

Town of Constantia Planning Board

Meeting Minutes – February 27, 2024

Call to Order

Chair Peck opened the meeting at 7:08pm

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Williams
- Martin Godzwon
- Joe Markham
- Randall West (Alt)
- Terri John (Alt)

Guests in attendance included: Patrick Dolan, Paul Baxter, Mark Bender, John Kluskie, Dan Marticello, Dave Bardoun, Corky Winn, and Amy Connolly (Secretary).

Members not in attendance included: Sandra Tuori-Bell and Dave Antos

Approval of Minutes

A motion to approve the minutes of the previous January 23, 2024 meeting was made by Joe Markham and seconded by Sandra Retajczyk. Motion passed unanimously.

Cook Rd Subdivision- Winn

Dave Bardoun presents members with printouts of guidance from NYS regarding subdivisions and private property divided by a public highway, for informational purposes only.

Mr. Peck states that he believes that Mr. Winn's application for subdivision is eligible for a procedural waiver as outlined in the Land Development Law. The application is to divide a large plot of land into two parcels both being over 60 acres in size and having more than sufficient road frontage.

MOTION James Peck made a motion to utilize the procedural waiver and approve the subdivision request. Seconded by Joe Markham. Motion passed unanimously.

MOTION James Peck 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. Seconded by Sandra Retajczyk. Motion passed unanimously.

Grannis Rd- Bender

Mr. Bardoun presents plans for properties owned by Mr. Bender in which he would like to take part of one lot and attach it to the adjacent lot allowing Mr. Bender to retain some of the land and sell the rest as a conforming lot with existing house.

Project was approved by Code Officer Patrick Dolan. The Planning Board had originally looked at the preliminary plans months ago.

Tug Hill Commission

Mr. Baxter stated that the commission was hosting a webinar on Red Flags for Fraud on February 29th for anyone who might be interested.

Other Discussion

Mr. Kluskie stated that he had purchased the former Four Minnows building and came to determine next steps for permitting. Plans include an ice cream shop and restaurant.

Because the building was vacant for less than a year, food service should be okay as long as the existing site plan can be found.

Discussion of plans for move to new Town Office and filing organization.

Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Randall West. Members voted unanimously to adjourn at 7:48pm

Amy Connolly

Secretary

Town of Constantia Planning Board

Date of Approval