

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

Chairman Pete Kaido called the June 10th, 2024, meeting, of the Town of Verona Planning Board to order at 7:00 PM.

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

Absent: Jim Clute, and Jon Hluska.

A motion was made to approve the May 13th, 2024, minutes by Zach Kotwica and seconded by Brian Fort. All voted. All agreed. Minutes approved.

New Business: 1625 Veneto Subdivision: Rezoning and Subdivision Submittal

To rezone the parcel to the PUD, the following needs to happen; the Town Board has to pass a resolution to be SEQR Lead Agency at the 07/01 meeting.

Step 1: Rezone

- a) SEQR coordinated review - Town Board to be lead agency
- b) County referral
- c) Written referral from the Planning Board on the rezone (the Planning Board indicated last night that they believe they should have enough information to make a positive referral)
- d) Town Board to notice Public Hearing for the zone change
- e) Town Board to adopt zone change and amend the zoning map

Step 2: Subdivision / Project Plan Review and Approval (Planning Board)

- a) SEQR - Planning Board may not require separate SEQR if sufficient detail is included in the Town Board's SEQR to cover the zone change and the Site Plan
- b) Subdivision review and approval
- c) Project Plan review and approval - refer required documents in Section 262-22.D.3 of the zoning code)

Planning Board will do Site Plan Review for the housing project.

Phase 1 will contain 13 town homes, total of 5 units, will be rentals.

Phase 2 will contain 30 single family homes, to be sold.

A motion to refer to the town board at their July 1st. meeting, to take Lead Agency for this project was made by Tim Dodge and seconded by Brian Fort. All voted. All agreed. Motion passed.

Cell Tower- The Planning Board discussed the Young Sommer, LLC; attorneys for Bell Atlantic Mobile Systems LLC d/b/a/ Verizon Wireless; is looking to erect a cell tower at 5215 Townline Road. The Planning Board and the Zoning Board will have a joint meeting at the July 8th, 2024, at 7:30 PM.

Public Hearings: None at this time.

Old Business: Flat Stone Solar, SunEast, They are asking the Planning Board for an extension on their building permit.

Site Plan Approval/Special Use Permit Extension Request for the Flat Stone Solar project. The request is to allow time to obtain the Final Interconnect Approval from National Grid/NYISO, which is required before the project can move into the building permit phase. The applicant is at the mercy of these entities regarding the timing of this process.

The Planning Board has agreed to extend a one-year extension for the Site Plan Approval/Special Use Permit Extension. A motion was made by Zach Kotwica and Neil Collins. All voted. All agreed. Motion passed.

An added motion, with the condition that we revisit the decommissioning plan at that time for an update and review. A motion was made by Brian Fort and seconded by Neil Collins. All voted. All agreed. Motion passed.

Dollar General - and B&L review.

Dollar General will be doing the pump system for their drainage pond. Per discussions between the Town Engineer and the Applicants Engineers, it has been discussed that a temporary pump will be used to drain the pond for maintenance or emergency purposes. Next meeting will be a review of SEQR Part 2 & 3.

Adjournment:

Motion to adjourn the meeting was made by Zach Kotwica and seconded by Neil Collins. All voted aye. Motion passed. Meeting adjourned at 8:15 PM.
Next monthly meeting will be July 8th, 2024.

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