

Town of Constantia Planning Board

Meeting Minutes – July 28, 2026

Call to Order

Chair Peck opened the meeting at 7:03 PM with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Touri-Bell
- Dave Antos
- Martin Godzwon
- Joseph Markham
- Randall West
- Terri John
- Brien Connolly
- Brenda Mosher (Secretary)

Guests in attendance included: Mr. Kringer-Property owner; Mr. Bardoun- Bardoun Land Surveying

Members *not in attendance* included: Sandra Retajczyk

Approval of Minutes

A **motion** to approve the minutes of the previous June 24, 2026 meeting was made by Mr. Antos and seconded by Ms. John. Motion passed unanimously.

Sketch Plan Review, Kringer Subdivision, Tax ID 299.00-01-03

Lot Line Adjustment – Property Transfer Involving Daughter (Center Street area)

Applicant / Description:

Owner proposes to adjust lot lines on an approximately 39-acre property. The owner will sell the home with roughly 29 acres and transfer an additional approximately 10 acres to the daughter (Adrian), who already has a home on a portion of the land. The adjustment enlarges the daughter's parcel, incorporates an existing pool fully within the new property lines (addressing prior setback concerns), and reduces the retained parcel. Only one property line is changing; two parties are involved but the adjustment affects the configuration of the existing lots.

Location: Center Street, just north of Cleveland (approximately one mile outside Cleveland; past the reservoir / Redsboro area, before Roosevelt Road).

Discussion:

- Board has authority to waive certain requirements for lot line adjustments.
- Existing approved drawings / prior actions noted.
- Pool was installed prior to the daughter's house for family use; adjustment formalizes ownership now that the larger property is being sold.
- No significant objections raised.

MOTION to approve the lot line adjustment made by Ms. John, seconded by Mr. Markham. Motion passed unanimously. Signatures obtained, application advanced.

Subdivision request, Meixell/Winona Park Drive-tax ID's 312.09-01-07 and 312.09-02-14.1

Mr. Meixell seeks a lot line adjustment involving two existing tax parcels (approximately parcels 7 and 13.1). Currently the house is on one small parcel (~0.49 acres) and the garage plus excess acreage are on the adjacent northern parcel.

Proposal:

- Retain approximately 0.99–1 acre from the larger parcel and add it to the house parcel so the house + garage + additional land form one lot.
- Remaining northern parcel reduced to approximately 2.3 acres with ~535 feet of frontage.
- New division line angled to follow an existing drainage swale / ditch (culvert near Winona Park Drive roadside).
- No new lot is created (still two lots); no new development proposed. Purpose is to consolidate the developed area (house + garage) onto one parcel for future estate/trust planning and to avoid cross-parcel driveway issues.

Additional notes:

- Historical context: Original Winona Park subdivision maps from 1910, 1918, and 1921 surveys with many paper sheets and generalized old deeds. New monuments (iron rods) to be set; some existing markers disturbed or missing.
- Maps prepared for both planning approval and future title/conveyance purposes.

Action:

Recognized as a straightforward lot line adjustment (not creating a new building lot; improves conformity).

MOTION to send the lot line adjustment to County to review made by Mr. Markham, seconded by Mr. West. Motion passed unanimously.

MOTION to approve the lot line adjustment made by Mr. Markham, seconded by M. West. Motion passed unanimously. Signatures obtained, application advanced.

Subdivision request, Ct. Rt. 17/West Property – Property Tax ID: 264.00-02-08

Subdivision request– Carl West (County Route 17 area)

Applicant / Description:

Carl West owns multiple parcels near County Route 17, including an existing permitted gravel/mining pit. Northern Concrete (related entities) operates a large adjacent pit across the road and has acquired additional wooded land.

Proposal:

- Northern to acquire approximately 7.3–7.58 acres of wooded/unused land from Carl West to create direct internal access between their properties.
- This will allow movement of raw material to fixed screeners without using the public highway, reducing traffic impacts.
- Carl West will consolidate his remaining lands into one parcel (legal description already prepared).
- Northern will combine the acquired acreage with specific existing operational lands (not the raw-land parcels).
- Result: fewer total parcels; no new building lots created. Road frontage remains essentially unchanged.

Process notes:

- Because of proximity to a county road, the matter requires County 239 review.
- Board cannot grant final approval today; contingent approval pending county 239 review.
- Public hearing to be scheduled (target next month August 25, 2026 at 7:00 PM).

Action:

Board expressed no objections. Contingent recommendation / approval advanced for County 239 review. Materials left with the Board; electronic copy already provided.

Subdivision request- Minor Subdivision – Winn / Vanderbilt Snowmobile Club

Applicant / Description:

Mr. Winn proposes to subdivide one tax parcel that is already crossed by Cook Road (town-maintained to a dedicated turnaround.

Proposal:

- Create a separate ~3.5-acre parcel (with ~200 ft frontage on County 17 and ~733 ft on Cook Road; total ~933 ft road frontage – corner lot) for sale to the Vanderbilt Snowmobile Club.
- Club intends to construct a pole barn / maintenance building near the County 17 frontage (within required setbacks, estimated ~80 ft) to house groomers and equipment.
- Mr. Winn retains the sawmill parcel and remaining lands.
- Proposed 12-foot easement retained on the new lot for an existing underground water line from an old well/spring house serving the sawmill.
- Marshy wetlands exist on the northern end of the overall property but do not affect the building area.
- Work being done for the club; purpose is to give the club clear ownership, reduce insurance/rental complications for Mr. Winn.

Process notes:

- Treated as a subdivision (one parcel becoming two).
- Requires County 239 review because of frontage on County Route 17.
- New county driveway permit likely if building access is taken from County 17.
- Public hearing to be scheduled (target next month August 25, 2026 at 7:15 PM).

MOTION to send the application to the County for 239 review made by Mr. Godzwon, seconded by Mr. Markham. Motion passed unanimously.

Adjournment

Mr. Godzwon moved that the meeting be adjourned, seconded by Mr. Markham. Members voted unanimously to adjourn at 8:00 PM.

Brenda Mosher

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

Date of Approval