

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

The February 12, 2024 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:04 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Nelson Dodge, Julie Netzband, Harold Weismantle and alternate Carmen Compoli. Absent was member Joseph VanLieshout. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag.

The January 8, 2024 meeting minutes were approved as written with a motion made by Harold Weismantle and seconded by Julie Netzband. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

A public hearing was held at the January 8, 2024 meeting for The Broadway Group, represented by Carson Styles, 216 Westside Square, Huntsville, Alabama for a special permit to build a retail store at 5076 and 5084 NYS Route 365. A motion was made and passed at that meeting to table a vote on this matter to give time for the ZBA to do further research and speak with the town attorney regarding this matter. Chairman Gerwig has spoken with town attorney Vincent Rossi regarding this. Most of the concerns raised at the January public hearing were related to traffic issues that may arise. The traffic issues may correct themselves as drivers will have to drive slower as traffic is turning into and out of the business. A motion was made by Julie Netzband to issue a special permit for The Broadway Group to be able to build a retail store at 5076 and 5084 NYS Route 365. Motion was seconded by Harold Weismantle. All members present voted – All Ayes, No Nos. Motion passed. Mr. Styles was then directed to the Town of Verona Planning Board for a site plan review.

NEW BUSINESS:

Mr. Ken Brewer, 5345 Tilden Hill Road, owner of Tilden Hill Farm, is looking into expanding his business. Along with raising cattle, Tilden Hill Farm hosts camping, hiking trails and mountain biking. Mr. Brewer is now looking at creating a venue offering food and beverages for his customers. The venue would be called Tilden Hill 1798. A recreational area is also being considered. He is now approaching the ZBA to get thoughts and ideas and will also speak with the planning board. Mr. Brewer's next plan is to speak with his neighbors and get back to the ZBA.

Mr. Adam Fishel from Marathon Engineering, Syracuse, NY, gave a presentation and is looking for feedback on a proposed subdivision and site development plans for a proposed housing development. The property is owned by Timothy Twomey, 205 Siena Circle, Lee Center, NY, and is located on NYS Route 365 adjacent to Nicky Doodles. The plan is for thirteen 4 and 5-plex townhouses and twenty-eight single-family homes, along with retention ponds and a recreational area. All buildings are single story and built upon a slab. The total is for 91 housing units and a total of 261 bedrooms. The current plan has only one access into the property from Route 365 but another point of access may be planned for fire purposes. Currently there is a 750' setback required off from Route 365 for residential buildings, they will be asking for 375'. They will be requesting a zoning change for that property to be zoned Planned Unit Development

(PUD). They would be creating three new roads that would be dedicated to the town of Verona upon completion of the project. The next step will be to apply to the town board for a zoning change.

Julie Netzband, who has been a member of the ZBA since February of 2018 has tendered her resignation from the board due to NYS Civil Service regulations for public retirees. Mrs. Netzband has been a very active member and her services will be greatly missed. A copy of her letter of resignation will be submitted to the town supervisor with a request that alternate, Carmen Compoli be appointed to fill her position.

Secretary Susan Strain, gave members updated pages for their Town of Verona Code Books. She also spoke about an on-line course "Zoning Board of Appeals Overview" and upcoming training: NYS Tug Hill Commission 33rd Annual Local Government Conference that is being held on May 2, 2024 at Turning Stone Conference Center.

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 8:25 pm on a motion made by Julie Netzband and seconded by Harold Weismantle. All members present voted - All Ayes, No Nos. Motion passed.

APPROVAL OF MINUTES:

Chairman: Henry Gerwig

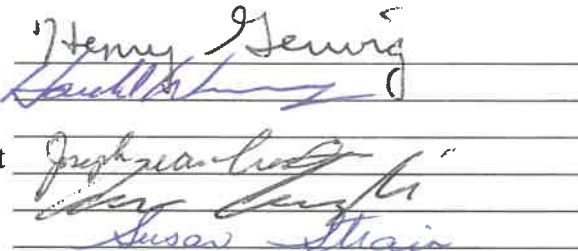
Board Member: Harold Weismantle

Board Member: Nelson Dodge

Board Member: Joseph VanLieshout

Board Member: Carmen Compoli

Secretary: Susan Strain

The block contains five handwritten signatures in blue ink, each written over a horizontal line. From top to bottom, the signatures are: Henry Gerwig, Harold Weismantle, Joseph VanLieshout, Carmen Compoli, and Susan Strain.