

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

The November 10th, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:07 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Carmen Compoli, Joseph VanLieshout, Harry Weismantle and Nelson Dodge. Also present were Secretary Lauren Harris and Codes Officer Daniel Maciag.

The October 15th, 2025 meeting minutes were approved as written with a motion made by Joseph VanLieshout 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 10th, 2025 for a site plan review. – **Mr. Felker did not attend this meeting. He claims that he was misinformed on the date of the ZBA meeting.**

NEW BUSINESS:

Mr. Ryan O'Mara attended the ZBA meeting on behalf of his parents Paul and Cynthia O'Mara of 6697 Lakeshore Road North, Verona NY 13478. Mr. & Mrs. Paul O'Mara are requesting a 4' side yard variance between their lot and the neighboring lot owned by Joanne G. Larson. The O'Mara's are requesting a 6' setback instead of a 10' setback for new construction of a home. Ms. Larson wrote a letter stating that she does not have any objections to this request. The square footage of pre-existing house is 1200sqft, they plan on demoing the home because the foundation cannot support a new structure. The new house will be 2 stories, 2400 sqft in total with a garage in the front. A motion was made by Joseph VanLieshout for a public hearing on December 8th, 2025 @ 7:15pm. The motion was seconded by Nelson Dodge. All Ayes, No Nos.

Call In's:

NONE

PUBLIC HEARING I:

The public hearing for Mr. Cory Willson at 6541 Blackmans Corners Road, Verona NY 13478 was opened at 7:23pm on November 10th, 2025 on a motion made by Harry Weismantle and seconded by Carmen Compoli. The hearing is for a reduction in road frontage to 110' and selling the remaining 130' of road frontage to his father. There was no one in the public that spoke for or against the variance. The public hearing was closed at 7:24pm on a motion made by Harry Weismantle and seconded by Joseph VanLieshout. A motion was made by Nelson Dodge to grant the reduction in road frontage to 110' and selling the remaining 130' of road frontage to his father. Motion was seconded by Carmen Compoli. All present members voted. All Ayes, No Nos. **Motion Passed.**

PUBLIC HEARING II:

The public hearing for Joe & Ellen Simpson at 6554 Blackmans Corners Road, Durhamville NY, for a 9' variance for a pre-existing 16' x 40' garage from the neighboring property line was opened at 7:31pm on November 10th, 2025 on a motion made by Joseph VanLieshout. Motion was seconded by Carmen Compoli. Joe and Ellen Simpson are requesting a 9' variance to keep their pre-existing garage in the original location that it currently sits. The garage has been in place since April 2016. The public was invited to speak. Mr. Jerry Zimmerman, the neighboring property owner, spoke against the variance. Mr. Zimmerman had a complaint that no permit was issued before the building was set in place and claims that Mr. Simpson hit the survey pin when trenching the ditch and was unaware of where the property line was located. Nelson Dodge stated for the record that both parties put forth detailed information and were able to see and hear each other's sides. Joseph VanLieshout questioned Mr. Zimmerman why he waited until now to file a complaint about the location of the garage and Jerry stated that he in fact did not know where the property line was at the time but has since had a new survey done. Mr. Zimmerman also stated that he does not actually care about the garage and where it is located, and he then continued with calling Mr. Simpson profane names. The public hearing was closed at 7:45pm on a motion made by Carmen Compoli and seconded by Joseph VanLieshout. A motion was made by Carmen Compoli to grant the 9' variance to Mr. & Mrs. Simpson. Motion was seconded by Joseph VanLieshout. All present members voted accept for one. Harry Weismantle resigned from the vote. All Ayes, No Nos. **Motion Passed.**

PUBLIC HEARING III:

The public hearing for Mr. David Brzuszkiewicz at 5742 Tilden Hill Road, Verona NY, 13478 for a 4' height variance for a pre-existing fence along the backside of the property. A section of the fence is 10' in height opened at 7:58pm on November 10th, 2025 on a motion made by Harry

Weismantle. Motion was seconded by Joseph VanLieshout. . Mr. Brzuszkiewicz is looking to be within compliance with the Town of Verona codes by obtaining the variance. The public was invited to speak. Keith Peavey came to speak on behalf of the fence and stated that the fence is new and just recently got put up over the summer. Mr. Peavey wants to make sure that Mr. Brzuszkiewicz does not make the fence any longer than what is already there. Mr. Peavey states that his sap house out back of Mr. Brzuszkiewicz house is agricultural and not a commercial production plant. Mr. Peavey states that if David is to add onto the pre-existing fence then he has a problem because he wants people to be able to see his sap house from the road. Mr. Peavey then claimed that Chapter 136 Section 2 Paragraph B. of the Verona Codes book talks about residential area and said that the board does not have the right to give a variance. *The direct quote from the section states; "Side and rear yards. No fence or wall shall exceed six feet in height within required side and/or rear yards. Height exceptions may be granted by the Zoning Board in nonresidential districts where need for a higher fence is demonstrated for security and public protection."* He then reads the code aloud and asked what public protection is needed here. Dan Maciag the Code Enforcement officer then stated that David has the right to protection from a bunch of people out back when he has children in the yard and asked Mr. Peavey how he would like to have a whole bunch of people out back of his yard. Mr. Peavey responded that he has the right to build on his land. Dan then asked "And you got a permit?" Mr. Peavey responded "I did". Dan asked "Then what is the problem?" Mr. Peavey stated that David did not receive a permit before building his fence or the height of the fence prior to putting it up. Mr. Peavey also stated "you didn't look the other way for this but you did look the other way for us." Dan asked what he meant by "I looked the other way for you?" Mr. Peavey said that he and Neil asked if they could start building a lean to off the sap house before filing for a permit and Dan said that should be fine and it wasn't a problem. Dan said "NO that is not true, you started building without a permit" and that's why he told them to stop construction. The board redirected the conversation back to the matter at hand, Mr. Brzuszkiewicz's variance. The board asked David to clarify how many feet he needed for his variance. David stated that there is about 60' of fence already up and he has a two panels remaining to put in place. The variance is for 80' of fence with a 4' height variance. The public hearing was closed at 8:18pm on a motion made by Joseph VanLieshout. The motion was seconded by Harry Weismantle. A motion was made by Harry Weismantle to grant the variance for 80' of fence with a 4' height variance. The motion was seconded by Carmen Compoli. All present members voted. All Ayes, No Nos. **Motion Passed.**

PUBLIC ATTENDEES:

Keith Peavey –Regarding Neighbors Variance
Ellen and Joe Simpson – Variance/ Public Hearing
Ryan O'Mara – Variance
Cory Willson – Variance/ Public Hearing
Ricco Torres – Public Meeting
Jerry Zimmerman – Public Meeting
David Brzuszkiewicz – Public Hearing

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:24pm on a motion made by Joseph VanLieshout. Motion was seconded by Harry 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: Carmen Compoli
Board Member: Joseph VanLieshout
Secretary: Lauren Harris
Codes Officer: Daniel Maciag

Henry Gerwig

Nelson Dodge

Harold Weismantle

Joseph VanLieshout

Lauren Harris

Daniel Maciag
