

Town of Constantia Zoning Board

Meeting date: September 24, 2024

Members present: Chairman James Peck, Randall West, John Mura, Sandy Retajczyk, Sandra Touri-Bell, Dave Antos, Martin Godzwon, Terri John, and Jeffrey Rumble

Others in attendance: Tysheika Johnson, Pat Dolan of the Town Code Office, Paul Baxter and Matt Johnson from the Tug Hill Commission

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.

Timeline Map - Terri John presented the spread sheet she prepared, showing the time frame for stages of work for the proposed new zoning law. Details included the start date of October 2023 through the estimated completion in approximately two more years. The map also indicated which sections of the zoning law that are completed.

Past Minutes of August 27, 2024 - Randall West posed a motion to approve the minutes as presented. The motion was seconded by Sandy Retajczyk. The motion was approved unanimously.

No fee business permits – there was a discussion about requiring people to register their business with the Town. It was suggested that this would help if there was a problem with properties of out of state owners. Temporary vacation rentals were a concern. It was agreed that this requirement is beyond the scope of this board. It was stated that short term rentals could be addressed in a supplement to the Land Development Law.

Zones – the four types of zoning were discussed: waterfront, commercial, rural residential, and hamlet residential. The result of the discussion was that rather than adding more categories, there could be areas with a dual label. Another point made, if an area is currently used for a business, and

not labeled commercial, it would be considered “grandfathered” and therefore permitted to remain in operation as business.

Motion - Martin Godzwon posed a motion to approve the third definition (see below) to be used in the zoned law draft. The motion was seconded by Randall West. The motion was approved unanimously.

The approved definition: 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.

Adjourn – at 7:04 pm Martin Godzwon posed a motion to close the meeting, seconded by Randall West. The motion was approved unanimously.

Respectfully submitted,

Kay Foster, temporary secretary