

Town of Verona staff response to request for clarification on denial of petition 11797 (3/1/22)

Mr. Repka came before the PC twice, the Town Board twice and his application was denied twice. He also met with myself and our PC Chair at least three times as well prior to the second proposal submission and chose not to incorporate any feedback beyond increasing the lot size of two lots to 1.5 acres. The Town indicated on several occasions that we would support three lots, but it appears Mr. Repka is not interested in that configuration.

His proposal was rejected because 2/4 lots do not conform to the preferred lot width to length ratio of 1:2.

The driveway access agreement was not presented, which is required for approval, and will likely be complicated. Three of the four lots proposed will not have frontage. The easement itself is placed over two lots but provides access to four.

The proposal presented to the ZLR was not significantly different from the proposal rejected previously by the Town.

The CSM was incomplete – legal description of driveway access easement and utility easements were missing, as was the requested note that no access from LOT 1 would be permitted onto Manhattan Drive.

Further, due to the topography of lots 1 and 2, all water without significant intervention, would be directed toward the neighbor to the north. Mr. Repka, to date, has not consulted with that neighbor regarding his proposal, which was a request of the Town.