

## Questions from December 5 Zoning Commission Information Meeting at the Brooktondale Fire Hall

1. (Will there be) grandfather clauses with regard to existing businesses?
2. Residents of Caroline live here because it's rural and have freedom. How much more freedoms are you going to take away from us?
3. Does NYSDOT take zoning regulations into account in speed limit regulations and possible speed limit areas, and/or in road width, etc.?
4. Can zoning be useful in setting appropriate district speed limits?
5. Why don't you have more farmers or agricultural people on the Commission or a separate committee of farmers to advise you on agricultural matters?
6. In the Comprehensive Plan is there a definition of terms? (i.e., rural character, scenic views, regulate, restrict)
7. The Dollar General has been brought up numerous times at Commission meetings. The Commission and Comp Plan continue to promote rural character. Rural character doesn't seem to have a definition and certainly is changing with the times. Just look at some of the new residences that have sprung up. Most small towns now have Dollar Generals that have become part of rural character, so why not welcome D.G. to our town to support all those less fortunate residents that live in Caroline?
8. Why are you afraid of public comments. Don't you want to hear what folks have to say?
9. How do you get density without public sewer?
10. Have the Unique Natural Areas (identified by the Tompkins County Environmental Management Council) in Caroline been taken into account?
11. The moratorium before the present one has a section 5 that eliminates almost all new construction of any kinds except residential. The present one is an extension of it, which makes section 5 still applicable, yet much other construction has been going on besides residential in Caroline. Why? Isn't this unlawful?
12. Why no permissive referendum?
13. Is there a zoning law you can point to as an example of an ideal zoning for Caroline?
14. If a petition is generated that has relevance onto the town of Caroline and is signed by people who are not residents of the town, can this petition be regarded as legal?
15. With so much commercial activity along 79 on the west side of Slaterville, why isn't that corridor from Thomas Road through to the town line being designated as a commercial zone? Even the county suggest that Rt. 79 is a natural commercial area.
16. Why zoning in 1st place?
17. Why is Caroline even looking at zoning? What are you trying to control?
18. How was the Task Force for Land Use & Economic Development created? Was it appointed by the board without affording an opportunity for tax-paying residents to be on the Task Force? If that is the case, then the fact that this task force made the decision to move forward with potential zoning for the town needs legal opinion.
19. If a landowner with frontage on different roads with substantial acreage and an agricultural assessment needs to split parcels will zoning law affect his/her ability to sell? The purchaser will deal with new zoning, correct?

20. Why are maps that the Comp Plan has designated being changed in the overlay maps? Isn't the Comp Plan maps supposed to be followed?
21. New business
22. What is a small business definition?
23. If you initiate an agricultural zone, does it mean you will have control over a farmer's land and tell them what they can do with their prime ag land?
24. Will farmers have the ability to sell and to remain in business?
25. Relationship of Caroline zoning and Tompkins County taxes.
26. What does zoning law regulate?
27. How is zoning used to segregate a town along racial and economic lines?
28. Given that Caroline has gas/diesel commercial filling station and that we expect to be transitioning to electric vehicles of the next few years, would it be prudent to only allow ev-charging stations going forward?
29. We do not need full blown zoning in Caroline.