

Zoning Commission of the Town of Caroline
Tuesday, October 11, 2022
7:00 p.m. – 9:30 p.m.

Please join us 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.

PLEASE MUTE YOURSELVES UNLESS YOU ARE SPEAKING AND USE THE RAISE HANDFUNCTION TO BE RECOGNIZED.

Or attend in person at the Town Hall.

Business Meeting will begin at 7:20 p.m. or earlier if privilege of the floor concludes sooner.

Because of new regulations for public meetings in New York State, we will be having new rules for meetings. At least 4 members of the Zoning Commission will meet at Town Hall—they will either be inside the Town Hall or in the parking lot; other members may join by Zoom.

The protocols for ZC members are: They will

- test themselves for COVID on the day of the meeting at least 2 hours before the meeting is due to begin.
- wear masks during the meeting.
- We ask the public to consider wearing masks because several members of the ZC have family members who are immune compromised. Masks will be available at Town Hall. We will keep windows open. If you are attending, please dress warmly.

1. Privilege of the Floor: Opportunity to bring forward matters of concern.
 - i. (Up to 3-min each) 20 min.
2. Approval of Minutes of the September 27, 2022 3 min.
3. Town Council Report: Clm. Tim Murray 3 min.
4. Accessory Apartment Definition:

We propose the language in Section 2.2 Definitions for Accessory Apartment be revised as follows (original language shown in non-italics; proposed revision shown in *italics*):

Accessory Apartment – A secondary dwelling unit either attached to a single-family principal dwelling or located on the same lot and having an independent means of access for use as a complete, independent living facility with provisions

in the accessory apartment for cooking, eating, sanitation, and sleeping. Such an apartment is a secondary and subordinate use to the principal dwelling. *However, single-wide and double-wide manufactured homes may be considered an accessory apartment on a parcel, requiring no subdivision of that parcel, if all water and sewage requirements per Tompkins County are met.*

BACKGROUND: We propose this modification to the Accessory Apartment definition after receiving a question from a Caroline resident about this topic. Reflecting the Town's goals and values, we believe the proposed approach with this revision (though somewhat unusual in typical zoning laws) will address some low-income housing concerns in the Town as well as inter-generational concerns (e.g., parents wanting to provide affordable housing for a child). This is not a "typical" approach in zoning (in most cases single-wides and double-wides would not be considered accessory, detached apartments and would instead require subdivision of a parcel and therefore all the requirements that pertain to a parcel subdivision). We believe the proposed language above better reflects the overall values of the Town of Caroline. 10 mins

1. Article IX to XIII: Non-Conforming Uses & Structures, Enforcement & Administration, Zoning Board of Appeals, Review Board 100 min.
5. Upcoming meetings: October 18, and 25 10 min

Privilege-of-the-Floor is offered at the beginning of meetings as an opportunity for individuals to provide input to the zoning commission. Speakers have up to three minutes, subject to modification depending upon time constraints of a particular meeting. Each resident is provided one speaking opportunity per meeting; written input is also welcome.

Please note: We will be returning to finish Articles VII and VIII, Site Plan Review and Special Use Permits, when one of our members returns from vacation. We hope to have the full Zoning Commission there to participate in discussions.