

# Town of Constantia Zoning Board

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## Meeting Minutes – September 23, 2025

### Call to Order

Ms. Retajczyk opened the meeting at 6:03 with the Pledge of Allegiance.

### Attendees

Voting members in attendance included:

- Sandra Retajczyk
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- John Mura
- Randall West
- Brien Connolly
- Brenda Mosher (Secretary)

Guests in attendance included: Ron Chapman, Town Board; Frank Tomaino, Town Supervisor; Matt Johnson

Members not in attendance included: Chair James Peck, Joseph Markham, Terri John

### Approval of Minutes

A motion to approve the minutes of the previous Sept 9, 2025 meeting was made by Mr. Mura and seconded by Mr. West. Motion passed unanimously.

### Zoning District Dimensional Standards

Sample handout presented by Mr. Johnson of Tug Hill Commission with zoning district dimensional standards of similar sized towns/villages that we may adopt if Board feels they are amenable. Some standards and restrictions are eased a bit with the possibility of lowering the current setback requirements. DEC Wetlands Act would supercede any Town setback requirement but Town will still have their own requirements. Recommendations made by Mr. Johnson are in gray on the sample handout.

Board discussed the merits of Mr. Johnson’s handout pertaining to setbacks, road frontage, dimensions, sewer, water, speed limits. Utility easements are not covered in Zoning, they are covered elsewhere. All points to take into consideration while still maintaining aesthetics and small town feel in community.

Mr. Johnson to create a new version of setbacks with information to get this dialed in for possible adoption.

### Adjournment

Mr. Godzwon moved that the meeting be adjourned, seconded by Mr. Rumble. Members voted unanimously to adjourn at 6:52 pm

*Brenda Mosher*

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Brenda Mosher  
Secretary

10/28/25

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Date of Approval

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Town of Constantia Planning Board, Zoning Board, and Appeals Board