

**TOWN OF VERONA 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**

**DATED: July 14, 2025**

**Nicholas Twomey (as Owner/Applicant)  
Veneto Subdivision**

Brian moved and Neil seconded the following Resolution:

**WHEREAS**, Nicholas Twomey, as Owner and Applicant (the “Owner/Applicant”), has submitted an application for the Preliminary Plan, Site Plan Review and Subdivision in connection with the development of a proposed seventy-four (74) lot subdivision to support the development of sixty-five (65) for-rent town homes (Phase I) and sixty-two (62) single family town homes (Phase II) (as a Planned Unit Development District (“PUD”) known as the “Veneto Subdivision” (the “Subdivision” or “Project”)); and

**WHEREAS**, the rezoning of the parcel to the PUD designation was previously granted on October 7, 2024 (as shown on the Town of Verona Zoning Map, last revised 01/06/2025); and

**WHEREAS**, the premises associated with the present application is two (2) vacant lots with combined 78.5± acres located on the north side of NYS Route 365, due west of the parcel with an address of 4971 NY-365, in the Town of Verona, Oneida County (TM# 310.000-1-28.4 and 310.000-1-28.5) and are more particularly known as “Veneto Subdivision” (the “Premises”); and

**WHEREAS**, the Owner/Applicant has made application for the Site Plan Review and Subdivision (the Town of Verona Planning Board Application signed 07/22/2024); and

**WHEREAS**, the Owner/Applicant has submitted for the Planning Board’s and the Town’s Consulting Engineers’ (Barton & Loguidice, D.P.C.) review of the following drawings and

specifications, 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 I 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, as last revised 02/13/25;
9. C400: Grading & Erosion Control Plan (1 of 4), Phase 1, dated 05/22/24, as last revised 02/13/25;
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 02/13/25;
13. C500: Landscaping Plan, dated 05/22/24, as last revised 02/13/25;
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 02/13/25;
22. C800: Truck Turn Plan, dated 05/22/24, as last revised 02/13/25;
23. C900: Driveway Layout Plan, dated 05/22/24, as last revised 02/13/25;
24. C901: Driveway Grading Plan, dated 05/22/24, as last revised 02/13/25;
25. C902: Driveway Details (1 of 2), dated 05/22/24, as last revised 02/13/25;
26. C903: Driveway Details (2 of 2), dated 05/22/24, as last revised 02/13/25; and

**WHEREAS**, the Town’s Consulting Engineers have reviewed said plans and have issued the following comment letters relative to the project:

1. Preliminary Engineer Review – SEQR and Site Plans, dated June 7, 2024;
2. Second Engineering Review – SEQR and Site Plans, dated August 8, 2024;
3. Third Engineering Review – Site Plans and SWPPP, dated November 7, 2024; and
4. Fourth Engineering Review – Site Plans and SWPPP, dated March 12, 2025.

**WHEREAS**, the Owner/Applicant’s Engineer has provided responses to each of the above-referenced Engineering Review letters from Barton & Loguidice, with the exception of some minor outstanding comments as documented within the fourth letter dated 03/12/25; and

**WHEREAS**, the Project will involve construction of new roads and new public water, sanitary sewer, and storm sewer utility systems with connections to existing Town-owned utility systems which will ultimately be dedicated to the Town of Verona; and

**WHEREAS**, the Project will utilize sanitary sewer service from the Town of Verona, with treatment provided by the City of Oneida, and the Owner/Applicant has contacted the City of Oneida Engineer on the proposed Project, and the City Engineer has provided a “Will Serve” letter dated January 23, 2025; and

**WHEREAS**, it has been determined that a Storm Sewer Facilities, Construction and Maintenance Agreement (to be included as provisions in the Subdivision’s Homeowners’ Association Agreement) will be necessary to properly manage, operate and maintain all stormwater infrastructure on the Premises located outside of the highway rights-of-way and any easements that may be prepared and deeded to the Town of Verona for ownership, operation and maintenance of the public drainage system; and

