

**Town of Caroline
Land Use and Economic Development Task Force**

Meeting 7

**October 26, 2020
7:00 PM**

Agenda

1. Privilege of the floor
2. Meeting of Full Task Force
3. Meeting of Site Plan/Design Subcommittee

Attendance

Yusmin Allim; Michele Brown; Barbara Knuth; Barbara Lynch; Ellen Harrison; Ken Miller; Tim Murray (Town Board Representative); Bill Podulka (Planning Board Representative); Irene Weiser (Town Board Member); Mark Whitmer (Town Supervisor); Greg Colucci (Planner); and a few members of the public

Absent from the Task Force were Rebecca Schillenback and Kathryn Sealy

Notes

1. Privilege of the floor; members of the public expressed concern about development pressure in the Town, especially relating to loss of agriculture, and voiced their support for Caroline considering stronger land use tools.
2. Tim Murray asked Greg Colucci to explain the difference between site plan, design, and zoning.

Greg explained the local power of Site Plan Review, citing [Town Law 274-a](#); Site Plan Review is a good tool that a town can use to regulate the impacts of development. A Site Plan Review law can set standards for development, but without zoning they are limited in their applicability. Design Standards can be included in the Site Plan Review Law or as a separate document. The current Design Guidelines were adopted as a Resolution for ease of amendment by the Town Board.

Irene Weiser said she thought that Site Plan Review law cannot set standards, and that it has to reference federal, state, or local laws. This would be followed up with the Town Attorney.

Bill Podulka asked if the Site Plan Review law can prohibit uses over a certain size; Greg said that this could be done through zoning.

3. The Site Plan Review/Design Subcommittee met to discuss proposed changes to the current Site Plan Review Law and Design Guidelines to be shared with the group at the following meeting.

Meeting adjourned at 8:00 PM

Meeting notes prepared by Greg Colucci