

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
MAY 6, 2025**

Present:	Bethany Zerbe	Member
	Joe Rebisz	Member
	George Smith	Member
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO
Also Present:	Darlene LaGeorgia	Applicant
	Nick Ventura	Applicant
	Joseph LaGeorgia	Village Resident
Absent:	Zach Kowasz	Chairperson
	Meggan Quartz	Member
	Tim Hatch	Alternate

In the absence of chairperson, Zach Kowasz, Bethany Zerbe called the annual organizational meeting to order at 6:30 pm and led in the Pledge of Allegiance.

NEW APPOINTMENTS

On 4/21/2025, George Smith was reappointed as an alternate and Tim Hatch was newly appointed as an alternate. On 5/5/2025, the Board of Trustees accepted the resignation of John Czyryca. Following that, George Smith, formerly an alternate, was appointed as a member of the ZBA to fill the unexpired term through 4/6/2026.

MINUTES

Joe Rebisz made a motion to approve the minutes for January 7, 2025 which was seconded by George Smith and carried.

PRELIMINARY REVIEW – VARIANCE FOR A FENCE AT 134 S. MAIN STREET

Darlene LaGeorgia of 134 S. Main Street submitted an application for a variance for a 6' tall privacy fence. The property has two front yards because it is on a corner lot. The maximum allowed fence height in a front yard is 3'. The applicant included pictures explaining that they do not believe there will be visibility issues with the addition of a fence. The ZBA deemed the application complete and heard no objections from the Zoning Officer. The application requires referral to the county due to its proximity to a state road. The next WCPB meeting is on June 2nd.

Joe Rebisz made a motion to refer the application to the Wyoming County Planning Board which was seconded by George Smith and carried with all present members voting aye.

George Smith followed up by making a motion to schedule a public hearing on the application for a variance at 134 S. Main Street for the next regular meeting, June 3, 2025 at 6:30 pm. Joe Rebisz seconded the motion and it was carried unanimously.

The Village Clerk/Zoning Secretary will advertise the public hearing and send the 200' neighbor list to the applicants for the required notifications.

RESOLUTION SETTING THE VILLAGE OF PERRY ZONING BOARD OF APPEALS MEETING SCHEDULE

BE IT RESOLVED, that the Village of Perry Zoning Board of Appeals (ZBA) meetings will, from June 3, 2025 through May 5, 2026, be held at 6:30 pm on the 1st Tuesday of each month at the Perry Village Hall, 46 North Main Street in Perry; and

RESOLVED, special workshops may be called as required and allowed by Village Law; and

RESOLVED, notice will be advertised for all Public Hearings at least 10 days prior to the hearing date where applicable; and

RESOLVED, that the minutes of the ZBA meetings shall be made available to the public after approval by the ZBA at the next regular meeting and will be posted on the Village's website within 7 business days after approval; and

RESOLVED; that the Village Clerk is hereby directed to post the ZBA meeting schedule on the official bulletin, on the Village website, and to provide a copy of the schedule to the local media.

Joe Rebisz made a motion to adopt the resolution setting the meeting schedule which was seconded by George Smith and carried unanimously.

ANNUAL REMINDERS AND RESOURCES

The ZBA updated and shared their contact information. Training requirements were reviewed and training opportunities shared. Links for resources were shared: Village of Perry Zoning Code, Wyoming County Municipal Referral Map, WCPB meeting schedule, and NYS Dept. of State ZBA Overview.

APPOINTMENT OF CHAIRPERSON AND SECRETARY

The appointment of a chairperson was tabled due to attendance. George Smith made a motion to appoint Christina Slusser as the secretary which was seconded by Joe Rebisz and carried with all voting aye.

The next meeting is scheduled for June 3, 2025 at 6:30 pm.

With no further business, motion to adjourn was made by Joe Rebisz at 7:17 pm which was seconded by George Smith and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary