

Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, November 16, 2021
7:15 p.m.–9:30 p.m.

The meeting was called to order at 7:15 p.m. by Jean McPheeters via Zoom.

Attendees:

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

Others: Consultants Nan Stolzenburg, Town Supervisor Mark Witmer

Excused:

Attendees: Not certain

- 1) Privilege of the Floor: No speakers.
- 2) Approve Minutes of the November 9, 2021 meeting with the correction of the change of date (Podulka, Brown) unanimously approved
- 3) Town Board Liaison Report: Tim Murray discussed the work of the Task Force and the Commercial Moratorium and noted that approximately 800 people had signed a petition for the moratorium. Bruce Murray commented that not everyone was town resident who signed. Tim said that about 95 people signed a petition against a moratorium and that some of those were also not local residents.
- 4) Planning Board liaison report: No report.
- 5) Tonight's work: Commercial district: Nan S. reviewed what she had sent to us before this meeting and suggested that we all comment on the what we would want in a commercial zone.
 - a. Barbara K. proposed that instead of a commercial zone that we have hamlets with commercial and hamlets that are primarily residential with a low number of businesses.
 - b. Wil stated that she had concerns about commercial districts, but is also concerned that the use of a property might change if a business left.
 - c. Bill said he ambivalent about this issue. Wants efficiency and scalability. Doesn't want residents to be confused.
 - d. Val said that most of our commercial uses are along 79, but that's also our prime agricultural land. He is interested in performance zoning (definition: An approach to land use planning that is based on quantifiable performance standards that regulate the intensity of land use to prevent adverse impact on abutting and nearby properties.)
 - e. Michele also said she wants to protect prime farmland on 79 and keep all the hamlets
 - f. Ernie said he doesn't think that Caroline needs a commercial district.
 - g. Evie is worried about creating a commercial district along 79.
 - h. Bruce said he agrees with Barbara.
 - i. Michele is leaning against commercial zones. And wants historical hamlets to be recognized.
 - j. Jean agreed that we probably do not need commercial zones, but brought up several areas that have a concentration of commercial activity: 1. near the school and Hunt's on 79 and up to Carson's and Celebrations and 2. The area near Middaugh Road and Brooktondale Rd.
 - k. Thus, it seems we need to differentiate between kinds of hamlets.
- 6) We also discussed what a formula business is and that we would want any medium to large commercial structure to comply with site design guidelines, rather than the formula businesses general design. We will look at commercial uses next time we meet and see how they would fit into hamlets.
- 7) Our next meeting will be on Tuesday, November 30, 2021 at 7:15 p.m. on Zoom.

The meeting adjourned at 9:16 p.m.