

# Town of Constantia Planning Board

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## Meeting Minutes – March 22, 2022

### Call to Order

Chairman Peck opened the meeting at 7:00pm

### Attendees

Voting members in attendance included:

- o Chairman James Peck
- o Martin Godzwon
- o Dan Poné
- o Sandra Retajczyk
- o Sandra Tuori-Bell
- o Sandra Williams

Guests in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman, Warren Bader, William Havener, Dan Gibbs, Dr. Holly Dobbins, Andrew Hirsch, and Amy Connolly (Secretary)

Members not in attendance included: Dave Antos

### Approval of Minutes

A motion to approve the minutes of the previous February 22, 2022 meeting was made by Martin Godzwon and seconded by Dan Poné. Motion passed unanimously.

### Vanderkamp

Still awaiting finalized survey for this project. Corrections were needed, primarily to do with labelling of parcels.

### Rt 81 Motors

Preliminary letter has been received for site plan review.

### Glass Ark

Chairman Peck spoke with the applicant who stated that their team is not quite ready for full review. They have opted to go with public water for the project.

### Tusk Abode

When application was originally put forth (January 2022), the stated plan was for business to be primarily conducted online, this being a significant reason that change of use was granted. Business has been operating on site with regular business hours and advertisements drawing people to the physical shop.

The sign that was put up in in the route 49 right of way and does need to be addressed.

### Lost Creek Nature Retreat

Chairman Peck stated that this project is undergoing full site plan review at the request of the applicant and laid out guidelines for the meeting to proceed in a timely and orderly fashion as well as set expectations for what can be accomplished by this meeting.

Chairman Peck then reviewed portions of minutes from previous Planning Board meetings that are relevant to project history as well as letters sent by the Town Attorney and Codes Officer.

Lengthy and sometimes heated discussion follows between Chairman Peck, Mr. Havener (Engineer from Oswego County Health Department, has corresponded with applicant regarding this project), Mr. Hirsch, and board members regarding septic system design, portable toilets, and permitting.

Mr. Poné asked about potable water source. Two options are presented on the plan, one for public water and one for a well. The applicants detailed some drawbacks to having public water brought in and expressed that the well is the option that has been decided on. Mr. Poné stated that if a final decision has been made it should be reflected in the site plan.

After further back and forth discussion, Mr. Pone suggests that a time limit on comments be made and requests wording for a motion.

**MOTION** Chairman Peck made a motion to limit all comments from any individual to no more than 3 minutes. Motion seconded by Sandra Tuori-Bell. Motion carried Unanimously.

Mr. Poné asked about the bridges depicted on the plan and emergency vehicle access to the property. Mr. Hirsch asserted that an emergency vehicle test was completed under the former Town Codes Enforcement Officer and the local fire department. A letter is included in the site plan documents. Board members expressed the need for engineering assessment of bridges and clear documentation regarding capacities being present on the site plan.

Chairman Peck brought up the issue of scale on the site plan drawing being smaller than what is required by the LDL and that the two submitted maps were inconsistent with one another.

More heated discussion occurred between Mr. Hirsch, Chairman Peck, Mr. Pone, and Mr. Godzwon.

Dr. Dobbins asked how they should go about having the existing bridges on the property evaluated for load capacity. Mr. Poné expressed that an engineer would need to be hired to make that evaluation.

More discussion followed.

Ms. Retajczyk brought forth part of her list of concerns found while reviewing the site plan and what sections of the LDL she found lacking information.

Mr. Poné stated that his main concern is for safety and he wants to be assured that emergency services can get to any person in need of assistance on the property. Mr Hirsch enquired as to how that can be accomplished. Chariman Peck said that a PE with the appropriate credentials could provide the necessary documentation.

Discussion regarding options of withdrawing the application to resubmit later or to have a vote, likely to be one for disapproval of the plan, and what each option means follows. Mr. Hirsch asks for a punch list of items to address. The board members agree that a detailed list would not be possible in a reasonable amount of time. Board members Peck and Godzwon reiterated that providing a list of things to address on applications received is not the role of the planning board.

Dr. Dobbins and Mr. Hirsch step outside to have a private discussion.

Upon their return, the applicants and Mr. Havener had a discussion about the septic and water system approval going forward.

Chairman Peck asked the applicants how they would like to proceed. Dr. Dobbins stated that they would like the board to vote and be provided with the grounds for disapproval. Chairman Peck reminds the applicants that they will receive only a list of highlights, not a full list of specific items requiring correction.

Chairman Peck asks for a vote from the board for approval or disapproval of the application as submitted. The board voted unanimously to disapprove the application.

### **Comprehensive Plan Update**

Frank Tomaino asked if the Town Comprehensive Plan had been discussed. Chairman Peck announced the the Planning Board has been asked by the Town Board to complete a refurbish of the Comprehensive Plan rather than a complete overhaul. The Planning Board will look to complete this task in an expedited timeline. Assistance has been offered by the Tug Hill Commission. The initial person who offered assistance is on maternity leave so speed of that assistance is unknown. Two public hearings will be required prior to final approval. We have access to the existing plan as well as results of a survey completed in 2013 to work from. Looking to at least update sections regarding water and sewer as well as data. Chairman Peck estimates that this process will take at least 2-3 months.

### **Adjournment**

Martin Godzwon moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 8:54pm

Amy Connolly

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Secretary

Town of Constantia Planning Board

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Date of Approval