

Town of Constantia Planning Board

Meeting Minutes – April 28, 2026

Call to Order

Chair Peck opened the meeting at 7:08 PM with the Pledge of Allegiance

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- John Mura
- Randall West
- Terri John
- Brenda Mosher (Secretary)

Guests in attendance included: Ron Chapman, Town Supervisor; Dave Bardoun, Dave Bardoun Land Surveying; Kirk Phillips; Mr. Luckette

Members not in attendance included: Joseph Markham

Approval of Minutes

MOTION - A motion to approve the minutes of the previous March 2026 meeting was made by Chair Peck. Accepted by Ms. Retajczyk and seconded by Mr. Mura. Motion passed unanimously.

Legal notice review

Mr. Mura raised the topic of Public hearings, noting that failures to provide proper notice (e.g., 5-day advance) cause inconvenience and financial costs to applicants when those hearings need to be postponed so that legal process is followed. Discussion followed, focusing on solutions to improve scheduling.

- Use the town website for legal notices and meeting announcements. The webmaster could possibly add the ability for staff to post notices and update the calendar for special/additional meetings.
- Continue to post notices for the upcoming special Planning Board meeting May 12th (added to facilitate 2 public hearings postponed) and any out-of-the-ordinary items.
- Continue courtesy letters to neighbors/residents where appropriate, especially for residential subdivisions.

The Board agreed this approach would streamline processes, and better serve applicants and the public, especially as younger residents rely on websites.

The special short Planning Board meeting was set for May 12th at 7:00 PM (following Zoning at 6:00 PM) to handle public hearings for two subdivisions. The Public Hearing subdivision requests are for a 3 Lot subdivision 54 County Rt. 65 (Willis, on Panther Lake), and a 6 Lot subdivision Leville and Johnson Rd. (Balagh and Emond).

144-148 Johnson Rd. (Luckette) request to add 2nd residence

Mr. Luckette sought to place a manufactured home on the property where one previously existed (removed ~10-12+ years ago). Existing structures include a dwelling and barn/garage. Documentation provided included 2005-era surveys, septic approvals, and a certificate of occupancy for the prior unit, but the original variance document allowing two residences on one property could not be immediately located. Mr. Mura asked for clarification on the variance request process.

Key Discussion Points:

- Question of whether the long absence of the manufactured home constituted abandonment, triggering a change of use or requiring a full new site plan review and contemporary survey.
- Setback issues under current codes; the proposed placement might not meet modern requirements.
- Land Development Law Section 505 was referenced as a potential pathway: allowing a second structure on a lot if it could credibly be subdivided into two conforming lots (property has ~280 ft road frontage and 2.2 acres, exceeding minimums of ~125 ft frontage and 1 acre per lot).
- Surveyor Dave Bardoun (familiar with the road and prior work on the property) provided input via aerial/historical photos and measurements, indicating sufficient frontage, side setbacks, and space between structures (~45-48 ft between house and garage). A shared driveway could work if subdivided.
- Manufactured homes must meet current standards (placard/label, post-1979 construction, no aluminum wiring issues, etc.), which would be verified through Code Enforcement.
- The Board aimed to find a defensible, low-cost path forward without requiring expensive new full surveys or resets if prior approvals could be substantiated.

MOTION - A motion was made to have Chair Peck provide documentation to the Code enforcement officer stating that the Planning Board is prepared to approve the placement of new manufactured housing on the property, assuming it meets current codes and the criteria in Section 505 of the Land Development Law (including credible subdividability, and proper setbacks or dimensions). The applicant should work with Code Enforcement, potentially providing a basic plot plan showing proposed location and dimensions.

Former Wander Inn Change of use, 33 Ct. Rt. 23

Former Wander Inn / Diner Property: Change of use from commercial to residential. Likely requires site plan review. The applicant was contacted but did not attend. Discussion on need for floor plans and full checklist.

Salvage Yard re-open 1159 County Route 17

Proposal to reopen/operate a vehicle salvage/parts yard on the former junkyard site north of Route 17 near Whipple Road / Panther Lake area. Property has history as a family-run dismantling yard (cleaned up after closure ~3 years ago). Significant wetlands (NY State DEC regulated, ~100 ft buffer) and 500 ft check zone noted on maps. Discussion: Early stages; working with professional engineer Michael Lasell (MBL Engineering) for stormwater, DEC, DOT, health dept., etc. Current application had inaccuracies (e.g., wetlands box checked “no”). Prior use as scrapyards noted, but modern operations could involve fluid removal, computerized inventory, shorter storage times, and compliance. DMV licensing thresholds discussed (~24 vehicles/year). Contingencies for DEC approval, delineation, possible contamination testing, and DMV license will be needed. No formal action; informational update only. Full application expected later. Surveyor to handle existing conditions, topography, and wetlands overlays.

Tug Hill Commission

Reminder: Training certificates for Tug Hill (if applicable) to be submitted to Clare Haynes.

Adjournment

Reminder: Next Special Planning Board Meeting: May 12th at 7:00 PM (short session for public hearings).

Chair Peck moved that the meeting be adjourned, seconded Ms. Retaczkyk and Mr. Godzwon. All Members voted unanimously to adjourn at 7:58 pm.

Brenda Mosher

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