

Town of Constantia Planning Board

Meeting Minutes – August 25, 2026

Call to Order

Chair Peck opened the meeting at 7:04 PM

Attendees

Voting members in attendance included:

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

Guests in attendance included: Ron Chapman, Town Supervisor; Mr. Phillips; Mr. Bardoun, Bardoun Land Surveying; Mr. Hrynack, and additional community member

Public Hearing – Cook Road/ Winn Property Tax id 298.00-02-34.01

A public hearing was opened at 7: 07 PM on the Cook Rd. subdivision. The proposal involves a lot line adjustment / property line relocation between parcels owned by the applicant. The adjustment would facilitate passage between mining activities on the properties. Discussion included existing rights-of-way (including a former town road now private right-of-way serving a camp / BBK area near Willis Road / Lower road), which would remain available for traversal. Mining operations exist both on the subject area and across the road. Noted that this Board previously declared to be lead agency on SEQR for this subdivision.

No public comments or questions were received.

The public hearing was closed at 7:17 PM.

MOTION to approve the subdivision brought to vote by Chair Peck. Motion passed unanimously. The Chair will sign the maps. Physical copies of the maps were provided and distributed as needed for signatures and records.

Public Hearing – Ct. Rt. 17/West Property Tax id 264.00-02-08

A public hearing was opened at 7: 17 PM on the Ct. Rt. 17 subdivision. A public hearing was opened for the subdivision of West property on Ct. Rt. 17. Notes indicated no wetlands on the parcel. Utilities and other site details were discussed briefly; no significant issues were identified. Noted that this Board previously declared to be lead agency on SEQR for this subdivision.

No public comments or objections were received.

The public hearing was closed at 7:27 PM.

MOTION to approve the subdivision brought to vote by Chair Peck. Motion passed unanimously. The Chair will sign the maps. Physical copies of the maps were provided and distributed as needed for signatures and records.

Public Comments

Mr. Hrynack process questions

Mr. Hrynack arrived at the meeting requesting additional information and guidance on site plan review for a project on his property. Chair Peck answered all questions and explained the process. Stated he will be available if there are any additional information or concerns in completing all forms appropriately.

Town Hall Construction Update

An update was provided on ongoing Town Hall renovations:

- Concrete floor poured inside the structure.
- Asbestos previously removed; air quality tested.
- Gravel mined out as needed for the pour.
- Preliminary plumbing (including floor drains) completed and covered.
- Framing expected to begin shortly (originally scheduled for the current day; delayed).

Paper Roads – Doris Park Discussion

Extended discussion occurred regarding longstanding issues with paper roads (undeveloped paper streets) in the original Doris Park subdivision.

Key points:

- The original maps show a grid of paper streets and lots; many individual lot surveys and markers were never completed.
- Paper streets create ongoing problems: public right-of-way status (even if undeveloped), difficulty determining exact locations, sheds and structures encroaching across lines, inability to properly tax certain acreage (no tax ID numbers), and maintenance/access conflicts.
- Prior efforts (involving the previous Town Attorney and Bill Buchan) to resolve via family heirs of original owners proved complex and costly (estimated \$50,000–\$60,000 in taxpayer funds for legal processes through the courts). Multiple heirs and differing views on potential value stalled progress.
- Adjoining owners generally have first rights under abandonment processes for never-developed paper streets, but resolution still requires legal work and expense.

This requires further discussion at a different time.

Approval of Minutes

A motion to approve the minutes of the previous July 28, 2026 meeting was made by Mr. Godzwon and seconded by Mr. West. Motion passed unanimously by all members that were present at previous meeting.

Training Reminder

Members were reminded of the annual requirement for Planning Board members to complete at least four hours of approved training. Certificates should be provided to Claire for official records. Upcoming training opportunities (including Tug Hill Commission / freshwater wetlands-related sessions) were noted. Members were encouraged to pursue available sessions

Adjournment

Chair Peck moved that the meeting be adjourned, seconded by Ms. Touri-Bell and Mr. West. Members voted unanimously to adjourn at 7:47 pm

Brenda Mosher

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

Date of Approval