

Town of Constantia Appeals Board

Meeting Minutes – July 10, 2025

Attendees

Voting members in attendance included:

- Chair Ken Macari
- Steve Rockwell
- Mark Somers
- Corey Monroe
- Brenda Mosher (Secretary)

Guests in attendance included: Brian Allen, Lois Allen, Toni Gilkey, Andrea Liedka, Kalan Liedka

Members not in attendance included: Dan Retajczyk, Byron Danis (alternate)

Call to Order

Chair Ken Macari opened the meeting at 7:00 PM

Pledge of Allegiance

Variance Request – Brian and Lois Allen, Tax map i.d. 296.20-03-2 Public Hearing on Variance Request

MOTION to open Public hearing on Allen Variance Request at 7:01 PM made by Mark Somers and seconded by Corey Monroe. Passed unanimously.

Public Hearing opened at 7:01 PM on Variance Request for Allen Property. Map and request provided in writing for a front yard setback reduction from 80' to 55' for garage installation. Site was visited by Board members.

The Board spent time discussing merits of the request.

MOTION to be the lead agency for purposes of SEQR made by Mark Somers and seconded by Corey Monroe. Passed unanimously.

MOTION of Declaration-SEQR Type II Action of negative significance negative declaration made by Mark Somers and seconded by Corey Monroe. Passed unanimously.

Area Variance Findings and Decisions form discussed and completed by Board members. No conditions were applied.

MOTION to close Public Hearing on Variance request at 7:16 made by Mark Somers and seconded by Steve Rockwell. Passed unanimously.

MOTION to approve Variance Request Reduction made by Mark Somers and seconded by Steven Rockwell. Motion passed unanimously.

Ken Macari to write letter to Mr. and Mrs. Allen stating that the request was passed unanimously by the Appeals Board for their records.

Variance Request – Andrea and Jerry Liedka, tax map i.d. 312.05-03-21 Public Hearing on Variance Request

MOTION to open Public Hearing on Andrea and Jerry Liedka Variance Request at 7:20 made by Mark Somers and seconded by Corey Monroe. Passed unanimously.

Public Hearing opened at 7:20 PM on Variance Request for Liedka Property. Map and request provided in writing for *side yard variance request reduction of 10'*, and *front yard variance request reduction of 38'* to install a 24x14 shed on property. Site was visited by the Board members. Adjacent property owner sent letter of approval for this request with property owner to the hearing.

The Board spent time discussing merits of the request. The Board felt it necessary to add on an *Area Variance Reduction Request* of 36,000 sq. ft. from the required 40,000 sq. ft. (lot size 33'x122'). Recommending that the roof on the shed face east/west unless drainage is installed.

MOTION to be the lead agency for purposes of SEQR made by Mark Somers and seconded by Corey Monroe. Passed unanimously.

MOTION of Declaration-SEQR Type II Action of negative significance negative declaration made by Mark Somers and seconded by Steven Rockwell. Passed unanimously.

Area Variance Findings and Decisions form discussed and completed by Board members. Conditions applied were voted on below.

MOTION to add contingency to limit the height of the garage to no more than 12' made by Mark Somers and seconded by Steven Rockwell. Motion passed unanimously.

MOTION to add downspouts or gutters to direct roof run-off to own property to not flood neighbor's yard made by Mark Somers and seconded by Steven Rockwell. Motion passed unanimously.

Note: This property in 100 year flood plain and watershed area per DEC.

MOTION to close Public Hearing on Liedka Variance Request at 7:48 made by Mark Somers and seconded by Steve Rockwell. Passed unanimously.

MOTION to re-open Public Hearing on Andrea and Jerry Liedka Variance Request at 7:49 made by Chair Ken Macari and seconded by Corey Monroe. Passed unanimously.

The variance request also needs to include a 92' front road reduction from 125' to 33'.

MOTION to close Public Hearing on Liedka Variance Request at 7:52 PM made by Chair Ken Macari and seconded by Corey Monroe. Passed unanimously.

MOTION to approve Liedka Variance Request with the following reductions. Grant center of road reduction of 92' from 125'. Grant 10' reduction of West sideyard from 15' requirement. Grant 38' reduction from front yard setback from center of highway. Grant area reduction of 36,000 sq. ft. from 40,000 sq. ft. to 4000 sq. ft. Motion made by Steven Rockwell and seconded by Mark Somers. Motion passed unanimously with conditions. The conditions include height limit of 12' and installation of downspouts or gutters to direct roof runoff to own property.

Ken Macari to write letter to Mr. and Mrs. Liedka stating that the request was passed unanimously by the Appeals Board with conditions for their records.

Chair Macari thanked all applicants and attendees for their patience and attendance.

MOTION to adjourn the meeting made by Mark Somers and seconded by Corey Monroe. Motion passed unanimously to adjourn the meeting at 7:58 PM.

Brenda Mosher

Brenda Mosher
Secretary
Town of Constantia Appeals Board

7/28/25

Date of Approval