

TOWN OF CONSTANTIA
MINUTES TOWN BOARD MEETING–October 20, 2026
6:00 pm Constantia Town Hall

Present: Ronald Chapman Jr. - Supervisor
Michael Donegan, Cory Monroe, Thomas Moran, Daniel Poné, – Council Members
Clare Haynes – Town Clerk
E. John Whitney –Highway Superintendent
Dillon Kinsey – Deputy Highway Superintendent
Warren Wheeler – Town Assessor
Erin Zehr – Park and Recreation Commission, Chair
Heidi Tompkins – Tug Hill Commission

CALL TO ORDER:

At 6:00 pm Mr. Chapman town board meeting to order with the pledge of allegiance.

ASSESSOR:

Mr. Wheeler, Assessor for the Town, was in to speak about revaluation pros and cons. At this point there are more cons. In Mr. Wheeler's opinion the real estate market is crazy since COVID and is not slowing down. The last revaluation was in 2004, at that time the board said never again. Yes, the State does have programs that will pay to offset the cost to do a town wide revaluation, but the reimbursement is \$5 a parcel. To do a revaluation the preliminary cost is around \$100 a parcel, so in the town of Constantia it will cost upwards of \$300,000. Typically, when a revaluation is done, 1/3 of the properties increase, 1/3 decrease and 1/3 remain unchanged. The greatest area that sees the most changes is waterfront properties; there is a constant change in ownership. When sales happen if there is no re-assessment, the valuation is handled by the State with the equalization rate. A question was asked if the zoning law is implemented, how does that affect assessments. Mr. Wheeler responded that there is no way to tell immediately, time will tell. Another resident spoke in favor of going to 100% assessment, he indicated that the last two towns he lived in were at 100%, it was easier to understand the comparisons.

WASTEWATER:

Barton & Loguidice submitted the following report:

CONSTANTIA NORTH SHORE SEWER PROJECT

A. Constantia Sewer Project Progress:

- ✓ Funding agencies have indicated that SOCRIS must have funding and be underway before Constantia's project will be eligible for funding.
- ✓ Project Score on the NYSEFC 2026 Intended Use Plan (IUP) – 126 points.
- ✓ Income Surveys Complete. District MHI reported as \$60,000.
- ✓ EFC PLUS Listing Update submitted on 5/29.
- ✓ \$1.75M STAG Grant – Procurement Flexibility Request approved 7/1/2026
- ✓ **Grants.gov STAG grant application documents drafted for submission through portal.**
- ✓ Sanitary Survey complete!
- ✓ WQIP Application submitted for \$10M!
- ✓ Enhanced WIIA Application submitted for \$25M!

Upcoming items:

- **Submit STAG grant agreement application on grants.gov**

B. SOCRIS Progress:

- ✓ IMA approved with Constantia and most recently Hastings
- ✓ County developing Treatment Agreement with the City of Fulton.
- ✓ Meetings with ESD, Governor's office, Senator Ryan, Assemblyman Barclay, DEC and EFC. SOCRIS creates a significant opportunity for Economic Development in the region.
- ✓ Oswego County Water Agency has been formed and holds monthly meetings.
- ✓ SOCRIS Bond Resolution authorized by the County Legislature
- ✓ Oswego County Sewer District No. 1 Sewer District in the process of being formed.
- ✓ \$12M included in the FY26-27 NYS budget resolution for SOCRIS project!
- ✓ SOCRIS design underway! This shows progress and will help support Constantia funding applications!
- ✓ Several funding applications submitted including WQIP, IMG, ESD!
- ✓ Oswego County met with City of Fulton to develop IMA which is needed to form County SOCRIS sewer district.

Upcoming items:

- **Develop and execute IMA with City of Fulton. County to then form SOCRIS Sewer District**
- Ongoing project promotion

C. Constantia Sewer Project Target Funding Opportunities:

- NYSEFC Enhanced WIIA:
 - Project is eligible for up to 25% of net project costs up to \$25M
 - Applications submitted on July 31 for \$25M!
- NYSEFC Base Additional Subsidy:
 - Eligible communities can receive up to 25% of net project costs up to an additional \$2M
- NYSDEC WQIP Grant:

- Project is eligible for grant up to \$10M
- Applications submitted on July 31 for full \$10M!
- Other Grant Opportunities:
 - USDA RD Grant
 - NBRC Grant
 - ESD Grant
 - CDBG Grant
 - STAG/CPF Grant
 - Micron
- D. **NEXT STEPS:**
 - **Submit Grant Agreement with EPA through grants.gov, determine use of grant funds.**
 - Ongoing project promotion.

