

# Town of Constantia Planning Board

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## Meeting Minutes – March 26, 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
- Dave Antos
- Martin Godzwon
- Randall West (Alt)

Guests in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman, Daniel Poné, Patrick Dolan, Kelli Wilson, Jeff Twitty, Collin Jones, Thomas Swistak, Jacqueline West, Paul J, Carlucci, and Amy Connolly (Secretary).

Members not in attendance included: Sandra Tuori-Bell, Joe Markham, and Terri John (Alt)

### Announcement

Mr. Peck announced that the Town Board had recently adopted a resolution giving structure to public comments during open meetings. He stated that the Zoning Commission will be implementing the rules outlined in the resolution during meetings and indicated the sign in sheet where guests should sign in and indicate if they wish to be recognized for comments.

### Approval of Minutes

A motion to approve the minutes of the previous February 27, 2024 meeting was made by Martin Godzwon and seconded by Randall West. Motion passed unanimously.

### Dutcherville Rd Subdivision- Woolridge/Swistak

Mr. Swistak presents a proposed subdivision of property located at 121 Dutcherville rd. The approximately 22 acre lot would be divided roughly in half. Mr. Peck states that the Board will need an official, stamped survey map. Mr. Antos asked if the project requires a full site plan. Mr. peck states that even if the board decides to use a procedural waiver, the map will still be required. 8 copies of the stamped and signed survey map are required for the application. Members review application materials. Mr. Peck notes that setbacks are not present on the current map, they will need to be added.

Property neighbor, Ms. West states that the applicants' surveyor removed her stakes and placed new ones. She states that the surveyor also left pieces of tape on trees which she does not know the significance of. Board members state that this dispute is not in the Board's purview and the neighbors will need to resolve these issues on their own or with their own legal counsel.

Code Enforcement Officer Dolan suggests that the Board could conditionally approve the application as he saw no issues with it.

**MOTION** James Peck made a motion to utilize the procedural waiver and approve the subdivision request on the condition of appropriate maps being received and appropriate labels being added. Seconded by Dave Antos. Motion passed unanimously. A public hearing will be scheduled for the April meeting.

### **Buffalo Solar- McIntosh Pallet**

Ms. Wilson of Buffalo Solar presents project on behalf of McIntosh pallet for a commercial rooftop solar installation project. The proposed system would cover the roofs of two buildings. Submitted required materials including surveys, SEQR form, etc.

Board members review materials and sate that a public hearing will be required and will be scheduled for April's meeting.

### **Verizon**

Mr. Twitty (Counsel for Verizon), Mr. Jones (Network Building + Consulting), and Mr. Carlucci (landowner) are present to discuss the project. The proposed new cellular tower is to be located on County Route 23 in a 100ft x 100ft leased area or Mr. Carlucci's property. The site is located more than 300ft from the nearest property line and will have an access road constructed. The proposed tower will not have any lighting as will be less than 200ft and will therefore not require it.

Members review the documentation provided. Mr. Peck asks if the tower will be 5G. Mr. Twitty states that he believes it will be 4G. Mr. Peck expands on his question stating that rural communities often struggle with broadband access and a 5G tower may help residents with internet access.

While reviewing the provided coverage map if another map with road overlays is available as it is difficult to tell where populations of people are that might benefit from the proposed tower. Ms. Retajczyk states that the Land Development Law (section 13.50) requires the applicants to provide the location and height of all towers within a 5 mile radius of the proposed tower site. A statement from other companies having towers within the 5 mile radius stating that they can not or will not reasonably provide the coverage.

This project will need Town approval before being submitted to the County for their approval.

### **Tug Hill Commission**

Representatives were not available to attend. Mr. Peck reminded members of the upcoming Local Government Conference to fulfill their training requirements.

### **Adjournment**

Martin Godzwon moved that the meeting be adjourned, seconded by Sandy Retajczyk. Members voted unanimously to adjourn at 7:55pm

Amy Connolly

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Secretary  
Town of Constantia Planning Board

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Date of Approval