

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, January 11, 2022**

The meeting was called to order at 7:20 p.m. by Jean McPheeters via Zoom.

Attendees:

Zoning Commission Members: Michele Brown, Jean McPheeters, Ernie Bayles, Bruce Murray, Bill Podulka, Barbara Knuth, Wil Lawrence, Tim Murray (Town Board Liaison)

Others: Town Supervisor Mark Witmer

Excused: Val Warke

Attendees: Julie Hansen, John Morse, Shari Conover, Bonnie Lynn, Cyrus, Milton Taam

- 1) Privilege of the Floor: John Morse spoke in opposition to exclusionary, unnecessary zoning. If there is zoning should have a commercial district along Route 79 where there is a high volume of traffic.
- 2) The minutes of the 12-14-21 ZC meeting were approved unanimously. (Bayles, Murray)
- 3) Town Board Liaison Report: Councilman Tim Murray announced that the Town Board will be meeting on the first and third Wednesdays of every month in 2022.
- 4) Planning Board liaison report: Bill Podulka said that the battery law is almost ready to be sent to the Town Board.
- 5) Boundaries of Zoning Districts: The ZC reviewed the new maps provided and discussed each hamlet. There was a lot of discussion about having parts of the Slaterville Springs hamlet be agricultural and perhaps not having one big hamlet including West Slaterville. Nan will have Rick redo that map. Wil Lawrence brought up an issue about Middaugh Road and her concern that it should be largely commercial because there are many commercial activities along the road and also a substation. We will consider this and many of us will go and look at the road again. We also discussed the University Sand and Gravel Site and how that might be restored when the mine is no longer worked. Jean will check with DEC to get a copy of the restoration plan. We also discussed the current subdivision law and that it perhaps needs updating. Councilman Murray said he will bring it to the attention of the board. We also discussed the review process and whether it could be made simpler.
- 6) Wil Lawrence presented a PowerPoint about Section 239, which requires zoning laws and other municipal laws and regulations to be reviewed and accepted by the County Planning Department. If the Town adopts a zoning law it will need to be sent to the zoning commission and the Zoning Board of Appeals and other officials will need to understand the law.
- 7) Jean McPheeters then described how we might for committees to review sections of the first draft of the law. All ZC members are asked to read the entire document and make comments throughout using the Google doc. We agreed that there would be 3 committees: Committee A to review Articles II and III, Committee B will review Article V, and Committee C will review article VI and VII. Jean asked the ZC members to send her an email with their preferences in order. Jean will try to get everyone their committee assignments by Tuesday at the latest. She also asked that everyone read Article II and III as soon as possible and make comments so that Committee A can get started on their report. We will take up the other Articles after we finish this work.
- 8) We then talked a bit about having another public meeting. We will try to assess when we could have a draft ready to post at our next meeting.

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Jean McPheeters