

# Town of Constantia Zoning Commission

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## Meeting Minutes – April 23, 2024

### Call to Order

Chairman Peck opened the meeting at 6:02pm

### Attendees

Voting members in attendance included:

- Chairman James Peck
- Sandra Retajczyk
- Sandra Williams
- Martin Godzwon
- Randall West
- Brien Connolly
- Jeff Rumble
- Joe Markham
- Dave Antos

Guests in attendance included: Matt Johnson, and Amy Connolly (Secretary)

Members not in attendance included: Sandra Tuori-Bell and Terri John

### Approval of Minutes

A motion to approve the minutes of the previous March 26, 2024 meeting was made by Dave Antos and seconded by Sandra Williams. Motion passed unanimously.

### Discussion

A map was displayed, supplied and prepared by Matt Johnson of the Tug Hill Commission indicating possible commercial zones in the hamlet area of Constantia based on existing commercial property locations including Kleis Equipment, wire mill, autoshop, Volcano Music, Dollar General, Buckinghams, and others. Mr. Johnson noted that Bernhards Bay was not on the map but would need to be considered by members. Commercial zones would be focused on heavy commercial use =s, while less intense uses would be allowed in most zones.

Referencing the matrix chart discussed at previous meetings, Mr. Rumble stated that it seemed that home based businesses would have the same permits required as a hotel. Members had extensive discussion regarding what constitutes a home based business and what each permit letter in the chart means. Chart indicates potential allowed uses, site plan review required, and/or special use permit required for each of several possible land uses. Mr. Peck read the current Land Development Law definition and regulations regarding Home Based Businesses. He then reiterated that he has only received written feedback from one commission member on the matrix chart and would like feedback from all members. Discussion followed and Mr. Peck offered to have paper copies of the matrix printed for members to work on rather than the digital file.

Members discussed Short Term rentals including why they may need to be regulated if at all. Mr. Peck stated that safety concerns as well as numerous complaints called in to the Code Enforcement Office indicated a need and that the Town Board had been considering some form of regulation for some time.

Members discussed and agreed that the 4 zones outlined in the West Monroe Zoning Law are what the commission would like to use for the Town of Constantia: Waterfront, Commercial, Residential, and Rural.

Mr. West asked if the area where Circle K and the marina are located would be considered commercial. Discussion ensued. Some indicated that the area would likely be more of a mixed use area as residences are present and heavy industry would likely not be desired there.

A map of the Panther Lake area was shown indicating possible waterfront zoning including properties that touch the water as well as a few exceptions that do not directly touch the water. Mr. Rumble stated that he felt that definitions and allowable uses should be determined before zones could be mapped. Mr. Markham agreed. Mr. Peck read a definition indicating intention of the waterfront zone prepared as a suggestion by Mr. Connolly.

Extended discussion of what the definitions are and what each permit means. Mr. Rumble expressed concern over the amount of permits that might be required for certain uses as laid out in the chart matrix. Mr. Markham and Mr. Connolly state that by suing special use permits, more uses can be allowed into a zone while maintaining character of the neighborhood. An example used was to potentially disallow a large chain like McDonald's but allow a small business like the Sand Bar restaurant.

Another map prepared by Mr. Johnson indicated that all of the Doris Park neighborhood could potentially be considered waterfront. Mr. Rumble stated that many of the parcels pictured have nothing to do with the water. Mr. Markham and Mr. Connolly both agreed that the character of the neighborhood lend to all of it being considered waterfront.

Two maps of Bernhards Bay displayed, one showing only properties that touch water and another showing what it would look like is the waterfront zone was bordered by Route 49. Mr. Rumble reiterates that the definition should be decided first. Mr. Markham states that he does not believe that properties need to be touching water to be considered waterfront.

Mr. Peck asks if any member would like to write a potential definition of the waterfront zone. The group decides that every member should complete this task and the results will be reviewed by the group at the next meeting.

## Adjournment

Martin Godzwon moved that the meeting be adjourned, seconded by Sandra Retajczyk. Members voted unanimously to adjourn at 7:03pm

Amy Connolly

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Secretary  
Town of Constantia Zoning Commission

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Date of Approval