Town of Constantia Planning Board

Meeting Minutes – May 23, 2023

Call to Order

Mr. Peck opened the meeting at 7:00pm.

Attendees

Planning Board members in attendance included:

- Chair James Peck
- Sandra Williams
- Dan Poné
- Dave Antos
- Martin Godzwon
- Sandra Tuori-Bell
- Sandra Retajczyk
- Joe Markham (Alternate)

Others in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman (Town Councilman), Paul Baxter, John Barone, John Purdy, Tom Vona, Tony Barnello, Randall West, and Amy Connolly (Secretary).

Approval of Minutes

A motion to approve the minutes of the previous April 25, 2023 meeting was made by Dave Antos and seconded by Dan Poné. Motion passed unanimously.

Updates

Mr.Peck announced that the Town Board voted to accept the new Comprehensive Plan at their regular meeting after the public hearing on May 16th.

Joe Markham was welcomed as a newly instated Alternate Member of the Planning Board.

Barone Subdivision- Tom Vona (Bardoun Land Surveying)

Mr. Vona presented maps for a request for a subdivision of a property into 3 new lots, each 5 acres or more in size. Wetlands were noted in the rear of parcel. The first parcel will be approximately 20 acres where the existing residence burned and was demolished. The second parcel will be 5 acres, leaving about 65 acres for the 3rd parcel. All lots are conforming. Mr. Poné states that the subdivision application looks straightforward. Sandra Retajczyk notes that the smallest setback from proposed boundaries for existing buildings is more than required by the Land Development Law.

Mr. Peck notes that Registered Agricultural District land is adjacent to the parcel, this will require the application to be sent to the County Planning Department. Barring any objections from County Planning, the Board feels that the project can be voted on at the next Planning Board meeting.

MOTION Martin Godzwon made a motion to schedule a public hearing and vote on the project at the next Planning Board meeting. Seconded by Dan Poné. Motion passed unanimously. Public hearing to be scheduled at 6:45pm on June 27th.

The Short Environmental Assessment Form(SEAF), Part 1 submitted with the application was reviewed. The Planning Board completed the SEAF Part 2, a copy will be on file with the Town Clerk.

MOTION Martin Godzwon made a motion to declare the Planning Board as lead agency for SEQR review and to declare this project as a Type 2 action with no impact. The motion was seconded by Dan Poné. The motion passed unanimously.

Future Planning Board Projects

Mr. Peck discussed plans to move forward with zoning in conjunction with the Town Board and any Planning Board members who wish to volunteer their time. Plans include looking at Zoning from surrounding, similar communities and speaking with their officials. Resources are available to volunteers from the Planning Federation, Association of Towns, and the Tug Hill Commission.

Complaint- Guest

A guest attending wanted to bring a problem he is experiencing in town to the Board's attention. The property at 1352 State Route 49 has a machine shop and has begun having race cars worked on and running on weekends creating a lot of loud noise. The Code Enforcement Officer has issused a violation and owners have been notified that they must submit a site plan.

Tug Hill Commission- Paul Baxter

Mr. Baxter notified board members that the Local Government conference for 2024 is in the planning stages and the location is still be decided. He also noted training resources available on the Tug Hill Commission's website and You Tube Channel for planning board members to complete their required 4 hours of annual training.

Adjournment

Dave Antos moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 8:00pm.

Amy Connolly

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Secretary
Town of Constantia Planning Board

Date of Approval