**WHEREAS**, the Owner/Applicant has, and/or will obtain all necessary permits and approvals that may be required for constructing new public roadways and utility systems, including

the New York State Department of Health (public water system); New York State Department of Environmental Conservation (public sanitary sewer system); and New York State Department of Transportation (driveway cut/access road from NY Route 365); and

**WHEREAS**, the Owner/Applicant shall be required to provide said permits and approvals to the Town upon receipt of same; and

**WHEREAS**, the Owner/Applicant has contacted the Town of Verona Fire Department and has obtained consent from the Fire Chief regarding the proposed means of access for emergency service providers; and

**WHEREAS**, the Owner/Applicant has submitted the above-noted Fire Chief's consent (in writing) to the Town of Verona; and

**WHEREAS**, the Owner/Applicant's Consulting Engineer (Marathon Engineering), the Town Supervisor, and the Town's Consulting Engineers (Barton & Loguidice, DPC) met on May 21, 2025 to discuss remaining engineering items identified within the Fourth Engineering Review letter, dated March 12, 2025 and discussed required actions to resolve said issues to the satisfaction of the Town's Consulting Engineers and Town Supervisor; and

**WHEREAS**, the Owner/Applicant will be required to dedicate the public improvements of the Project to the Town of Verona, including necessary utilities for sanitary systems, stormwater drainage facilities, watermains and appurtenances, as well as roadways to be constructed within public rights-of-way granted to the Town upon satisfaction of the Town's Consulting Engineers; and

**WHEREAS**, the Owner/Applicant will be required to have the Project's public improvements inspected during the period of construction by the Town and the Town's Consulting Engineers at Owner/Applicant's sole cost and expense; and

**WHEREAS**, the proposed final drawings for said Phase I and Phase II of the Subdivision, as amended, including the Overall Subdivision Plan and Phase I Subdivision Plan dated revised 02/12/25 are hereby deemed to be in substantial compliance with the approved PUD Project Plan and the Amended PUD Project Plan is hereby and herewith **conditionally approved** by this Planning Board; and

**WHEREAS**, the Public Hearing was opened on November 13, 2024 and closed on November 13, 2024; and

**NOW, THEREFORE, BE IT RESOLVED** pursuant to Section 224 of the Town Code, Subdivision Regulations, and Section 262 of the Town Code, Zoning, the requirement for a Preliminary Plat Public Hearing and Preliminary Plat Approval, is hereby waived; and it is further

**RESOLVED** that the following conditions shall be applicable to this Site Plan Approval and Final Subdivision Plat Approval for the Project known as “Veneto Subdivision”, based upon the final plans prepared by Marathon Engineering, as noted above, subject to the following conditions:

1. Payment of fees associated with review of said application’s review and approval, including assistance with final reviews in advance of issuance of the building permit, if requested, and construction phase services (such as review of material and equipment “shop drawing” submittals for all infrastructure to be dedicated to the Town, on-site SWPPP inspections as/if requested by the Town’s Code Enforcement Officer, and on-site construction observation of all sanitary, water, stormwater management, and roadway infrastructure to be dedicated to the Town) ;
2. Execution of a Performance Guaranty Agreement, between the Town and Owner/Applicant;
3. Execution and recording of a Storm Sewer Facilities, Construction and Maintenance Agreement, between the Town and Owner/Applicant for stormwater management facilities outside of public rights-of-way intended to be owned, operated and maintained by the development’s Homeowner’s Association (HOA);
4. Deposit of securities relative to all public infrastructure;
5. Written submission and compliance with the final Fourth Submission comment letter from the Town’s Consulting Engineers;

