

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Thursday, April 14, 2022**

The meeting was called to order at 7:35 p.m. by Jean McPheeters.

Attendees:

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

Others: Town Supervisor Mark Witmer

Excused: Val Warke

Attendees: There were approximately 10 people on Zoom and 2 people attending at Town Hall.

- 1) Privilege of the Floor: Opportunity to bring forward matters of concern.
Ellen Harrison asked a question about the forest core overlay and asked that we put up the answer on the Zoning Page website.
Pete Hoyt asked a question about whether we were still working from the first draft. Jean answered Yes, but that we hope to have a second draft of Articles I, II, and III and the terms/definitions up soon,
- 2) Approval of Minutes of the March 29, 2022 meeting (Bayles, Brown) Approved unanimously.
- 3) Town Council Report: Tim Murray reported that the Town Board had a preliminary discussion regarding the moratorium, which will expire on August 1st, and the status of a revised site plan law as articulated by the Task Force.
- 4) Jean McPheeters noted that we might ask the Review Board to comment on the Task Force's draft language on site plan r. Bill and Barb commented that they might also want to review the comments that the ZC members added. Bruce Murray serves on the Review Committee. Jean will get in touch with the chair of the Review Board.
- 5) Committee A report: Article III

Bill Podulka and Michele Brown

We worked through the final rows of Section 3.2 about Maximum Building Heights, lot coverage, footprint, and added an additional line about Total Lot Coverage. We added language about rounding in Calculating Density. We moved on to section D. Density Bonuses and voted to keep this section (5 ayes, 1 abstention). At the next meeting we will finish up items in our parking lot and begin the terms/definitions.

We ended the meeting by reminding everyone that our next meeting will be on April 26. We did not schedule the public information meeting yet, but hope to do that very soon.

The meeting was adjourned at 9:18.

Respectfully submitted,

Jean McPheeters
Approved 5/3/22