

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

Chairman Pete Kaido, called the, July 14th, 2025, 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, and Brian Fort.

Absent: Zach Kotwica.

A motion was made with the changes to the wording under "New Business" Chairman Pete Kaido, to change the word "made" to request.

A motion to approve the June 9th, 2025, minutes was made by Tim Dodge and seconded by Jim Clute. All voted. All agreed. Motion passed.

New Business:

Mr. Corey Wilson requiring information on sub dividing land on Blackmans Corners Rd.
The Planning Board sent him over to the Zoning Board for a variance approval.

Old Business:

VENETO SUBDIVISION:

Town of Verona Planning Board reviewed the final Resolution from B&L granting final approval, site plan approval and amended planned development district plan.

Resolution 25-001 TOV PLANNING BOARD RESOLUTION: GRANTING CONDITIONAL SITE PLAN APPROVAL, WAIVING HEARING ON THE PRELIMINARY PLAT AND GRANTING FINAL PLAT APPROVAL AND AMENDED PLANNED DEVELOPMENT DISTRICT PLAN

Roll Call vote resulted as follows:

Neil Collins	Aye	Jim Clute	Aye	Jon Hluska	Aye
Brian Fort	Aye	Tim Dodge	Aye	Peter Kaido	Aye
Zach Kotwica	absent				

Resolution was filed with the Town Clerk, Amy Kotwica on July 15th.

Public Hearings:

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

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

Chairman Pete Kaido asked if anyone wished to speak for or against the subdivision.

Mr. and Mrs. Netzband spoke regarding the wet area between the lots. They don't want any development that would make the draining issues ending up on their property.

A motion was made to close the Public Hearing by Brian Fort and seconded by Neil Collins. All voted. All agreed. Motion passed. Public Hearing closed at 7:23PM.

A motion to approve the 2- lot subdivision was granted.

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

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.

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

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

Ms. Debbie Allen asked the questions on what would be built on the lots. It is zoned for commercial neighborhood development.

A motion was made to close the Public Hearing at 7:35pm by Jim Clute and seconded by Neil Collins.

A motion to approve the 4-lot subdivision was made by Brian Fort and seconded by Jon Hluska.

All voted. All agreed. Motion passed. 4 lot subdivision approved.

Adjournment:

Motion to adjourn the meeting was made by Brian Fort and seconded by Neil Collins.

All voted aye. Motion passed. Meeting adjourned at 8:05 PM.

Next monthly meeting will be Aug. 11th, 2025.

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