

Town of Constantia Zoning Commission

Meeting Minutes – February 24, 2026

Call to Order

Chair Peck opened the meeting at 6:02 PM

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Dave Antos
- Martin Godzwon
- John Mura
- Randall West
- Brien Connolly
- Brenda Mosher, Secretary

Guests in attendance included: Matt Johnson, Tug Hill Commission

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

2026 Meeting Schedule

Commission adopted schedule for 2026. All meeting times at 6:00 PM. Meetings will be held 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.

Planned Unit Development (PUD)

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.

MOTION

Solar

There will be a moratorium on solar in the Town for 9 months to be adopted at the next Town Board meeting. The law is being changed with no current additional information.

Zoning use definitions and Zoning Districts Matrix

Retail Sales-Mr. Johnson proposed language to separate retail sales into 3 categories. The categories would be Retail Sales Indoor, Retail Sales Outdoor, and Retail Sales-Services. Mr. Connolly noted that these would duplicate uses already proposed in the matrix. Mr. Johnson stated that yes it could but you could remove those uses in lieu of the proposed language.

Chair Peck and Commission discussed the merits of the suggested language and flagged possible uses for removal if this language was chosen. Mr. Mura asked about food retail, Chair Peck stated this should be its own use. Ms. Retajczyk noted that if we made this change and removed the uses already proposed the

zones/zoning may not match what has currently been reviewed and agreed upon. Chair Peck began to review the zoning for the lines slated for removal if the proposed language were adopted and discuss the merits of the changes with the Commission. Ms. Retajczyk illustrated that her concern was that each use already had zoning agreed upon by the Commission and the change would now lump them all together when they have different environmental impacts. Chair Peck offered that retails could be evaluated on a case by case basis instead of being so restrictive.

The Commission would need to decide if they want to agree upon the suggested language proposed by Mr. Johnson. Chair Peck looking for guidance from the Commission, reviewing on the Matrix what would need to be removed. Matrix reviewed with Commission.

Approval of Minutes

A motion to approve the minutes of the previous January 2026 meeting was made by Chair Peck. Agreed by Mr. Godzwon and seconded by Mr. West. Motion passed unanimously, noting that Ms. Retajczyk abstained.

Adjournment

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

Brenda Mosher

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

Date of Approval