

TOWN OF CONSTANTIA
MINUTES, Special Meeting - TOWN BOARD –7:00 pm –December 15, 2011
Constantia Town Hall

Present: Charles Gilkey - Supervisor
Richard Colesante, John Metzger, Frank Tomaino- Council Members
Clare Haynes - Town Clerk
Absent: Thomas Moran – Council Member

CALL TO ORDER:

At 7:00 pm Mr. Gilkey called the meeting to order with the pledge of allegiance.

MEETING DATES:

Meeting times need to be set for the end of year meeting and organizational meeting. Wednesday, December 28th at 7pm will be the end of year meeting if needed, and Tuesday, January 3rd will be the organizational meeting.

FIRE CONTRACTS:

Mr. Colesante asked about the fire contracts, Mr. Metzger would like Mr. Bader's input. He has not been able to contact Mr. Bader as of yet. Mr. Gilkey responded that Mr. Bader's computer has not been working, he will contact him on Friday to see what is response is.

LAND DEVELOPEMENT LAW:

The document that is being reviewed is the working draft dated June 2011. This working draft was created by the planning board and is now being reviewed by the town board.

All definitions were reviewed, one change suggested under Agricultural Use - *change roads to acceses.*

Article 3 - No changes

Article 4 -

Section 410 - Lot size is an issue, with the water many would like to lower this, but the concern for this area would be for septic systems. The health department does not want to see this lowered. More discussion to follow.

Section 420 - No changes

Section 430 - 1. Yards and Setbacks change to *70 feet from centerline (state road)*

Section 440 - 4. C. Mr. Illingworth gave his concerns to Mr. Gilkey who gave a copy to the board. On this issue, he thinks 700 sq ft might be too small. More discussion to follow.

Section 450 - No Changes

Section 460 - No Changes

Section 470 - This portion needs an application created and a fee set. Plus, *remove one or more of*

Section 480 - Mr. Moran does have a concern with this, more discussion to follow when he is at the meeting. This is going to be a difficult one, many different types of recreational vehicles to consider.

The planning board did send a memo to the town board requesting permission to study the formation of zoning districts within the town. The initial idea of the planning board would be to identify a couple of simple districts defining the hamlets of Constantia and Bernhards Bay. Mr. Colesante thinks the town board should respond, not promising anything but if they want to explore then they can go ahead. The town board might not in the end act upon this zoning issue.

At 9:00 pm the meeting adjourned.