

Zoning Commission of the Town of Caroline

Minutes of Tuesday, May 25, 2021 meeting

7:30 p.m. – 9:00 p.m.

On Zoom

Attending: Tim Murray, Liaison from the Town Board; Zoning Commission Members: Ernie Bayles, Michelle Brown, Barbara Knuth, Bruce Murray, Val Warke, Evelyn (Evie) Weinstein, and Jean McPheeters (chair)

Others: Mark, Town Supervisor and several town residents

The meeting was called to order at 7:35 p.m. by Jean McPheeters. Jean moved introductions to the start of the meeting.

Introductions: Jean introduced our consultants, Nan Stolzenburg and Rick _____. Jean asked each member of the Zoning Commission to introduce themselves. They talked about their years of residence in the town, occupation, and experience.

1. Privilege of the Floor: Opportunity to bring forward matters of concern (3-min limit)
 - a. No one spoke.
2. Approve [Minutes](#) of the April 27, 2021 meeting
 - a. The 3rd draft of the minutes were approved unanimously (Bayles, Brown).
3. Introductions
 - a. Moved to the start of the meeting/
4. Town Council Report Tim Murray
 - a. Tim Murray said that there had been a successful search for our consultants and again welcomed them. The town hall now has a good video conference system that will allow people to meet in person and by video-conference when the rule against public meetings is lifted, and that the town board will be scheduling a public hearing on the solar siting law recommended by the Town Planning Board.
 - b. Later in the meeting Tim added that the current Moratorium on commercial development expires in June 2021. The town board is working on extending that for another 15 months until a zoning law is presented and debated.
5. Planning Committee Update Val Warke
 - a. Val Warke reported that the Planning Committee had, indeed, approved and sent to the Town Board a solar siting law.
6. Report from Consultants Nan Stolzenburg 45 min.
 - a. Review of General Process, Time Frames, Consultants Scope of Work
 - i. Nan discussed her general process, which is to talk with the Zoning Board members about their concerns and issues, tour the town, complete the background research and planning, understand what the issues and directions are. She explained that her approach is to write in plain English and avoid legalese.
 - ii. Rick looks at GIS mapping and map layers that are already available and he will produce maps for us.
 - iii. Nan will work with the commission to write a statement of purpose, begin to work on possible zones. Have a first public meeting when there is some material

- for residents to see maps/read some material and have something to react to. Have further public meetings at major milestones. There will be several public meetings, and the law requires that the Town Board hold a public meeting if/when the zoning commission presents them with possible regulations.
- iv. Time Frame is that we should be able to produce a final document and maps by March/April 2022.
- b. Zoning Commission issues, priorities and concerns facing the Town to be addressed in Zoning: Nan asked each of us to speak about this:
- i. Evie spoke about the culture of the town and her desire to preserve Caroline as a rural community where many people's voices are heard. She is concerned about marginalization of some people and communities and about protecting nature.
 - ii. Barbara said that she and her family enjoy the rural nature of the town, and the scenic outdoor surroundings. Loves the community culture of Brooktondale. With the population growing is there sufficient housing and enough gathering activities.
 - iii. Ernie said that from the outside the town hasn't changed that much, but development pressures are increasing.
 - iv. Bruce noted that he and his family enjoying recreating in the wild, and said that we need to get the public involved as soon as possible. Said that we have a junk ordinance, but it isn't enforced. How would zoning be enforced?
 - v. Val said that most towns have a front door, and Route 79 is our front door. Wants to make sure that we give a good first impression. We have wonderful state forests and the Finger Lakes Trail.
 - vi. Michelle said that she agrees with everyone and wants to ensure that individuality is protected.
 - vii. Jean talked about living here for more than 50 years and loving that it has remained much the same. That the shape of the hills means home to her. Loves that you can drive to Ithaca in the same amount of time. Loves that she sees lots of new farms (sheep, beef cattle, pigs) popping up. Also that there have been a few new infill housing starts on very small pieces of land in Slaterville and other hamlets.
 - viii. Tim noted that he has seen significant growth recently.
- c. Required elements of a zoning law
- d. Discretionary elements of a zoning law
- i. Nan shared a document with the elements of a NYS zoning law and noted which parts are required and which parts are suggested, some must use the wording required. (Attach Nan's document here.) Nan also discussed her desire to see a great set of definitions in the zoning law so that people have a clear understanding of what is meant.
- e. GIS and development of zoning districts—not discussed in detail.
7. Places board members specifically want consultants to see when we do our Town drive-around—scheduled for June 2nd.

First Draft, May 31, 2021

- a. Jean presented a spreadsheet of some areas and roads that commission members had suggested. We added a few more. (see attached)
8. Summation of meeting and next steps
 - a. Jean and Nan will talk on the telephone on June 3rd and create an agenda for the June 8 meeting. We will work at that meeting on a Statement of Purpose.
9. The meeting adjourned at 9:06 p.m.

10. Next meeting **June 8, 2021.**