

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Monday, August 1, 2022 (reworded JM)**

The meeting was called to order at 7:01 p.m. by Jean McPheeters, chair.

Attendees:

Zoning Commission Members: Michele Brown, Barbara Knuth, Bruce Murray, Bill Podulka, Jean McPheeters; Clm, Tim Murray, liaison to the Zoning Commission

Others: Town Supervisor Mark Witmer, Nan Stolzenburg

Excused: Ernie Bayles

Privilege of the Floor:

Kim Whetzel spoke about his need to generate income from his properties and that he has the only working airport in the Town of Caroline. Asked why airports were not listed in the use tables. Chair McPheeters replied that she did not know about his airport; that airports were regulated by the FAA; and asked several questions. Mr. Whetzel also asked what is the ultimate purpose of this zoning proposal, which is a question for the town board. Said that the town has lots of regulations, which the town board has ignored.

Duane Scott commented that the Zoning Commission should be asking if Zoning is Really Needed? And suggested that it ask itself that at each meeting.

Peter Hoyt said he wanted to echo what Duane Scott said. He said that the Town was not ready for zoning. Asked a question about the use tables.

1. Approval of Minutes of the July 26 meeting: (B. Murray/Brown) unanimous.
2. Town Council Report: Councilman Murray said there was nothing to report. The town board has not met since the Zoning Commission's last meeting.
3. We began by verifying the changes we had made in Article V in previous meetings and then continuing on through Article V and Vi. Nan recorded all the changes while we made changes in the Google document. We noted the following:
 - a. Major subdivisions are those with 5 or more residences built within a five-year period.
 - b. We support the construction of multi-family housing, which does need a special use permit, and are going to include up to 8 units with the ability to double that number if the development would allow for up to 24 units if the development includes affordability as part of its plan for a period of time. We are suggesting 30% of income as the affordability standard for a set period of time. Nan will bring us suggested wording.
 - i. Jean is asking INHS about their wording from the federal government.
 - c. Health Department sign-off on multi-use housing, water supply: how to we ensure adequate water supply for the development and the neighborhood?
 - d. Looking at LL2 of 1996 regarding Low Travel roads
 - e. Bill noted that because we removed the lighting standards from the "Regulations for All Districts" section, the draft zoning law only addresses commercial lighting. Given how many more residences there are than commercial buildings, addressing residential lighting is very important. However, Bill said he supports not having

residential lighting standards in the draft zoning law because it would be better to tackle the lighting directly sometime in the future, when folks could focus on that issue rather than when considering all the other aspects of zoning. As part of any such effort, Bill would like to see the creation of a “Darken Up Caroline” program to educate residents about the issues of light pollution and subsidize the cost of replacing existing fixtures with Dark Sky compliant fixtures. There is no intention to include this in the draft zoning law but will be brought to the attention of the Town Board.

- f. In Article V, move hydrogeological testing out of the hamlet section and put it instead in the general section.
- g. In our discussion of Decibel Levels, we are trying to say that the noise level should be generally quiet with transient noise at a higher level, but only occasionally.
- h. We also discussed whether we should identify more commercial space on Route 79. We will discuss this at our next meeting. We will talk about this.

4. The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Jean McPheeters

DRAFT