

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
NOVEMBER 5, 2024**

Present:	Zach Kowasz	Chairperson
	Bethany Zerbe	Member
	Meggan Quartz	Member
	Joe Rebisz	Member
	George Smith	Alternate
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO
Absent:	John Czyryca	Member

Chairperson, Zach Kowasz called the meeting to order at 6:30 pm and led in the Pledge of Allegiance. George Smith was appointed by Zach Kowasz to fill in as a voting member in place of John Czyryca.

MINUTES

Meggan Quartz made a motion to amend the minutes from August 6, 2024 to add the words “no more than” in the following sentence: “Meggan Quartz made a motion to grant the variance with the conditions that the location of the sign stays the same and the sign cannot be changed or replaced and must not be on/lit “no more than” two hours after dusk.” George Smith seconded the motion and it was carried with the following vote:

Ayes	5 (Quartz, Smith, Kowasz, Zerbe, Rebisz)
Nays	0
Abstain	0

PRELIMINARY REVIEW - VARIANCE FOR 3800 EUCLID AVE.

An application for a variance was submitted by James Harrington Jr. of 3800 Euclid Ave. for an addition which would require a reduction in side yard setback from the required 5’ to 3’. The map provided by the applicant indicates 5800 as the address, but it was confirmed that the location is 3800 Euclid.

The addition is not extending further than the house already is to the property line. One concern raised is if the proposed addition will restrict any neighbors’ view of the lake. The Village Clerk informed the ZBA that she had confirmed with the applicant that he had already spoken to the neighbors in the area and he did not hear any negative feedback. The applicant is aware that he will need to officially notify all those within 200 feet of the property.

Don Roberts added that the addition is for one story and will not exceed the regulation on height, but the board should consider language on limiting the addition to one story and/or a

not-to-exceed height so that neighbors' views are not restricted. Zach Kowasz mentioned that the 7' distance should remain on the other side of the property in case access is ever needed by emergency vehicles. Meggan Quartz mentioned that she will be unable to attend the next meeting but has no objections to the application.

Bethany Zerbe made a motion to refer the application to the Wyoming County Planning Board which was seconded by Joe Rebisz and carried with the following vote.

Ayes	5 (Zerbe, Rebisz, Quartz, Smith, Kowasz)
Nays	0
Abstain	0

Meggan Quartz made a motion to schedule a public hearing regarding the application for a variance at 3800 Euclid Ave. This motion was seconded by Joe Rebisz and carried with the following vote:

Ayes	5 (Quartz, Rebisz, Zerbe, Smith, Kowasz)
Nays	0
Abstain	0

OTHER BUSINESS

Don Roberts spoke about the solar project that was approved a couple of years ago at property owned by Gullo's (SMG Development). The application that was submitted was intended to be solely in the Village of Perry but this may end up requiring a variance from the Town and Village of Perry due to the distance of the project to the municipal line. This is dependent upon the findings with the survey and the municipal lot line.

At 7:20 pm, Joe Rebisz made a motion to adjourn the meeting which was carried.

Respectfully submitted,
Christina Slusser,
Village Clerk/Zoning Secretary