

TOWN OF CONSTANTIA PLANNING BOARD – December 28, 2021  
PUBLIC HEARING – Marc Christmas Lewis Road Subdivision

Members Present: Chairman James Peck, Dave Antos, Dan Poné, Sandy Tuorie-Bell, and Martin Godzwon, and new member Sandra Williams

In attendance: Incumbent Town Supervisor Frank Tomaino, Marc Christmas, Paul Baxter, Kay Foster, and 6 others from the public

OPENING – Chairman Peck opened the Public Hearing at 6:45 pm with everyone present joining in the pledge of allegiance to the flag of the United States of America.

COMMENTS were heard from neighbors in attendance. Some were upset the property was going to be divided and sold off in parcels. Chairman Peck assured them that the Town is following legal parameters.

CLOSE – the public hearing was closed at 7:08 pm

OPENING – Chairman Peck opened the regular meeting with everyone present joining in the pledge of allegiance to the flag of the United States of America.

PAST MINUTES

Kay Foster read the minutes of the November 18, 2021 meeting.

MOTION - Martin Godzwon made a motion to approve the minutes as presented, seconded by Chairman Peck. Vote as follows: Chairman Peck, yes; Dave Antos, yes; Dan Poné, yes; Martin Godzwon, yes; Sandy Tourie-Bell, yes; and Sandra Williams, yes. The motion was carried unanimously.

SLATE SUBDIVISION - update

Chairman Peck confirmed, by his communication with the County, that they no longer do 239 reviews on subdivisions unless there is a specific concern.

SANDRA WILLIAMS

Chairman Peck announced that Sandra Williams was appointed as a Planning Board member at the last meeting of the Town Board. Welcome Sandra!

MARC CHRISTMAS LEWIS ROAD SUBDIVISION

Marc Christmas answered a question from the Planning Board, electric service is available to parcels but not internet.

## MOTION

Chairman Peck made a motion to approve the subdivision request from Marc Christmas with the condition that the tax map numbers are added to the survey map. The motion was seconded by Dave Antos. Vote as follows: Chairman Peck, yes; Dave Antos, yes; Dan Poné, yes; Martin Godzwon, yes; Sandy Tourie-Bell, yes; and Sandra Williams, yes. The motion was carried unanimously.

## GLASS ARK introduction

Jacob Roberts presented his plans to change use of the former Bernhards Bay Country Store at 676 State Route 49 in Bernhards Bay. He would like to change from the current residential status to commercial. He would like to make it a type of community center. He posed the project on Facebook to solicit ideas from the public. Answers included art events, music venue, poetry night, craft classes, movie night, local wine and beer tasting, and possibly including a café. Any liquor events would have licensing requirements provided by the supplier. Roberts stated membership may be used to support a nonprofit organization.

Marcy and Michael Korczakowski added to the presentation stating that they have formed a company, North Shore Coffee and Tea Company, and would like to be part of the Glass Ark.

Patrick O'Malley added to the presentation with his experience and personal contacts that would benefit the proposal such as musicians and artists. Parking was discussed and he added that his chauffer license could be utilized to shuttle people to the location from a designated parking location.

## HIRSCH NATURE RETREAT

The Town is requiring professional drawings from Mr. Hirsch for his proposed project. Going forward, all communications are to be in writing. Involved in the review are the Town attorney, the code office, and the County Health Department.

## 2022 MEETING DATES

Chairman Peck presented the list of meeting dates for 2022 prepared by Paul Baxter. Dan Poné made a motion to accept the list of meeting dates. Chairman Peck stated the dates are approved by "acclimation". A legal notice will be posted in the newspaper.

## TOWN WEBSITE

Frank Tomaino announced that the Town has engaged a web developer to create a new web site for the Town with easier access.

## ADJOURN

At 8 pm Dave Antos made a motion to adjourn the meeting. The motion was seconded by Martin Godzwon. The meeting was adjourned.

Respectfully submitted, Kay Foster, Planning Board secretary