

Town of Constantia Planning Board

Meeting Minutes – February 24, 2026

Call to Order

Chair Peck opened the meeting at 7:23 PM

Attendees

Voting members in attendance included:

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

Guests in attendance included: Candy Chinn, Jamie Chinn, Stephanie Goppelt, Kevin Hatem, Bruce Schantz, John Carter, Kirk Phillips, Edwin Theetze-Executive Director of Council Scouting America, Warren McMurray, Ron Chapman-Town Supervisor.

Members not in attendance included: Sandi Touri-Bell, Joseph Markham, and Terri John.

Public Hearing – Scouting America

Chair Peck opened the Public Hearing on Scouting America Project, Kibbie/Salt Roads bordering 3 lot subdivision at 7:05 PM. Mr. McMurray and Mr. Theetze, approached the Board in December requesting a 3 parcel subdivision of their current property bordering Kibbie Lake Rd and Salt Rd. For the Public Hearing they presented a map and description of the subdivision request. Their plan is to subdivide the property into 3 parcels. One parcel of 68 acres off of Kibbie Lake Rd. One parcel of 285 acres, which will contain all of the camp and program areas. One parcel of 511 acres which is the northern piece of the current property with a strip on Salt Rd.

Ms. Chinn asked why she received a letter in the mail regarding the subdivision request. Chair Peck explained that as a courtesy we send letters to neighboring properties to notify them of the requested change. He also explained the process of a Public Hearing request.

Mr. Godzwon asked about the lean-to's, cabins, and shotgun range. Mr. Theetze responded that the lean-to's were being put on skids and being moved. The cabins are all staying as part of the main camp. The shotgun range is also being kept as part of the main camp.

Mr. West inquired about whether or not they were still going to use Kibbie Lake Rd. Mr. Theetze offered that yes, they would still be using Kibbie Lake Rd. the subdivision is designed in a way to not hinder any programs.

Another neighbor asked about how this is selling. Mr. Theetze stated that both properties would be for sale, once approved by the Board, but will have to be purchased at the same time. Another neighbor asked about building on the subdivided property. Chair Peck offered that any new use on the subdivided property would have to go through the same process as anyone else.

Public Hearing – Scouting America continued....

Delineation will need to be done on the map identifying wetlands per DEC requirements. Request has been reviewed by Constantia Planning Board and Oswego County Planning Board. Planning Board previously declared lead agency of SEQR for this process. With no additional comments from guests or Board, the Public hearing will come to a close.

MOTION made by Chair Peck to close the Public Hearing at 7:22 PM. Accepted by Mr. Godzwon, seconded by Mr. Mura. Motion passed unanimously.

MOTION made by Chair Peck to approve the 3 parcel subdivision request by Scouting America. Accepted by Mr. Antos, seconded by Mr. Godzwon. Motion passed unanimously.

Chair Peck to sign and stamp maps for Mr. McMurray. Completed SEQR copy given to Mr. McMurray.

Mr. Theetze thanked everyone for their time and patience.

Call to Order

Chair Peck opened the meeting at 7:23 PM with the Pledge of Allegiance.

Approval of Minutes

MOTION - A motion to approve the minutes of the previous January meeting was made by Chair Peck. Accepted by Mr. Antos and seconded by Mr. West. Motion passed unanimously, with the exception of Ms. Retajczyk who abstained due to absence at the January meeting.

Ren-Pro-1577 St. Rt. 49 Garage request

There are challenges to building a garage on the current property. There are no setbacks that meet the standards that will fit the garage wanted. Additionally, the proximity to the septic system prevents this build. No rendering has been prepared by an engineer and presented to the Board.

MOTION – A motion to not move forward with further review of this request by Ren-Pro was made by Chair Peck. Approved by Mr. Mura, seconded by Ms. Retajczyk. Motion passed unanimously.

Constantia Cottages Sketch Plan Review-1302 St. Rt. 49, Constantia

The owner of Lakeview Trailer Park would like to sell and the potential buyers are exploring creating a tiny house community. The property currently has a septic permit for 27 manufactured homes. The tiny homes are not the same as manufactured homes and the septic is not permitted for the potential project. Much discussion around the proposed plan with the potential buyers. There is no way to make this work without a new septic system, at this point the Board's hands are tied.

Reactive Solar-83 Redfield discussion

This is an 80 acre parcel in which a potential buyer would like to install a solar farm. The Town of Constantia will be enacting a 9 month moratorium on Solar in the town. No further discussion to take place until a new law is enacted.

Tug Hill Commission

Registration for the 35th Annual Local Government Conference is now open. Please send your application with training options selected as soon as possible to Clare Haynes, Town Clerk.

Adjournment

Mr. Antos moved that the meeting be adjourned, seconded Mr. Godzwon and Mr. Mura. All Members voted unanimously to adjourn at 8:15 pm

Brenda Mosher

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

Date of Approval