

Town of Constantia Planning Board

Meeting Minutes – February 28, 2023

Attendees

Planning Board members in attendance included:

- Chair James Peck
- Sandra Williams
- Dan Poné
- Dave Antos
- Martin Godzwon
- Sandra Retajczyk

Others in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman (Town Councilman), Matthew Sulock, David Bardoun, Becky Sterling, Kyle Sterling, Paul Baxter, and Amy Connolly (Secretary).

Members not in attendance included: Sandra Tuori-Bell

Public Hearing- 1359 County Rt 23 - Cottet Subdivision

Chairman Peck opened the public hearing at 6:45pm. Mr. Bardoun stated that applicants were available by phone if needed.

Call to Order

Chairman Peck opened the regular Planning Board meeting at 7:00pm.

Approval of Minutes

A motion to approve the minutes of the previous January 24, 2023 meeting was made by Dave Antos and seconded by Dan Poné. Motion passed unanimously.

Comprehensive Plan Updates

Mr. Peck notified the Planning Board members that the Town Board voted to accept the Comprehensive Plan with some minor changes being made including, photos requested by Mr. Moran and some corrections to the recreation section and DEC language suggested by Mr. Colesante. Changes to the plan document will be made by Matt Johnson of the Tug Hill Commission.

Cottet Subdivision- David Bardoun

MOTION Martin Godzwon made a motion to approve the application. Seconded by Dave Antos. The motion passed unanimously.

MOTION James Peck made a motion to declare the Planning Board as lead agency for SEQR review and to declare this project as a type 2 action of non-significance. The motion was seconded by Martin Godzwon. The motion passed unanimously.

The Board then completed the Short Environmental Assessment Form. A copy will be on file with the Town Clerk.

Boat Buddy - Matthew Sulock

Mr. Sulock has come to the Planning board for a preliminary discussion regarding his site plan application.

Discussion of materials that have been submitted thus far and Mr. Sulock's immediate vs. long term plans for the property. Mr. Sulock asked how long he had to complete the project once the site plan is approved. Board members are unaware of a time limit and state that a building permit, which does expire, does not need to be obtained right away.

Board members review some additional documentation provided by Mr. Sulock. Mr. Sulock asked several more questions regarding advice on next steps through application process. Board members review materials as well as Site Plan Checklist and Land Development Law, giving suggestions including for Mr. Sulock to speak with Code Officer Dolan and details that have been left off of the site plan drawing.

Discussion regarding exactly what work will be conducted on premises and what permits are needed for boat repair and where they are obtained. Mr. Godzwon stated that he would speak to DEC about the issue. Mr. Poné expresses the Board's need to discuss with experts on the subject of permitting through DMV and/or DEC. Mr. Peck reiterates that use of the property will be limited to the specific uses stated in the Site Plan Application. Mr. Poné asks that the Board stipulate that activities on the property will be limited to shrink wrap, canvas, and storage until proper permits for boat maintenance and repair are obtained.

Mr. Peck states that the application will be on the agenda for the March meeting as requested by Mr. Sulock with the assumption that answers are obtained regarding permitting and the project receives DOT approval. Mr. Peck states that a public hearing is required and will be scheduled for 6:45pm on the day of the next Planning Board meeting, March 28th. Mr. Sulock asked about input from neighbors. Mr. Peck suggested reaching out to neighbors directly prior to the hearing. Board members reiterate that the application needs to be complete and include the full scope of the project before the public hearing can be scheduled.

Sterling

Becky Sterling asked the Board about subdividing her property back to two parcels which previously existed for the building of a new house. Mr. Peck states that since the property has been joined, a new division must follow the LDL criteria. Complications regarding existing infrastructure on the property are discussed along with possible solutions. Mr. Bardoun states that in his experience, it may be possible for the Tax Assessor to unmerge the lots.

Special Meeting - Action Items

Mr. Peck asks for a list of the changes to the LDL from the 2020 version to the 2022 version. Mr. Tomaino states that he can get a list and send it to Mr. Peck. Other items discussed include an index for the LDL and the consolidation of records and a database.

The Local Law Index was noted to be out of date on the Town website. Mr. Peck noted that the chain of command for Site Plan Applications needs to be cleared up in the LDL and the stated "Director" position is not currently filled. Mr. Tomaino states that he will discuss with the Town Attorney the removal of that position.

Adjournment

Sandra Retajczyk moved that the meeting be adjourned, seconded by Dan Poné. Members voted unanimously to adjourn at 8:40pm.

Amy Connolly

Secretary

Date of Approval

