

Town of Constantia Planning Board

Meeting Minutes – December 23, 2025

Call to Order

Chair Peck opened the meeting at 7:02 with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair James Peck
- Dave Antos
- Martin Godzwon
- Joseph Markham
- Randall West
- Terri John

Guests in attendance included: Ron Chapman, Town Councilman; Matt Johnson, Tug Hill Commission; Orrin McMurray.

- Members not in attendance included: Brenda Mosher (Secretary), Sandra Retajczyk
Sandra Touri-Bell, John Mura

Phillips Subdivision- Tax ID 278.00-01-12.1

Paperwork has been submitted for 239 Review but the County has not gotten back to Chair Peck at this time. Mr. Phillips is ok to wait until January. Awaiting response from the County.

Approval of Minutes

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

Scouting American Council – 3 lot Subdivision

Plan to divide current Camp Woodland into 3 parcels. Mr. McMurray presented maps on subdivision to Board Members. Due to liquidity of various parcels of property the Scouting American Council would like to make Camp Woodland their premier area/camp. This Council plans to subdivide and keep main base camp area for Scouting/Council off of Kibbie lake rd. entrance. Current property is an 880 acre parcel. They would like to subdivide a portion SE of Kibbie lake Rd., 88 acres. As well as subdivide the swampy area on the northern portion of property. Land which is on the west side of Salt Rd. connected to the main camp currently with Road frontage of 500'. Council would like to keep a strip of land on Salt Rd. with trails and lean-to's for the main camp. The current trail here is the previous access road.

The subdivision entails keeping 265 acres as the "main camp", dividing northern portion of 511 acres, and dividing 88 acres SE of Kibbie Lake Rd.

Mr. McMurray presented on smaller maps but will provide on a larger scale for future review. Maps must show delineated wetlands on the maps. Oswego County has new maps that show where wetlands and buffer zones are located. Maps were presented for discussion only, not submission as the wetlands must be clear.

Mr. McMurray has multiple questions of the Board for further guidance and instruction. Chair Peck explained that the subdivision form will have the steps needed to take moving forward. Mr. McMurray completed the SEQR short-form. Chair Peck will send prepared form to the County for review and approval. Chair Peck will be completing a 239 Review as required by Oswego County for any subdivision. Next steps once the County has reviewed and approved include a Public Hearing (TBD). Chair Peck advised on doing a presentation for the Public Hearing due to possibility of large public interest. Possibly could schedule in February dependent upon County response. Postponing until more information provided.

Adjournment

Chair Peck moved that the meeting be adjourned, seconded by Ms. John. Members voted unanimously to adjourn at 7: 50 pm

Brenda Mosher

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

Date of Approval