

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

Chairman Pete Kaido, called the, June 9th, 2025, meeting, of the Town of Verona Planning Board to order at 7:00 PM.

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

A motion was made to approve the May 12th, 2025, minutes by Neil Collins and seconded by Zach Kotwica. All voted. All agreed. Minutes approved.

New Business: Mr. Keith Warren, 3450 Center St. Durhamville, NY, Tax ID# 297.0-1-15.1. Zoned residential, requesting a 2-lot subdivision.

Lot 1- 8.73 Acres.

Lot 2- 2.98 Acres.

Mr. Warren has brought to the meeting his application, fees paid to the Town clerk, update maps of the surveyed property.

Chairmen Pete Kaido made a motion to set the Public Hearing for July 14th, 2025, at 7:15PM.

A motion was made by Jim Clute to set the Public Hearing for July 14th, 2025, at 7:15PPM and seconded by Neil Collins. All voted. All agreed. Motion passed. Public Hearing is scheduled.

Mr. James Awad (Heirloom Properties), 3 Fradin Path, Liverpool, NY 13090, Property location is N.Y. State Rt. 365 & Stoney Brook Rd. Verona, NY. Tax ID# 310.000-3-15. Zoned CNS.

4 Lot subdivision.

Lot 1 -3.65 Acres

Lot 2- 1.28 Acres

Lot 3- 1.28 Acres

Lot 4- 2.45 Acres

The paperwork has been brought to the Planning Board, application has been filled out, the fee has been paid to our town clerk, updated maps have been reviewed.

Chairmen Pete Kaido made a motion to set the Public Hearing for July 14th, 2025, at 7:30PM.

A motion was made by Brian Fort to set the Public Hearing for July 14th, 2025, at 7:30PM and seconded by Jon Hluska. All voted. All agreed. Motion passed. Public Hearing is scheduled.

Mr. Richard W. Agne, Tax ID# 256.000-3-5.1.

Mr. Theodore F. Flint, Jr. Tax ID# 256.000-3-5.2.

Boundary Line Adjustment of property located at Blackmans Corners Rd. Verona, NY.

The 1.00 Acre parcel owned by Richard Agne (Portion of 256.000-3-5.1) is to be combined with contiguous lands owned by Flint (256.000-3-5.2). In no way is the 1.00 Acre parcel to become an autonomous parcel.

The Planning Board has presented with Limited Power of Attorney from both parties. Survey maps, Application filled out and fees paid to our town clerk.

Chairman Pete Kaido asked the Planning Board for any questions or concerns.

A motion was made by Tim Dodge and seconded by Zach Kotwica to approve the Boundary Line Adjustment. All voted. All agreed. Motion passed to approve the Boundary Line Adjustment.

Old Business: The Flatstone Solar Farm, the representative was present to speak about their update information for an extension on the building permit because of the issues they were having with National Grid prolonging the development. They have received updates from the DEC and have that approval. They are waiting on Army Corp response. With National Grid they are still waiting to hear the response about the interconnection. They will also need to update their decommissioning plans and escrow cost. The town does not want to be responsible for the disposal of the panels when they have reached their expiration date.

A motion was made by Zach Kotwica and seconded by Jim Clute. A Board vote was taken with 2 NO's, Brian Fort and Jon Hluska.

Votes 5 YES were Pete Kaido, Zach Kotwica, Tim Dodge, Neil Collins, Jim Clute.

The 12 months building permit has been approved.

VENETO SUBDIVISION:

Town of Verona Planning Board Resolution granting conditional preliminary plat approval, waiving hearing on the final plat and granting final approval, site plan approval and amended planned development district plan.

Dated: June 9th, 2025

Nicholas Twomey (as owner/ Applicant)

Veneto Subdivision

The Planning Board reviewed the following prepared by Marathon Engineering, relative to the Premises, including:

1. Cover Sheet, dated 05/22/24, as last revised 02/13/25;
2. C000: Overall Existing Conditions Plan, dated 05/22/24, as last revised 07/28/2024;
3. C001: Existing Conditions Plan, dated 05/22/24, as last revised 07/28/24;
4. C100: Overall Subdivision Plan, dated 05/22/24, as last revised 02/13/25;
5. C101: Phase 1 Subdivision Plan, dated 05/22/24, as last revised 02/13/25;
6. C200: Overall Plan, dated 05/22/24, as last revised 02/13/25;
7. C300: Site and Utility Plan (1 of 2) Phase 1, dated 05/22/24, as last revised 02/13/25;
8. C301: Site and Utility Plan (2 of 2) Phase 1, dated 05/22/24;
9. C400: Grading & Erosion Control Plan (11 of 4), Phase 1, dated 05/22/24, as last revised 02/13/2;
10. C401: Grading & Erosion Control Plan (2 of 4), Phase 2, dated 05/22/24, as last revised 02/13/25;
11. C402: Grading & Erosion Control Plan (3 of 4), Phase 1, dated 05/22/24, as last revised 02/13/25;
12. C403: Grading & Erosion Control Plan (4 of 4), Phase 2, dated 05/22/24, as last revised 02/13/2025;
13. C500: Landscaping Plan, dated 05/22/24, as last revised 202/13/25;
14. C600: Detail Sheet (1 of 3), dated 05/22/24, as last revised 02/13/25;
15. C601: Detail Sheet (2 of 3), dated 05/22/24, as last revised 02/13/25;
16. C602: Detail Sheet (3 of 3), dated 05/22/24, as last revised 02/13/25;
17. C700: Profile Sheet (1 of 5), dated 05/22/24, as last revised 02/13/25;