TUG HILL COMMISSION:

Mrs. Thompson gave her monthly report for the North Shore & Salmon Rivers Council of Governments report, please go to www.norcog.org for more information.

PARK AND RECREATION:

Mrs. Zehr reported that the trunk n treat is scheduled for October 25th from 2-4. There are 25 groups scheduled to give out treats. The Christmas tree lighting is on December 5th time to be determined. The commission is working on getting prices to replace some of the equipment on the playground, some of it is old and needs to be replaced. A big thank you to the highway department for installing the new border around the first playground.

HIGHWAY:

Mr. Whitney reported:

- ✓ Roadside mowing is done, submitting report for County for payment
- ✓ 400,000 yards of sand have been delivered for winter
- ✓ Poured the pad for the propane tank at the new town hall
- ✓ Sandblasting and painting equipment is being done
- ✓ CHIPs \$433,912 spent in 2026 with a carryover of \$129,000 for next year, 4.34 miles of blacktop and 2.84 miles of oil and stone
- ✓ Auction International was out taking pictures of equipment to be sold. Once the bidding is done, the board will be able to approve what they are willing to sell.
- ✓ Tree truck is up and running
- ✓ Leaf pickup will be the 1st two days of the week until the snow flies. If you have small brush, you can bring it to the town property on Roosevelt Rd across from the town pit

COUNTY LEGISLATOR:

Mr. Reehil reported that the County has passed the two biggest contracts for CSEA and the Sheriff's just in time for the budget season. Hopefully the County will be able to lower the generic tax rate.

A resident asked about the issues the City of Fulton is having with their budget. Mr. Rehill indicated that the Fulton wastewater treatment plant is a separate district that has its own budget. Their general budget issues will not affect SOCRUS.

VOUCHERS:

Mr. Donegan made the motion to accept the following vouchers as listed on Abstract #10 Dated October 20, 2026:

- | | | | | | |
|-----------|---------|--------------|----------------|----|-------------|
| ▪ General | 346-396 | \$398,234.25 | Trust & Agency | 10 | \$18,627.73 |
| ▪ Highway | 161-178 | \$ 83,468.08 | Sewer | 12 | \$ 300.00 |

Seconded by Mr. Poné.

Carried: Ayes: Moran, Monroe, Poné, Donegan, Chapman

SUPERVISOR:

Mr. Moran made the motion to accept the September 30th supervisor's report as received, seconded by Mr. Donegan.

Carried: Ayes: Moran, Monroe, Poné, Donegan, Chapman

APPROVAL OF DEPARTMENT REPORTS AND BOARD MINUTES:

Mr. Moran made a motion to accept the following reports and minutes as received:

- Justice Simpson, Town Clerk
- September 15th town board meeting, October 1st budget meeting

seconded by Mr. Poné.

Carried: Ayes: Moran, Monroe, Poné, Donegan, Chapman

CORRESPONDENCE:

-Letter received via email – M. Franklin

NEW TOWN HALL:

Mr. Chapman had a meeting at the new town hall last Thursday, the concrete is done, 90% of the plumbing and wiring has been completed. Windows should be delivered this week, and spray foam insulation should start in two weeks.

BOARD INITIATIVES AND COMMENTS:

- Next two budget meetings have been cancelled as the preliminary 2027 budget has been completed. Public hearing on the 2027 preliminary town budget is November 5th at 6pm.

Mr. Poné made the motion to accept resignation letter from Dave Antos from planning and zoning boards, appoint Terri John as a full voting member with term expiring 12/31/2030, appoint John Catania to the alternate position on the planning board with his term expiring 12/31/2027, Mr. Catania will also be appointed to the zoning commission Jeffrey Rumble will be removed from zoning commission for lack of attendance, seconded by Mr. Moran.

