

Town of Constantia Planning Board

Meeting Minutes – April 22, 2025

Call to Order

Chair Peck opened the meeting at 7:08 PM

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Terri John
- Brenda Mosher (Secretary)

Guests in attendance included: Patrick Dolan, Daniel Pone, Ken Mosley, Dave Bardoun

Pledge of Allegiance

Approval of Minutes

A motion to approve the minutes of the previous March 25, 2025 meeting was made by Chair Peck and seconded by Mr. Markham. Motion passed unanimously.

Reminder to members to turn in training certificates for Tug Hill LGC.

Mosley Subdivision

Mr. Bardoun presented to the Board subdividing of Mr. Mosley's 74 acre lot into two parcels with the second parcel staying vacant land. Contour map review of property with no current building plans. Members can vote on this without a public hearing per Section 135, Town of Constantia Land Use Laws.

MOTION made by Mr. Peck to accept Mr. Mosley's request to subdivide his property. Motion seconded by Ms. Retajczyk. Motion unanimously carried.

Mr. Peck signed presented maps for approval, retaining a copy. Mr. Bardoun will file approved maps with the County.

Preliminary Site Plan Review, *Shore Campgrounds*

Parmley Dr., Parcel id: 310-07-04-02. Needs to submit site plan as previous site plan was submitted under a different tax map id. Original 1988 map had a different tax map #. Unknown when property subdivided. Previously requested changes only needed DOH approval at that time. Causing confusion with Parcel id.

Mr. Dolan presented that property owner would like to build two cabins in a space that a mobile home was located in. The mobile home has been removed while the septic and water remain available in that space. Currently the remaining property has RV's as a campground and falls under the "campground law". The owner would like to build two 20'x40' cabins next to one another.

Mr. Peck presented that the site plan states these are two RV sites in this space. Owner has always stated RV sites. A change to the site plan from RV sites to buildable cabins requires a new site plan for review. More research will need to be done with this change to the site plan as there are different land use laws for RV's vs. cabins.

This Board will need a new site plan in writing before moving forward. Property owner was invited, but not in attendance at this meeting.

Adjournment

Mr. Godwin moved that the meeting be adjourned, seconded by Mr. Markham. Members voted unanimously to adjourn at 7:44 PM.

Next meeting scheduled for May 27, 2025 at 7:00 PM

Brenda Mosher

5/7/25

Brenda Mosher
Secretary
Town of Constantia Planning Board

Date of Approval