

Minutes of the Zoning Commission of the Town of Caroline Meeting on Tuesday, October 18, 2022

The meeting was called to order at 7:04 p.m. by Jean McPheeters, chair.

Attendees:

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

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused: Clm. Tim Murray

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

Nan Stolzenburg by Zoom.

1. Privilege of the Floor:
 - a. Ken Miller (who has asked that several pieces of his property be zoned commercial) read a statement from the comprehensive plan in 2 places listing the diverse groups that are mentioned and asked why farmers weren't included. Said that farms and farming have declined and that one way for a farmer to keep going is to sell less valuable land. Stated that growth has been residential and not in farming. Showed the ZC members a photo from the piece of his property that is south of Route 79 and that houses could not be seen from it. Asked that his emails to and from Jean McPheeters be entered in the minutes. (They are attached.) He also noted that the ZC is discussing a commercial district east of Slaterville Springs and that is all on Prime Agricultural soils, which his property is not.
2. The minutes of the October 4 meeting were moved by Brown and Knuth; 5 ayes; 1 nay (Murray)—approved; the minutes of the October 11 were moved by Brown and Knuth; 1 abstention by Bayles who had not been in attendance; approved.
3. Town Council Report: Councilman Murray was unable to attend tonight. Supervisor Witmer said there was nothing to report.
4. We reviewed the sections that we had made final decisions on.
 - a. In Article VIII.9.C Factors for Consideration and Conditions we moved 8 and 9 to the Use Table, deleted Article VIII.2.10. (Podulka, Brown) passed.
 - b. In Article VIII.8 Expansion of Special Use we discussed what the expansion should be that would trigger the Review Board's review. We agreed upon a 20%. (Podulka, Bayles) unanimous. This will be moved to Section V.1.
 - c. Bill discussed Section VIII.4.A.13 Lighting and dropped his objection that the standards were obsolete. While there are some questions about the effectiveness of setting a standard only at ground level at the property

boundary, Bill hoped it was OK because with luck there is not much variation in the intensity of light emitted from the fixture at various angles. Bill moved that wherever "fixtures" are referenced wording be added that requires fixtures to carry the Dark Sky Association Fixture Seal of Approval. (Podulka, Bayles]). Passed (unanimous).

- d. Section VIII.4.A.14 Energy. Nan questioned whether the energy standards here (taken from the existing site plan law), while laudable, might be burdensome on small businesses. Ernie stated that his experience in meeting the new, stringent energy standards in Ithaca was that they were indeed very difficult to attain. We decided to remove the standards in this section and instead mention meeting state energy code (which is required in any event) but have language "encouraging" meeting the state energy stretch code.
 - e. We then discussed the Water Resources Overlay and the work Bill Podulka has done to clarify the use and the make-up of the overlay. We are not sure if intermittent streams are thoroughly mapped. Bill with ask one of the Tompkins County planners about this. Barb Knuth noted that pollution can be a problem from intermittent streams, and Ernie agreed. They would like to treat them in the same way that perennial streams are treated. (Knuth, Brown) unanimous.
5. We then started to once again discuss Commercial Areas along Route 79 beginning with the Besemer area. There are a few parcels that are zoned Ag/Rural. Bayles/Brown moved to include these two parcels in the Besemer Hamlet. After some discussion, including whether this should be a spot commercial area within the hamlet, Jean asked to table this motion until the next meeting when we could see a map of the area. Agreed.
 6. The meeting adjourned at 9:21 p.m.

Respectfully submitted,

Jean McPheeters