

Town of Constantia Planning Board

Meeting Minutes – May 12, 2026

Call to Order

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

Attendees

Voting members in attendance included:

- Chair James Peck
- Dave Antos
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Terri John
- Brenda Mosher(Secretary)

Guests in attendance included: Ron Chapman, Town Supervisor; Tom Vona, Bardoun representative; Property owners/applicants for the subdivisions; Members of the public (including neighbors from Johnson Road and south of the recreational trail)

Members not in attendance included: Sandra Retajczyk, Sandra Touri-Bell

Approval of Minutes

A **motion** to approve the minutes of the previous April meeting was made by Chair Peck. Approved by Mr. Godzwon and seconded by Mr. Antos. Motion passed unanimously.

Public Hearing – 3 lot subdivision, Willis property Tax i.d. 247.00-01-09

The public hearing for the **Willis Subdivision** was called to order at 7:01 p.m.

The Board reviewed the application, noting that it had received double approval from the County Planning Department. The recommendation was for approval.

Chair Peck asked for questions or concerns from the Board or public. No significant questions or concerns were raised by the Board. The owners clarified for the record that they have **no intent to sell the properties**. The subdivision is to divide the land among three siblings (the applicant, their brother, and sister).

After allowing time for public comment and questions, the public hearing for the Willis Subdivision was closed at 7:11 p.m.

MOTION was made by Chair Peck to approve the subdivision request. Approved by Ms. John, seconded by Mr. Godzwon. Motion carried. All maps signed by Chair Peck.

Public Hearing – 6 lot subdivision, Balagh and Emond property Tax i.d. 297.00-01-06.04

The public hearing for the **Balagh and Emond property** (referred to as the 6-lot subdivision) was opened at 7:11 PM.

The Board reviewed the proposal for a 6-lot subdivision. Two lots are larger (approximately 12.6 acres and 16.42 acres). The other four lots are located on Johnson Road, each meeting minimum acreage requirements and providing at least 125 feet of road frontage.

Key discussion points:

- The recreational trail (old railroad bed) borders portions of the property. It was noted that the trail is considered county property.
- Wetlands/damp areas exist on the property. Subdivision approval does not address wetlands development. Any future development on or near wetlands would require a separate DEC permit (declaration of delineation). New York State recently reverted to the original wetland definitions.
- No new roads are proposed, and no stormwater management is required at this subdivision stage.
- Future building on individual lots will require town building permits, County Health Department review for individual septic systems, and compliance with any zoning or other regulations.
- The Board confirmed that the lots are of sufficient size to prevent issues such as high-density mobile home parks without additional approvals and Department of Health oversight.

Neighbors attended and asked questions regarding:

- Proximity to their properties on Johnson Road and south of the recreational trail.
- Notification process (courtesy notifications were sent to adjoining property owners).
- Potential future development and impacts on the rural character of the area.
- Ownership and sale of lots post-approval.

Once approved and filed, the map will allow for future sales of individual lots or combinations thereof.

The Chair invited additional questions or concerns from the public.

After discussion, the public hearing for the Balagh and Emond property was closed at 7:25 p.m.

MOTION made by Chair Peck to approve the 6 lot subdivision. Approved by Mr. Markham, seconded by Mr. Godzwon. Motion carried. All maps signed by Chair Peck.

Adjournment

Chair Peck moved that the meeting be adjourned at 7:28 PM. Approved by Ms. John, seconded by Mr. Godzwon. Motion carried.

Brenda Mosher

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