

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

RECEIVED AUG 12 2025

The July 14, 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, Harold Weismantle, Carmen Compoli and Joseph VanLieshout. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag. Absent was Nelson Dodge.

The June 9, 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. Dan Maciag, codes officer, printed out information from the codes book regarding fences and screening devices to help clarify the regulations. Information regarding this subject is in two different places in the codes book. There is information in "chapter 136" and also in "supplemental regulations".

NEW BUSINESS:

Robert Knittle, 5660 Tilden Hill Road, would like to build a garage 15' from his north west property line. There are currently two sheds on the property where he is planning to place the 26'x36' garage. A motion was made by Carmen Compoli to hold a public hearing on Monday, August 11, 2025 at 7:15 pm, for a 15' side yard variance on the north west side for Mr. Knittle to build a garage on his property. Motion was seconded by Joseph VanLieshout. All members present voted – All Ayes, No Nos. Motion passed.

Mr. Cory Willson, 6541 Blackmans Corners Road has gone to the Planning Board for a subdivision of his property. Mr. Pete Kaido, planning board chairman, came into the meeting along with Mr. Willson to question about a variance for the amount of road frontage on the split parcel. The parcel in question contains over 30 acres of land but only has 240 feet of road frontage. When Mr. Willson has the subdivision drawn up and is ready to move forward, a joint public hearing will be planned with the planning and zoning boards.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

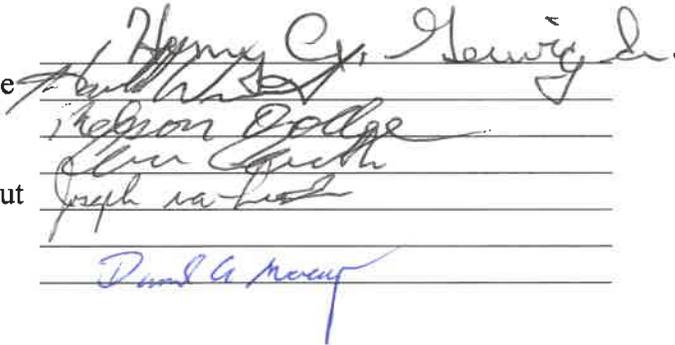
The public hearing for a 15' side yard variance and a 50' front yard variance for Mr. Stephen Baker to build a pole barn on his property was opened at 7:15 pm on July 14, 2025 on a motion made by Harold Weismantle. Motion was seconded by Carmen Compoli. Mr. Baker would like to place the pole barn in the requested location due to concerns with his septic system and his driveway if he were to place it further from the property lines. The public was invited to speak. Mr. Philip Marmelstein, owner of the neighboring parcel was in attendance and had no issues with the requested variance. There was no one in attendance to speak against granting the variance. The public hearing was closed at 7:18 pm on a motion made by Harold Weismantle and seconded by Joseph VanLieshout. A motion was made by Carmen Compoli and seconded by Joseph VanLieshout to grant a 15' side yard variance and a 50' front yard variance to Mr. Baker to build a pole barn. All members present voted. All Ayes, No Nos. Motion passed.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 7:55 pm on a motion made by Harold Weismantle and seconded by Joseph VanLieshout. 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


Henry Gerwig
Harold Weismantle
Nelson Dodge
Carmen Compoli
Joseph VanLieshout
Susan Strain
Daniel Maciag