

Town of Constantia Planning Board

Meeting Minutes – October 24, 2023

Attendees

Planning Board members in attendance included:

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

Others in attendance included: Frank Tomaino (Town Supervisor), Bill Murphy Jr., Paul Baxter, and Amy Connolly (Secretary)

Call to Order

Chair Peck opened the meeting at 7:05pm.

Approval of Minutes

A motion to approve the minutes of the previous September 26, 2023 meeting was made by Dave Antos and seconded by Sandra Williams. Motion passed unanimously.

Old Business

Mr. Peck asked for an update son Mr. Markham’s project, compiling a list of businesses in town stating that it will be very useful going forward with the Zoning Commission. Mr. Markham stated that he has not made any recent progress as the Codes Officers had been out of town but more progress is forthcoming.

Ms. Retajczyk stated that she still has unanswered questions regarding the flow chart that she presented previously. She will summarize her questions and email to all members.

RENPRO- 1577 State Route 49

Mr. Murphy presents on behalf of property owner, Ronald Starusnak. Mr. Murphy states that he spoke with the County regarding the septic system and they gave him a list of local engineers that can complete the inspections needed at the property regarding wastewater treatment. He asked if it would be possible to get approval for the project contingent on approval of the wastewater system by the Health Department. Additional drawings of the property were provided to the board as requested. Mr. Peck stated that he believed that Health Department approval would be required before a Site Plan could be approved.

Mr. West stated that he remembered when the building was constructed. A perc test was necessary and the project was filed with the Town including the septic system. Mr. Peck stated that no documentation has been found regarding the property. He is unsure what the requirements may have been at the time of construction.

Mr. Murphy stated that he had spoken with Mr. Havener at the County Health Department and was given a list of engineers who are qualified to do the necessary work. Mr. Peck asked if Septic testing had been done as part of due diligence at the time the property was purchased. Mr. Murphy stated that a dye test was conducted and no dye was seen coming out of the ground at the time of the test. Ms. Williams stated that she thinks that the Board should be able to approve the project contingent on documentation of the septic system since a dye test was previously completed.

Mr. Murphy states that the property has not truly been vacant and items such as exterior lighting and signage have been existing for some time. Mr. Peck stated that those issues are under the purview of Code Enforcement. Ms. Retajczyk asked if the provided information in the application aligns with the requirements of the Land Development Law since the last meeting. Mr. Peck stated that more information has been provided as was requested.

Mr. Poné asked about the process that the engineers would use to get information about the septic system and Mr. Murphy explained the general process. Discussion regarding number of people that would be using the building. Mr. Murphy stated that Renpro would like to use the building for their office and would have very few people in it most of the time.

Mr. Peck asked if the project was approved whether or not work would begin soon. Mr. Murphy stated that he was unsure but it was likely. Mr. Markham stated that septic approval seemed to be the only thing needed. Mr. Peck stated that a letter from the Health Department would be needed. Mr. Murphy stated that some infrastructure for the septic system had been located but that more information was needed. He reiterated that the applicants would like an approval contingent on a letter from the Health Department.

Mr. Peck states that the consensus among the board members seems to be for a contingent approval and invited a motion.

MOTION Sandra Retajczyk made a motion to approve the project, contingent on a letter of approval from the County Department of Health. Seconded by Dave Antos. Motion passed unanimously.

Mr. Peck stated that the required public hearing could be conducted after the septic approval is received.

Mr. Murphy asked about the sewer district. Mr. Tomaino stated that the district has been formed and that the building is in it. Mr. Peck stated that because of the projects delays the property would need a working septic system for about 4 years in order to be occupied.

Tug Hill Commission

Mr. Baxter reported that the THC annual dinner went well and that one of the newly named Tug Hill Sages is Richard Colesante of Constantia. Other sages have been named from Constantia in the past.

Other Business

Mr. Tomaino stated that he was impressed with participation of the Board and the Zoning Commission members. Discussion on the sewer project. Many grants have been applied for. The Town is unable to borrow any more money. The project will be voted on again later.

Mr. Baxter stated that the North Shore Council of Governments would be having a meeting regarding economic development of the North Shore at A.A.Cole on October 30th at 7pm. Two surveys have been made available on the website, one for individuals and one for businesses. The results of the surveys may be helpful for the Zoning Commission.

Adjournment

Dave Antos moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 7:42pm.

Amy Connolly

Secretary

Town of Constantia Planning Board

Date of Approval