

Town of Constantia Zoning **Commission**

Meeting Minutes – March 24, 2026

Location: Constantia Town Hall; Constantia, NY

Call to Order

Chair Peck opened the meeting at 6:01 PM with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Brien Connolly
- Terri John
- Brenda Mosher, Secretary

Guests in attendance included: Dan Retajczyk, Appeals Board Chair; Ron Chapman, Town Supervisor; Carol Capillion; Michelle Chapman; Kirk Phillips; Roy Reehil, County Legislator; Heidi Tompkins, Tug Hill Commission; Clare Haynes, Town Clerk; Sam Gordon, Oswego County Planning Consultant from Environmental Design & Research (EDR) as well as additional members of his Team; County representatives: Mark Bombardo (SOCRIS Project Administrator) and other Oswego County planning staff (some participating remotely). Additional guests that did not wish to sign the attendance sheet.

Members not in attendance included:

- Sandra Touri-Bell
- Dave Antos
- Jeff Rumble

Approval of Minutes

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

Joint Meeting with Oswego County Community Development, Tourism & Planning-topic areas SOCRIs and community impacts

1. Town of Constantia Draft Zoning Map Overview

The meeting opened with a review of the Town's near-final draft zoning map.

- **Yellow areas**: Residential zones, primarily based on population density from the Town's Comprehensive Plan, a population heat map, current development patterns, and resident requests for growth.
- **Blue areas**: Waterfront, industrial, commercial, residential, and related districts, centered around Pantal Lake and Heidel Lake.
- **White areas**: Rural.
- Additional layers noted: Expanded wetland boundaries (new state definitions) and recreational features.

The map reflects the Town's Comprehensive Plan and aims to direct future growth while accounting for environmental constraints.

2. Oswego County Land Use Strategy Presentation (Sam Gordon, EDR)

Sam Gordon presented the draft county-wide land use strategy being developed as part of Oswego County's comprehensive plan. The goal is to align county recommendations with local plans, especially along the proposed **SOCRIS** (Southern Oswego County Regional Interceptor Sewer) corridor.

County Character Areas:

- **Green**: Open space (forests, wetlands, river corridors)
- **Brown**: Agriculture / working lands (focus on protection)
- **Rural Residential**: Low-density development along rural roads
- **Yellow**: Waterfront communities (strong water access and recreation, including north shore of Oneida Lake in Constantia)
- **Purple/Pink**: Villages, hamlets, and city centers – priority areas for directing growth and infill development to preserve rural character

Southern Oswego County Focus:

- A "stippled" growth district was shown along the proposed SOCRIS corridor, where new sewer infrastructure could enable higher-density development.
- Emphasis on concentrating growth in strategic nodes/hamlets rather than sprawl (e.g., modeled after walkable village patterns).

The draft county plan is expected in late Q2 2026, with public meetings to follow. The final plan will be posted on the Oswego County website.

3. Discussion Highlights

- Town's draft zoning largely aligns with the county strategy; county will update its map to include Constantia's additional residential hamlet (Bernhards Bay).
- Participants discussed balancing growth enabled by SOCRIS with preservation of rural character and

home rule.

- Support expressed for county technical and financial assistance to update local plans and zoning, provided it respects local decision-making.
- Infrastructure concerns raised: Route 49 congestion, potential co-location of utilities (gas, fiber) during SOCRIS construction, and electric capacity limitations.
- Planning emphasized as a “living document” – town comprehensive plan updates recommended every 5–7 years; county plan will be reviewed regularly.
- Agreement that proactive planning is needed now to guide future development, whether or not SOCRIS moves forward on its current timeline.

Sam Gordon agreed to revise the county map based on feedback and share it with the Town Supervisor for review.

Adjournment

Chair Peck moved that the meeting be adjourned, seconded by Members Mr. Markham and Ms. John. Commission voted unanimously to adjourn at 6:54pm

Brenda Mosher

4/28/26

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

Date of Approval