

Town of Constantia Zoning Commission

Meeting Minutes – December 23, 2025

Call to Order

Chair Peck opened the meeting at 7:00 with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

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

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

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

Approval of Minutes

A motion to approve the minutes of the previous Dec 2nd meeting was postponed due to Secretary and member absences today.

Zoning Matrix Review

Discussion began around Antenna's. Chair Peck sent to Members on December 3rd additional documents referencing antenna's and regulations. Board can regulate but cannot be overly restrictive. 100' as the suggested restriction for tower and antenna is overly reasonable. **Noting** that the height of the tower and antenna combined must have 1.5x that height between the tower and neighboring yard.

MOTION Chair Peck moved that amateur radio antennas be specifically allowed in Residential zone at the maximum structure of 100'. Secondly, the distance from the top (to include tower and antenna) must be 1.5x that distance from the tower and antenna to any adjacent yard in any direction. Seconded by Mr. Godzwon. Motion carried unanimously.

Continued discussion on matrix uses and conditions.

Gravel pit mining-Tug Hill Commission to provide language on this use.

Veterinary clinics-Chair Peck to confirm in writing definition of veterinary clinics.

Medical offices-allowable in all zones, discussion around parking and turn around needs

Motor vehicle garage service (commercial)-allowable in commercial and rural zones.

Motor vehicle sales-Chair Peck had previous language to define this use as “retail sale of new or used motor vehicles only in commercial zone.” Board has added rural zone for this use.

Museums-Defined as “a building, room or rooms with historical artifacts displayed to the general public by the displaying entity. Allowable in all zones.

Office-Existing law includes administrative offices, financial brokerages, business, professional offices and services, securities, savings and loan but not currency exchange. New offices allowable in the commercial and rural zones.

Public Facility (multi-purpose)-refer to Land Development Law definition. Allowable in Rural zone.

RV Tracks-Addition by Chair Peck using the definition of “a design facility or area intended for operation of recreational vehicles for organized events of mudding or off-roading.” Allowable in rural zone only based on show of hands approval by Members.

Renewable Energy Facility-allowable in commercial and rural zones. Adding a line for *Renewable energy storage facility*. Need correct language to be written for both uses, Mr. Johnson has language from the Tug Hill Commission and will forward to Chair Peck. A mock-up of grouping language together of 3 lines on Matrix referencing wind turbines, solar, and renewable energy to be provided by Mr. Johnson as well. Residential solar has different restrictions than commercial solar, Members discussed residential solar and the restrictions of residential solar South of Route 49 to Lower Rd. Mr. Johnson sending Chair Peck information and language to distribute to Members.

Restaurant-Defined as an establishment engaged in sales of food and beverage including alcohol for on premises consumption with patrons seated inside the building including cafes, tea rooms, outdoor cafes, and drive-thru food service establishments in other Zoning laws. This does not include businesses that are just take-out. Discussion surrounding music and noise levels in different zones affecting neighbors. No decision made on this use and will be tabled to next meeting.

Adjournment

Ms. John moved that the meeting be adjourned, seconded by Mr. West. Members voted unanimously to adjourn at 7:00 pm

Brenda Mosher

1/27/26

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

Date of Approval