

Minutes

Zoning Commission of the Town of Caroline

Tuesday, April 27, 2021

7:30 p.m. – 9:00 p.m.

Attendees:

Zoning Commission Members: Ernie Bayles, Michelle Brown, Barbara Knuth, Bruce Murray, Val Warke, Evelyn (Evie) Weinstein, Tim Murray (Town Board Liaison) and Jean McPheeters (chair)
Others: Wil Lawrence; Ellen Harrison

1. **Call to order** by Jean McPheeters, chair, at 7:32 p.m. on a Zoom call.
2. **Privilege of the Floor.** Bruce Murray commented that tonight's meeting was not listed on the Town Announcements e-mail. Tim Murray said that he would take care of this for future meetings. Michelle Brown noted that it was listed on the Zoning Commission page. {The announcements e-mail to which Bruce was referring can be subscribed to by going to the Town's website, home page at the very bottom, in a blue box, and adding your email address.} No members of the public made comment.
3. **Approve Minutes** of the April 13, 2021 meeting: Moved by Barbara Knuth; seconded by Evie Weinstein, unanimously approved.
4. **Town Council Liaison's Report**
 - a. Tim Murray reported that the **Town Board** had received several applications for the planner to work with the Zoning Commission, and that they were expecting to receive a few other applications. Their plan is to interview candidates between now and May 11 and to try to make a decision at the Town Board meeting on May 12. Tim suggested that we move the next Zoning Commission meeting to Tuesday, May 18. Jean polled the members and we all agreed to do that. *[N.B. We had planned to move the regular May 11th meeting to May 18th in case we had a new planner, however, we are now eliminating the May 18th meeting and will meet on May 25th.]*
- 5.
6. **Planning Committee Update**

Val reported that the Planning Committee has completed its work on the solar siting draft ordinance and it has been sent to the Town Board.
7. **Review Town of Caroline 2020 Comprehensive Plan**
 - a. **Environmental Protection ()**
 - i. Barb Knuth reviewed this document and discussed cluster development, town-granted conservation easements, design guidelines, mechanisms for wind and solar-power generation and cell phone towers. She noted that the overall goal is to employ principles of environmental justice and to question whether regulations are just and fair.
 - b. **Rural Character**
 - i. Evie Weinstein discussed what rural character means including a sense of place, character, vision and values of the area, stewardship, and how to preserve rural character including utilizing nodal development, formula business regulation, and the importance of the agricultural landscape.

- ii. Trends include part-time farming, historical legacy, housing in focus areas, promoting farming (“Right to Farm signage”) and ensuring equity, diversity and inclusion.
- c. **Focus on Goals and Actions** (pp.39-40) as they pertain to the Zoning Commission—We reviewed these and agreed that they were instrumental to our efforts.

8. Review zones established in Town of Danby,

- a. Town of Danby: Jean prepared and discussed the first half of Zoning Ordinance in the Town of Danby, which is currently being reviewed and probably rewritten. We discussed the zones they had established and the differences between and among them. They created these zones:
 - Low Density Residential Zone.
 - Medium Density Residential Zone.
 - High Density Residential Zone.
 - Commercial Target Area wherein the following may be located: Commercial Zone "A", Commercial Zone "B", and Commercial Zone "C".
 - Planned Development Zone.
 - Mobile Home Park Zone.
 - Aquifer High Vulnerability (AHV) Overlay Zone.

9. Other items:

- a. We hope to have a planner hired by May 18 and will use that meeting for introductions, explanations of proposed process, etc. If we do not have a planner, we will continue to look at neighboring areas including the Towns of Danby, Ulysses and Dryden.
- b. Ernie Bayles: Reported that the Towns of Richford and Berkshire in Tioga County do not have zoning ordinances, but that the Town of Owego does, as does the Town of Nichols.
- c. Evie Weinstein: Evie mentioned that SWOT analyses could be used during our work to evaluate suggested paths.

10. Adjournment at 8:45 p.m.

Next meeting: May 25, 2021 7:30 p.m. [Reading ahead: [Town of Ulysses](#) * (pp.1-142; Articles 1 & 2) Zoning law.

N. B. Jean asked Velvet to place all the ordinances and maps for the Towns of Danby, Dryden and Ulysses put on the Zoning Commission page of the Town website. Here is the link:

<http://www.townofcaroline.org/zoning-commission.html>

Respectfully submitted,

Jean McPheeters