

Town of Constantia Zoning Commission

Meeting Minutes – January 27, 2026

Call to Order

Chair Peck opened the meeting at 6:05 PM

Attendees

Voting members in attendance included:

- Chair James Peck
- Dave Antos
- Martin Godzwon
- John Mura
- Brien Connolly
- Randall West
- Brenda Mosher (Secretary).

Guests in attendance included: Ron Chapman, Town Board; Matt Johnson, Tug Hill Commission via phone

Members not in attendance: Terri John, Sandra Retajczyk, Sandra Touri-Bell, Jeff Rumble, Joseph Markham

Approval of Minutes

A motion to approve the minutes of the previous December 2025 meeting was made by Mr. Godzwon and seconded by Mr. Antos. Mr. Mura abstained. Did not have a quorum to approve, will vote to approve these minutes at the next meeting (February 24, 2026).

Suggested Meetings remainder of Calendar 2026

Meetings will be held normal fourth Tuesday except for primary election June 23rd, suggest moving to Wednesday June 24th.

All times at 6:00 PM. If work is concluded earlier, unneeded dates will be cancelled. Chair Peck would like to reserve the option to add additional meetings for finalization as well as public hearings, etc on different dates. Suggested meeting dates: 2/24/26, 3/24/26, 4/28/26, 5/26/26, *6/24/26, 7/22/26, 8/25/26, 9/22/26, 10/27/26, 11/24/26, 12/22/26.

Zoning Use Definitions and Zoning Districts Matrix

Due to the weather, Mr. Johnson joined the meeting via phone. The Commission continued conversations around Zoning uses and the Zoning Matrix definitions. Looking for clarifying definitions on *mining*, and *solar*. Mr. Johnson emailed Chair Peck sample definitions and suggested adding a new section “*Excavation*”. This would be a two-tiered definition, Class I and Class II. Excludes digging a hole, or building a house. Commission to review language and decide best verbiage.

Solar- Solar will be incorporated into new Zoning laws. Feasibility of incorporating existing standalone Solar Law into Zoning was discussed. Supervisor Chapman advised that the Town Board is in the process of rewriting the Solar Law. Further discussion and consultation needed before proceeding or leaving it standalone to prevent delaying Zoning..

Excavation, Solar energy, and Wind energy added to the Zoning Matrix.

Zoning Use Definitions and Zoning Districts Matrix, *continued*

Proposed lot size minimums, yard widths, setback standards that were agreed upon at the previous meetings were attached in handouts to Commission along with sample definitions.

Animal Shelter/Kennel-adding language “a pen, shelter, or structure where dogs or small domestic animals are boarded or kept. Not to include livestock. *Veterinary Practice* will be a separate use line. Commission discussed agreed as a group on the two new definitions.

Antenna’s-Will keep Antenna’s on the matrix. Adding “Co-located existing structure antenna” and suggested definition. Commission discussed the merits of the added language. Mr. Godzwon offered the FCC definition and specificity of law with residential non-commercial use permissions. Mr. West looking for more clarity on antennas. Mr. Connolly suggested adding a separate “Commercial Antenna” use. Commission agreed, Chair Peck echoing the matrix leading people to the definitions for review where “Commercial Antenna” can be specifically stated.

Battery and/or Energy storage systems-tabling this at the moment per Mr. Johnsons recommendation. Will revisit at a later time.

Restaurants- An establishment primarily engaged in the sale of food and beverage, including alcoholic beverage for on premises consumption with patrons seated inside the building including cafes, coffee shops and outdoor cafes but not including establishments where the primary business is of a take-out nature (See "Fast Food Restaurant").

Fast Food Restaurants-Commission reviewed suggested language on this added use. Altering language on this use with definition to state “may include drive thru service”. Commission agreed on language after discussing the merits of the definition.

Retail and Services-Commission would like a good definition for this use. Mr. Mura asked if Mr. Johnson had any suggestions. Mr. Johnson will bring to the next meeting.

Salvage Yard-Salvage yard vs. Junk yard, Commission previously discussed the need for separate uses. A salvage yard is defined as taking things apart or a disassembly location. A junk yard is defined as outdoor storage for longer term. Commission agreed to keep these uses separate and agreed upon zoning for both

Self storage rental-Commission reviewed definition and agreed upon zoning.

Shopping Center-Not wanted in certain zones. Commission reviewed definition and agreed upon zoning.

Short term rental housing- Commission agreed upon zoning, however the recent Oswego County Short Term Rental Law in many cases will supersede local authority.

Chair Peck will re-order the agreed definitions and items in the Matrix for next month's meeting to facilitate readability and discussion.

Adjournment

Mr. Godzwon moved that the meeting be adjourned, seconded by Mr. Mura. Members voted unanimously to adjourn at 7:00 pm.

Brenda Mosher

Brenda Mosher
Secretary

Date of Approval

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