

# Town of Constantia Zoning Commission

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## Meeting Minutes – February 27, 2024

### Call to Order

Chairman Peck opened the meeting at 6:00pm

### Attendees

Voting members in attendance included:

- Chairman James Peck
- Sandra Retajczyk
- Sandra Williams
- Martin Godzwon
- Joe Markham
- Randall West
- Terri John
- Brien Connolly

Guests in attendance included: Steven Rockwell, John Mura, Dan Marticello, Dave Bardoun, Paul Baxter, Matt Johnson, and Amy Connolly (Secretary)

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

### Approval of Minutes

A motion to approve the minutes of the previous January 23, 2024 meeting with minor typographical corrections was made by Sandra Retajczyk and seconded by Sandra Williams. Motion passed unanimously.

### Discussion

Mr. Peck presented the list of businesses compiled by Mr. Markham with additions as well as a map with business locations marked. Lists were sent via email and Mr. Peck encouraged commission members to review and add or correct information.

Mr. Peck and Mr. Godzwon discuss West Monroe zoning law as being the most likely example to follow while acknowledging that the Town of Constantia Land Development Law (LDL) will still provide the basis for the Zoning Law.

Mr. Mura asked about the packet that was handed out, including documents from the Town of Amboy. Mr. Peck indicated that this was draft language that the Town of Amboy is considering and is simply an example for members to consider. Mr. Peck notes the prevalence of waterfront areas in the town and their overall importance. Mr. Markham explains that the commission is early in the zoning process and specific wording has not yet been discussed.

Mr. Peck presents a “heat map” provided by the Tug Hill Commission which shows areas of population density, a map showing agricultural district lands in the town, and a map from the Comprehensive Plan showing “Assessed Land Use” by parcel.

Members discuss that the goal of the new zoning law will be to have the smallest amount of restriction as is practical. Potential zones are discussed with Mr. Connolly and Mr. Markham suggesting that the waterfront district use the recreation trail (former rail bed) as the northern border from Martin Rd going west to Lower

Rd and curving down to encompass the Doris Park neighborhood. A member cited language from the LDL which aims to maintain Route 49 as a highway with minimal curb cuts allowing for smooth traffic flow. Extended discussion on potential borders of various zones.

Mr. Peck asks members what bodies of water should be included when defining waterfront zones besides Oneida Lake and Panther Lake, many smaller bodies of water exist in the town, some on privately owned land but with parcels large enough that they could potentially be split in future. (Vanderkamp Lake, Kibbie Lake, Dutcher Pond, etc).

Discussion from public on water and sewer districts in relation to zones. Questions on what the point is for the waterfront zone and a suggestion to determine what would be allowed in each zone before laying out borders.

Discussion of special use and other permits. Manufactured housing cited as an example that could be restricted by zones. Question from public on the campground at Constantia Cove's status. Commission members were unsure if it was classified as an official campground.

Discussion surrounding where restrictions will be and the public's desires.

Mr. Peck indicates a chart of various land uses and zones. States goal is to fill in the chart with what uses will be allowed in which zones and under what, if any, permits.

Extended back and forth discussion between members of the Commission and the public in attendance.

## Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Terri John. Members voted unanimously to adjourn at 7:02pm

Amy Connolly

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Secretary  
Town of Constantia Zoning Commission

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Date of Approval