

**Minutes of the Zoning Commission of the Town of Caroline Draft 2
Meeting on Monday, March 27, 2023**

Attendees:

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

CIm. Tim Murray, liaison to the Zoning Committee

Others: Town Supervisor Mark Witmer and Nan Stolzenburg

Note: Ernie Bayles, Bruce Murray, Jean McPheeters, Barb Knuth, Michele Brown, and Supervisor Mark Witmer were inside the Town Hall. Therefore, five members attended in an announced place, thereby establishing quorum. Bill Podulka joined us via Zoom but came inside the Town Hall for the final vote on the Resolution.

Nan Stolzenburg attended by Zoom.

The meeting was called to order at 7:12 p.m. We had some difficulty with the AV system at first.

There were no requests to speak at Privilege of the Floor.

Councilman Murray and Supervisor Witmer again thanked the Commission members for their dedicated and difficult work.

Commission members had read the newer version of the Final Report and draft law this week and found a few typos and other issues to discuss. Bill Podulka and Bruce Murray offered the following motion- to:

1. Renumber the Industrial Use, Heavy definition.
 2. Change the Footnote of Table 2 referencing Article VIII, to Article IX.
 3. Remove the word "to" in Section 3 where the phrase "shall not to be" appears so that it reads "shall not be".
 4. Where the map appears in the draft law, add a note that the 3 component maps of the Water Resources Overlay appear at the end of the law.
- Approved unanimously.

We then had a discussion about the Inner and Outer Buffer Areas and the Wetlands Overlay and Article IX (Bayles/Knuth). We wanted to ensure that people understood what could be built in these areas and agreed that we needed to add the phrase 'pursuant to Section 5.3 (G) (2-6) and Article IX' to make certain.

Jean McPheeters then thanked the commission for its work and moved the resolution below to approve the Final Report and bring it to the Town Board. Barbara Knuth seconded the motion.

ZONING COMMISSION OF THE TOWN OF CAROLINE
RESOLUTION TO PRESENT FINAL REPORT ON ZONING TO THE TOWN BOARD OF THE TOWN OF
CAROLINE

WHEREAS, the Town Board of the Town of Caroline, by resolution, created a Zoning Commission in February 2021 to examine existing conditions, recommend the boundaries of the zoning districts and appropriate regulations to be enforced therein through a process which encourages and accommodates public input, make a preliminary report, hold public hearings on the preliminary report, and submit a final report to the Town Board, and

WHEREAS, the Town Board appointed members to the Commission in March and July 2021, and

WHEREAS, the Zoning Commission, beginning in March 2021 and continuing through March 2023 conducted Commission meetings, generally bi-monthly, during which interested parties could speak during Privilege of the Floor and for which minutes and Zoom recordings were posted, and

WHEREAS, six public information meetings were held between December 2021 and December 2022, and responses to 215 questions from the public were written and posted on the Town's website over a period of 15 months, and

WHEREAS, the Zoning Commission utilized the services of a consulting firm hired by the Town Board to assist its work, and

WHEREAS, the Zoning Commission's consultant and the members of the Zoning Commission formulated a Preliminary Report to the Board, and held two Public Hearings on the Preliminary Report on February 22, 2023 and February 28, 2023 which has been edited and modified by the Commission after hearing the opinions and questions of residents and property owners, and

WHEREAS, the Zoning Commission has now determined that the Final Report to the Board, which contains the Draft Zoning Law, is ready to be brought to the Town Board

NOW, THEREFORE, BE IT RESOLVED:

- 1) That the Zoning Commission has completed its work as of March 27, 2023, and
- 2) That it thanks the residents and property owners of the town for their attendance at meetings, questions, and comments, and thanks the Town Board for entrusting the Commission members to do this work, and particularly thanks Councilman Tim Murray for serving as liaison to the Commission and Town Supervisor Mark Witmer for attending the meetings to ensure that they were available to the members of the community, and
- 3) That the Commission thanks its consultants Nan Stolzenburg and Rick Lederer-Barnes of Community Planning and Environmental Associates, and
- 4) That the Final Report to the Town Board of the Town of Caroline Prepared by the Town of Caroline Zoning Commission is now approved and ready to be presented to the Town Board of the Town of Caroline.

Bruce Murray commented:

“I worked as diligently as possible for me! In no way did I come close to the yeomen's jobs that the rest of the zoning commission members have done!

“If I take all of the process under consideration, the representation of the towns make-up, the make-up of the zoning commission., no business owners, no farmers.

“Seven plus years and two planning boards to come up with a final comprehensive plan, only two years to come up with a zoning law final draft. I feel this process should be passed to a totally different zoning commission, gone over again and then given to the town board. I also feel this draft law is far too large and has way too many overreaching sections! So, for that and many more reasons I vote NO on passing this to the town board.”

The above resolution was offered by Jean McPheeters and seconded by Barbara Knuth and was duly put to a vote on roll call which resulted as follows:

Zoning Commission Chair Jean McPheeters	Voted AYE
Zoning Commission Member Ernie Bayles	Voted AYE
Zoning Commission Member Michele Brown	Voted AYE
Zoning Commission Member Barbara Knuth	Voted AYE
Zoning Commission Member Bruce Murray	Voted NAY
Zoning Commission Member William Podulka	Voted AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED ON MARCH 27, 2023

Jean McPheeters, Chair

Jean again thanked the Zoning Commission Members, Town Councilman Murray, and Town Supervisor Witmer for their hard work on this project. She also thanked Nan Stolzenburg and Rick Lederer-Barnes, the consultants, for their constant efforts.

The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Jean McPheeters, chair

Approved on 4/5/23.