18. C701: Profile Sheet (2 of 5), dated 05/22/24, as last revised 02/13/25;
19. C702: Profile Sheet (3 of 5), dated 05/22/24, as last revised 02/13/25;
20. C703: Profile Sheet (4 of 5), dated 05/22/24, as last revised 02/13/25;
21. C704: Profile Sheet (5 of 5), dated 05/22/24, as last revised 02/13/24;
22. C800: Truck Turn Plan, dated 05/22/24, as last revised 02/13/25;
23. C800: Truck Turn Plan, dated 05/22/24, as last revised 02/13/25;
24. C900: Driveway Layout Plan, dated 05/22/24, as last revised 02/13/25;
25. C901: Driveway Grading Plan, dated 05/22/24, as last revised 02/13/25;
26. C902: Driveway Details (1 of 2), dated 05/22/24, as last revised 02/13/25;
27. C903: Driveway Details (2 of 2), dated 05/22/24, as last revised 02/13/25;

The Planning Board has no recommendations on this Resolution or items within it.

Approval to move forward with B&L suggestions and presentation to the Twomey family. Will review a final resolution for approval at the next planning board meeting.

Public Hearings:

Warren and Ann Durant, 5367 Tilden Hill Rd. Verona. Looking to do a 2 lot-subdivision. Tax ID# 299.000-1-19.1, zoned RD.

Lot 1- 126.53 Acres Farmland.

Lot 2- 20.17 Acres Existing residential house.

A motion was made to open the Public Hearing by Zach Kotwica and seconded by Jon Hluska. The Public Hearing was opened at 7:15PM.

No one spoke for or against this 2- lot subdivision.

A motion was made to close the Public Hearing by Brian Fort and seconded by Jim Clute. All voted. All agreed. Motion passed. Public Hearing closed at 7:18PM.

A motion to approve the 2- lot subdivision was granted. A motion was made to approve the 2-lot subdivision was made by Tim Dodge and seconded by Jim Clute. All voted. All agreed. Subdivision approved.

Mr. Kevin Faulkner and Mr. William Davie, 5410 East Seneca St. Vernon. Looking to do a 2 lot-subdivision. Tax ID# 310.000-1-1.3, zoned RD. Fox Rd., and Hill Rd. Verona.

Lot 1- 1.96 Acres proposed building lot.

Lot 2- 1.96 Acres proposed building lot.

A motion was made to open the Public Hearing by Jim Clute and seconded by Brian Fort. The Public Hearing was opened at 7:30PM

Chairmen Pete Kaido asked if anyone wanted to speak for or against the subdivision.

Mrs. Spinelli, of Hill Rd. has concerns about what would be built on the properties. She was worried about a single wide trailer being moved onto the property. Chairmen Kaido reassured her that the Town of Verona does not allow trailer in the town unless it is in a park for trailer. She also was worried about the water problem she has at her property in the ditch. She wondered if having a new structure would make that problem worse.

There is also a neighbor who has trash all over his property, she does not want more of the same coming to her neighborhood.

Ms. Guy, of Hill Rd, has concerns about more people moving in who will not keep their yards clean. The board suggested that she contact our codes department so that he can contact the homeowner to get his property cleaned up.

A motion was made to close the Public Hearing at 7:46pm by Brian Fort and seconded by Jim Clute.

A motion to approve the 2-lot subdivision was made by Brian and seconded by Jim Clute. All voted. All agreed. Motion passed.

The 2-lot subdivision has been approved by Brian Fort and seconded by Zach Kotwica. All voted. All agreed. Subdivision approved.

Adjournment:

Motion to adjourn the meeting was made by Jon Hluska and seconded by Neil Collins.

All voted aye. Motion passed. Meeting adjourned at 8:25 PM.

Next monthly meeting will be July 14th, 2025.

Jim Clute	_____
Neil Collins	_____
Tim Dodge	_____
Brian Fort	_____
Jon Hluska	_____
Zach Kotwica	_____
Pete Kaido, Chairman	_____