as home occupations, accessory dwellings, farm worker housing, car wash, lodging and bed and breakfast/Short Term Rentals and Other uses such as Multi-family Developments.
- References other existing Town Laws (adult uses, solar, telecommunication towers).
- Conservation Subdivisions (For major subdivisions >5 lots).

Proposed: Article VII – Site Plan Review

- **For non-residential/non-agricultural businesses.**
- Addresses siting of various features on the ground (building, driveway, parking, signs, dumpsters, etc.).
- Includes recommendations made by Task Force (Commercial Design Standards moved to Section VI).
- Made more efficient by taking a 2-step process and making it a 1-step process for the Review Board.
- Offers waivers for special circumstances.



Abbreviated Site Plan Review

- Done for **certain residential or commercial uses** as per the Use Table, and land uses proposed within the water resources and flooding overlay district, on steep slopes or in unique natural areas.
- It is a shorter, less intense review than full Site Plan.
- Has a one-meeting review process after all information provided.
- Exempt from SEQR.
- No public hearing.
- Basic standards to be met include siting of building envelope to protect resources, preventing pollution, protect water resources.

Proposed: Article VIII – Special Use Permits

- Special uses ARE permitted uses.
- This section addresses the use itself and allows Review Board to place conditions to ensure best fit in neighborhood or district.
- Requires Site Plan Review.
- This section reflects NYS Town Law process for review and approving special use permits.
- Establishes factors for Review Board consideration (Section 8.9).



Proposed: Article IX- Nonconforming Uses & Structures

- Any **use or structure** that becomes 'nonconforming' due to law may continue (grandfathered) and may be expanded up to 25%.
- Nonconforming **buildings** destroyed by fire, flood, etc. can be rebuilt on same footprint.
- Nonconforming **lots** can have 1 principal structure without seeking a variance. And can be subdivided once for homes provided County well/septic rules are met.
- Nothing prevents renovation or expansion of a house on a nonconforming lot.
- Discontinued nonconforming **uses** abandoned for 3+ years lose grandfathered status.
- Does not stop changes for renovation, repair or maintenance.



Proposed: Article X – Enforcement and Administration

- Role of Code Enforcement Officer in enforcement and facilitation of applications to Town.
- Details steps for enforcement and how Town will address complaints, recordkeeping.
- Details remedies for violations including penalties consistent with NYS Town law.

Proposed: Article XI – Zoning Board of Appeals

- Mirrors requirements as per NYS Town Law.
- Establishes ZBA and its procedures.
- ZBA's hear appeals, approves area and use variances, makes interpretations of law.
- Details criteria for ZBA issuance of area or use variance. Criteria set by NYS Town Law.
- ZBA required to have annual training.



Proposed: Article XII- Review Board

- Establishes Review Board and its procedures.
- Mirrors membership, procedural requirements as per NYS Town Law.
- Outlines powers and duties.
- Review Board required to have annual training.



Proposed: Article XIII- Amendments

- Sets out procedures for Town Board to make amendments to Zoning Law. Mirrors NYS Town law.
- Recognizes that zoning laws are not static.
- Town Board, Review Board, Planning Board, or citizen petitions can be made to amend zoning.
- Requires advisory report from Review and Planning Boards.
- Requires Public Notice and Hearing/SEQR/County Planning Board.

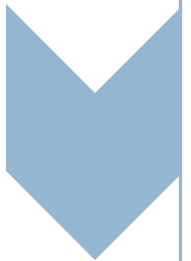
ZC Next Steps



- Zoning Commission to Review/Edit Draft based on public comments, prepares Preliminary Zoning Commission Report.
- Public Hearing on Preliminary Zoning Commission Report.



- Zoning Commission makes edits to Preliminary Report based on public input.
- Develops/submits Final Report to Town Board.



- Zoning Commission dissolved.
- Town Board to review, hold public hearing, conduct SEQR & County Planning Board Review.
- Adopt (or not) as local law; file with New York State, if adopted.

Questions and Comments

3-minutes per question and answer.

Bruce Murray will serve as timekeeper.

To Send a Question or Comment

If you want to send a question or comment
in writing, please send it to:

Send questions/comments to:
jeanmcpheeters@gmail.com and
clerk@townofcaroline.org

THANK YOU ALL FOR PARTICIPATING.