

Town of Caroline – Decision-Making Help Tool

Please review the different overlays and the 4 zoning scenario options, ask yourself the following questions and fill in Table at the end with notes for our discussion at the next meeting:

1. What do you like about the map/option? (Positive Features)
2. What do you dislike or fear about the map/option? (Negative Features)
3. What regulations, design standards, requirements, prohibitions, permits, etc. could be included to meet Town goals and protect/maintain/enhance the resources in the overlay, or to meet the purposes of the district?
4. What questions do you have about it?

Below are a set of three tables, followed by the table for you to fill in your answers the questions above. The first table reviews the four zoning overlay options. The second table describes and summarizes the purposes of the four zoning district configuration options. The third table summarizes our opinion as to how each option relates to the key goals from the town’s comprehensive plan. You will note in the third table, that many of the comprehensive plan topics are addressed with zoning sections not necessarily tied to a specific district. So, some needs are addressed by districts, and others are addressed with supplemental regulations or development standards. The last table is your turn - please fill out this table and be prepared to discuss at the meeting on 8/24/21

Table 1: About the Proposed Overlays:

Overlay	Description	Purpose
Natural Resources	Includes wetlands & wetland buffers, steep slopes, forest core areas, and 100+ acre forested areas, climate resilient areas, and predicted rare species occurrences	To protect natural resources that contribute to water quality, wildlife habitats, rural character, climate resiliency
Agricultural Resources	Includes open fields identified as active ag and prime farmland soil areas	To protect active and productive agricultural lands
Scenic Resources	Includes viewshed from each scenic view point identified in the Comp Plan	To protect aesthetic character of town
Water Resources and Flooding	Includes NYS Natural Heritage Program riparian areas, 100’ Class C stream buffers, 200’ Class A stream buffers, waterbodies associated and adjacent to streams, FEMA flood zones	To protect water quality, ecological systems associated with streams and habitats, groundwater, flood damage control, protect natural functioning of floodplain areas

Table 2: About the Proposed District Options:

Zoning District Option	Description	Purpose
Option 1 – one town-wide district plus overlays	A single set of standards applied to the entire town plus resource overlays with individual additional standards	To accomplish a performance-oriented zoning where we can tailor siting requirements and other development standards to protect the specific natural resource but also with density of development, prohibition of uses not compatible in Town, and other standards to meet other needs.
Option 2 – hamlet district and town-wide district, plus overlays	A single set of standards applied to the entire town outside of the hamlets, plus a hamlet district that uses the same standards for all five hamlet areas, plus resource overlays with individual additional standards	To accomplish a performance-oriented zoning where we can tailor siting requirements and other development standards to protect the specific natural resource and at the same time recognize that hamlets are different than other parts of the Town so we can tailor standards to those areas. All hamlets treated the same. It also can have density of development, prohibition of uses not compatible in Town, and other standards to meet other needs.
Option 3 – individual hamlet districts and town-wide district, plus overlays	A single set of standards applied to the entire town outside of the hamlets, plus individual hamlet districts that apply different standards for each of the five hamlet areas, plus resource overlays with individual additional standards	To accomplish a performance-oriented zoning where we can tailor siting requirements and other development standards to protect the specific natural resource, and at the same time recognize that hamlets are different than other parts of the Town <u>and</u> each hamlet is different from the others so we can tailor standards to those areas. Can also set density of development, prohibition of uses not compatible in Town and in hamlets, and other standards to meet other needs.
Option 4 – Multiple zoning districts, plus water resource overlay	Multiple zoning districts where different areas of town would have different sets of standards. Only one resource overlay, water, as the standards from the other resource overlays from options 1-3 would be incorporated into the zoning district standards.	To accomplish a mix of performance-style standards that can more precisely focus density, uses, and development standards by location.

Table 3. How Proposed District Options Address the Comprehensive Plan Goals:

Does the scenario address the following Comp Plan Goals?	Option 1	Option 2	Option 3	Option 4	Other Section of Zoning Needed to Address this Topic
Affordable Housing	Only if other sections are included	Yes in hamlet but needs other sections included	Yes in hamlet but also needs other sections included	Yes – you can fine tune by district	Addressed in Use Table, Supplemental Standards for multi-family, accessory dwellings, apartments, etc.
Denser housing in hamlets and focus areas	No	Yes if hamlet standards to control density are included	Yes if hamlet standards to control density are included	Yes if districts establish appropriate density of development	
Retail Trade focused in hamlets	No	Yes if standards allow in the hamlet	Yes if standards allow in the hamlet	Yes if standards allow in the hamlet	Via Use Table
Environmental Protection	Yes – particularly through use of overlays	Yes – particularly through use of overlays	Yes – particularly through use of overlays	Yes –through use of district standards and overlays	
Environmental Justice	No	No	No	Maybe	
Historic Character Preservation	Unlikely without additional regulations as noted at right	More likely, and with additional regulated as noted at right	More likely, and with additional regulated as noted at right	More likely, and with additional regulated as noted at right	Addressed in supplemental regulations, site plan, design guidelines
Rural Character Preservation	Partial	Partial	Partial	Partial	This is fully addressed with uses, design, siting and setbacks, and scale of development (density and size)

