

Town of Constantia Zoning Board

Meeting Minutes – September 9, 2025

Call to Order

Chair Peck called the meeting to order at 6:01 PM

Pledge of Allegiance

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- John Mura
- Randall West
- Brien Connelly
- Brenda Mosher, Secretary

Guests in attendance included: Matt Johnson-Tug Hill Commission, Tom Moran, Frank Tomaino-Town Supervisor

Members not in attendance included: Dave Antos, Martin Godzwon, Joseph Markham, Terri John, Jeff Rumble

Approval of Minutes

MOTION to accept August 2025 Meeting minutes made by Ms. Retajczyk, seconded by Mr. West. Motion passed.

Zoning District Definitions review of last meeting’s draft for approval

Waterfront Zoning District definition reviewed and the merits of the wording were discussed by the Board and deemed acceptable with the previous changes suggested by Mr. Mura.

Commercial/Industrial Zoning District definition reviewed and discussed by Board and sewer project status was discussed and the Board thought it would merit inviting someone from the County to discuss with them further. Mr. Mura spoke about without sewer development in the district, industries will not be able to build in the Town. Chair Peck spoke about ensuring the Board acknowledges the County’s Comprehensive Plan and sewer project development.

Residential Zoning District definition reviewed and discussed by the Board. Definition is acceptable as written.

Rural Zoning District definition reviewed and discussed by the Board. Mr. Connelly suggested adding to this zone “this does not necessarily exclude the types of businesses that are allowed in the other areas”, as in the Commercial/Industrial Zoning District. Board members agreed that this was a good addition to the Rural Zoning District.

Mr. Matt Johnson suggested use of a “Planned Development Zone”, or “Development District” as other towns are adopting. The sample handout outlines the process. This would allow a person the ability for the Town Board and Planning Board to accept zoning for ideas that don’t fit the current definitions. The

allowance may require a *Public Hearing* but would allow the Town Board to make the allowances with restrictions if necessary. Also allowing for Zoning without having to rewrite the current definitions. Chair Peck would like an electronic version of the handouts to review and potentially incorporate into the current developing plan.

Land Development Laws, Article 4-General Standards for Development

Setbacks:

Section 410. Density-minimum lot area shall be 40,000 square feet.

Section 420. Lot Frontage-All lots in the Town of Constantia shall have a minimum frontage on a road of 125'. Mr. Matt Johnson presented a map of the hamlet of Constantia representing the current homes and real-time road frontage measurements. Noting that the road frontages get more narrow closer to an intersection. The road frontage of 125' works best in rural areas with a speed limit of 55. In the more dense hamlet, the road frontage being smaller will impact any eventual sewer, water, or sidewalk project. NYS does not currently have any requirements for setbacks on State Route 49. However, they do grant permits for curb cuts. Mr. Mura discussed the fact that, depending on dimensions, a smaller lot frontage would make the lots too small to subdivide into buildable lots. Chair Peck seeking guidance from Mr. Matt Johnson on similar sized districts and the lot size frontage. Keeping in mind that similar sized districts in the County may have public sewer and water. Mr. Mura suggested looking at examples of towns similar to ours that are a mix of waterfront, commercial and rural. Thinking about road frontage based on use as well as front, rear and side yard setbacks. The sewer district affects ¼ of the Town, the setbacks affect everyone. Mr. Mura asked that these requirements are looked at through the eyes of a developer. People are already giving up waterfront to the Freshwater wetlands Act(100') and frontage for the sewer project(20'). Possibly look at the relaxing of the current setbacks.

Section 430. Yards and Setbacks-All lots in the Town of Constantia shall maintain the following minimum yards: Front yard shall maintain 80' from road centerline (town and private), 80' from road centerline (county roads), and 80 feet from road centerline (state roads). Side yard shall maintain 15 feet. Rear yard shall maintain 20'.

Section 450. Height of Buildings-The height of all buildings shall be 40 feet, maximum. The Board saw no issue with this requirement.

NYS Sewer district laws may come into effect

[Freshwater Wetlands Act & Landowners - NYSDEC](#)

[Express Terms for 6 NYCRR Part 662, Freshwater Wetlands](#)

Zoning Districts use definitions discussion-Matrix

Matrix definitions draft provided to Board Members for review by Chair Peck. Board to bring any remaining ideas not previously brought to the table to the next meeting. The goal is to not be over-restrictive to all 4 Zoning areas as currently laid out. Any changes can still be made or added. Next meeting scheduled for September 23, 2025 @ 6:00 PM.

Adjournment

Ms. Retajczyk moved that the meeting be adjourned, seconded by Mr. Connelly. Members voted unanimously to adjourn at 6:58 pm

Brenda Mosher

9/22/25

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

Date of Approval