

TOWN OF CONSTANTIA  
**MINUTES, Special Meeting - TOWN BOARD –9:00 am –May 10, 2012**  
Constantia Town Hall

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

**CALL TO ORDER:**

At 9:30 am the meeting was called to order with the pledge of allegiance.

**LAND DEVELOPEMENT LAW:**

Article 14 - Financial Guarantees for Public Improvements

\*This entire section will be left for review by Attorney Warren Bader

Article 15 - Administration

Section 1510 - No changes

Section 1520 - No changes

Section 1530 - 1-6 No changes

#7 - **Construction in a town highway's right of way for a road access**

Section 1532 - 1-11 No changes

#12- This needs to be rewritten, we do not at the current time have any provisions for alterations. Mr. Illingworth will redo for next meeting.

#13 Mr. Gilkey will ask Mr. Matt Johnson from the Tug Hill Commission why this is included.

Section 1534 -

Temporary building permits may be issued by **enforcement officer** upon site plan approval of the planning board for a period not to exceed six months for temporary uses and structures incidental to a construction project. Such temporary building permit shall be conditioned upon agreement by the applicant to remove any nonconforming uses or structures upon expiration of the permit. The planning board may place such appropriate conditions on the use so as to protect the character of the surrounding area. A temporary building permit may be extended by the **enforcement officer** one time **basis** for a period of six months upon showing of special necessity **to the enforcement officer**.

Section 1536 - 1 - 2 No changes

#3 - remove *road line* change to **center of line of road**

#4 - add: **applicable** fees.

Section 1538 - No changes

Section 1539 - Certificate of Compliance or Certificate of Occupancy

No use or structure requiring a building permit shall be occupied, used, or changed in use until a certificate of compliance or **certificate of occupancy** has been issued by the enforcement officer stating that the use or structure complies with the provisions of this law and **the New York State Building Code**. All certificates of compliance **or certificates of occupancy** shall be applied for coincidentally with the application for a building permit and shall be issued within 10 days after the use or structure has been approved as complying with the provisions of this law **and the New York State Building Code**.

Section 1540 1. - No changes

2. **During the course of site plan reviews, the planning board may waive, subject to their judgment and appropriate conditions, the provisions of any and all site plan review standards that are not requisite in the interest of public health, safety and general welfare or that could cause hardship to the applicant.**

3. a. No changes

b. Approval of **issuance of** temporary permits **by enforcement officer**.

**Section 430, #1 - it was decided to change all to 80 feet.**

**NEXT MEETING:**

The next meeting was scheduled for May 31st at 9 am.

**ADJOURN:**

At 11:30 am the meeting adjourned.