

RECEIVED MAY 14 2025

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

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

The March 10, 2025 meeting minutes were approved with one correction with a motion made by Joseph Vanlieshout and seconded by Harold Weismantle. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

Ben Weltin, owner of property on Stoney Creek Road has requested information via email about locating a train car on his property. The members discussed this issue and would like to be able to speak with Mr. Weltin in person about his future plans. In his emails, he states that he is planning to use the train car for storage. There are several concerns about a storage unit on property where the owner does not live. Secretary Susan Strain will email Mr. Weltin to let him know that he must attend a meeting in person to have his request be considered.

NEW BUSINESS:

The town of Verona has approved a new Employee Handbook. All members had signed the last page of the handbook indicating that they have received it.

Patrick Gerwig, owner of 3986 Wood Creek Road, representing Wood Creek Hollow Farms LLC, requested a Special Use Permit for Outdoor and Indoor Entertainment to have: a haunted walk attraction, a pumpkin patch, fall festivals, and movie nights. It will be a seasonal operation with special nights throughout the year. A motion was made by Joseph VanLieshout to hold a public hearing on May 10, 2025 at 7:15 pm for Mr. Gerwig to have a Special Use Permit for Outdoor and Indoor Entertainment. Motion was seconded by Carmen Compoli. All members present voted – All Ayes, No Nos. Motion passed.

Richard Brandt, owner of 6762 Forest Avenue, would like to place a 12x20 shed eight foot from the north property line. The shed would be 10' from the property line

between him and his neighbor's property on the south side. The north side of the property borders Fourth Avenue, which is a grassy right of way rather than a paved road. A motion was made by Carmen Compoli to hold a public hearing on May 10, 2025 at 7:30 pm for a 2-foot variance on the north side yard for Mr. Brandt to build a 12x20' shed 8 feet from the property line. Motion was seconded by Nelson Dodge. All members present voted – All Ayes No Nos. Motion passed.

William Milbach and Brian Milbach, 5461 Main Street, Durhamville, requested a Special Home Occupation Permit for a small engine repair service to be allowed in a 30x60 barn located on the property. There is a new gravel driveway at the location. They plan to place a small business sign onto the building. All machines and parts will be stored inside of the building. A motion was made by Harold Weismantle to hold a public hearing on May 10, 2025 at 7:45 for a Special Home Occupation permit for Mr. Milbach to have a small engine repair shop. Motion was seconded by Joseph VanLieshout. All members present voted – All Ayes, No Nos. Motion passed.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

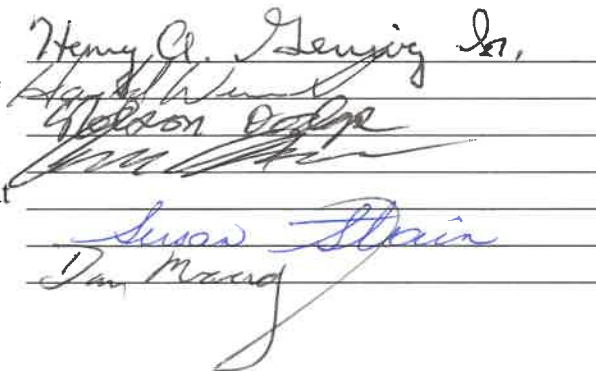
None at this time.

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:52 pm on a motion made by Joseph VanLieshout and seconded by Nelson Dodge. 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

The block contains six handwritten signatures, each written over a horizontal line. From top to bottom, the signatures are: Henry Gerwig, Jr., Harold Weismantle, Nelson Dodge, Carmen Compoli, Susan Strain, and Daniel Maciag. The signatures are written in blue ink.