

Town of Constantia Planning Board

Meeting Minutes – November 26, 2024

Call to Order

Chair Peck opened the meeting at 7:05pm

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Dave Antos
- John Mura
- Randall West (Alt)
- Terri John (Alt)

Guests in attendance included: Randy Gushlaw, Scott McVeen, Brenda Venezia, Michael Venezia, Valerie Rouse, Heidi Tompkins, and Amy Connolly (Secretary).

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

Approval of Minutes

A motion to approve the minutes of the previous October 22, 2024 meeting was made by Antos and seconded by Sandra Retajczyk. Motion passed unanimously.

Updates

The James Place businesses and site are currently being reviewed by the EPA.

The former Nice n' Easy site on Route 49 was previously used as a parking lot and because it was messy resulted in a number of complaints to the Town. The site was subsequently cleared of vehicles. Several trailers have now been parked there and the owners have been cited by the Code Enforcement Officer. CEO Hammacher told Mr. Peck and the owner that a site plan would be required for this land as it is has been vacant.

The owner of the Boat House property has notified the Town of the possibility of converting the property into short term rentals or apartments. These changes would require a site plan as the property has been vacant for over a year.

Former JOAS/ Future Sunshine's Treats & Eats

Brenda Venezia, Michael Venezia, and Valerie Rouse are in attendance regarding the opening of their new bakeshop in the former JOAS location. The health department will need to inspect and approve. New business owners are working with CEO Dolan. As the building has been vacant for less than a year and will continue to be used as a food service establishment, a new site plan will not be required for the continued commercial use. All members present agree.

Tug Hill Commission

Discussion of the North Shore Council of Governments meeting. Ms. Tompkins stated that the Tug Hill Commission is watching the new regulations regarding wetlands closely. The commission is also following new PESH regulations affecting firefighters, it is believed that PESH plans to make an exemption for volunteer fire departments after advocacy largely from the Tug Hill area.

Adjournment

Dave Antos moved that the meeting be adjourned, seconded by Terri John. Members voted unanimously to adjourn at 7:32pm

Amy Connolly

Secretary
Town of Constantia Planning Board

Date of Approval