6. Preparation and recording of a Warranty Deed(s) for the road(s), together with the ancillary recording documents (*i.e.*, Form TP-584 and Form RPTL-5217);
7. Preparation and recording of all necessary permitted easements for all roadway, stormwater drainage, water and sanitary sewer easements, as necessary, referenced upon the Project plans with ancillary recording documents;
8. Provision to the Town of an acceptable and current Abstract of Title certified for all roads, as well as all stormwater, water, and sewer easements, as necessary;
9. Provision to the Town of Title Insurance in the amount of at least \$50,000, insuring Title to roads and all stormwater, water, and sanitary sewer easements;
10. Owner/Applicant shall comply with all other provisions of the Town of Verona's Zoning and Subdivision Regulations;
11. All other conditions of the Original Approvals provided with regard to said Project, as applicable;
12. The Owner/Applicant shall deposit with the Town cash security in the amount of \$248,000.00 which represents the guarantee for completing construction of the new Phase I roadways, stormwater management system, water and sanitary sewer systems;
13. Delivery of Affidavit of No Liens from the Owner/Applicant demonstrating that no contractors have filed any liens on the public work to be transferred to the Town;
14. Final inspection of the balance of the construction of the proposed roadways (top course) and utilities shall be conducted by the Town of Verona and its Consulting Engineers at the sole cost and expense of the Owner/Applicant. Specific cost estimates shall be determined by the Town and its Consulting Engineers;
15. The Owner/Applicant will submit an acceptable erosion control and sediment plans for construction related activities as well as post construction development and will file the final Notice Of Intent (NOI) with receipt of any approved and/or amended applicable SWPPP;
16. Construction on or within any wetland areas shall be in compliance with the current written approvals from the New York State Department of Environmental Conservation and U.S. Army Corps of Engineers, as applicable;
17. The Owner/Applicant shall take all necessary measures to provide for dedication of the proposed public roads and easements and for all other public improvements as depicted on the subdivision map and no transfer of individual lots shall occur until such dedications have been accomplished; and it is further

**RESOLVED** that such approval is also conditioned upon the payment to the Town of Verona of any outstanding fees (including Town legal and engineering); and it is further

**RESOLVED** that the Planning Board hereby authorizes the Chairman of the Planning

Board to sign the Final Plat upon certification that all requirements and conditions set forth herein have been satisfactorily met; and it is further

**RESOLVED** that this approval is subject to any appropriate agreements being entered into by the Applicant and the Town of Verona as directed by the Town Attorney and it is noted by the Planning Board that the within approval shall not operate as a precedent for any future approvals; and it is further

**RESOLVED** that the Zoning Officer is hereby authorized and directed upon payment of any required fees to issue such permits and certificates and to take such other action as may be required to effectuate and enforce this Resolution subject to the above listed conditions; and it is further

**RESOLVED** that except as specifically permitted by the Land Subdivision Regulations of the Town of Verona, no site work shall be performed and no Building Permits or Certificates of Occupancy shall be issued, nor shall the Chairman of the Planning Board execute the subdivision map until all of the foregoing conditions have been satisfied.

The question of the adoption of the foregoing Resolution was duly put to a roll call vote, which resulted as follows:

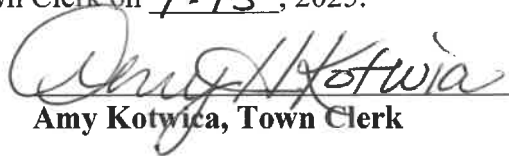
Neil Collins	Voted	<u>Yes</u>
Jim Clute	Voted	<u>Yes</u>
Jon Hluska	Voted	<u>Yes</u>
Brian Forte	Voted	<u>Yes</u>
Tim Dodge	Voted	<u>Yes</u>
Peter Kaido	Voted	<u>Yes</u>
Zach Kotwica	absent	

The Chair, Mr. Kaido, then declared the Resolution to be duly adopted.

**Pete Kaido**, Chair of the Planning Board of the Town of Verona, hereby certifies that the foregoing Resolution was duly adopted at a meeting of the Board duly convened and held on June 9, 2025, a quorum being present.

, Chair  
Town of Verona Planning Board

**Amy Kotwica**, Town Clerk of the Town of Verona hereby certifies that the foregoing Resolution was duly filed in the Office of the Town Clerk on 7-15, 2025.

  
Amy Kotwica, Town Clerk