

Public Information Sessions about the Complete Draft of the Zoning Law

The Zoning Commission has revised the draft zoning law and we scheduled two public information sessions to present information and hear your questions and comments about the draft law. The new **November 2022 draft** of the complete law is posted on the [Town website \(http://www.townofcaroline.org/zoning-commission1.html\)](http://www.townofcaroline.org/zoning-commission1.html). We hope you will take some time to familiarize yourself with the document.

Since the last information session, we have made some changes to the first four articles and many changes to Articles V to XIII, including:

- Added the hamlet of Caroline and expanded the borders of the Besemer and Slaterville Springs hamlets.
- Clarified several Definitions in Article II.
- Added several new uses to Table 1, Schedule of Uses, including slaughterhouses in Ag/Rural.
- Reduced the Town's current Site Plan Review to a one-step process rather than a two-step process.
- Clarified general Development Standards in Article V.
- Clarified that Article VI Supplementary Standards pertains to commercial uses (not to single/two-family residential).
- Added a density bonus in Section 6.5.14 for multi-family developments that provide below-market rate affordable housing.
- Clarified the applicability of Conservation Subdivisions in Section 6.5.15 for major subdivisions in the Ag/Rural district.
- Removed the concept of net buildable area which would have reduced the amount of buildable acreage on a parcel by discounting highly-sloped lands and lands within the Water Resources and Flooding Overlay.
- Clarified Standards for the Water Resources and Flooding Overlay District in Section 5.3. Background information and the specific regulations for the Water Resources and Flooding Overlay have been posted to the Zoning Commission webpage. There are federal and state restrictions on where you can build in designated wetlands. This draft law also adds restrictions along streams.

The first session was held on November 28, 2022 and the video of that presentation should be on the Town website by November 30, with the PowerPoint presentation that was made.

Saturday, December 3, 2022: 2:30 to 5:00 p.m. at the Brooktondale Community Center

This will be an in-person meeting and also available on Zoom.

Join Direct: <https://us02web.zoom.us/j/7142580644>

One tap mobile: +19292056099, 7142580644# Dial by phone: +1 929 205 6099

By phone press *6 to mute/unmute, *9 to raise hand during meeting.

Of course, we also welcome comment in writing, particularly if you want to address specific points in the draft. Please reference the draft if possible and send comments to jeanmcpheeters@gmail.com and clerk@townofcaroline.org or by mail to the Town of Caroline Zoning Commission, PO BOX 136, Slaterville Springs, NY 14881.

Please note that these public information sessions are not official meetings of the Zoning Commission. We will not have a quorum of Zoning Commission members in any location. However, the sessions will be videotaped and put on the website. Several Zoning Commission members have immune-compromised family members and are, therefore, unable to attend large public meetings where many people will not be masked. We are still seeing many daily cases of COVID in the community and the flu virus is surging across the country.

After these meetings, the Zoning Commission will make changes to this revised draft as appropriate. Following that, we will post another draft and announce a formal public hearing at which we will hear comment from members of the public. Public comment at the formal public hearing will be limited to 3-minutes per person. Again, written comment at or after the public hearing will be welcome as well; a deadline for comments to the Zoning Commission will be communicated when the date for the hearing is announced.

After the Public Hearing, we will make any changes as decided by the Zoning Commission and complete a report containing the draft law as well as a summary of our work and recommendations. Our report will then be presented to the Town Board at one of their meetings.

Thank you for your attention and your interest in this work for the people of the Town of Caroline.

Jean McPheeters

Chair of the Zoning Commission

And members:

Ernie Bayles

Michele Brown

Barbara Knuth

Bruce Murray

Bill Podulka