

Town of Constantia Planning Board

DRAFT

January 28, 2025

Public Hearing for Oak Ridge Subdivision, owner Dave Bardoun
Followed by the regular monthly meeting

Members present: Chairman James Peck, Randall West, John Mura, Sandy Retajczyk, Dave Antos, Brien Connolly, and Martin Godzwon

Others in attendance: Frank Tomaino, Ron Chapman, Heide Tompkins and Matt Johnson from the Tug Hill Commission, Kay Foster

Opening - Chairman Peck called the public hearing to order at 7pm

Dave Bardoun presented a new map with a small adjustment and an added covenant. The Board members reviewed the map.

Close Public Hearing

Chairman Peck closed the public hearing at 7:16 pm.

A comment from the public was later made. Ken Macari, a neighbor to the west of the subdivision, stated he came to ask that a covenant be added to the map, for future owners of the lots, requesting that building projects exteriors be completed within 18 months, and no trailers be permitted. Dave Bardoun had already included these in the updated map he presented.

Opening Regular Meeting

Chairman Peck opened the regular meeting at 7:17 with everyone present joining in, saying the pledge of allegiance to the flag of the United States of America.

Past Minutes of December 19, 2024 – Sandy Retajczyk posed a motion to approve the minutes as presented. The motion was seconded by Dave Antos. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Motion

Chairman Peck made a motion to declare the Appeals Board as lead agency for SEQRA review seconded by Sandy Retajczyk. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Chairman Peck signed the approval on the maps. The Board had previously given preliminary approval of the subdivision.

Chairman Peck announced the Sherlock / Dean Subdivision site plan review is postponed until the February meeting.

Chairman Peck announced, concerning the James Place – Beaudry property, he received an email from Mike LaSelle of MBL Engineering. The restaurant on the property is now open. The Board will review the site plan at the next meeting.

NEW BUSINESS

Ken Mosley Subdivision

Dave Bardoun briefly presented a 2-lot subdivision for Ken Mosley. He would like to divide his large parcel into two lots for the purpose of conveying a part to his son. Dave Bardoun requested with the approval of the Board, that a public hearing be waved. He will submit the application to the Town Clerk on 1/29/25. The Board will review the application at the next meeting.

Site Plan Review flow chart

Chairman Peck presented a flow chart prepared by Sandy Retajczyk. This will be useful for the Board. Town Supervisor Tomaino and Dave Bardoun also agreed that it would be helpful for them.

Adjourn – at 7:45 pm Dave Antos posed a motion to close the meeting, seconded by Martin Godzon. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Respectfully submitted, Kay Foster, secretary

Town of Constantia Zoning Board

DRAFT

January 28, 2025

Members present: Chairman James Peck, Randall West, John Mura, Sandy Retajczyk, Dave Antos, Brien Connolly, and Martin Godzwon

Others in attendance: Frank Tomaino, Ron Chapman, Heide Tompkins and Matt Johnson from the Tug Hill Commission, Kay Foster

Opening - Chairman Peck called the meeting to order at 6 pm with everyone present joining in, saying the pledge of allegiance to the flag of the United States of America.

Past Minutes of December 19, 2024 – Dave Antos posed a motion to approve the minutes as presented. The motion was seconded by John Mura. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Zoning map discussion

The Board discussed what area the waterfront should include.

It was agreed, after discussion that there will not be a fifth zone, designated as “hamlet” area. This will be included in the residential zone. It was suggested that sewer use areas could designate the residential zone. Also suggested was using a heat map to determine the residential zone.

Motion: Chairman Peck posed a motion to use the heat map to designate the residential zone and the north boundaries. The Board agreed the north boundaries for residential zoning will stop at Knapp Road on County Rte. 23, and at Holtz Road on Shacksbush Road. The motion was seconded by Sandy Retajczyk. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Matt Johnson will prepare maps based on the above discussion and present them at the February meeting.

Sewer Project

John Mura gave a brief update on the sewer project. Grant application deadlines are approaching. It was noted that the project may not be completed until 2030.

Homework

Chairman Peck asked the members to review the zoning applications supplied by Matt Johnson for discussion at the next meeting. He also asked that everyone check boxes on the chart defining regulated use in each zone for review at the next meeting.

Adjourn – at 6:52 pm Martin Godzwon posed a motion to close the meeting, seconded by John Murra. Vote as follows: Chairman James Peck, yes; Randall West, yes; John Mura, yes; Sandy Retajczyk, yes; Dave Antos, yes; Brien Connolly, yes; and Martin Godzwon, yes. The motion was unanimously approved.

Respectfully submitted, Kay Foster, secretary

Heide Tompkins handed out registration forms for the Tug Hill 2025 Conference, which the members completed to be submitted to the Town Clerk.

Reminder: the February meeting will be on the fourth Thursday, Feb. 27, 2025