

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
JULY 2, 2024**

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

Also Present: Frank & Luana Bailey Applicant

Absent:	Bethany Zerbe	Member
	Joe Rebisz	Member

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

MINUTES

John Czyryca made a motion to approve the minutes from May 7, 2024 which was seconded by Zach Kowasz and carried with all voting aye.

PRELIMINARY REVIEW – VARIANCE FOR NON-CONFORMING SIGN AT 173 N. MAIN STREET

In response to a letter from Don Roberts, Zoning Enforcement Officer regarding a non-conforming sign at 173 N. Main Street, received by property owners Frank and Luana Bailey, an application for a variance was submitted requesting to keep their existing family name sign.

According to the zoning law under the amortization section, which has now run out, multiple signs in the village are non-compliant. Letters are being sent out to property owners notifying them of signs that are not conforming and how to comply.

The property owners/applicants, Frank and Luana Bailey, were present to explain that they have had their sign for about 20 years now and are requesting a variance to keep the sign where it is. The sign lights up and is currently on a timer to be on for 2 hours per night.

The application must be forwarded to the Wyoming County Planning Board because the property address is on a state highway. Motion to refer the application to the county was made by John Czyryca, seconded by Meggan Quartz, and carried unanimously.

A public hearing is also required. George Smith made a motion to schedule a public hearing on August 6, 2024 at 6:30 pm (at the next regular meeting) to consider a variance for the non-

conforming sign at 173 N. Main Street. This motion was seconded by Meggan Quartz and carried unanimously.

The ZBA will receive comments back from the county. The applicant understands that notices must go out to all property owners within 200 feet of the property address.

AMORTIZATION LAW

As a follow up to a question brought up at the last meeting on the proposed amortization law, all side streets in the C-1 are exempt including Travers Place and Dolbeer Street. Proposed zoning map changes were discussed, noting that the intent is to maintain residential properties and the downtown business district.

APPOINT VICE CHAIRPERSON

Zach Kowasz explained that he should not be involved with SEQR, so a vice chair should be appointed in case that comes up. This was tabled until all members are present.

At 7:21 pm, Meggan Quartz made a motion to adjourn the meeting which was seconded by George Smith and carried.

Respectfully submitted,
Christina Slusser,
Village Clerk, Zoning Secretary