

Town of Constantia Zoning Commission

Meeting Minutes – May 12, 2026

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
- Dave Antos
- Martin Godzwon
- John Mura
- Joseph Markham
- Randall West
- Brien Connolly
- Terri John
- Brenda Mosher, Secretary

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

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

Approval of Minutes

MOTION- A motion to approve the minutes of the previous April meeting was made by Mr. Godzwon and seconded by Mr. Mura. Motion passed unanimously.

Zoning Matrix Review, definition edits, and *Tug Hill Commission* suggestions

The meeting focused on reviewing and refining a comprehensive list of zoning definitions (the “Matrix”). Chair Peck referenced a recent note with researched definitions, Mr. Johnson’s markup/comments, and handouts provided to members.

Review of Definitions

The group went through definitions page-by-page, discussing Matt’s suggestions (primarily to shorten definitions, remove regulatory language from definitions, and move details to the zoning law itself), member questions, and proposed edits. Key points and decisions:

- **Radio towers / Amateur radio:** Clarification requested and noted.
- **Accessory Dwelling Units / Accessory Structures:** Minor wording additions accepted; generally deemed adequate.
- **Adult Entertainment:** Extensive discussion on First Amendment implications. The group agreed the town must allow the use but can apply reasonable restrictions (e.g., setbacks). Definition refined to include associated products and activities. Matt suggested keeping the core definition short and placing detailed regulations elsewhere.
- **Agricultural Land:** Minor wording change.
- **Bed & Breakfast:** Expanded slightly for clarity. Confirmed it must be owner-occupied (distinguishing it from short-term rentals).

- **Boat Storage (Commercial):** Regulatory language removed from definition per Matt’s recommendation (to be placed in relevant zoning section).
- **Campground, Car Wash:** Generally approved with minor clarifications/expansions.
- **Convenience Store:** Updated language reviewed and accepted (includes prepared foods, on-site consumption areas, and possible gasoline sales).
- **Data Centers:** Significant discussion. Members agreed these are large-scale, noisy (HVAC/fans), and should be **rural only** with strict restrictions, not in commercial zones. Reference made to Town of Dryden draft language (copies provided). Short definition + detailed regulations (setbacks, noise, permitting) to be developed. 1000-ft setbacks from sensitive uses considered. Further review necessary.
- **Daycare Center:** Reviewed;
- **Dwelling, Single-Unit:** “Family” language removed to avoid complications; reframed around single-unit residential use.
- **Heavy Equipment / Construction Equipment:** Combined into one category.
- **Restaurants & Fast Food:** Clarified distinctions. Drive-through service language adjusted—restaurants “may or may not” include drive-throughs; fast food definition refined for quick service (with or without drive-through, limited on-site dining).
- **Fuel Sales:** Fuel storage limit (e.g., 2,000 gallons) reviewed and retained as reasonable.
- **Golf Courses (including Executive):** Rewritten with minimum holes and support facilities (maintenance noted as important for equipment/storage of pesticides, etc.).
- **Gravel Pit / Mining:** Large- and small-scale distinctions retained; some language streamlined.
- **Healthcare Facility:** Shortened and approved as adequate.
- **Home-Based Business:** Reviewed and accepted as standard.
- **House of Worship:** Shortened for simplicity.
- **Junkyard:** Lengthy discussion. Bulleted specifics removed in favor of a simpler, more general definition focused on outdoor storage/parking of inoperable/abandoned vehicles, boats, discarded household items, and materials for extended periods. Distinguished from temporary construction/storage and agricultural equipment.
- **Salvage Yard:** Kept separate from junkyard due to differences in activity (reclamation, stripping, resale vs. indefinite storage). Both recognized as having potential impacts but different operations.
- **Library, Manufactured Home, Manufactured Home Park, Manufacturing/Industrial, Marina, Medical Office, Motor Vehicle Sales, Office:** Approved language with minor clean-up or shortening.

Renewable Energy Facilities

Mr. Johnson recommended splitting into separate categories for better regulation:

- Small-scale and Large-scale Solar
- Small-scale and Large-scale Wind
- Small-scale and Large-scale Battery Energy Storage

The commission agreed to add these categories (approximately six total) for more detailed discussion at the next meeting. Draft battery storage language was distributed.

Many definitions were shortened or had regulatory language struck out for placement in the main zoning law.

Next steps: Cleaned version of definitions to be prepared for future review. Commission will continue to meet every two weeks to complete all future steps for review and acceptance.

Adjournment

Mr. Markham moved that the meeting be adjourned, seconded by Mr. Mura. Members voted unanimously to adjourn at 6:59 pm

Brenda Mosher

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