

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

The January 13th, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:05 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Carmen Compoli, and Nelson Dodge, Joseph VanLieshout and Harry Weismantle. Also present were Secretary Lauren Harris and Codes Officer Daniel Maciag.

The December 8th, 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:

Mr. Andrew Felker had Mr. James Betro come to the January ZBA meeting on his behalf. Mr. Felker who has interest of purchasing a parcel on 365 that is zoned as commercial neighborhood service. Mr. Betro presented a new drawing, showing the back parking lot being eliminated. Mr. Betro questioned what Mr. Felker needed to do to move forward and obtain a variance with a special use permit. The contract is being based on approval from the ZBA Board. The board advised Mr. Betro that Mr. Felker is to return to the February ZBA meeting to present the new drawing and they cannot move forward until Mr. Felker makes a final decision on what drawing he is going to proceed with.

NEW BUSINESS:

Mr. Scott Hammonds appeared at the January 12th ZBA meeting to present his usage plans for a building he is planning on renting at 5221 Hill Road, Verona NY. The building will be used for storing marijuana with the possibility of drying, processing and growing as well. Mr. Hammonds went into great depth on the security that would be put in place of this facility. The ZBA Board sent Mr. Hammonds to the planning board to present to them and have them make the decision because it falls under their jurisdiction.

Codes Enforcement Officer, Daniel Maciag brought up Mr. Neil Collins' lights that he had installed on his sugar house on Tilden Hill Road. Dan stated his concerns about the lights and how they do not meet the codes per Article 262 Section 55 – Supplemental Regulations. It was also brought to the board's attention on how Mr. Collins did not receive a building permit for said lights.

Call In's:

Jim Tuthill- Inquiring about building a garage on his property.

PUBLIC HEARING I:

The public hearing for Ms. Rose Reilly of 2321 Oneida Street, Verona Beach NY opened at 7:20pm on January 12th, 2025 on a motion made by Joseph VanLieshout. The motion was seconded by Carmen Compoli. Ms. Reilly is requesting a variance for a new construction of a 6' x 14', low-profile front deck with a single step at an existing single-family residence. Ms. Reilly is requesting a 7ft 7in setback. Joseph VanLieshout made a motion to close the public hearing at 7:26pm. The motion was seconded by Harold Weismantle. A motion was made by Carmen Compoli to grant the 7ft 7in setback variance, seconded by Nelson Dodge. All Ayes, No Nos. **Motion Passed.**

PUBLIC ATTENDEES:

- Scott Hammonds – Letter of Occupancy
- Kelley McLaughlin- Public Hearing
- Ray Romanus- Public Hearing
- Rose Reilly- Public Hearing
- James Betro -- Representing Andrew Felker to obtain information on the process to move forward

ADJOURNMENT:

The meeting of the Zoning board of Appeals was adjourned at 8:27pm on a motion made by Joseph VanLieshout. Motion was seconded by Harold 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

Handwritten signatures of the following individuals over horizontal lines:

- Henry Gerwig
- Harold Weismantle
- Nelson Dodge
- Carmen Compoli
- Joseph VanLieshout
- Lauren Harris
- Daniel Maciag