

**Minutes of the Zoning Commission of the Town of Caroline  
Meeting on Tuesday, June 22, 2021  
7:30 p.m.–9:00 p.m.**

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

Attendees:

Zoning Commission Members: Ernie Bayles, Michelle Brown, Barbara Knuth, Bruce Murray, Evie Weinstein, Jean McPheeters, Chair and Tim Murray, Town Board Liaison

Others: Consultant Nan Stolzenburg, Town Supervisor Mark Witmer

Excused: Val Kevin Warke

- 1) Privilege of the Floor: Opportunity to bring forward matters of concern. (3-min limit) .
  - a. There were no speakers.
- 2) Approve Minutes of the June 8, 2021 meeting (Weinstein, Brown; unanimous)
- 3) Work session on Statement of Purpose
  - a. Jean and Nan led the group through the remaining portions of the Statement of Purpose. We came to general agreement on the set attached, but will review these again during the process. (See attached.)
- 4) Discussion about hamlets, their borders, what are their distinguishing characteristics.
  - a. The committee and Nan had a long discussion about the hamlets, their differences, their borders and their characteristics. We acknowledged that the comprehensive plan supports “clustered development” and safe, walkable communities. All agreed that we want to maintain the hamlets as critically important parts of the town.
- 5) Council Report: Tim Murray
  - a. Tim noted that the Council chambers are ready for combination in-person/Zoom meetings. Tim also noted that since the Zoning Commission is an official body, that any meeting of 4 or more members would require public notice, minutes, etc. We should keep this in mind in case we have a few people write something together, for instance.
- 6) Planning Committee Report: Barb Knuth
  - a. Barb noted that Val, Michelle and she are no longer attending Planning meetings, because it was agreed that their Planning Committee duties shifted to participating on the Zoning Commission. The other members of the Planning Committee continues to conduct their activities (e.g., solar batteries, etc.) and to copy Val, Michelle, and Barb so they stay aware of Planning Committee core activities.
- 7) Summer meetings, quorum, sub-committees, etc.
  - a. After some confusion (mostly on Jean’s part), we realized that the July meetings will be, as always, on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays—July 13 and 27. Jean will discuss next steps with Nan.

**Attached: Article 1, Statement of Purpose**

**Next meeting: July 13, 2021 7:30p.m.**

## **ARTICLE I TITLE, ENACTING CLAUSE, SCOPE AND PURPOSES**

### **Section 1.1 Enacting Clause**

The Town Board of the Town of Caroline, Tompkins County, New York, acting under the authority of the Articles 2 and 3 of the New York State Municipal Home Rule Law and Chapter 62, Article 16 of the Town Law of the State of New York, and in conformance with a comprehensive plan adopted pursuant to Article 16, Section 272-a of the New York State Town Law, hereby adopts and enacts this Law as the Zoning Regulations of the Town of Caroline.

### **Section 1.2 Title and Scope**

This Local Law shall be known as the “Caroline Zoning Law” and is a law regulating the development, design, and use of structures and land in the Town of Caroline.

### **Section 1.3 Purposes**

This Zoning Law is in accordance with and has been developed to ensure that land development occurs in harmony with surrounding uses and is consistent with the Town’s adopted Comprehensive Plan. Its purpose is to protect and promote the public health, safety, and general welfare of the Town. It is a further purpose of this local law to protect the Town’s physical development so that it takes place in an orderly, efficient, safe, and economical manner which maintains and reflects the uniqueness and character of the Town as a rural community and a beautiful and desirable place in which to live. Such an environment is deemed essential to the maintenance and continued development of the economy of the Town and the general welfare of its inhabitants. More specifically, the purposes of this Zoning Law are to:

- A. Maintain and promote the rural character, livability as defined in the Comprehensive Plan, and natural resources of the Town.
- B. Avoid or minimize adverse impacts to neighboring parcels, public facilities and infrastructure, natural environment, and climate when land development occurs.
- C. Preserve and protect the significant scenic resources in the Town.
- D. Promote local businesses and opportunities for new small and home-based businesses.
- E. Encourage commercial site and building designs that have design elements that are of such scale, intensity, architectural design, and are sited to integrate with the rural residential and agricultural nature of the Town.
- F. Promote residential development that is concentrated within designated focus areas, supports community resilience, and is sited to integrate with the rural residential and agricultural nature of the Town.
- G. Preserve land, forest, air, surface and groundwater, watersheds, and agricultural resources, as well as environmentally sensitive areas to help protect ecological functions, open space and habitats, and encourage outdoor recreation.

- H. Promote the Town as a vibrant and desirable community in which to live.
- I. Promote and preserve farming and agricultural activities.
- J. Preserve and maintain prime and important agricultural soils in the Town.
- K. Support sustainability, discourage reliance on fossil fuels, and promote the adaptive reuse of buildings.
- L. Promote accessibility for all and enhance pedestrian ways and bikeways, particularly in hamlets.
- M. Preserve designated historic buildings and sites.

**Section 1.4 Severability**

If any section or specific part or provision or standard of this code or the application thereof to any person or circumstance shall be determined to be invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which such judgment shall have been rendered and shall not affect or impair the validity of the remainder of this chapter or the application thereof to other persons or circumstances. If any land use district boundary that may exist in the future is found by a court to be invalid for any reason, the decision of the court shall not affect the validity of any other section, provision, standard, or district boundary of these regulations except the provision in question. The other portions of these regulations not affected by the decision of the court shall remain in full force and effect.