

Town of Constantia Zoning Commission

Meeting Minutes – December 2, 2025

Call to Order

Chair Peck opened the meeting at 6:00 PM with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Dave Antos
- Brien Connolly
- Joseph Markham
- Randall West
- Brenda Mosher, Secretary

Guests in attendance included: Matt Johnson, Tug Hill Commission

Members not in attendance included: Jeff Rumble, Sandi Touri-Bell, John Mura, Terri John

Approval of Minutes:

Minor verbiage changes need to be made to the previous November 25, 2025 Zoning Commission meeting minutes before approval. Changes will be made and Secretary will resend to Commission.

Discussion-Zoning use definitions, Zoning Districts Matrix, Dimensional standards and Easements (R5, front yards):

Previously had discussed front yard width and depth, voted to adopt lesser of existing adjacent yards. Two council members felt the language was unclear when presented with preliminary results by Chair Peck regarding minimum road frontage and square footage. Commission clarifying language to be clearer. 40' from the center line will be in place of "lesser of existing adjacent yards" in setback language.

Mr. West discussed setbacks in rural district, argued for lowering the setbacks. Chair Peck explained that with the setbacks in place anyone wanting to do something different would apply for a *variance request*. The purpose of this exercise is to put in place reasonable restrictions in specific areas for specific uses. The Standards were voted on in previous meetings. The purpose of this discussion was for clarification purposes. Existing is always grandfathered in, this is for new builds.

Mr Peck detailed that all of the standards being discussed (lot size, minimums, yard widths, setbacks) had previously been voted on. The language was being reviewed because two Town Board members were looking for more clarity. We are lessening what is currently in place, making it consistent and fact based. Making a new law that is lower than the current standards. If the standards are not sufficient a case can be made by the property owner.

Speed limits in rural and hamlet areas discussed. In rural areas the setbacks are deeper and the speed limit is 55, wherein the hamlet areas you have a 35 MPH speed limit where buildings are a little closer to the road.

Discussion-Gravel Mining Operations, Manufactured Homes, Subdivision law:

Notes presented, made by Mr. Johnson to Chair Peck with recommendations for minimum front yard setbacks in residential and waterfront zones. Recommendations for mining and local zoning, DEC reviews, possible Town requirements. Possibly combining zoning and subdivision laws into one and language around Manufactured home dwellings.

Antenna's:

Antenna's are mentioned in 3 places in the Land Development Laws. In the group discussion it is noted that amateur antennas cannot be forbidden, but can be restricted. Any antenna/tower over 200', the FAA requires additional specifications-primarily lighting. Under 100' may be too high in specific zones? What specifications do certain antennas need? Will also need FCC clarification on antennas and antenna use. Mr. Johnson looking into this topic specifically and will return with information for discussion.

Discussion-Zoning Districts Matrix:

Previously had added *vet practice* to *animal shelter/kennel* category. Now suggesting pulling that back out, making it its own category based on the suggested language "boarding of animals is short-term" for *animal shelters and kennels*. A veterinary practice is distinctly different enough to have their own rules. Ms. Retaczky confirmed *vet practice* would now be its own category with its own restrictions and would not be completely removed from the Matrix.

Mr. Johnson suggested defining gravel *pit/mining* by having its own category on the Matrix. Possibly adding a new section to define these. Discussion around current laws, regulations, hours, emissions, noise, and regulators. DEC and Bureau of Land Management will always have final review and approval.

Revisiting 'Houses of Worship', discussing making it allowable in each district with a site plan.

Removed 'Household furnishing rentals' on matrix. Making sure to add 'Vet Practice' back in and confirming allowable zones and requirements. Mr. Connolly discussed the differences between a salvage yard and a junk yard as well as their allowability in zones. Suggested adding line for "*Impound*". Manufactured housing must be allowable but can be regulated. Manufactured housing park definition is different than a sole manufactured home. Mr. Markham discussed that the state should want more affordable housing available to residents. Added "Institutional facility" to the category of uses.

Tug Hill Commission:

Mr. Johnson will continue to research discussed list of topics and bring information to the Commission for review.

Adjournment

Mr. Markham made a motion that the meeting be adjourned at 7:02 PM, seconded by Ms. Retaczky. Motion carried. Next Meeting scheduled December 23, 2025

Brenda Mosher

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