

Town of Constantia Zoning Board

Meeting Minutes – April 22, 2025

Call to Order

Chair Peck opened the meeting at 6:02 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
- Jeff Rumble
- Brien Connelly
- Brenda Mosher (Secretary).

Guests in attendance included: Matt Johnson

Pledge of Allegiance

Approval of Minutes

A motion to approve the minutes of the previous March 25, 2025 meeting was made by Jim Peck. Brien Connelly voted to approve and seconded by Joe Markham. Motion passed unanimously.

Zoning Discussion

Zoning District draft definitions page and Town Zoning Map Review. A map was displayed, supplied and prepared by Matt Johnson of the Tug Hill Commission and input from previous meetings with Board members indicating commercial, waterfront, and industrial zones in the hamlet areas of Constantia and Bernhard's Bay.

Zoning district definitions page handed out for review detailing more extensively Waterfront, Industrial/Commercial, Residential, and Rural approved zoning district draft definitions. Along with current concept map members discussed finalizing zoning lines in each hamlet. Leaving the option open to creating additional zones for further definition to encourage business development and entrepreneurship.

Referencing the matrix chart discussed at previous meetings and how the draft of definitions page, as handed out, fits into the matrix chart. Members had extensive discussion regarding what constitutes a home based business and small business vs. industrial to maintain the character of the towns and what could and should be allowable. The zoning district definitions indicate potential allowed uses, site plan review required, and/or special use permit required for each of several possible land uses. Wanting to keep the rural community feel

of the town but not limiting traditional retail spaces in the area. Allowing businesses to thrive and not limiting our ability to grow while still maintaining a rural community. Leaving open room for the future if the trend of the town is in a different direction.

MOTION to accept Town wide map of Zoning and definitions by Mr. Godzwin, seconded by Mr. West.
Motion carried unanimously.

Zoning Matrix

Temporary changes to zoning matrix to remove any duplicated lines and combining similar uses to streamline this form. Will continue to revise as necessary.

Adjournment

Mr. Godzwin moved that the meeting be adjourned, seconded by Mr. Mura. Members voted unanimously to adjourn at 7:02 pm

Next meeting scheduled for May 27, 2025 at 6:00 PM.

Brenda Mosher

5/7/25

Brenda Mosher
Secretary
Town of Constantia Planning Board

Date of Approval