Carried: Ayes: Moran, Monroe, Poné, Donegan, Chapman

TOWN OF CONSTANTIA TOWN BOARD RESOLUTION

October 20, 2026

TOWN OF CONSTANTIA LOCAL LAW NO. F-2026

(“A Local Law Extending for an Additional Period of Nine (9) Months a Moratorium on Commercial Free-Standing Solar Photovoltaic (PV) Systems within the Town of Constantia”)

Councilor Donegan introduced proposed Local Law No. F-2026, titled “A Local Law Extending for an Additional Period of Nine (9) Months a Moratorium on Commercial Free-Standing Solar Photovoltaic (PV) Systems within the Town of Constantia,” and made the following motion, which was seconded by Councilor Poné:

WHEREAS, proposed Local Law No. F-2026 has been introduced and will be considered for enactment pursuant to the provisions of the Municipal Home Rule Law; and

WHEREAS, the Town of Constantia has recently seen an increase in interest for commercial sized solar farm uses within the Town; and

WHEREAS, this interest has caused the Town to determine to assess the state of its laws and regulations concerning such uses; and

WHEREAS, the Town is also undertaking the process of drafting and adopting a new comprehensive zoning law in the Town which includes regulations pertaining to commercial freestanding solar systems

WHEREAS, this moratorium will enable the Town of Constantia to undertake a review to comprehensively address the issues involved with commercial free-standing solar photovoltaic (PV) systems within the Town of Constantia; and

WHEREAS, the Town recognizes the potential benefits and desirability of renewable forms of energy, including commercial free-standing solar photovoltaic (PV) systems, but has determined that time and research are necessary to determine how to properly regulate such systems; and

WHEREAS, the Town Board has deemed this moratorium urgent and immediately necessary in order to preserve the status quo while this issue is examined by the Town; and

WHEREAS, no other agency has the legal authority or jurisdiction to approve or directly undertake the enactment of a local law in the Town of Constantia, such that there are no other involved agencies within the meaning of the New York State Environmental Quality Review Act (SEQRA) with respect to the proposed enactment of said Local Law; and

WHEREAS, the adoption of said Local Law is a Type II action for purposes of environmental review under SEQRA thus concluding the environmental review process.

NOW, THEREFORE, it is

RESOLVED, that the Town Board shall conduct a public hearing as to the enactment of proposed Local Law No. F-2026 at the Town Hall located at 14 Frederick Street, Constantia, New York on November 17, 2026, at 6:00 p.m., or as soon thereafter as the matter can be heard, at which time all persons interested in the subject shall be heard; and it is further

RESOLVED AND DETERMINED that pending action of this Local Law, the Town of Constantia will neither accept nor process any application pertaining to commercial free-standing solar photovoltaic (PV) systems.

The question of the adoption of the foregoing resolution was duly put to a vote and upon roll call, the vote was as follows:

Thomas Moran	Councilor	Voted	Yes
Michael Donegan	Councilor	Voted	Yes
Cory Monroe	Councilor	Voted	Yes
Daniel Poné	Councilor	Voted	Yes
Ronald Chapman	Supervisor	Voted	Yes

The foregoing resolution was thereupon declared duly adopted.

DATED: **October 20, 2026**

PUBLIC COMMENT:

There was a large crowd in attendance for the meeting tonight, most were interested in the proposed zoning law that was brought to the people on Tuesday October 13th. The board members assured residents in attendance that there will be changes to the proposed law before it is enacted.

Mr. Macari was in attendance, Mr. Macari was on the planning board and is now on the board of appeals. Mr. Macari wanted to speak on the currant land development law as it relates to the proposed zoning law. The land development law, which most people don’t realize, is even a local law, is dimensional in use, for example you want to purchase a shed and you don’t have the proper setbacks, you will need to go in front of the board of appeals. Always, the goal is to never prohibit use of your property, but to protect you and the other landowners around you. The land development law has limitations; it will not protect you from a new restaurant/bar or a housing unit because it does not protect usage. That is a big limitation. The intent of zoning is to build on what we have now, (land development law) there are some issues with the proposed law, but they will be worked on and fixed. With zoning, for example properties that do not have the required land area (lake front), zoning can loosen the parameters for building in that area. In 1960 the town’s comprehensive plan anticipated the population would go from 5,000 to 10,000 in the year 2000, that is what they were trying to plan for. Our current population is under 5,000 that is why it is hard to anticipate. The proposed zoning law needs to be tuned in, but zoning in particular is an enhancement. The proposed zoning law is 2/3 of the land development law. If the residents look at it as protective not prohibitive that will go a long way to moving forward.

The next zoning board meeting is on October 27th at 6pm.

ADJOURN:

At 7:30 pm Mr. Monroe made the motion to adjourn, seconded by Mr. Moran.
Carried: Ayes: Moran, Monroe, Poné, Donegan, Chapman

Respectfully submitted:
Clare Haynes
Town Clerk