

Town of Constantia Zoning Commission

Meeting Minutes – March 26, 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
- Randall West
- Terri John
- Brien Connolly
- Jeff Rumble
- Dave Antos

Guests in attendance included: Frank Tomaino, Ron Chapman, Daniel Poné, Patrick Dolan, John Mura, Paul Baxter, Matt Johnson, and Amy Connolly (Secretary)

- Members not in attendance included: Sandra Tuori-Bell and Joe Markham

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.

Discussion

A map was displayed, supplied by the Tug Hill Commission and modified by Mr. Peck with information on existing businesses and places of interest in the town as found by Joe Markham and James Peck. Mr. Peck stated that this map and list of businesses is for internal use only, is not verified or official and is simply a tool that the commission can use for guidance.

Mr. Godzwon clarified that language used in the Town of West Monroe's Zoning Law is not what is being used by the Town of Constantia. Though the names of zones will be the same, the definitions have not yet been decided for Constantia's law.

A map prepared by the Tug Hill Commission was displayed showing potential zone locations that could be adopted. Discussion regarding what might be allowed in different zones such as smaller lot sizes in waterfront areas. Road frontage requirements in areas of 55mph speed limits on Route 49 may increase to 220ft from the current town wide 125ft to conform to state recommendations for similar highways.

Mr. West states that he feels that only properties that touch the water should be included in waterfront zone. At previous meetings the board has discussed the possibility of waterfront zone being bordered by the recreation trail of Route 49.

Mr. Peck states that areas around Panther Lake were likely to also be a waterfront zone. Preexisting properties would continue as they are. Mr. Peck asked members to consider various large bodies of water in the Town and whether or not they should be considered waterfront. Vanderkamp Pond is currently privately owned but spans approximately 800 acres and has access point on two roads. This property has the potential to be subdivided in the future, should it be considered waterfront? Something for members to keep in mind is how dense the community would want potential development to be in different areas. Kibbie Lake has been privately owned for many year but the property has been subdivided and sections are now for sale. Should this be zoned waterfront? Decisions made by the Commission have the potential to affect future of these properties. Discussion ensues on the topic. Current code allows for ½ acre parcels and has road frontage requirements. Private roads can create issues, an example was brought us regarding a new property owner who did not realize that their private road was not maintained by the Town. Importance of keeping alignment with the Comprehensive Plan and existing laws and DEC regulations reiterated. Member consensus was to move on and include only Oneida Lake and Panther Lake as waterfront areas.

Mr. West states that he would like the waterfront zone borders to follow property lines, including only those properties which touch the water. Mr. Rumble states that he worries about the changing of property values for those without actual waterfrontage and does not want to overregulate. Extended discussion on how to delineate Waterfront Zone. Tug Hill Commission is able to draw up maps showing various possibilities.

Extended discussion followed: Is it possible for a property to be designated in more than one classification? Should we say that if a property deed says waterfront then it should be included in the waterfront zone? Exceptions to zone borders could be made with language in the description. For example, if a property touches the lake and overlaps a stated border, the deed border would overrule the zone border. Zone border could be property lines, a line like the recreation trail or Route 49, or a specified distance from the lake shore. Mr. Peck stated that he would reach out to Vern Sundet, Town Supervisor of West Monroe, regarding language used in their law and decisions they made.

A chart of different property uses and the proposed zones was shown, Mr. Connolly had filled the chart in with potential allowances and permit requirements for each use in each zone. Permitted or conforming uses such as houses in a residential zone would require no more than the usual building permit. A special use permit would be like a site plan but would allow for more scrutiny as the specific use may not fit in an area. A Site Plan review would go before the Planning Board as they do currently. Solar farms, large commercial sites, wind farms, large multi-unit residential properties, etc. would still require 239 review by the county.

Definition of a special use permit is necessary as well as creating the permit itself (if incorporated into the law). And Operator's permit typically allow for a temporary special use, such as one day fireworks at the park.

Mr. Peck stated that members' homework will be to give input on the documents that will be emailed to them and give input. Mr. Johnson of the Tug Hill Commission will create maps to show various options for waterfront zone borders.

Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 7:00pm

Amy Connolly

Secretary

Town of Constantia Zoning Commission

Date of Approval