

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, December 6, 2022**

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

Attendees:

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

Excused:

Others: Town Supervisor Mark Witmer, Nan Stolzenburg, Clm. Tim Murray

Note: Ernie Bayles, Bruce Murray, Jean McPheeters, Barb Knuth, and Supervisor Mark Witmer were inside the Town Hall. Therefore, 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. No privilege of the floor
2. The minutes of October 25, November 1, and November 22 were moved (Knuth/Podulka) and approved unanimously except Bruce Murray abstained for the minutes of November 1 because he was not present.
3. Town Council Report: Clm. Tim Murray thanked the Zoning Commission for the well organized and well-run public information sessions held recently and extended the thanks of all the town board members.
4. We then reviewed the list that Jean had created from the items brought forward by local residents and property owners at the public information sessions on November 28 and December 3 and proceeded to discuss each and make some changes in the text of the draft zoning document.
 - a. We discussed density and agreed to change the language throughout the document to reflect lots rather than dwellings or residences and to continue to examine the ramifications of this. Bayles/Knuth. All ayes, except Podulka abstained. This will be helpful when there is multi-family housing or mixed use.
 - b. Home Businesses: A resident felt that we should allow outbuildings to be rented by people not living on the property and consider these home businesses. However, NYS has a definition of home businesses that requires that the business on a property be owned/managed by either the property owner or a renter who lives on the property. Businesses that are doing this now would be “grandfathered” and allowed to continue operating. Podulka moved to allow a “minor home residential business” by someone who is renting a structure or part of a house, but not residing there. Seconded by Knuth. Approved by all except Bruce Murray, who abstained. Nan will make these changes and add a definition.

- c. Composting—we agreed that the suggestion by Andrew Dygert be added to the use tables. Unanimously approved.
 - d. Water Resources Overlay: The discussion centered around the issue of properties that are almost entirely within the Water Resources Overlay. McPheeters/Murray moved that no lot should be unbuildable for an accessory structure (such as a garage/porch). Unanimously approved.
 - e. Linking the Zoning Report to the Comprehensive Plan: We realized that the table that Nan had presented very early on in our discussions, which lists points from the Comprehensive Plan and sections of the Zoning Law does exactly what we want. We asked Nan to review that and make additions if needed.
 - f. ASPR: Can we have a list of criteria for allowing small commercial to go forward without ASPR if the qualifications are met? We agreed (5 yesses, 1 no—Brown) to continue reviewing this. We have a list of some and will continue to review this by email and then at the next meeting.
 - g. Lot Coverage: We discussed whether there is a justification for limiting lot coverage, particularly in the Ag/Rural area and agreed that aquifers and hydrology are the most critical reasons. Knuth/Podulka moved that in Table II in the hamlet and commercial areas that minimum residential lot coverage be retained, but must meet the language must add “Must add Tompkins County Passed Health Department sewage and water requirements. Adopted unanimously.
 - h. Industrial Uses, Heavy: moved to remove the portion of the definition that is shaded up through section iv. Bayles/Knuth. Unanimous.
 - i. Telecommunications Towers: We had some discussion about whether we should include this because NYS has jurisdiction. We decided to keep it because we have a tower siting law.
 - j. Hydrological Studies (P. 56 part D). We discussed changing the language to “shall” for Commercial Uses and keeping “may” for major housing. Ernie is going to look into the requirements of gallons per day and bring that back at the next meeting.
 - k. Major Home Occupations: p. 73 agreed to add “as determined by Review Board” after the phrase “appropriate standards” in the second line of C2. Bayles/Podulka. Approved unanimously.
 - l. Parking: We agreed to include comment NS12 about parking, p.74 #4. Off road, etc. Bayles/Podulka. Approved unanimously.
 - m. Conservation Easements: We discussed this section (p.84) and agreed that a Reader’s Aid box with 2 examples would be very useful. Bill offered to work on that.
5. We had a brief discussion about when we might have a next meeting. Jean offered to poll the members. [We agreed via email to meet on 12/15/22.]
 6. The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Jean McPheeters

DRAFT