

Town of Constantia Planning Board

Meeting Minutes – March 24, 2026

Location: Constantia Town Hall; Constantia, NY

Call to Order-Chair Peck opened the meeting at 7:00 with the Pledge of Allegiance.

Attendees-

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Terri John
- Brenda Mosher (Secretary)

Guests in attendance included: Dan Retajczyk, Appeals Board; Ron Chapman, Town Supervisor; Dave Bardoun, Bardoun Land Surveying; Kirk Phillips, Mike Marr

Members not in attendance included:

- Sandra Touri-Bell
- Dave Antos

Approval of Minutes

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

Constantia Cottages: 1302 St. Rt. 49 overview

****Lake View Trailer Park Development Attempt****: A proposed redevelopment of the mostly abandoned trailer park (east of the village) into luxury homes failed due to lack of suitable sewer infrastructure and DEC permit issues (SPDES permit tied to original trailer park use). Any change in current use would require full upgrades to current standards, which the applicant determined was cost-prohibitive.

Town-wide ground mounted Solar Moratorium enacted:

Town Board recently enacted a 9-month moratorium on standalone commercial solar projects. This provides time to integrate solar regulations into the updated zoning law being developed with Tug Hill Commission assistance, better reflecting community needs and supporting responsible growth

Andrew Joyce, .9A Rt. 49 adjacent to County Trail

Companion Homes / Mini-Storage Proposal (0.9-acre parcel on Route 49, near “Breathe Easy” / elementary school area)

- Proposal: Mini-storage buildings plus a larger 60x60 cold-storage structure for boats, RVs, cars, and ATVs. Minimal utilities needed (electricity for lights/cameras); fencing requested for neighbor screening.
- Issues: Lot size below minimum; potential self-created hardship; setbacks likely not met; location next to county rail trail limits residential viability.

Discussion from Board advised sketching proposed structures with required setbacks to assess feasibility. Suggested approaching adjacent owner for additional land (~800 sq ft) to meet standards. Variance through Zoning Board of Appeals possible but challenging due to self-created hardship. No formal application yet; applicant seeking direction.

Solomon Family – Change of Use at Former Wander Inn

- Proposal: Convert former restaurant space (first floor) back to residential use (change from approved restaurant).
- Discussion: Likely requires site plan review due to change of use (inactive for years). Health Department compliance needed; detailed plans for layout and systems required.
- Outcome: Applicant will be notified in writing to submit a formal application and fee for site plan review.

Subdivision request, Marr/Wickham 1352 St. Rt. 49

- Proposal: Mr. Bardoun presented a Subdivide lot containing house and separate shop/storage building (purchased and last surveyed~2010).
- Issues: Shared septic system (not permitted; field designed only for residence); substandard lot size; access via easement (creates landlocked parcel); potential nonconforming lot creation.
- Discussion: County Health Department confirmed separate septic required for each parcel. Road frontage and access issues significant. Even with variances, landlocked lot and septic problems make subdivision infeasible as proposed. DOH needs to approve a new septic design.
- Outcome: Application not approvable in current form. Applicant encouraged to explore engineered solutions or alternatives; may pursue Zoning Board of Appeals variances with full documentation (new septic design, health approval, etc.).

3 Lot subdivision: 54 County Rt. 65 (Willis, on Panther Lake)

- Proposal presented by Mr. Bardoun a family subdivision of ~15-acre parcel into 3 lots with frontage on Route 65 for family members. Existing shed on one lot meets setbacks; good soils; steep drop to lake.
- Issues: Minor deviations from preferred 5:1 aspect ratio (guideline only); potential future driveway permits and septic needs noted. Wetlands mapping shows limited impact.

Motion made by Mr. Markham to approve the preliminary subdivision application, subject to Oswego County 239 review. Motion seconded by Mr. West and carried unanimously.

- Next steps: County 239 review → return for final Planning Board review and public hearing (likely next month). Public notice to follow county comments.

6 Lot subdivision: Johnson Road / Laville Drive (Balagh and

Emond)

- Proposal made by Mr. Bardoun a major subdivision into 6 lots (4 small lots under 5 acres + 2 large remainder lots, including one ~126-acre lot with significant Dakon Creek / wetland / flood zone constraints). Access via Johnson Road and town-maintained portion of Laville Drive.
- Features: Avoidance of wetlands/flood zones; adequate road frontage on most lots; future sewer potential along county trail noted.
- Discussion: Storm drainage not required at subdivision stage. Road right-of-way details to be clarified. Mr. Bardoun discussed the merits of potential road building at a future stage.
- **Motion** to approve made by Mr. Markham to send to Oswego County for 239 review. Motion seconded by Ms. John, carried unanimously.
- Owners to attend next meeting. Public hearing targeted for following month pending county comments.

Salvage Yard re-open 1159 County Rt. 17, CNY Auto Parts

- Informal inquiry about reopening a salvage yard on a site inactive for some time.
- Outcome: Incomplete application; applicant to be contacted and invited to return next month with proper documentation.

Tug Hill Commission, Town Board, Public Comment-no Comment

Adjournment

Ms. Retajczyk moved that the meeting be adjourned, seconded by Mr. West. Members voted unanimously to adjourn at 8:08 pm

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| <i>Brenda Mosher</i> | 4/28/26 |
| Brenda Mosher Secretary Town of Constantia Planning Board, Zoning Board, and Appeals Board | Date of Approval |