Town of Constantia Planning Board

Meeting Minutes – October 27, 2026

Call to Order

Chair Peck opened the meeting at 7:15 PM with the Pledge of Allegiance.

Attendees

Voting members in attendance included:

- Chair James Peck
- Sandra Retajczyk
- Sandra Touri-Bell
- Brien Connolly
- Joseph Markham
- Randall West
- Terri John
- John Catania (alternate)
- Brenda Mosher (Secretary)

Guests in attendance included: Ron Chapman, Town Supervisor; Daniel Pone, Town Board; Thomas Moran, Town Board; Matt Johnson, Tug Hill Commission; Town Attorney; John Catania, new alternate Planning Board member; Daniel Retajczyk, Appeals Board Chair; Local residents included Steve Gilbert, Roberta Armstrong, Doug Shattell, Allen Tennant, James Gilman, Michelle Mark, Kirk Phillips, Cliff Parsons, Jennifer House, as well as many other additional members of the Community that did not sign in but were present.

Members not in attendance included: Martin Godzwon

Approval of Minutes

A motion to approve the minutes of the previous September meeting was made by Mr. Markham and seconded by Mr. West. Motion passed unanimously.

Agenda Item – 1577 State Route 49 (Ron Starusnak / Ren Pro)

The sole agenda item concerned the property at 1577 State Route 49 (adjacent to Chilson's Construction). The site, previously associated with unpermitted apartments and other uses, has been converted into an office complex by Ren Pro, owned by Mr. Ron Starusnak. Mr. Starusnak was not present nor had any representation present at the meeting.

The applicant had previously been granted conditional site plan approval (December 2023, minutes excerpt follows, emphasis added) .

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1577 State Route 49- Ren Pro (Starusnak)

Mr. Peck opened the public hearing at 7:07pm. No members of the public expressed a wish to be heard and the public hearing was closed at 7:22pm.

MOTION Jim Peck made a motion to approve the site plan application with conditions of Oswego County Department of Health being met. Seconded by Joe Markham. Motion passed unanimously.

(October 27 2026)

The primary condition required installation of an improved septic system designed by MBL Engineering (Michael Lasell) of Mannsville, with subsequent certification and as-built documentation to be submitted to the Oswego County Health Department and the Town within 30 days of installation.

Discussion, document examination and communication from the applicant established the following:

- The approved septic system was never constructed.
- No as-built certification or documentation was provided.
- Correspondence from the Oswego County Health Department (dated December 12, 2023) to MBL Engineering outlined the requirements for certification upon completion. Recent Health Department communication indicated they had no further involvement once it was confirmed the approved system was not built. N.b. MBL provided a stamped map showing the unbuilt, uncertified but approved septic system design.
- The existing septic system location is shown only approximately on drawings (noted as "symbol only / NTS – not to scale"). The exact footprint and dimensions are unknown.
- The proposed garage (and a smaller alternative footprint version) would likely encroach on or be too close to the septic area. State Health Code requires a minimum 20-foot setback from buildings to the septic field.
- Significant setback deficiencies from property lines exist, which would require a variance from the Zoning Board of Appeals. Proposed variance setbacks for the proposed structure are 5' on the W and S parcel boundaries. The applicant has completed a variance application in advance, anticipating denial on setbacks.

Board members expressed strong concerns regarding public health, consistency of enforcement, and the inability to approve a proposal that relies on an unproven/unapproved septic system. Even if the existing system is currently functioning without apparent issues, the lack of documentation, unknown field location, and proposed encroachment present unacceptable risks.

The Chair recommended denial based on failure to comply with the conditions of the prior conditional site plan approval and failure to meet required setbacks. Board members concurred that denial is the appropriate action; any path forward would first require proper documentation/approval/installation of a septic system and, separately, consideration of any needed variances by the Zoning Board of Appeals.

MOTION A motion was made by Chair Peck to deny the application based on failure to comply with the terms of the prior conditional site plan approval and failure to meet applicable setback requirements. Seconded by Mr. Markham. Motion passed unanimously.

Public Comment - Chair Peck invited questions or comments from members of the public present. No formal public comments were offered regarding the agenda item. Brief informal remarks followed regarding the role and appointment process of the Planning Board.

Adjournment

Mr. Markham moved that the meeting be adjourned, seconded Mr. West. Members voted unanimously to adjourn at 7:36 PM

Brenda Mosher

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