

**MINUTES**  
**Town of Vienna**  
**Planning Board (PB) - Special Meeting**  
**April 30, 2025**

**Call to order:** Interim Chairman Orrin MacMurray (Mac) called the meeting to order at 5:00 pm with a quorum of five members present.

**Attendance:**

Board Members: Orrin MacMurray (Mac), Dave Carpenter, Bill Shaughnessy, Mike Piper, and Martha Link. There are 2 vacancies.

Others: Secretary Kathy Pavelock and applicant James Dibble. Codes/Zoning Officer Reay Walker and liaison Darrin Smith were unable to attend.

**Minutes Approval:** Minutes from the April 17, 2025 meeting will be approved at the next regular meeting.

**Correspondence:** Secretary Pavelock covered the correspondence since the last meeting:

- Secretary distributed the Notice of Determination (NOD) for SUP2024-07 Verizon Wireless Cell Tower. Received confirmation of receipt by the applicant and distributed to Codes and Assessor.
- Secretary contacted applicant James Dibble to attend this special meeting.
- Secretary submitted recommendations to the Supervisor for appointing the 2 applicants to vacant positions.
- Secretary contacted the 2 applicants (Miranda Ward and Tammy Crawford) to invite them to this meeting.

**Unfinished Business:**

**SUP2025-02 James Dibble; Special Use Permit for adding retail sales & service (landscaping materials);** 237.000-1-48.1; 7440 Higginsville Rd; Zone WR; 9.4 Acres.

Oneida County DPW and the Town of Verona had until April 21 to respond to the 239m referral.

No responses were received. Mike Piper made the **motion to approve SUP2025-02 with the conditions that all fertilizer materials will be stored indoors along with the standard conditions for all special use permits**, seconded by Bill Shaughnessy. Poll vote:

Orrin MacMurray – Aye	Bill Shaughnessy – Aye	Martha Link – Aye
Mike Piper – Aye	Dave Carpenter – Aye	Vacancy 1 – n/a
Vacancy 2 – n/a		<b>Motion Carried.</b>

The applicant was advised of the special use permit conditions and that a letter of determination will be provided to him within the week. The letter will authorize the applicant to contact the Codes Officer for the needed permits and next steps.

**New Business: None**

**Sketch Plan Review: None**

**Other:** Zoning Law updates

Mac distributed a 44-page handout summarizing potential zoning law changes.

The board discussed the following topics:

- Minimum lot frontage in zones WR, RR3, RR2, and RR1.
- Signs and billboards
- Solar battery storage
- Maximum commercial building size
- Short-term rentals
- Cannabis manufacture, sales, and consumption

There is still a lot of work to be done before discussing the potential changes with the town board.

Planning Board members will continue to research the topics. The next workshop to continue discussions will be scheduled at the May 15, 2025 regular meeting.

**Next Meeting:** May 15, 2025. New agenda items are due to the secretary by May 8, 2025.

Having no further business before the board, the meeting adjourned at 6:50 pm.

Minutes prepared by:

*/s/Kathy Pavelock*

Planning Board Secretary