

**Minutes of the Zoning Commission of the Town of Caroline**  
**Meeting on Tuesday, September 14, 2021**  
**7:15 p.m.–9:30 p.m.**

The meeting was called to order at 7:31 p.m. by Jean McPheeters via Zoom. The meeting started late because this was the first 7:15 meeting and we did not yet have a quorum.

Attendees:

Zoning Commission Members: Michele Brown, Jean McPheeters, Val Warke, Wil Lawrence, Ernie Bayles, Evie Weinstein, Tim Murray, Town Board Liaison

Others: Consultant Nan Stolzenburg, Town Supervisor Mark Witmer

Attendees: Cal Snow, Ellen Harrison, Cal Snow, Cyrus, Gideon, Ari Smith

Excused: Bartbara Knuth, Bruce Murray, Bill Podulka

- 1) Privilege of the Floor: No speakers.
- 2) Approve Minutes of the August 24, 2021 meeting (Bayles, Weinstein, unanimously approved)
- 3) Town Board Liaison Report: Tim Murray noted the increased traffic on Bald Hill Road and Buffalo Road because of the bridge replacement on Central Chapel Road and that ZC members should consider the impacts of traffic in their deliberations. Also, that several residents had contacted the board about a project on Middaugh Road near the NYSEG substation. The landowner had a permit from the code officer to clear brush on an area under an acre. However, it may be larger than an acre and the ground had been disturbed. The code officer is looking into this. This generated questions about what triggers the need for a permit and for the code officer looking into things. Can be triggered by landowner or by inquiries from residents or the code officer himself. Also, Tim and Mark noted the resignation of Patrick Braga from the ZC, because he has moved out of town. Several people commented on his knowledge and good work on the Planning Board and the ZC and that we will look at his suggestions carefully.
- 4) Planning Board liaison report: No report.
- 5) Tonight's work: Both Nan and Jean said that the last meeting was very helpful in moving the process along. First, Nan reviewed the annotated table of contents and asked us all to review this again before the next meeting. The table of contents shows how site plan review and other town laws will become part of a zoning law. Jean noted that she, Nan and Tim had met by telephone and decided that we should begin to look at how an Agricultural/Rural zone might be defined.
  - a. Nan then said that she would like to walk us through what might, might now be included in an Agricultural/Rural zone and how we felt about those items. She asked if we had any questions before we began. Ernie asked about how the overlay maps would be used in this and stated that he found the Natural Areas overlay particularly confusing and wasn't sure how any town officer could help homeowners. We discussed this for a bit: forest core areas and large areas of forest, particularly. Nan also answered questions about definitions again and reminded us that the definitions section is likely to be the largest part of any zoning law. Suggested that an overlay for each kind of natural area: streams, forests, slopes, etc. might be more useful.
  - b. We went through Nan's outline and discussed each use (see attached).
- 6) Miscellaneous: Homework: Review the Annotated Table of Contents. Read the definitions section in one of the Zoning Laws posted on the ZC web page. This will give everyone a better sense of the scope of definitions. Mark some that you like.
- 7) Jean will be in touch with ZC members about workgroups.

- 8) Next meeting will be on September 28, 2021 from 7:15 to 9:15 p.m. NOTE THE TIME.
- 9) The meeting adjourned at 9:31 p.m.

Respectfully submitted,

*Jean McPheeters*

DRAFT