

**TOWN OF VERONA  
PLANNING BOARD  
6600 GERMANY ROAD  
DURHAMVILLE, NY 13054  
MINUTES**

Chairman Pete Kaido, called the, Feb. 9<sup>th</sup>, 2026, meeting, of the Town of Verona Planning Board to order at 7:00 PM.

Members present: Chairman Pete Kaido, Jim Clute, Tim Dodge, Jon Hluska, Neil Collins, Brian Fort and Zach Kotwica.

A motion to approve the Jan. 12<sup>th</sup>, 2026, minutes was made by Tim Dodge and seconded by Zach Kotwica. All voted. All agreed. Motion passed.

**New Business:**

Mr. Jody Talbot, 6820 Green Rd. Verona.

Rural development.

Boundary Line Adjustment.

6.18 Acre portion of tax parcel ID# 255.000-1-22.3 to be combined with tax parcel ID# 255.000-1-22.2.

A motion was made to approve the Boundary Line Adjustment by Jim Clute and seconded by Jon Hluska.

All voted aye. Motion passed. The Boundary Line Adjustment is approved.

**Mr. Neil Collins**, a board member will be recused from the site plan review and vote.

Property location, 5756 Tilden Hill Rd. Verona. Tax ID# 286.000-2-60.15.

Application being submitted for review is to add 10x12 farm stand directly adjacent to the current existing sugarhouse. Products marketed in the stand are to be maple syrup products, during certain times, seasonally. Store dates are planned to be the last 2 weekends in March opened from 10-4. Four days a year. (Maple Weekend).

There will be small step in signs for advertisement out by the road during the times listed above.

**Parking**, there is 50 ft. of available parking (5-6 cars) in front of the sugarhouse, and 100 ft. (10-12 cars) of available parking on opposite side of driveway as overflow option, if necessary.

**Water supply**- none is necessary for this seasonal use stand, portable restroom will be provided on site during store hours as needed.

**Driveway** was previously approved and constructed for tenant on site but owner has usage allowance in contract.

**Fire hydrant** at the road and there is a secondary driveway that has possibility to be used for emergency services. Tim Dodge, board member and volunteer fireman spoke that the emergency access driveway has "no issues", if a fire truck had to drive through.

**Lighting**- Neighbors have spoken about the fact that the lighting on an existing building is too bright and it shines in their home. That issues still needs to be address.

The Planning Board reviewed Chapter 262. Article V. Special Review Standards and Procedures.

**(2) Relationship to site conditions.**

- (a) The proposed site plan shall be appropriate to the existing or proposed site conditions, such as slope, soil or drainage, and any changes in grade or vegetation, shall be appropriately designed for the site.
- (b) Proposed changes in grade and ground cover during and after construction shall not cause erosion or adverse effects on drainage patterns.

**(1) Farm Stand.**

- (b) A farm stand shall not exceed 1,500 sq. ft.
- (c) The farm stand shall be located no closer than 30 feet from the edge of the public right-of-way and no closer than 10 feet from any side property line.
- (d) Access to the public highway shall be limited to existing driveways or to new driveways established pursuant to permits from the Town Highway Superintendent, the Oneida County Department of Public Works or New York State Department of Transportation.
- (e) Customer parking spaces shall be provided on site, and the vehicle maneuvering area shall be maintained out of the public right-of-way.

A motion was made to schedule a Public Hearing by Brian Fort and seconded by Zach Kotwica. All voted aye. Motion passed. Public Hearing is scheduled for March 9<sup>th</sup>, 2026 at 7:30PM. Board member Neil Collins will be recused from the site plan review and vote at this Public Hearing.

**Old Business:**

Mr. John Jweid, the realtor for Mr. Andrew Felker, came into the Planning Board meeting with questions about the zoning board variances. We sent him over to zoning board because they would need to approve a special use permit. The zoning board will be holding a public hearing for March meeting. The zoning board motioned to move forward but has not approved everything at this point.

**Public Hearings:**

None at this time.

**Adjournment:**

Motion to adjourn the meeting was made by Tim Dodge and seconded by Brian Fort.

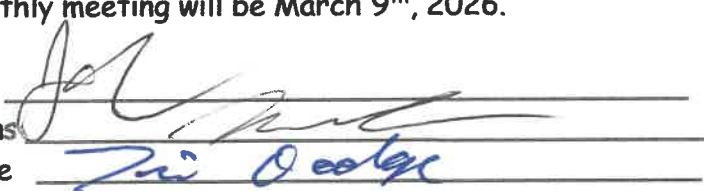
All voted aye. Motion passed. Meeting adjourned at 7:55 PM.

Next monthly meeting will be March 9<sup>th</sup>, 2026.

Jim Clute

Neil Collins

Tim Dodge



Brian Fort Brian Fort  
Jon Hluska Jon Hluska  
Zach Kotwica Zach Kotwica  
Pete Kaido, Chairman Pete Kaido