

Town of Constantia Appeals Board

Meeting Minutes – October 22, 2025

Call to Order

Chair Mecari opened the meeting at 7:00 PM with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair Ken Mecari
- Dan Retaczyk
- Cory Monroe
- Steven Rockwell
- Brenda Mosher (Secretary)

Guests in attendance included: James Rathbun

Public Hearing – Rathbun Variance Request, Tax map ID 312.09-02-07

Public hearing opened at 7:00 PM on Rathbun property request for a setback variance. Requesting 10' variance on front setback (13% reduction) and a sideyard setback reduced from 15' to 4.5' (67% reduction). Chair Mecari spoke with one neighbor and they were ok with the requested setback. The Board completed the *Variance Area findings and decisions form* to cover minimum guidelines that should be considered by the State. A condition of approval for this request is the need to possibly channel water to the east away from the neighboring property. Mr. Rockwell expresses concerns regarding the critical environmental area. There are protected species in the lake that must be considered. Any shoreline in the 100' flood plane is now considered critical based on the new DEC regulations passed in January 2025. This would include the shoreline along Oneida lake. Something to be reviewed and considered.

Motion made by Chair Mecari to declare Appeals Board the lead agency regarding SEQR. Mr. Rockwell first and Mr. Retaczyk seconded the motion. Motion carried unanimously.

Motion made by Chair Mecari to declare the requested setback a Type II Action of Non-significance. Mr. Retaczyk first and Mr. Monroe seconded the motion. Motion carried unanimously.

Motion made by Chair Mecari to close the Public Hearing at 7:27 PM. Mr. Retaczyk first and Mr. Monroe seconded the motion. Motion carried unanimously.

Motion made by Chair Mecari to approve the variance request made by the applicant. Mr. Monroe first and Mr. Rockwell seconded the motion. Motion carried unanimously.

Mr. Mecari to notify the Code Enforcement Officer that the motion passed. Will also write a letter for Mr. Rathbun to keep with his deed. Code Enforcement Officer will issue permit for building to begin.

Adjournment

Chair Mecari moved that the meeting be adjourned, seconded by Mr. Retaczyk and Mr. Monroe. Members voted unanimously to adjourn at 7:47 pm.

Brenda Mosher

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

10/22/25

Date of approval