

Town of Constantia Planning Board

Meeting Minutes – November 17, 2022

Attendees

Planning Board members in attendance included:

- Chair James Peck
- Sandra Williams
- Dan Poné
- Dave Antos
- Martin Godzwon
- Sandra Tuori-Bell (Arrived for 7pm meeting)

Others in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman (Town Councilman), William Russell, and Amy Connolly (Secretary). Matt Johnson of Tug Hill Commission attended via Zoom.

Members not in attendance included: Sandra Retajczyk

Work Session- Comprehensive Plan

Mr. Peck opened the work session meeting at 6:02pm.

Matt Johnson stated that he was able to update relevant data in the Plan with data from the 2020 Census. Noted that a 0% vacancy of rental properties was mentioned and asked if the people in the community felt that was accurate. Multiple individuals agreed that it was.

Review and discussion of Best Management Practices under the Forestry section. No further changes made.

Mr. Johnson stated that he is still waiting to hear from DOT on the accuracy of the existing statement that State Route 49 is at carrying capacity.

Broadband infrastructure discussed as possible updates through Oswego County had been previously mentioned.

Updated wording regarding the Bernhards Bay park was reviewed.

Existing and future industries in the town discussed as well as the possible impact of Micron plant.

Sewer and water development sections updated to reflect existence of municipal water and the current plan bringing new sewer.

Minor map changes will be made.

Once minor changes are made that have been discussed, Mr. Johnson believes that the plan is ready to be sent to County Planning.

Once approved by County Planning, the plan will go to the Town Board for Approval. Barring any significant changes made, 2 public hearings will then be held, at least two weeks apart before the plan is officially adopted.

Official discussion concluded at 6:40pm.

Call to Order

Mr. Peck opened the regular Planning Board meeting at 7:00pm.

Guests who arrived for the regular meeting included Michael Blake, Adam Dorn, Matthew Sulock, Chad Pickerd, Bill Buchan, Earl Sherlock, and Tom Dean.

Approval of Minutes

A motion to approve the minutes of the previous October 25, 2022 meeting was made by Martin Godzwon and seconded by Dan Poné. Motion passed unanimously.

Blake/Reynolds Subdivision- Doris Park

A section of property owned by Mr. Reynolds is requested to be subdivided and added to adjacent lot owned by Mr. Blake.

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

MOTION Martin Godzwon made a motion to approve the application for subdivision. Seconded by James Peck. Motion passed unanimously.

MOTION Dave Antos made a motion to declare the Planning Board as lead agency for SEQR review and to declare this project as an unlisted action of non-significance. A negative declaration will be filed. The motion was seconded by Martin Godzwon. The motion passed unanimously.

Residential Project- Adam Dorn

Application brought forth for a residential project on a non-conforming lot. Mr. Poné states that he does not believe this project is within the purview of the Planning Board, citing article 7, section 715 of the Land Development Law. Mr. Dorn agrees.

Mr. Peck states that he has been in communication with the Board of Appeals and reviewed the Town's Land Development Law (LDL). The LDL does not permit a new building on an existing footprint on a non-conforming lot. Mr. Dorn and members discussed existing plan and suggestions to create a plan that may conform more to regulations, including the possible combining of adjacent lots. Mr. Peck brought up concern about septic and water systems.

Mr. Peck asks the Board for input. Mr. Poné stated that he does not believe the Planning Board has any say in this application. Mr. Peck stated that if two lots were combined, the planning board would need to approve.

The application will be submitted to Codes and Board of Appeals.

Boat Buddy

Mr. Sulock presents a survey to the Board with initial plans for a change of use application for his residential property. Mr. Sulock would like to add fencing and a parking lot at this time. He would also like to add a sign and has been in contact with DOT and plans to discuss with Codes Officer Dolan.

Mr. Peck states that as the property is located on State Route 49, the plan will need to undergo 239L approval through the county first. A public hearing will need to be held, and then the project can undergo final review.

Mr. Sulock asked the board if they had any suggestions based on what is currently in the plan. Mr. Poné stated that lighting will need to be added. Mr. Peck suggests adding details regarding the fence, gate, and signs. Mr. Peck states that everything must be on the required documentation for final approval.

McIntosh Pallet

Mr. Pickerd presented a preliminary plan for a new building on the commercial property to allow for the loading of dry wood chips directly into trucks, under cover. Current procedure exposes wood chips to the weather.

Mr. Poné cites article 7 section o715 of the land development law, stating that if the structure was a building addition less than 25% of the existing square footage rather than a new, separate building, then no site plan review will be needed as long as the property has already undergone site plan review and approval.

Sherlock/Dean Subdivision- Forest Dr.

At the conclusion of scheduled business, Mr. Peck asked if any members of the public in attendance had business to discuss.

Mr. Buchan, on behalf of Mr. Sherlock and Mr. Dean, presented materials for a lot line adjustment on Forest Dr. Mr. Peck stated that in the Town of Constantia LDL, these changes are considered a subdivision and will require the appropriate application and fee.

Mr. Buchan then brings forth a copy of the subdivision law Procedural Waiver and states that he believes that the standard review process can be waived for this minor subdivision.

MOTION Martin Godzwon made a motion to approve the application for subdivision on the condition that after review on the official mapping tools, no DEC wetlands are found on the affected properties. Seconded by Dan Poné. Motion passed unanimously.

Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Dan Poné. Members voted unanimously to adjourn at 8:14pm.

Amy Connolly

Secretary
Town of Constantia Planning Board

Date of Approval