

Town of Constantia Planning Board

Meeting Minutes – July 22, 2025

Call to Order

Chair Peck opened the Public Hearing [Heitkamp- see below] at 7:03 AM and opened the general meeting at 7:18 PM

Attendees

Voting members in attendance included:

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

Guests in attendance included: Ron Chapman (Town Board), Robert Howieson, Kevin Greene

Members not in attendance included: Terri John

Public Hearing – Heitkamp Property (Shore Campgrounds), tax map id 310.07-04-02

Public hearing opened on Heitkamp Property at 7:03 PM. Mr. Howieson came to inquire about the property changes being made. Chair Peck explained the process that brought us to a public hearing and the options anyone has if they disagree with the decisions the Planning Board makes regarding appeals.

7:18 PM Public hearing closed

Meeting opened at 7:18 PM

Chair Peck brought the meeting to order at 7:18 PM following the Public Hearing on the Heitkamp Property (Shore Campgrounds).

Approval of Minutes

A motion to accept the minutes of the previous June 25, 2025 meeting was made by Ms. Sandi Touri-Bell and seconded by Mr. Randy West. Motion passed unanimously.

Heitkamp Property (Shore Campgrounds) , tax map id 310.07-04-02

Site plan final vote on Heitkamp property modifications to existing site, having submitted all required paperwork and met local review. With Oswego County Planning 239 review letter of approval, modifications are clear to proceed.

SEQR- “State Environmental Quality Review Act”, is a New York statute that requires all state and local government agencies to consider environmental impacts equally with social and economic factors during discretionary decision-making. This means that these agencies must assess the environmental significance of all actions they have the discretion to approve, fund, or directly undertake.

Chair Peck discussed the merits of SEQR with the Board as applied to this Site Plan and completed the form. All questions were answered in the negative.

MOTION made by Chair Peck to accept the modifications to the Heitkamp Property. Seconded by Mr. Martin Godzwon. Motion passed unanimously.

All guests thanked for their attendance at the Public Hearing.

Proposed Sign- Excavation company at 527 Whipple Rd., Kevin Greene

Mr. Greene attended the meeting requesting to install a sign at 527 Whipple Rd. (corner of Rt. 65). Victory Signs had submitted a permit application through Code Enforcement who referred the matter to Planning. Proposed materials and construction are acceptable but owner should have a site plan on file if doing business on the property. Property is 86 acres with a lot of wetlands. Site plan should include all necessary information including an updated survey, and where on the property business will be conducted, equipment stored, etc. according to the town's Land Development Law. After discussion with the Board, Mr. Greene has decided against constructing a sign at this location.

Real Estate Speculators

Chair Peck has received some questionable phone calls requesting information regarding land development laws. *Speculators in real estate typically engage in buying properties with the intent to profit from short-term price increases rather than holding them for long-term.*

New County Short Term Rental Law

For reference, [NYSAC Issues: Short-Term Rentals](#). On December 21st, 2024, Governor Hochul signed into law legislation to regulate and govern the short-term rental industry. From the county perspective, this legislation resulted in the creation a system whereby short-term registry platforms will be required to collect and remit to the state tax and finance department both the local sales tax as well as the state's 4% sales tax. Tax and Finance will then remit those receipts to counties via the normal sales tax distribution process.

Oswego County Local Law 2 of 2025 was passed in June , establishing A Registration System for Short-Term Rentals in and for the County of Oswego. While the Town has considered its own regulation in the past, this new law establishes the County as the authority for all such operations in the Town and we no longer need to pursue nor include in future Zoning other than referencing to the County's Law.

Town Board (Ron Chapman, Town Councilman)

Discussions have begun surrounding a location for a Public meeting for the presentation of Zoning to take place. A.A. Cole is a possibility. Date and time will be determined later to provide the public a first look at the Zoning laws being drafted. Once completed and a public hearing held, the first draft of the Zoning laws must be approved by the Town Board, then approved by the County Planning Board. Another Public Hearing will then be held to provide the public a final review. This will always be a living document. Board has agreed to meet additional days if necessary to complete the draft.

DEC Wetlands Hearing held in Cicero this past July. Board will need additional clarification on wetlands before completing the draft for the Zoning laws.

Sewer Project-no new news to report.

Adjournment

Mr. Joseph Markham moved that the meeting be adjourned, seconded by Mr. John Mura. Members voted unanimously to adjourn at 7:58 pm.

Brenda Mosher

8/11/25

Brenda Mosher
Secretary
Town of Constantia Planning Board, Zoning
Board, and Appeals Board

Date of Approval