

**NOTICE OF PUBLIC HEARING  
AREA VARIANCE**

**PLEASE TAKE NOTICE** that pursuant to Section 490-78 of the Zoning Law, the Village of Perry Zoning Board of Appeals will hold a public hearing on Tuesday, May 5, 2026, at 6:45 PM in the Village Hall, 46 North Main Street, Perry, New York, to consider the following:

Application was made by 55 Main Street (Perry) LLC, for interior renovations and building system upgrades for the property located at 55-57 South Main Street in Perry, identified by tax map #100.7-7-27.

The applicant is seeking 2 area variances pursuant to Section 490-15 of the Zoning Law and 490 Attachment 2, Note 3.

1. Variance request for reduction in the front facing commercial space in a C-1 district from the required 60% to 51%
2. Variance request for minimum square footage of living space for a residential unit on the first floor in the C-1 district from the required 700 square feet to 645 square feet

Persons wishing to offer comments for or against the proposal may attend the public hearing or submit written comments to the Zoning Board of Appeals c/o Village of Perry, 46 North Main Street, Perry, NY, 14530.

Dated: April 9, 2026

By Order of the Zoning Board of Appeals  
Zach Kowasz, Chairperson