



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

The March 10, 2025 meeting of the Town of Verona Zoning Board of Appeals was called to order at 7:05 pm by Harold Weismantle, with the Pledge of Allegiance to the Flag. Members present were: Harold Weismantle, Nelson Dodge and Joseph VanLieshout. Also present were Secretary Susan Strain and Codes Officer Daniel Maciag. Absent was Chairman Henry Gerwig and Carmen Compoli.

The February 10, 2025 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:**

The upcoming Tug Hill Conference was discussed. Secretary Susan Strain will check on the status of the tickets for this event.

**NEW BUSINESS:**

Benjamin Weltin, owner of property on Stoney Creek Road, has requested information via email about locating a train car on his property. There is currently a train car on the property that has been there for several years. The members discussed this and would like to be able to speak with Mr. Weltin to be able to determine more about the proposed use of the train car and what his future plans are. Secretary Susan Strain will email Mr. Weltin back to invite him to attend one of our meetings.

**PUBLIC CONCERNS:**

None at this time.

**PUBLIC HEARING 1:**

The public hearing for Rick and Mary Minoski, was opened at 7:15 pm on March 10, 2025 on a motion made by Joseph VanLieshout and seconded by Nelson Dodge. The hearing is for a 1-foot variance on both the north and south side yards of their property located at 6397 Lakeshore Road South to tear down and replace a home. The new

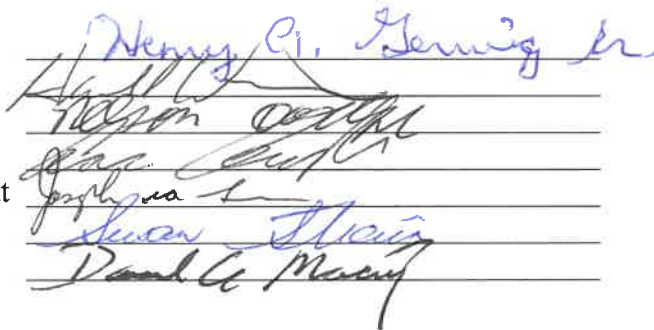
home will be 30' wide with a 1-foot overhang on each side, making it 32' overall. There was no one present to speak either for or against the variance. The new house will be centered on the lot and will be more than 60 feet from the shore. The public hearing was closed at 7:25 pm on a motion was made by Joseph VanLieshout and seconded by Nelson Dodge. A motion was made by Nelson Dodge to grant a 1-foot variance on both the north and south side yards of the Minoski property to build a new home with an overhang. Motion was seconded by Joseph VanLieshout. All members present voted. All Ayes, No Nos. Motion passed.

#### **ADJOURNMENT:**

The meeting of the Zoning board of Appeals was adjourned at 7:31 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 five handwritten signatures in blue ink, each written over a horizontal line. From top to bottom, the signatures are: Henry Gerwig, Harold Weismantle, Nelson Dodge, Carmen Compoli, and Joseph VanLieshout. The signature for Susan Strain is not present, and the signature for Daniel Maciag is partially visible at the bottom.