

**Minutes of the Zoning Commission of the Town of Caroline
Meeting on Tuesday, August 10, 2021
7:30 p.m.-9:00 p.m.**

The meeting was called to order at 7:31 p.m. by Jean McPheeters in person at Town Hall and via Zoom.

Attendees:

Zoning Commission Members: Michele Brown (in person), Barbara Knuth (in person), Bruce Murray (in person), Jean McPheeters (in person), Tim Murray (Zoom), Town Board Liaison

Others: Consultant Nan Stolzenburg (Zoom), Town Supervisor Mark Witmer (in person), Others in person and on Zoom: Wil Lawrence, Cal Snow, Bill Podulka, Patrick Braga, Peter Hoyt, Ellen Harrison, Barry Goodrich

Excused: Ernie Bayles, Val Warke, Evie Weinstein

1) Privilege of the Floor: .

- a. Peter Hoyt (Creamery Road, Slateville Springs) voiced his concerns that there are a lot of people that don't want zoning in the town. His perception is that people think there is no point in speaking up. Urged the Zoning Commission (ZC) to have a public meeting to hear what people think. Try to pick up what others are thinking. Feels that zoning is a huge expense to the citizens, infringement on property rights, and creates ongoing costs in salaries. However, he does feel that people on the commission are open-minded.
- b. Ellen Harrison (2050 Ellis Hollow Road) said that she had mailed a question to the Town Clerk, but it couldn't be found now. Also asked how to get questions etc. to the committee. Jean replied that her email is listed on the commission's web page and inquiries, suggestions, etc. can be sent to her.
 - i. Ellen asked, "Why do the consultants think there needs to be an area for large commercial?" She does not think that's what the comprehensive plan calls for. Also realizes that the Industrial Zone discussed is for the quarry, but is one really needed. Couldn't that just be grandfathered into zoning. Also asked how you preserve what we all enjoy seeing: Willseyville Valley and other views from Rt. 79.
- c. Barry Goodrich (2851 Slaterville Rd.) stated that he was a 1962 graduate of Cornell University in Agricultural Engineering, a member of the town Ag Committee, and the Storm Water Coalition, and involved in many other water related organizations. He said that the DEC does have a great deal of control over water quality and was objecting to our consultant's assertion at the last meeting that zoning was useful in water quality controls.

- d. Patrick Braga is an urban planner and consultant and a member of the Caroline Planning Board, who will be joining the ZC soon. Said that was leaning towards those on the ZC who are interested in less rigorous controls. Likes Zoning Option 2 that the consultants presented now. Also very much likes Performance Ordinances, such as noise, height regulations. Spoke about the need for additional housing in Tompkins County and that with approximately 3% of the county populations we could do our share with about 50 new apartments, and then 3 houses a year for a while. Lastly, spoke about the need to preserve rural character in socio-economic features and land-use.
- 2) Approve Minutes of the July 27, 2021 meeting with one change. Insert the name of Ron Spada where there is a blank on page 1. (approved with no objection: Knuth, Brown)
 - 3) Town Board Liaison Report: Tim Murray noted the Planning Board is finishing up its work and the board will most likely accept their report next week and then the 4 members will join the ZC. Tim and Mark Witmer recently met with the code enforcement officer and learned that there have been 30 new addresses applied for in the last quarter, indicating a great interest in development in the area.
 - 4) Town Planning Report: Bill Podulka reported that the final stages of the battery siting laws will be done by July 29th.
 - 5) Jean asked Nan S., our consultant, to go through the plan for public input that she had written for our review.
 - a. Barb K. suggested that we develop a one-page document to provide context for any public meeting including protocols for the meeting.
 - b. Bruce thinks we shouldn't develop zoning maps until we have input from the public.
 - c. Michele said we need more time to discuss and debate scenarios among ourselves.
 - d. Nan pointed out the differences between public meetings (to gather and present information) and public hearings (which are required and will be held).
 - e. Important to understand the pluses and minuses of all options.
 - 6) We are getting large print versions of the sample zoning maps and overlays which will be available at the clerk's office.
 - 7) We went through the suggested calendar and think we might be ready for a public meeting in early October if we can do it safely considering the rise in COVID cases in the community.
 - 8) We suggested good ways to obtain public participation:
 - a. Go where the people are: Farmers Market, Brookton Market

- b. Youth voices
- c. LARGE signage
- d. Series of open houses
- e. Drop boxes for suggestions
- f. Post info at Post Offices
- g. Put things up on You Tube
- h. Prepare a Power Point

9) Homework for ZC:

- a. go and look at the maps and overlays
- b. write down what would be good public participation places other than what is listed above.
- c. Look at the Purposes again and the comprehensive plan

10) Meeting adjourned at 9:05 p.m.

Next meeting: August 24, 2021 7:30p.m.

Respectfully submitted,

Jean McPheeters

DRAFT