

Town of Constantia Zoning Board

December 19, 2024

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

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 6:02 pm with everyone present joining in, saying the pledge of allegiance to the flag of the United States of America.

Past Minutes of November 26, 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, abstain; Dave Antos, yes; Brien Connolly, yes; and Jeffrey Rumble, yes. The motion was approved.

Most of the meeting discussion concerned the definition of the waterfront zone. Suggestions included the whole area south of Route 49 or just the properties directly boarding the lake.

One agreed change noted for the definition of residential zone is changing the “low to medium density” to “medium to high density”.

Matt Johnson gave examples of what other communities state as their waterfront zones.

Chairman Peck asked the members to write their ideas in an email and copy to all board members for discussion at the next meeting when more members may be in attendance. He asked them to look at the matrix check points to better define zones.

Adjourn – at 7:02 pm Sandy Retajczyk posed a motion to close the meeting, seconded by Jeffrey Rumble. The motion was approved unanimously.

Respectfully submitted, Kay Foster, secretary

Town of Constantia Zoning Board

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