

Town of Constantia Zoning Board

Meeting Minutes – August 26, 2025

Call to Order

Chair Peck opened the meeting at 6:03 PM

Pledge of Allegiance

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Brien Connelly
- Jeff Rumble
- Terri John
- Brenda Mosher, Secretary

Guests in attendance included: Matt Johnson, Tug Hill Commission

Members not in attendance included:

Approval of Minutes

MOTION to accept July Meeting minutes made by Mr. Markham, seconded by Mr. Godwon. Motion passed unanimously.

Zoning District Definitions Review and Reframing

Waterfront Zoning District-

The Board discussed the merits of the definitions that are being reframed in terms of maximum building coverage and height above ground. Mr. Mura suggested a language change that in cases of the word “limit”, use “consider”, where applicable. Wording change to encourage people to invest in property. Maximum building height in current land development laws (section 450), possibly add wording to indicate “in accordance with land development laws” to reference.

Also discussed were the removal of wording that has oversight from superseding bodies (i.e, DEC, Oswego County, NYS). New DEC waterfront regulations are being implemented and will affect new building on properties, most specifically on the lakefront.

Commercial/Industrial Zoning District-

Current language and definition are acceptable to Board Members. Language allows Planning Board members to review any future business development in accordance with the Town’s goals as laid out in

the *Comprehensive Plan*. Mr. Mura stated that we need to be “prepared for the future”. Town should be prepared in the future to accommodate any new businesses or secondary businesses to support “Micron” project.

Residential Zoning District

Current language was reviewed along with definition and is acceptable to Board Members.

Rural Zoning District

A language change that in case of the word “designated”, use “should encourage”, where applicable in this section. Otherwise language and definition acceptable.

Matrix Definitions

Matrix definitions draft was provided to Board Members to review by Chair Peck. Noted the definitions not currently in the *land development laws*. Board reviewed and discussed additional definitions to the draft.

Residential setback of 80’ from center of road with new 100’ setback from the lake is too restrictive for property owners for this area. Looking for language guidance from Matt Johnson, Tug Hill Commission, to bring to next meeting.

Short term Rental Law

See Oswego County Law on Short-term Rentals. 4% tax goes entirely to the County. The County is responsible to inspect all short-term rentals. A comprehensive list of short-term rentals is being developed by the County for their use in taxation and inspection.

Adjournment

Chair Peck moved that the meeting be adjourned at 7:03 PM, seconded by Mr. Mura and Mr. Godzwon. Board Members should be prepared to look next meeting at dimensional standards and applying them to the definitions of the Matrix.

Brenda Mosher

9/6/25

Brenda Mosher
Secretary
Town of Constantia Planning Board, Zoning Board, and Appeals Board

Date of Approval