

Town of Constantia Zoning Commission

Meeting Minutes – November 26, 2024

Call to Order

Chairman Peck opened the meeting at 6:01pm

Attendees

Voting members in attendance included:

- Chair James Peck
- Randall West
- Brien Connolly
- Jeff Rumble
- Joe Markham
- Dave Antos
- Terri John
- John Mura

Guests in attendance included: Randy Gushlaw, Matt Johnson, Heidi Tompkins, and Amy Connolly (Secretary)

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

Approval of Minutes

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

Discussion

Mr. Peck stated that definitions were completed and approved for the Waterfront and Commercial/Industrial districts. Potential Definitions for the Rural and Residential districts were prepared by Ms. John and displayed for review by members. **All approved definitions on page 3.*

Members discussed whether or not each definition should reference the Comprehensive Plan or the Land Development Law (LDL). Mr. Mura stated that he believed that the LDL should be referenced as it is enforceable as opposed to the Comp. Plan which is not. Mr. Johnson of the Tug Hill Commission clarified for members that once completed and adopted by the Town Board, the Zoning Law would replace the LDL while the Comprehensive Plan will remain relevant and should be updated every few years. Discussion followed regarding the relationship and functions of the Zoning Law and Comprehensive Plan. Definitions for the Zoning Law have intentionally been made somewhat vague and not detailed because there will be further clarification in the document for each district's requirements and restrictions.

Mr. Rumble brought up the potential impacts lot sizes and newly expanded wetland protection areas by the DEC on property values, etc. Discussion followed.

MOTION Chair Peck made a motion to accept and adopt the presented definition for the Residential District. Seconded by Randall West. Motion passed unanimously.

MOTION John Mura made a motion to accept and adopt the presented definition for the Rural District. Seconded by Randall West. Motion passed with 7 yes votes and Mr. Rumble voting no.

A map was displayed showing the properties with Tax IDs currently assessed with a primary use of commercial or industrial. Members reviewed and discussed.

Waterfront and Commercial districts have been roughly mapped already by Mr. Johnson. He will draft a residential map for the next meeting to start the discussion for that district.

Adjournment

Chair Peck moved that the meeting be adjourned, seconded by Randall West. Members voted unanimously to adjourn at 7:02pm

Amy Connolly

Secretary
Town of Constantia Zoning Commission

Date of Approval

APPROVED ZONING DISTRICT DEFINITIONS

WATERFRONT

Support and encourage tourism

Protect water body viewsheds adjacent to county and state routes

Prevent overcrowding and over-development by limiting maximum building coverage and height above ground

Prevent water body contamination from uses that create erosion or utilize toxic chemicals

Encourage primarily year-round and seasonal residential and limited low-impact commercial uses (restaurants, hotels, short term rentals, etc.) while restricting certain commercial uses, industrial facilities, large scale solar and wind at odds with the Town's Comprehensive Plan

Encourage residential and other uses as outlined in the Zoning Districts matrix

INDUSTRIAL / COMMERCIAL

The commercial and industrial zone is designed to serve as a vibrant hub for economic activity, fostering a sense of community while supporting local businesses. This zone provides for a blend of mixed-use businesses that cannot be accommodated within other zones (i.e. waterfront, residential, rural) such as light industrial manufacturing, large retail facilities, fast-food establishments, and other similar businesses but does not necessarily exclude the businesses allowed in the other zones. Commercial and industrial zones require carefully planned accessibility, parking areas, and large building footprints. In addition, the zone should provide a pedestrian friendly design. The land and buildings should be developed in a manner that maintains the aesthetic appeal of the community and in accordance with the Town's goals as laid out in the Comprehensive Plan.

RESIDENTIAL ZONE - is designated for low to medium-density housing creating a sense of community, convenience, and economic vitality. The residential zone's intended focus is to maintain a suburban feel that accommodates a diverse range of housing options, while integrating small-scale business activities that fall outside the Commercial / Industrial zone. Land and structures in this zone should maintain the aesthetic appeal of the community and meet the standards and goals of the Town's Comprehensive Plan

RURAL ZONE - supports a diverse range of activities, ensuring economic vitality while preserving the rural character and landscape. This zone is designated for a blend of low-density residential development, agricultural practices, and small business enterprise. Larger lot sizes are to be encouraged as subdivision of larger parcels occurs. Land and structures in this zone should maintain the aesthetic appeal of the community and meet the standards and goals of the Town's Comprehensive Plan