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**Town of Verona
Zoning Board of Appeals
6600 Germany Road
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Durhamville, New York 13054**

The May 12, 2025 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, Nelson Dodge, Harold Weismantle and Carmen Compoli. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag. Absent was Joseph VanLieshout.

The April 14, 2025 meeting minutes were approved as written with a motion made by Harold Weismantle and seconded by Nelson Dodge. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

Secretary Susan Strain, sent an email to Mr. Ben Weltin, owner of property on Stoney Creek Road. Mr. Weltin is interested in locating a train car on his property. Mrs. Strain sent a list of ZBA meeting dates and let Mr. Weltin know that he would need to attend a meeting for the members to consider his request.

NEW BUSINESS:

John Rehm, 6340 Dunbarton Road, is looking for an 11-foot side yard variance to build a 25'x40' pole barn 14 feet from the property line. Mr. Rehm also owns the neighboring property. A motion was made by Nelson Dodge to hold a public hearing on Monday, June 9, 2025 at 7:15 pm, for an 11-foot side yard variance on the south west side of his property. Motion was seconded by Carmen Campoli. All members present voted – All Ayes, No Nos. Motion passed.

John and Genevieve Sgarlata, 5420 Canal Street, Durhamville, are looking for a Special Permit for a Home Occupation for Genevieve Sgarlata to have a massage therapy business in their home. A motion was made by Carmen Compoli to hold a public hearing on Monday, June 9, 2025 at 7:30 pm, for a Home Occupation Special Use Permit. Motion was seconded by Harold Weismantle. All members present voted – All Ayes, No Nos. Motion passed.

Corliss Wheaton, 3814 Sconondoa Road, attended the meeting to get information. Mr. Wheaton is looking to buy property at 5069 Stickney Road. He is interested in parking his RV on the property and building a 40'x20' pole barn for storage. This is

a small parcel and he will have to check to see if he would be able to fit the storage building within the offsets or if he will need to get an area variance. The ZBA informed Mr. Wheaton that he would also need to get a Special Use Permit to have a pole barn as the primary structure on the parcel. If Mr. Wheaton does buy the property, he will be back.

Brandon Muttillio, 5226 Ostrander Road, is looking to build a 30'x52' pole barn on his property. On the right side of his house is his well and water lines, on the back is his septic tank and leech field. He would like to build the pole barn to the left of his house 25' from the edge of the road right of way. If he were to go back further, there is a swale where the building would be. A motion was made by Nelson Dodge to hold a public hearing on Monday, June 9, 2025 at 7:45 pm, for an 25-foot front yard variance on the north east side for Mr. Muttillio to build a pole barn on his property. Motion was seconded by Carmen Campoli. All members present voted – All Ayes, No Nos. Motion passed.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

The public hearing for a special permit for Outdoor and Indoor Recreation for Mr. Patrick Gerwig, representing Wood Creek Hollow Farms, LLC, was opened at 7:20 pm on May 12, 2025 on a motion made by Nelson Dodge. Motion was seconded by Carmen Compoli. Mr. Gerwig is looking to have a haunted walk attraction, a pumpkin patch, a fall festival, movie nights and other special events throughout the year at property that he owns at 3986 Wood Creek Road. Mr. Gerwig previously held these events at 3851 Wood Creek Road. Harold Weismantle questioned where the cars would be exiting the parking lot and would they be shining their headlights into a neighboring house. The public was invited to speak. There were three residents in attendance that are in favor of granting the permit; Michael and Jennifer Henry of 3995 Wood Creek Road and Bonnie Gerwig of 3294 Wood Creek Road. There was no one in attendance against granting the permit. The public hearing was closed at 7:24 pm on a motion made by Nelson Dodge and seconded by Harold Weismantle. A motion was made by Carmen Compoli to grant a special permit to Mr. Patrick Gerwig for Outdoor and Indoor Recreation. Motion was seconded by Harold Weismantle. All members present voted. All Ayes, No Nos. Motion passed.

PUBLIC HEARING 2:

The public hearing for a 2' side yard variance for Mr. Richard Brandt was opened at 7:39 pm on May 12, 2025 on a motion made by Carmen Compoli. Motion was seconded by Harold Weismantle. Mr. Brandt would like to place a 12'x20' shed on

property that he owns at 6762 Forest Avenue, Verona Beach. The shed would be 8' from the side property line on Fourth Avenue. Fourth Avenue, in that area, is a grass right of way. The public was invited to speak. There was no one there to speak either for or against the variance. The public hearing was closed at 7:41 pm on a motion made by Carmen Compoli and seconded by Harold Weismantle. A motion was made by Carmen Compoli to grant a 2' side yard variance on the north side for Mr. Brandt to place a 12'x20' shed 8' from the property line. Motion was seconded by Nelson Dodge. All members present voted. All Ayes, No Nos. Motion passed.

PUBLIC HEARING 3:

The public hearing for a Home Occupation Special Permit for a small engine repair shop for Mr. William Milbach and Mr. Bryan Milbach was opened at 7:50 pm on May 12, 2025 on a motion made by Harold Weismantle. Motion was seconded by Nelson Dodge. The Milbach's would like to have a small engine repair shop on their property located at 5484 Main Street in Durhamville. The public was invited to speak. There was no one in attendance to speak either for or against the permit. The public hearing was closed at 7:52 pm on a motion made by Harold Weismantle and seconded by Carmen Compoli. A motion was made by Carmen Compoli to grant a Home Oc Permit to Mr. William Milbach and Mr. Bryan Milbach to have a small engine repair shop. All members present voted. All Ayes, No Nos. Motion passed.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:15 pm on a motion made by Harold Weismantle and seconded by Nelson Dodge. All members present voted - All Ayes, No Nos. Motion passed.

APPROVAL OF MINUTES:

Chairman: Henry Gerwig
Board Member: Harold Weismantle
Board Member: Nelson Dodge
Board Member: Carmen Compoli
Board Member: Joseph VanLieshout
Secretary: Susan Strain
Codes Officer: Daniel Maciag

Henry A. Gerwig
Nelson Dodge
Carmen Compoli
Joseph VanLieshout
Susan Strain
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