

Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, October 4, 2022

The meeting was called to order at 7:03 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Michele Brown, Barbara Knuth, Bill Podulka,
Ernie Bayles, Bruce Murray, Jean McPheeters;

Clm. Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused:

Note: Ernie Bayles, Barb Knuth, Bruce Murray, Jean McPheeters and Supervisor Mark Witmer were inside the Town Hall; Bill Podulka was in the parking lot of Town Hall. Five members were in attendance at announced places, thereby establishing quorum. Michele Brown joined us by Zoom.

Nan Stolzenburg, and Clm. Tim Murray attended by Zoom.

1. Privilege of the Floor:
 - a. Ellen Harrison spoke about the issue of commercial use not being appropriate across Route 79 from the Caroline School. Also is concerned that the intersection of Route 79 and Lounsberry/Thomas Roads has terrible sight lines and a lot of bicycle traffic. Is concerned about having this area be commercial
 - b. Renate Ferro spoke in favor of having a commercial area in East Slaterville somewhere between the hamlets of Slaterville Springs and Caroline on Route 79. Also, she has recently looked at the area of Landon and Route 79 and thinks it is inappropriate for commercial development. Many houses; highly residential area.
 - c. Judi Galgoczy identified herself as a new resident. Said that everyone needs to feel heard and respected. Wants 3 liaisons to be named to increase communication in the town with the Zoning Commission. There should be 1 pro-zoning person, 1 anti-zoning person, and 1 neutral party. Thinks the process should be mediated.
 - i. Very concerned about the water resources overlay. Says it is not understood and that owners should be incentivized when they are losing rights to their land.
 - ii. Note: Jean said thank you for her email that had arrived that day. And that the issue of liaisons would be for the board to decide, not the zoning commission.
2. The minutes of September 27 (Knuth, Bayles) were approved unanimously.

- a. However, Bruce asked that email to the ZC members be included in upcoming minutes. Here is that statement:
 - i. "I would like to ask the zoning commission to please consider holding off on any more votes or decisions on conservation subdivisions until I am able to attend a meeting in person! This is due to the sudden cancellation of the meeting on 8/13 [N.B. I think this should be 9/13 which was cancelled because of new NYS regulations/} which I was in attendance and I was ready to go over the documents that Nan had supplied on conservation subdivisions! I feel that Jean second thoughts on conservation subdivisions and Ernie statements on the documents and his take on conservation subdivisions that he made on August 31, at 7:52 AM which I totally agree with I agree that this is a subject that deserves more discussions which I very much would like to be a part of! Also, I would like to ask Tim our town board liaison if he could or would supply some kind of statement or opinion from the town lawyer on the ethics and the legality of the zoning commission members meeting in the parking lot as to make a quorum for a legal meeting!" [N.B. The town board passed a policy in July 2022, which allows members to meet from several locations if those locations are announced and accessible to the general public.]
3. Town Council Report: Councilman Murray thanked the Zoning Committee members for their willingness to meet even in the parking lot in order to conform with NYS regulations.
4. We discussed commercial areas on Route 79 starting from the west and heading east. Michele noted that the Town of Dryden area at the bottom of Besemer Hill on Route 79 is all zoned residential except for the Incodema site. It was suggested that we make the Besemer/Landon Road area a small commercial zone or that we keep it as commercial within the hamlet area, allowing commercial activities in the hamlet. We looked at a map that Bill had created of the East Slaterville area and want to look more closely at that site. Bruce asked if it were located centrally within Caroline. We have not made a final decision about any of these areas.
5. We worked through Article VII, Site Plan Review, from the beginning through the end. Nan recorded the changes in the Google doc. The largest changes are because we are making site plan review a one-step, rather than a two-step, process. We made changes to increase the amount of time to two years from one year when business has been closed before a new approval would be necessary for the same use (Knuth, Bayles-unanimous); we will make sure that we are in agreement throughout the document about steep slopes (there is wording for more than 15% and 25%); the stormwater laws are

2007-2 [Stormwater Management](#)

2008-2 [Illicit Use of Stormwater](#)

2021-1 [Flood Damage Prevention](#)

We agreed that the Town needs a better description of town road specifications and will put that in a list of recommendations to the town.

We are moving all the language regarding noise to the Site Plan Review section, specifically to 7.3 (A) (12).

The town does not have a specific Scenic Natural Resources Inventory, but we will suggest that the Town supplement the County's list.

We discussed Performance Guaranty. The current law says that the Town Board sets the amount of a Performance Guaranty. (LL2-2018)

6. We agreed to try to meet every week in October. Jean will assess whether we have a quorum and will be in touch. We also agreed not to meet on Election Day, November 8.
7. The meeting was adjourned at 9:24 p.m.

Respectfully submitted,

Jean McPheeters

10/10/2022