Does the scenario address the following Comp Plan Goals?	Option 1	Option 2	Option 3	Option 4	Other Section of Zoning Needed to Address this Topic
Pedestrian Connections	No	No, unless included in the hamlet standards	No, unless included in the hamlet standards	No, unless included in the hamlet standards	Would need supplemental standards to ensure sidewalks or trails
Traffic Calming	No	No	No	No	Would need supplemental standards and design standards
Promote small businesses	Only with a use table but then allowed uses would be allowed everywhere	Only with a use table but hamlets and rest of town could have different allowed uses	Only with a use table but each hamlet could have different uses established appropriately for each hamlet	Yes because each district can be fine tuned to promote the types of small businesses where you want.	Would also need to be addressed in Use Table, design guidelines, site plan review, intensity/scale
Farming and farm diversification enhancement	Yes with Ag Overlay and good definitions and broad use table that articulates farm-related uses	Yes with Ag Overlay and good definitions and broad use table that articulates farm-related uses	Yes with Ag Overlay and good definitions and broad use table that articulates farm-related uses	Yes with Ag Zoning District and good definitions and broad use table that articulates farm-related uses	
Farmland Preservation	Yes through siting via Ag Overlay and density of development	Yes through siting via Ag Overlay and density of development	Yes through siting via Ag Overlay and density of development	Yes via siting Ag Zoning District and density of development	Siting, density, farm/non-farm buffers along with conservation subdivision major tools
Prevent light and noise pollution	Only with supplemental regulations	Only with supplemental	Only with supplemental regulations oriented to lighting and noise	Only with supplemental	

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	oriented to lighting and noise	regulations oriented to lighting and noise		regulations oriented to lighting and noise	
Open Space protection	Yes	Yes	Yes	Yes	The overlays can address open space protection via siting and density, and use of methods like conservation subdivision, farm/non-farm setbacks, or open space ratio requirements
Green Building Practices	Only if required or incentivized	Only if required or incentivized	Only if required or incentivized	Only if required or incentivized	Would need to be in supplemental requirements
Renewable Energy	Only if allowed in use table	Only if allowed in use table	Only if allowed in use table	Only if allowed in use table	
Home Based Businesses	Only if allowed in use table	Only if allowed in use table	Only if allowed in use table	Only if allowed in use table	
Design Standards for Commercial Businesses including Formula Businesses	Only with supplemental design standards to go along with site plan – would apply same to all places	Only with design standards to go along with site plan – could be fine tuned for hamlets to be different from other places	Only with supplemental design standards to go along with site plan – could be fine tuned for each hamlet to have its own design standards and different ones outside hamlets	Yes – with different design standards and uses for each zoning district	

Does the scenario address the following Comp Plan Goals?	Option 1	Option 2	Option 3	Option 4	Other Section of Zoning Needed to Address this Topic
Economic impact review	Yes	Yes	Yes	Yes	Could apply town-wide
Cell tower siting	Only with supplemental standards for cell towers and you can prohibit them in some overlays	Only with supplemental standards for cell towers and you can prohibit them in some overlays and in hamlets	Only with supplemental standards for cell towers and you can prohibit them in some overlays and some hamlets	Only with supplemental standards for cell towers and you can fine tune which districts you would allow them in	
Community resiliency	Addressed in purposes	Addressed in purposes	Addressed in purposes	Addressed in Purposes	
Residential Development Guidelines	Yes – via residential siting/subdivision	Yes – via residential siting/subdivision	Yes – via residential siting/subdivision	Yes – via residential siting/subdivision	

Note – Don’t forget there is a mix-match option too....for instance you can take Option 3 with the different hamlets and add a commercial district if you wanted to allow for that.

Table 4: Your Turn – please fill out this table and be prepared to discuss at the meeting on 8/24/21:

	Option 1	Option 2	Option 3	Option 4
What do you like about the map/option? (Positive)				
What do you dislike or fear about the map/option? (Negative)				
What regulations, design standards, requirements, prohibitions, permits, etc. could be included to meet Town goals and protect/maintain/enhance the resources in the overlay, or to meet the purposes of the district?				
What questions do you have about it?				

