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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 October 15th, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:05 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Carmen Compoli, and Nelson Dodge. Also present were Secretary Lauren Harris and Codes Officer Daniel Maciag. Joseph VanLieshout and Harold Weismantle were absent.

The October 15th, 2025 meeting minutes were approved as written with a motion made by Nelson Dodge and seconded by Carmen Compoli. All members present voted - All Ayes, No Nos. Motion passed.

**OLD BUSINESS:**

Mr. Andrew Felker came into the meeting with interest of purchasing a parcel on 365 that is zoned as commercial neighborhood service. Mr. Felker is seeking to apply for a special use permit and an area variance for a new structure that would be similar to a barndominium. Mr. Felker would like to utilize this space for a roofing and siding business in the front, and apartments in the middle and back half of the building. Per engineering plans, the building is double the size than what is permitted for a lot of its size. There was no parking shown or set-backs shown. The board requested Mr. Felker to return back, November 10<sup>th</sup>, 2025 for a site plan review.

**NEW BUSINESS:**

Mr. Cory Willson of 6541 Blackmans Corners Road, Verona NY 13478, is requesting a reduction in road frontage from 110' and selling the remaining 130' of road frontage to his father. The new lot will be considered the compliant lot. A motion was made by Nelson Dodge for a public hearing on November 10<sup>th</sup>, 2025 at 7:15pm. Motion seconded by Carmen Compoli. All members present voted – All Ayes, No Nos. Motion passed.

Joe and Ellen Simpson of 6554 Blackmans Corners Road, Verona NY 13478, are requesting a 9ft variance on a 16' x 40' garage on the east side of their home. The garage has been there since April of 2016. A building permit was never taken out prior to the garage being put in place. The neighbor on the east side of their property had made a complaint that the building is too close to the property line. A motion was made by Nelson Dodge for a public hearing on November 10<sup>th</sup>, 2025 at 7:30pm. Motion was seconded by Carmen Compoli. All members present voted – All Ayes, No Nos. Motion passed.

Mr. David Brzuszkiewicz is requesting a 4' height variance for a pre-existing fence along the backside of the property. A section of the fence is 10' in height. The purpose of the fence is for privacy from the construction and use of a production plant directly out back of the home. The fence is 24 feet long by 10 feet tall. Mr. Brzuszkiewicz is looking to be within compliance with the Town of Verona codes by obtaining the variance. A motion for a public hearing was made by Nelson Doge for November 10<sup>th</sup>, 2025 at 7:45pm. Motion was seconded by Carmen Compoli. All members present voted – All Ayes, No Nos. Motion passed.

**Call In's:**

Mr. Randy Soggs – Solar Tier 3 Project. Was provided minimal information.

Mr. Paul O' Mara of North Verona Beach. Requesting a variance for new home to be built closer to property line.

**PUBLIC CONCERNS:**

None at this time.

**PUBLIC HEARING I:**

The public hearing for Mr. & Mrs. Carl Boyson was opened at 7:15pm on October 15<sup>th</sup>, 2025 on a motion made by Nelson Dodge and seconded by Carmen Compoli. The hearing is for a 2ft height variance and a front yard variance of 30ft for a privacy fence on the southwest side of their home at 4530 Circle Drive between their residence and Joe's Jerky where tree's once were. There was no one present to speak either for or against the variance. The public hearing was closed at 7:19pm on a motion made by Carmen Compoli and seconded by Nelson Dodge. A motion was made by Carmen Compoli to grant the 2-foot height variance and a 30-foot front yard variance. Motion was seconded by Nelson Dodge. All present members voted. All Ayes, No Nos. Motion passed.

**PUBLIC HEARING II:**

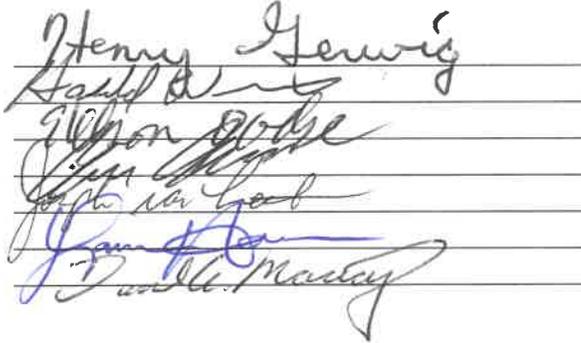
The public hearing for Mr. Travis Boylan was opened at 7:40pm on October 15<sup>th</sup>, 2025 on a motion made by Carmen Compoli and seconded by Nelson Dodge. Mr. Travis Boylan of 4983 State Route 365, would like to transform the property into a residential multi-use site with town houses, while keeping the pre-existing residence. Mr. Boylan is requesting a special use permit, an area variance and a width variance. There will be 2 units within each townhouse. The width of the property is 101 feet by 418 feet long. The area variance for .52 acres will be contingent upon the planning board's approval. The public hearing was closed at 7:48pm on a motion made by Carmen Compoli, seconded by Nelson Dodge. A motion was made by Carmen Compoli to grant the variances contingent on planning board approval. Motion was seconded by Nelson Dodge. All present members voted. All Ayes, No Nos. Motion passed.

**ADJOURNMENT:**

The meeting of the Zoning board of Appeals was adjourned at 8:21pm on a motion made by Nelson Dodge and seconded by Carmen Compoli. 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: Lauren Harris  
Codes Officer: Daniel Maciag



Handwritten signatures on lined paper, corresponding to the list of names on the left. The signatures are: Henry Gerwig, Harold Weismantle, Nelson Dodge, Carmen Compoli, Joseph VanLieshout, Lauren Harris, and Daniel Maciag.