

Town of Constantia Planning Board

Meeting Minutes – April 26, 2022

Call to Order

Acting Chair Dan Poné opened the meeting at 7:00pm

Attendees

Voting members in attendance included:

- Dave Antos
- Martin Godzwon
- Dan Poné
- Sandra Retajczyk
- Sandra Williams

Guests in attendance included: Paul Baxter, Marcy Korczakowski, David Bardoun, Ruby Fowler, Avery Denney, Jacob Roberts, Amy LaRock, Amy Connolly (Secretary), and four other members of the public.

Members not in attendance included: Chairman James Peck, Sandy Tuori-Bell

Approval of Minutes

A motion to approve the minutes of the previous March 22, 2022 meeting was made by Martin Godzwon and seconded by Sandra Williams. Motion passed unanimously.

Rt 81 Auto

Property owner, Avery Denney, stated that he was contacted about a possible codes violation for too many vehicles on the auto shop's lot and a lack of a site plan for the business. He asked why a site plan needs to be submitted after the business has been operating in its current capacity. Mr. Denney also asked what is needed for a site plan.

Acting Chair Poné stated that a site plan must be submitted when a property has a change of use.

Mr. Denney states that the auto shop is on the 7th year of their lease and that he has owned the property for 2.5 years. The codes office had notified the Planning Board and property owner that no site plan was on file for the current property owner.

Mr. Denney showed concern of the timing of the notice after having received a purchase offer on the property that was turned down. The code violation notice was received shortly after. The Planning Board assured Mr. Denney that they were unaware of the purchase offer or any connection to the notice. Mr. Denney expressed concern that the auto shop, his tenant, will be negatively affected by this process after 7 years of successful business in the current location.

Mr. Poné and Mr. Antos state that the business owner should be the one responsible for completing and submitting the site plan. Mr. Poné, as acting chair, states that he is unsure what needs to happen next. The Planning Board members intend to discuss with Chairman Peck when he is available as well as the Codes Office.

Mr. Denney asked if a new site plan would need to be submitted if the current tenant leaves. Mr. Antos answered that no new site plan needs to be submitted for a new tenant as long as the use of the property does not change within a year.

Glass Ark

Mr. Roberts and Ms. Korczakowski were in attendance for a sketch plan review. The Board is assured that no changes have been made except for the decision to hook up to public water. Ms. Korczakowski stated that their OCWA permit has been approved.

Mr. Poné asked if the public water is reflected on the plan. Mr. Roberts apologizes that they were unable to answer questions in detail as their hired PE was unable to attend this meeting but to his knowledge, the water connection is labelled in the drawings.

Mr. Roberts stated that egress has been addressed with the DOT. Parking has been addressed, as well as landscaping and berming.

Mr. Poné asked who owns the property adjacent to the rear and states that information will need to be labelled on the final site plan drawings.

Mr. Roberts assured the board that the sign that was present previously will not be replicated in size and placement at the recommendation of the planning board.

Mr. Poné asked if parking had been addressed. Mr. Roberts stated that 2 additional spots had been added.

Lengthy discussion followed regarding square footage of the building and what their usage will be.

Mr. Roberts stated that they are hopeful for the second floor to be opened for classes and events at a later date but significant updates will be required. They are also hopeful for a relationship for overflow parking with the nearby Annette's Lakeside.

Mr. Poné states that by the letter of the law, 15 parking spaces will be required. 11 spaces are shown on the plan currently.

Further discussion regarding building usage and square footage follows. Planning Board members state that they will discuss further with the Chariman when he is available.

Sarchioto Subdivision

David Bardoun is presenting on behalf of the project. He states that this subdivision will be 2 lots on a 125 acre parcel. The proposed new lot will be 16.8 acres with 136 feet of road frontage on Route 49. The DOT permit for a residential single family home has already been approved.

The Planning Board and Mr. Baxter (Tug Hill Commission) review the county requirements for a 239 review and determine that it is not necessary for this project.

Mr. Bardoun brings the board's attention to section 640 of the LDL which describes a subdivision application and procedural waiver.

The Planning Board reviewed the Short Environmental Assessment Form (SEAF), a copy will be on file with the Town Clerk.

MOTION Sandra Retajczyk made a motion to designate the Planning Board as the lead agency for SEQR. Seconded by Martin Godzwon. Motion passed unanimously.

MOTION Dan Poné made a motion for a negative declaration on impact for this project. Seconded by Martin Godzwon. Motion passed unanimously.

MOTION Sandra Retajczyk made a motion to approve the subdivision. Seconded by Sandra Williams. Motion Passed Unanimously.

There was a question from the individual intending to build on the new parcel about the new sewer district and whether or not a septic system could be installed. The Planning Board was unable to answer the question definitively.

Public Questions and Comments

A member of the public stated that she is beginning to operate her business inspecting backflow preventers in the Town. She spoke with the Town Clerk and Codes who told her she should attend the planning board meeting. The planning board was unclear what needed to be reviewed as the business will not have a public store front.

Ruby Fowler stated that she is looking to start something new and bring a solar farm to the community. She is considering an area of 18-20 acres near the railroad bed trail for this purpose. She stated that this solar farm would be 3-5 megawatts and that these projects almost always bring updates to the power grid. Ms. Fowler asked where she would need to go to get approval for such a project. The Planning Board states that a full site plan application and review would need to be conducted.

John Mira stated that he is newly back to the area. He was involved in local government for many years in California and is interested in staying informed.

Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Dave Antos. Members voted unanimously to adjourn at 8:37pm.

Amy Connolly

Secretary
Town of Constantia Planning Board

Date of Approval