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

The January 8, 2024 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:03 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Julie Netzband, Joseph VanLieshout, Harold Weismantle and alternate, Carmen Compoli. Absent was Nelson Dodge. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag. Former members, Patrick Barker and Russel Walker were in attendance to follow through on public hearings that were scheduled for this meeting.

The December 11, 2023 meeting minutes were approved as written with a motion made by Julie Netzband and seconded by Harold Weismantle. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

None at this time.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

The public hearing for Greg Dodge of G&M Development, 5959 Tilden Hill Road, for a special permit to build a 4-unit apartment building on property owned by G&M Development at 5553 West Main Street was opened at 7:16 pm on January 8, 2024, on a motion made by Julie Netzband and seconded by Harold Weismantle. The public was invited to speak. There was no one there to speak either for or against the special permit. The public hearing was closed at 7:18 pm on a motion made by Harold Weismantle and seconded by Julie Netzband. A motion was made by Julie Netzband to grant a special permit for Mr. Dodge for a 4-unit apartment building 5553 West Main Street and seconded by Harold Weismantle. Also noted that this approval is only for this building, any future buildings will require an additional special permit. All members present voted – All Ayes, No Nos. Motion passed.

PUBLIC HEARING 2:

The public hearing 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, was opened at 7:30 pm on January 8, 2024, on a motion made by Harold Weismantle and seconded by Carmen Compoli. The public was invited to speak. There were four property owners in attendance regarding this public hearing; Patricia MacCasland, owner of 5089 NYS Route 365; Philip Marmelstein, owner of 5121 NYS Route 365; and Wayne and Connie Warner, owners of 5071 NYS 365. Two property owners have sent letters to the ZBA to express their concerns on this project; Christine Murphy and Connie Sobczyk, owners of 5066 NYS Route 365; that were read aloud at the hearing. Ms. Murphy and Ms. Sobczyk are both against the approval of a permit. Ms. Murphy feels that a Dollar General will be a detriment to the community due to additional road maintenance, toxic waste disposals, increased traffic, increased noise and increased crime. Ms. Sobczyk is concerned about stormwater runoff from the parking lot and what that it will do to her farmland, increased traffic, increased crime, erosion of community identity and the possible de incentivization for more lucrative and better paying opportunities along this large corridor's potential. Of those in attendance, the biggest concern is traffic in the area. Ms. MacCasland asked if something could be done to slow the traffic in that area, possibly a turning lane or traffic light. Mr. Warner asked if this an allowed use as it is already zoned commercial; Chairman Gerwig stated that yes it is an allowed use in that zone. Mr. Warner noted that the speed limit in that area is 55 mph but there is very poorly marked signage creating an area where some people are traveling at 55 and others much slower. Mr. Carson stated that the company will need to obtain permits from the department of transportation to get access for their parking lot onto a state highway. Mr. Marmelstein inquired about the size of the parcel; Mr. Styles stated that it is 3.65 acres. There are two parcels under contract that will be merged together. The DG Market would be approximately 12,000 square feet with a small-scale grocery line. There is a retention pond in the proposed building plans to mitigate water runoff problems. The public hearing was closed at 8:08 pm on a motion made by Julie Netzband and seconded by Harold Weismantle. Julie Netzband made a motion to table a decision on this matter to give time for the ZBA to due further research and speak with the town attorney; motion was seconded by Joseph VanLieshout. All members present voted – All Ayes, No Nos. Motion passed.

PUBLIC HEARING 3:

The public hearing for Richard Kristan, representing TDR Properties, LLC, 10 Castle Street, Oneida, for a special permit to convert an old church into 6 1-bedroom apartments at 5058 Route 31. The public hearing was opened at 8:16 pm on January 8, 2024, on a motion made by Julie Netzband and seconded by Harold Weismantle. The public was invited to speak. There was no one there to speak either for or against the special permit; one neighbor was in attendance to learn what was being planned. Mr. Kristan stated that the building will have a sprinkler system rather than firewall and there will be a shared laundry area. Harold Weismantle questioned about future building on the site. Mr. Kristan stated that there is 461 feet of road frontage so there is room for more building but there are no plans at this time. The public hearing was closed at 8:34 pm on a motion made by Harold Weismantle and seconded by Joseph VanLieshout. A motion was made by Julie Netzband to grant a special permit for TDR Properties to convert a building into 6 1-unit

apartments at 5058 NYS Route 31 and seconded by Carmen Compoli. All members present voted - All Ayes, No Nos. Motion passed.

ADJOURNMENT:

The meeting of the Zoning Board of Appeals was adjourned at 8:35 pm on a motion made by Julie Netzband and seconded by Joseph VanLieshout. All members present voted - All Ayes, No Nos. Motion passed.

APPROVAL OF MINUTES:

Chairman: Henry Gerwig

Board Member: Julie Netzband

Board Member: Harold Weismantle

Board Member: Nelson Dodge

Board Member: Joseph VanLieshout

Alternate: Carmen Compoli

Secretary: Susan Strain

Henry A. Gerwig Sr.
Julie Netzband
Harold Weismantle
Nelson Dodge
Joseph VanLieshout
Carmen Compoli
Susan Strain

TOWN OF VERONA

COUNTY OF ONEIDA, NEW YORK

**Town of Verona
Zoning Board of Appeals
Notice of Decision #03-2024**

The public hearing 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, was opened at 7:30 pm on January 8, 2024, on a motion made by Harold Weismantle and seconded by Carmen Compoli. The public was invited to speak. There were four property owners in attendance regarding this public hearing; Patricia MacCasland, owner of 5089 NYS Route 365; Philip Marmelstein, owner of 5121 NYS Route 365; and Wayne and Connie Warner, owners of 5071 NYS 365. Two property owners have sent letters to the ZBA to express their concerns on this project; Christine Murphy and Connie Sobczyk, owners of 5066 NYS Route 365; that were read aloud at the hearing. Ms. Murphy and Ms. Sobczyk are both against the approval of a permit. Ms. Murphy feels that a Dollar General will be a detriment to the community due to additional road maintenance, toxic waste disposals, increased traffic, increased noise and increased crime. Ms. Sobczyk is concerned about stormwater runoff from the parking lot and what that it will do to her farmland, increased traffic, increased crime, erosion of community identity and the possible de incentivization for more lucrative and better paying opportunities along this large corridor's potential. Of those in attendance, the biggest concern is traffic in the area. Ms. MacCasland asked if something could be done to slow the traffic in that area, possibly a turning lane or traffic light. Mr. Warner asked if this an allowed use as it is already zoned commercial; Chairman Gerwig stated that yes it is an allowed use in that zone. Mr. Warner noted that the speed limit in that area is 55 mph but there is very poorly marked signage creating an area where some people are traveling at 55 and others much slower. Mr. Carson stated that the company will need to obtain permits from the department of transportation to get access for their parking lot onto a state highway. Mr. Marmelstein inquired about the size of the parcel; Mr. Styles stated that it is 3.65 acres. There are two parcels under contract that will be merged together. The DG Market would be approximately 12,000 square feet with a small-scale grocery line. There is a retention pond in the proposed building plans to mitigate water runoff problems. The public hearing was closed at 8:08 pm on a motion made by Julie Netzband and seconded by Harold Weismantle. Julie Netzband made a motion to table a decision on this matter to give time for the ZBA to due further research and speak with the town attorney; motion was seconded by Joseph VanLieshout. All members present voted – All Ayes, No Nos. Motion passed.

At the February 12, 2024 meeting of the ZBA: 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.

Henry Gerwig
ZBA Chairman

