

TOWN OF CONSTANTIA
MINUTES – SPECIAL MEETING – May 12, 2020
9:00 am via ZOOM

Present: Kenneth Mosley - Supervisor
Richard Colesante, John Metzger, Thomas Moran – Council Members
Clare Haynes – Town Clerk
Warren Bader – Town Attorney
John Haynes – Code Enforcement Officer
Kenneth Macari – Chairman - Board of Appeals
Susan Kimmel – Member – Board of Appeals

Absent: Frank Tomaino – Council Member

CALL TO ORDER:

At 9:00 am Mr. Mosley called the town board meeting to order with the pledge of allegiance. As per recommended procedures during COVID-19 using Zoom - Mr. Mosley asked each board member if they were at their house of record in the Town of Constantia, all board members attending responded they were.

DISCUSSION:

Mr. Colesante thanked Mr. Macari and Mrs. Kimmel for joining the meeting today, the board members thought it was important to invite the members of the board of appeals to the meeting as the Recreational Vehicle outside a Recreational Camping Vehicle Park Law is pretty close to being sent to the public. Mr. Colesante believes there will be some push back from people already occupying RV's in Town, board members did use neighboring town law when considering the language in this law. The board members present would like to hear comments about the law from Mr. Macari and Mrs. Kimmel.

Mr. Macari does have a few concerns:

First concern for Mr. Macari is 2. (f) statement that if the RV is occupied for more than 2 weeks then an approved septic system will be required. Mr. Macari was wondering about the two weeks – what if they wanted to hunt for 3–4 weeks. Mr. Moran responded that out of an entire year you can only occupy the RV for 120 days with the proper permit from the code enforcement officer. Board members used neighboring laws when considering the language in this law. Also, two weeks was about how long an on-board holding tank for black water an RV can hold. Mr. Macari asked if bringing in a porta potty is sufficient? Mr. Haynes responded that Oswego County does not approve of holding tanks or porta potties.

Mr. Mosley is having difficulty with some of the law, how does the Town handle the residents that already have their campers set up, are they grandfathered in? They will have to be considered on an individual basis, sewage is the biggest concern. Mr. Mosley asked how do you make property owner move existing RV's, ultimately if the resident does not respond to the notice by the code enforcement officer they will end up in court. For Mr. Moran, personally believes this law is trying to stem the growth of these type properties. Mr. Haynes said the spirit of the law is to not allow RV's but just make sure they are set up correctly with sewer. Mr. Mosley asked what size of a septic would an RV require, Mr. Haynes responded that the smallest septic is 1,000 gallon tank with 3 fingers. Mr. Colesante does not want people living in RV's year round. Mr. Mosley asked how did so many of the RV's get set up? Mr. Colesante responded this is the reason why this law is being created, the old law was inadequate. Mr. Moran asked Mr. Haynes to share the list of properties that he created with the board of appeals members so they know what they are up against.

Second concern – 7(b) Mr. Macari would like the following added to the last sentence:

“as it pertains to a specific applicant.”

This is an important clarification for the board of appeals.

Third concern - 8(b) Mr. Macari has a problem with wording as most of the times hardships are self-created. Mrs. Kimmel answered that this particular law could have created the hardship as the hardship is the new law.

Fourth concern - 10 Action to Terminate – would this be something the board of appeals would be part of, if the property is violated it would then go to Justice Court. Mr. Moran also has questions on this section.

Mrs. Kimmel needs to leave the meeting, her concern would be #3€ it indicates that if in violation, the board of appeals could revoke the variance. Mrs. Kimmel believes there should be a time frame, as it is right now it is open ended which is not ideal.

STORAGE CONTAINERS:

This section has not been reviewed by the entire board, upon discussion the members realized that Mrs. Haynes did not send out the second page of the law. Mrs. Haynes will send the entire section to Mr. Bader and the board of appeals members.

NEXT MEETING:

Next meeting to continue discussion on both the RV law and storage container law will be May 26th at 9am. The board members thanked both Mrs. Kimmel and Mr. Macari for their input and hopefully they will be able to attend the next meeting.

OTHER TOPICS:

-Joint sewer meeting originally scheduled for May 20th, will this meeting need to be held. Mr. Mosley was asked to reach out to Mayor Tackman to let her know there has not been any changes just waiting on funding.

-Mrs. Haynes told the board of the new STAR program rules. Oswego County will now be monitoring properties that are overdue on taxes, the STAR program indicates that if the property receives a STAR Credit they must be up to date on their tax bills. For 2020 if there is any outstanding tax payment due to the STAR Credit will be removed from the school tax bill.

-Mr. Moran asked about the Tentative Assessment Roll, Mrs. Haynes responded that the assessment roll is available electronically.

ADJOURN:

At 10:36am the meeting adjourned.