

# Town of Constantia Zoning Commission

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## Meeting Minutes – May 26, 2026

### Call to Order

Chair Peck opened the meeting at 6:02 PM with the Pledge of Allegiance

### Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- Brien Connolly
- Brenda Mosher, Secretary

Guests in attendance included: no guests

Members not in attendance included: Joseph Markham, Randall West, Terri John, Jeff Rumble. John Mura has resigned his position on the Committee.

- The commission is now operating with 9–10 active members (down from 11).
- Discussion was held regarding recruitment of new members or alternates

### Approval of Minutes

The previous minutes could not be approved via vote due to the lack of attending members that had been at the May 12, 2026 meeting. Approval postponed until June meetings.

### Zoning matrix continued review and edits

The Commission continued its review of proposed updates to the Zoning Law, focusing on new and revised definitions and corresponding entries in the Use Matrix. Draft documents were distributed and reviewed.

#### A. Battery Energy Storage Systems

- Small-Scale Battery Storage System: Defined as systems with aggregate capacity  $\leq 600$  kWh, using a single storage technology type.
- Large-Scale Battery Storage System: Defined as systems  $> 600$  kWh or using multiple storage technologies.
- Placement in Use Matrix:
  - Small-scale: Allowed in all districts (including Residential and Waterfront) as accessory use, potentially with Special Use Permit (SP) review.
  - Large-scale: Restricted to Rural and Commercial districts with significant restrictions and decommissioning requirements.
- Decommissioning fees discussed; consensus leaned toward applying scaled fees where appropriate, especially for larger systems, but not burdensome for typical residential installations (e.g., Tesla Powerwall).

## B. Data Centers

- New definition adopted: An industrial facility primarily for storage, management, processing, and transmission of digital data, including all associated equipment (cooling systems, generators, substations, etc.).
- Placement: Permitted only in Rural districts with Special Use Permit and decommissioning requirements.
- Intent is to prevent weasel-wording and ensure noise, pollution, and visual impacts are fully addressed.

## C. Mining Operations (Large-Scale)

- Reviewed definitions referencing NYS DEC reclamation requirements.
- Placement: Limited to Rural districts.
- Action Item: Request clarification from town staff/Matt on municipal-level decommissioning requirements beyond DEC permits (e.g., site restoration standards, topsoil, safety, and revegetation).

## D. Solar Energy Systems

- Small-Scale Solar:  $\leq 4,000$  sq ft, accessory use, primarily for on-site consumption.
- Large-Scale Solar:  $> 4,000$  sq ft or utility-scale ( $>25$  MW moves to state jurisdiction).
- Decommissioning:
  - Large-scale: Required plans and financial assurance.
  - Small-scale: No decommissioning fee or plan required at this time (consensus).
- Members requested additional information on standard municipal practices for small-scale solar decommissioning.

## E. Storage Containers / Pods

- Definition refined to address long-term outdoor storage.
- Allowed only in Commercial and Rural districts with permit requirements.
- Temporary use during construction allowed with time limits.

## F. Wind Energy Systems

- Small-scale: Allowed in Residential/Waterfront with restrictions (setbacks, height limits to be coordinated with existing Land Development Law).
- Large-scale: Restricted to Rural and Commercial.
- Note added regarding height and safety setbacks (1.5x height from property lines).

## 5. General Discussion

- The Commission discussed coordination with the Town Board and legal counsel on the broader rewrite of the Land Development Law into a new Zoning Law.
- Concern expressed about maintaining clear, enforceable language that prevents loopholes while remaining scalable for future technology.

- Placeholder language and guidelines in the Matrix were reviewed and adjusted for consistency.

**New Business**

Update on Mr. Hirsch project: Applicant has made improvements (septic, electrical) and may return with a revised proposal for a commercial barn/preserve. Clarification provided that prior code enforcement approval was not granted.

**Adjournment**

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

*Brenda Mosher*

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

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