

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
APRIL 5, 2022**

Present: John Czyryca, Chairman
 Joe Rebisz, Member
 Zach Kowasz
 Bethany Zerbe, Member
 Eleanor Jacobs
 Meggan Quartz

Don Roberts, ZEO
Christina Slusser, Secretary

Guests: Angel & Bruce Gardner, applicant

Chairman Czyryca called the meeting to order at 6:30 PM and led the pledge to the flag. Meggan Quartz was introduced, as this is her first meeting as a ZBA member.

APPROVAL OF MINUTES – SEPTEMBER 1, 2020

Chairman Czyryca made a suggestion to replace the wording beginning at the top of page 4 of the minutes (beginning with “Bethany Zerbe made a motion. . .”) Motion to approve the minutes with the mentioned edits was made by Joe Rebisz, seconded by Bethany Zerbe, and carried with all voting aye.

PRELIMINARY REVIEW FOR AREA VARIANCE – 79 GARDEAU ROAD

As advertised in the March 17, 2022 edition of the Perry Herald, Bruce Gardner submitted an application for an area variance at 79 Gardeau Road to reduce the side yard setback from 10 feet to 2 feet to build a garage. The application was deemed complete.

The property was described as a skinny lot. The applicant is looking to add a 1-car garage on the left side of the property, 2 feet off the property line. There is more room on the right side of the property but the applicant explained that he wishes to utilize the existing driveway and there is also no entrance to the house on the right side of the property. The applicant has discussed his plan with several of the neighbors and has received no objections.

Motion to refer the application for an area variance at 79 Gardeau Road to the Wyoming County Planning Board was made by Joe Rebisz, seconded by Zach Kowasz, and carried with all voting aye.

The Wyoming County Planning Board will meet again on Monday, May 2, 2022. The Village of Perry ZBA will hold a public hearing on May 3, 2022. A list of neighbors within 200 feet of 79 Gardeau Road will be provided to the applicant so they can provide notice of the hearing to the neighbors.

Motion to adjourn the meeting was made by Bethany Zerbe at 7:12pm. Joe Rebisz seconded the motion and it was carried.

Respectfully submitted,
Christina Slusser,
Zoning Secretary