

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

RECEIVED JUL 15 2025 *K*

The June 9, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:00 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Nelson Dodge, Carmen Compoli and Joseph VanLieshout. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag. Absent was Harold Weismantle.

The May 12, 2025 meeting minutes were approved as written with a motion made by Joseph VanLieshout and seconded by Nelson Dodge. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

Stephen Baker, 5314 Hill Road, is looking for a 15' side yard variance to build a 40'x50' pole barn 10' from the property line and a 50' front yard variance to put the pole barn closer to the road than the front line of the home. There is already a driveway there and he would like to place the pole barn at the end of the driveway turnaround. A motion was made by Joseph VanLieshout to hold a public hearing on Monday, July 14, 2025 at 7:15 pm, for a 15' front yard variance on the south west side and a 50' front yard variance on the west side of his property. Motion was seconded by Carmen Campoli. All members present voted – All Ayes, No Nos. Motion passed.

Taylor Leonesio, 4838 Beacon Light Road, was looking for information about tearing down his current garage and building a new 16'x26' garage with utilities in the same footprint. Mr. Leonesio was told to see Dan Maciag, the codes officer to see if he will need any variances.

Ronald and Kathy VanDyke, 2455 Oneida Street, Verona Beach, just purchased 2445 Oneida Street, the property next to theirs. They would like to erect fencing on the new property. They would like to be able to erect a 6' privacy fence on the west and north sides of the parcel and a 4' picket fence on the front, south side to match what is on the parcel that they live on. Nelson Dodge made a motion, that once they have

a completed survey, they will be allowed to erect a 4' high see through picket fence 2' from the front yard lot line, then a 4' high picket fence on the side yard 2' from the property line to the front line of the adjacent house. Then a 6' privacy fence on the side to the back and 6' high across the back, 2 feet from the property line. Motion was seconded by Carmen Compoli. All members present voted. All Ayes, No Nos. Motion passed.

McKenna Campeau, 6150 Greenway Lowell Road, is looking to set up a small, self-serve farm stand to sell local, homegrown and homemade products such as eggs, seasonal produce, flower bouquets and baked goods. She is current obtaining her New York State Cottage Food License. The stand that they will be building will be small and have doors to reach in but not walk in. It was determined that the stand will not need a permit due to its small size and movability.

Al Yager, representing CDS Housing, a development company that builds workforce housing, gave a presentation on plans for a development that includes 4 housing units with 8 apartments in each unit, a 3 story multifamily commercial building which will have apartments in the upper floors and a community center, gym, building offices and a daycare center on the bottom floor. There would be room for other businesses to build on the property. The property is located at 5121 State Route 365. Workforce housing is for people whose incomes are too high for traditional affordable housing programs but not high enough to afford market-rate housing. A motion was made by Nelson Dodge to send Mr. Yager to the Planning Board for a Site Plan. Motion was seconded by Carmen Compoli. All members present voted. All Ayes, No Nos. Motion passed.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

The public hearing for an 11' side yard variance for John Rehm, 6340 Dunbarton Road, Durhamville, was opened at 7:18 pm on June 9, 2025 on a motion made by Joseph VanLieshout and seconded by Carmen Compoli. Mr. Rehm is looking to build a 25'x40' pole barn 14 feet from the property line. The public was invited to speak. Mr. Aichner, who owns property next to Mr. Rehm was looking to see which parcel Mr. Rehm was planning to build on and has no issues with the plan. There was no one present to speak against the variance. The public hearing was closed at 7:21 pm on a motion made by Nelson Dodge and seconded by Joseph VanLieshout. A motion was made by Carmen Compoli and seconded by Nelson Dodge to grant John Rehm an 11' side yard variance on the southwest side of his property. All members present voted. All Ayes, No Nos. Motion passed.

PUBLIC HEARING 2:

The public hearing scheduled for John and Genevieve Sgarlata for 7:30 pm was cancelled by Mr. & Mrs. Sgarlata.

PUBLIC HEARING 3:

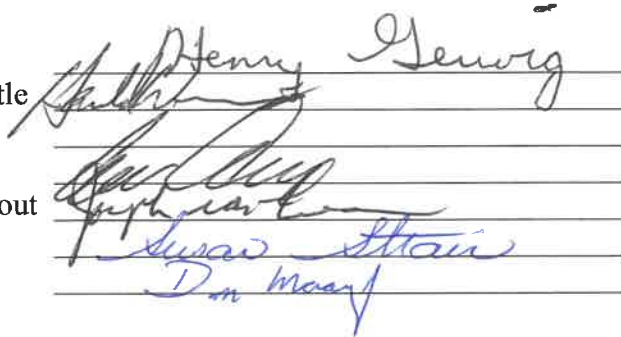
The public hearing for a 25' front yard variance for Brandon Muttillio, 5226 Ostrander Road, Verona was opened at 7:50 pm on June 9, 2025 on a motion made by Carmen Compoli and seconded by Joseph VanLieshout. Mr. Muttillio is looking to build a 32'x52' pole barn 50' from the edge of the front yard right of way. The public was invited to speak. There was no one present to speak either for or against the variance. The public hearing was closed at 7:55 pm on a motion made by Carmen Compoli and seconded by Nelson Dodge. A motion was made by Nelson Dodge and seconded by Joseph VanLieshout to grant Mr. Muttillio a 25' front yard variance on the northeast side of his property. All members present voted. All Ayes, No Nos. Motion passed.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:26 pm on a motion made by Joseph VanLieshout 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: Susan Strain
Codes Officer: Daniel Maciag



Handwritten signatures of the board members and codes officer, corresponding to the list on the left. The signatures are written in blue ink on lined paper. From top to bottom, the signatures are: Henry Gerwig, Harold Weismantle, Nelson Dodge, Carmen Compoli, Joseph VanLieshout, Susan Strain, and Daniel Maciag.

