Town of Constantia Planning Board

Meeting Minutes – January 25, 2022

Call to Order

Chairman Peck opened the meeting at 7:02pm

Attendees

Voting members in attendance included:

- Chairman James Peck
- Dan Poné
- Sandra Williams
- Sandy Tuori-Bell
- Sandra Retajczyk

Guests in attendance included: Frank Tomaino (Town Supervisor), Adam Dorn, Jacob Roberts, Marcy Korczakowski, Michael Korczakowski, Paul Baxter, Patrick Dolan (Codes Officer), and Amy Connolly (Secretary)

Members not in attendance included: Dave Antos, Martin Godzwon

Approval of Minutes

A motion to approve the minutes of the previous December 28, 2021 meeting was made by Sandra Williams and seconded by Dan Poné. Motion passed unanimously.

Announcement

Thank you to Kay Foster for her years of service as Board secretary. Welcome to Amy Connolly as new secretary.

GLASS ARK Update

Sketch Plan presented by Adam Dorn, PE on behalf of applicants to convert Old Country Store in Bernhards Bay to multi-use community space "GLASS ARK".

Applicants intend to coordinate with DOH and hook up to municipal water. Design for water hookup to be approved and OCWA has been contacted.

Chairman Peck noted that parking spaces seemed small and dimensions will need to meet Town requirements be noted on final site plan. Concerns were brought up from Board Members (Peck and Poné) regarding traffic flow. Mr. Dorn represented that since the property was previously commercial, there should be DOT approval on file. Mr. Dorn stated that building occupancy limit has not yet been determined.

Chairman Peck noted that the sign noted on site plan is in Route 49 right of way and may not be legal placement. Due to proximity to Rt 49 the Site Plan when complete will need to go to the County and possibly DOT as part of LM-239 review.

Concerns were raised about the closeness of neighboring residential properties and noise. A buffer will be included in the final site plan. Neighbors have been spoken to by applicants and no issues have come up thus far. A public hearing will need to be scheduled prior to final approval of site plans.

Codes Officer Dolan asked about the need for secondary egress. Mr. Dorn stated that there is a possibility of secondary egress from the second floor as use plans are finalized.

A revised plan and drawings will be presented at next month's meeting, hopefully for full Site Plan Review.

Volcano Music

Codes Officer Dolan brought the commercial venture Volcano Music to the attention of the Board. The commercial venture was started on a residential property without notice or approval of the Planning Board. At the direction of Mr. Dolan, the property owner has submitted a stamped and signed survey. Board members expressed concerns about liability and traffic. DOT approval of a 239 Review was discussed. Mr. Dolan agreed to measure the business's driveways to add to survey as well as occupancy limits. Chairman Peck will submit updated survey to County Planning.

Hirsch Nature Retreat

Board members were given a copy of a letter sent to Mr. Hirsch by the Town's legal counsel. Mr. Hirsch has been asked to submit a new request and site plan. To date, no complete site plan has been submitted or voted on. Codes Officer Dolan, as the AHJ (Authority Having Jurisdiction), will request a signed and stamped site plan via mail with the involvement of Town Counsel Warren Bader. There was a wastewater design submitted to the county in December 2021 which was rejected.

Town Supervisor

Frank Tomaino announced that stipends for the Planning Board Members and Chairperson were recently increased by the Town Board. Mr. Tomaino and Paul Baxter notified Board Members and Secretary of training opportunities available through the Tug Hill Commission.

Adjournment

Dan Poné moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 8:32pm

Amy Connolly

Secretary
Town of Constantia Planning Board

2/22/2022

Date of Approval