

Town of Caroline
Public Meeting: Local Land Use Law Review
Brooktondale Fire Hall
Wednesday August 16, 2017
6:09 PM

Attendees: 18 Members of the public

Mr. Witmer, Town Supervisor:

Kick off meeting to review our Land Law & Subdivision Plan Law due to enduring nature of large developments in order to address Town goals such as to minimize environmental impacts. Established moratorium July 1st. Goal to have a draft for review & presentation in October. Move forward in November.

Irene Weiser, Town Councilmember:

Moratorium Discussion Session

Purpose to allow Town to review and if needed, revise in order to promote water conservation, energy efficiency, greenhouse gas reduction, renewable energy development, environmental conservation. NYS Energy Plan, County Energy roadmap, Towns long term interest/direction.

[Subdivision Local Law](#)

[Site Plan Review Law](#)

Develop Local SEQRA

Val Warke, Town Planning Board:

Comprehensive Plan Survey Results

November Planning Boards review. Chad Novelli presented. Planning Board acts as a compass, where the Town wants to go, what direction. About 380 (approximately 25%) mail in or online survey responses received. Concepts included: Local agriculture, local business & economy, transportation, energy & climate change, environmental & natural resources, community services, infrastructure and municipal services, communication, housing, and open space.

Survey asked residents to list top 3 priorities. Rate everything in a grade of importance.

Matt Johnston, Planning Consultant

Planning for Caroline's Future

Advisor to town over next couple of months. Serves as local Planner for the village of Trumansburg and on the planning board for city of Ithaca. Matt hopes to help orient community members and municipalities. Tompkins County is growing. Housing strategy adopted in Tompkins county last month.

Both Slaterville Springs & Brooktondale are, within the housing strategy, notably prime development areas. What can we do to be ready for large scale development proposals? Subdivision Law, Site Plan Review Law, NYS Environmental Review Act (SEQRA). Comprehensive Plan Updates: Moratorium. Explore a local SEQRA Law. Environmentally energy efficient goals. Water & land conservation, energy efficiency in buildings, greenhouse gas emissions reduction, development of renewable energies efforts.

6:45 PM 25 minutes for Table of Discussion

Larger Group Discussion Key Points:

Question #1: *When you think about development that you've seen in other places – what do you like or not like with respect to location, type, design? And why?*

Question #2: *Our Moratorium Local Law states the purpose of review as to identify measures to address water conservation, energy efficiency, and development of renewable energy resources. What measures do you think help us make significant strides in these areas for large-scale developments?*

- Table 1: Development regulated by law to be high density, pedestrian friendly emphasis on protecting water, green zones, natural resources, undeveloped lands/agriculture. More focused on housing as opposed to commercial. Quality building materials & design to last. Protect and maintain clean water & clean air.
- Table 2: Higher density apt complexes might have a hard time with sewer and water and so may not fit well in Caroline. Guidelines as to how to protect water & other resources. Supportive of planned community. New buildings meet high energy efficient standards. Building materials & workmanship of quality.
- Table 3: no new developments, maintain/preserve hamlet style communities for Slaterville Springs, Brooktondale, and Speedsville. Shared utilities, concentrated well & septic development in areas that can sustain development. Preserve open space. Like mixed use of the town/community. no Walmart! Would like to see a restaurant. Laundry facility/car wash would be nice but not practical without public water. Quantity of water too much. Tourism board could possibly assist with a theatre/cinema. Considerate of water use. Recognize that we are preserving farming agriculture, Architectural diversity appreciated. Discourage large scale development. Avoid zoning. Examine local laws, be aware of taxation, perhaps offer incentives for doing things the “right” way. Lack of public water & sewer creates restrictions.
- Table 4: esthetically mixed reviews. Relatively compact housing such as Boiceville manageable. The land spot not prime for anything else. Repurposing already existing commercial properties such as Crispell garage. Appreciate open space, clean air, clean water. Energy efficient, self-sufficient housing. Where would Geothermal work? Offset energy impact. Hydro development. Large scale development may be costly to the town in lieu of new roads that require maintenance.

- Table 5: advantages high quality built to last, less energy, less or no gas, look at heat pumps, buildings should be oriented to the sun for heating and lighting as good building practice. # of windows versus north/south sides of structures. Subdivision should maintain snow removal on property. Retention ponds installed and maintained to control run off drainage issues. Encourage through incentives good practice developers. Not cost prohibitive. Concern for separation of economic status. Integrated community living. Variety. Shared utilities? Air source heat pumps viable & cost effective.

Next meeting August 30th 6:30-8:30

Respectfully submitted

Rebecca Jordan, Deputy Clerk