

RECEIVED JAN 23 2024
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**Town of Verona
Zoning Board of Appeals
6600 Germany Road
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6600 Germany Road
Durhamville, New York 13054**

The December 11, 2023 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:01 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Russel Walker, Harold Weismantle, and Patrick Barker. Absent was Julie Netzband. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag.

The November 13, 2023 meeting minutes were approved as written on a motion made by Harold Weismantle and seconded by Russel Walker. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

Greg Dodge, of G&M Development, would like a Special Use Permit to build a 4-unit apartment building at 5553 West Main Street. Mr. Dodge presented a plot plan of where he will be placing this building. There is already town water and sewer on this property. A motion was made by Harold Weismantle to hold a public hearing on Monday, January 8, 2024 at 7:15 pm, for a Special Use Permit for Mr. Dodge to build a 4-unit apartment building at 5553 West Main Street. Motion was seconded by Russel Walker. All members present voted – All Ayes, No Nos. Motion passed.

NEW BUSINESS:

Mr. Carson Styles, representing The Broadway Group, 216 West Side Square, Huntsville, AL 35801; is looking to obtain a Special Use Permit to construct a retail store at 5076 & 5086 NYS Route 365. Detailed plans were presented for the building. A motion was made by Russel Walker to hold a public hearing on Monday, January 8, 2024 at 7:30 pm, for a Special Use Permit for The Broadway Group to build a retail store at 5076 & 5086 NYS Route 365. Motion was seconded by Harold Weismantle. All members present voted – All Ayes, No Nos. Motion passed.

Mr. Rich Kristan, representing MEID Companies, 10 Castle Street, Oneida, NY 13421; is looking to obtain a Special Use Permit to convert an old church into a 6-unit apartment building at 5058 NYS Route 31. A proposed layout of the changes to the building was presented. There are already 2 wells on the property and a new septic system is planned. A motion was made by Patrick Barker to hold a public hearing on Monday, January 8, 2024 at 7:45 pm for a Special Use Permit for MEID Companies for a 6-unit apartment building. Motion was seconded by Russel Walker. All members present voted – All Ayes, No Nos. Motion passed.

A motion was made by Russel Walker to go into executive session at 8:03 pm. Motion was seconded by Harold Weismantle. All members present voted – All Ayes, No Nos. Motion passed.

A motion was made by Patrick Barker to reopen the regular meeting at 8:23 pm. Motion was seconded by Russel Walker. All members present voted – All Ayes, No Nos. Motion passed.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

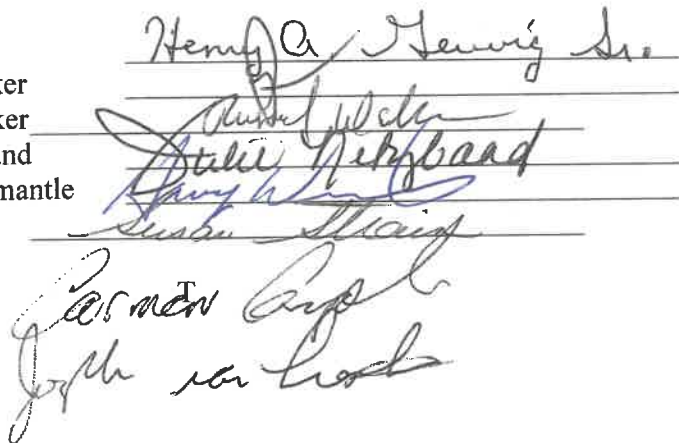
None at this time.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:30 pm on a motion made by Harold Weismantle and seconded by Russel Walker. All members present voted - All Ayes, No Nos. Motion passed.

APPROVAL OF MINUTES:

Chairman: Henry Gerwig
Board Member: Patrick Barker
Board Member: Russel Walker
Board Member: Julie Netzband
Board Member: Harry Weismantle
Secretary: Susan Strain

Handwritten signatures of the board members on lined paper. The signatures are: Henry A. Gerwig Sr., Russel Walker, Julie Netzband, Harry Weismantle, Susan Strain, Carmen Lopez, and John van Hook.



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COUNTY OF ONEIDA, NEW
YORK

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**Town of Verona
Zoning Board of Appeals
Notice of Decision #1-2024**

The public hearing for Greg Dodge of G&M Development, 5959 Tilden Hill Road, for a special permit to build a 4-unit apartment building on property owned by G&M Development at 5553 West Main Street was opened at 7:16 pm on January 8, 2024, on a motion made by Julie Netzband and seconded by Harold Weismantle. The public was invited to speak. There was no one there to speak either for or against the special permit. The public hearing was closed at 7:18 pm on a motion made by Harold Weismantle and seconded by Julie Netzband. A motion was made by Julie Netzband to grant a special permit for Mr. Dodge for a 4-unit apartment building 5553 West Main Street and seconded by Harold Weismantle. Also noted that this approval is only for this building, any future buildings will require an additional special permit. All members present voted – All Ayes, No Nos. Motion passed.

Henry Gerwig
ZBA Chairman



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**Town of Verona
Zoning Board of Appeals
Notice of Decision #2-2024**

The public hearing for Richard Kristan, representing TDR Properties, LLC, 10 Castle Street, Oneida, for a special permit to convert an old church into 6 1-bedroom apartments at 5058 Route 31. The public hearing was opened at 8:16 pm on January 8, 2024, on a motion made by Julie Netzband and seconded by Harold Weismantle. The public was invited to speak. There was no one there to speak either for or against the special permit; one neighbor was in attendance to learn what was being planned. Mr. Kristan stated that the building will have a sprinkler system rather than firewall and there will be a shared laundry area. Harold Weismantle questioned about future building on the site. Mr. Kristan stated that there is 461 feet of road frontage so there is room for more building but there are no plans at this time. The public hearing was closed at 8:34 pm on a motion made by Harold Weismantle and seconded by Joseph VanLieshout. A motion was made by Julie Netzband to grant a special permit for TDR Properties to convert a building into 6 1-unit apartments at 5058 NYS Route 31 and seconded by Carmen Compoli. All members present voted – All Ayes, No Nos. Motion passed.

Henry Gerwig
ZBA Chairman