

RECEIVED FEB 12 2025

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

The January 13, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:08 pm by Chairman Henry Gerwig, with the Pledge of Allegiance to the Flag. Members present were: Chairman Henry Gerwig, Nelson Dodge, Carmen Compoli, Harold Weismantle and Joseph VanLieshout. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag.

The December 9, 2024 meeting minutes were approved as written with a motion made by Nelson Dodge and seconded by Joseph VanLieshout. All members present voted - All Ayes, No Nos. Motion passed.

OLD BUSINESS:

None at this time.

NEW BUSINESS:

Kylie Kellum, 5730 East Main Street, Verona, is looking for a 12 foot front yard variance to build a beauty salon and garage. Ms. Kellum received a Home Occupation Permit for a salon from the ZBA at the November 13, 2024 meeting. A motion was made by Nelson Dodge to hold a public hearing on Monday, February 10, 2025 at 7:15 pm, for a 12 foot front yard variance on the north west side of her property. Motion was seconded by Carmen Campoli. All members present voted – All Ayes, No Nos. Motion passed.

Ed Arcuri came in with engineer Mark Domenico looking for information on building a home at 6266 Lakeshore Road South in Verona Beach. On that parcel there are currently a restaurant, garage and apartment. There is a forced sewer main that runs through the parcel. To work around the forced main, he would need substantial variances for the location that he would like to site the home. If he decides to build, he will need to reconsider where he would like to site the house.

PUBLIC CONCERNS:

None at this time.

PUBLIC HEARING 1:

The public hearing for a special permit for Outdoor and Indoor Recreation (Participant and Spectator) for Mr. Kenneth Brewer was opened at 7:20 pm on January 13, 2025 on a motion made by Joseph VanLieshout. Motion was seconded by Carmen Compoli. Mr. Brewer is looking to build an event center and brewery on his property. Mr. Brewer currently offers camping, hiking and bicycle racing and has been expanding his offerings over the past few years. The public was invited to speak. Kevin and Allison Stilwell, neighbors of Mr. Brewer, were there in favor of granting the permit. The public hearing was closed at 7:22 pm on a motion made by Carmen Compoli and seconded by Joseph VanLieshout. A motion was made by Joseph VanLieshout to grant a special permit to Mr. Kenneth Brewer for Outdoor and Indoor Recreation (Participant and Spectator). Motion was 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 8:00 pm on a motion made by Nelson Dodge 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

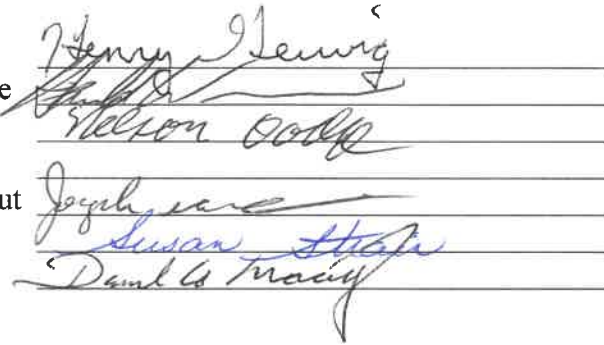
Board Member: Nelson Dodge

Board Member: Carmen Compoli

Board Member: Joseph VanLieshout

Secretary: Susan Strain

Codes Officer: Daniel Maciag

The block contains handwritten signatures for each of the seven roles listed on the left. The signatures are written in blue ink on horizontal lines. From top to bottom, they are: Henry Gerwig, Harold Weismantle, Nelson Dodge, Joseph VanLieshout, Susan Strain, and Daniel Maciag. The signature for Carmen Compoli is not present.