

Town of Constantia Zoning Board

Meeting Minutes – March 25, 2025

Call to Order

Chair Peck opened the meeting at 6:04 pm

Attendees

Voting members in attendance included:

- Chair James Peck
- Dave Antos
- Sandra Retajczyk
- Sandra Touri-Bell
- John Mura (Alt.)
- Martin Godzwin
- Joe Markham
- Randall West
- Jeffrey Rumble
- Brien Connolly
- Terri John (Alt.)

Guests in attendance included: Frank Tomaino (Town Supervisor), Ron Chapman (Town Councilman), Paul Baxter, Bill Buchan, Matt Johnson (Tug Hill Commission), John West, Michelle Wesolowski, Rod Campbell, and Brenda Mosher (Secretary).

Approval of Minutes

A motion to approve the minutes of the previous Jan 28, 2025 meeting. One typo corrected. Motion was made by Jim Peck and seconded by Joe Markham. Motion passed unanimously.

Note: the February meeting was cancelled.

Zoning Map Draft-Consolidated Map for all districts

Matt Johnson presented Draft of updated Zoning map to include identifying areas of waterfront, industrial, residential and rural land for development for Towns of Bernhard's Bay and Constantia. Discussion expanding residential zone in the Hamlet of Bernhards Bay and the Hamlet of Constantia. Zoning matrix and definitions of identified areas. Extending the existing industrial boundaries in Bernhards Bay, defining Residential lot sizes, and road frontage.

MOTION James Peck made a motion to *name* draft map (extended Residential zone for Hamlet of Bernhards Bay) and preliminarily define a larger residential zone in the hamlet of Bernhards Bay. Seconded by J. Mura. Opposed R. West. Motion passed.

Hamlet of Constantia-moving the existing residential areas by extending to area between Recreational trail South to 49 to Town line along Lower Rd.

Motion by Joe Markham to extend existing residential area in Constantia to above area. Seconded by Randy West. Motion passed unanimously.

Graphics to begin to be added to the draft map to clearly define all areas of *Proposed* Residential, Rural, Industrial, and Waterfront Zones.

Other Discussion

Future Public Hearing regarding Zoning Map-location, date, and time-TBD

No additional public questions or comments

Adjournment

Dave Antos moved that the meeting be adjourned, seconded by John Mura. Members voted unanimously to adjourn at 6:55pm

Next Meeting Scheduled for April 22, 2025 @ 6:00 PM, Constantia Town Hall

Brenda Mosher

4/15/25

Brenda Mosher
Secretary
Town of Constantia Planning Board

Date of Approval