

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
AUGUST 6, 2024**

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

Also Present: Frank & Luana Bailey Applicant

Absent: Bethany Zerbe 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

Meggan Quartz made a motion to approve the minutes from July 2, 2024 which was seconded by George Smith and carried with all voting aye.

PUBLIC HEARING – VARIANCE FOR NON-CONFORMING SIGN AT 173 N. MAIN STREET

The public hearing was opened just after 6:30 pm regarding the application made by Frank and Luana Bailey for an area variance for a sign at 173 N. Main Street. The applicant requests an additional 3.5 sq. ft. exceeding the allowable 8 sq. ft. in face area due to the adoption of the amortization section 490-72 (H) of the Village of Perry Zoning Code (adopted 11/22/2016).

A public hearing notice was published on 7/18/2024 and the Wyoming County Planning Board reviewed the referred application on 8/5/2024. The WCPB approved the application with comments. A completed referral was provided and all pieces of the application received. Permits are required prior to approval and there are no negative county wide impacts.

The Bailey's provided proof of notification of the public hearing to the neighbors within 200 feet of their property at 173 N. Main Street. No negative feedback was received. This is the first area variance since the amortization of the sign law has come into play. Two rounds of letters of non-compliance have been sent out and so far others have made changes to comply with the law.

The public hearing was closed at 6:40 pm. The application, subject to SEQR review, did not trigger any major impact. The ZBA took into consideration that the sign was preexisting before

the law and that no negative comments were received. 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. This motion was seconded by George Smith and carried with the following vote:

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

AMORTIZATION

The Village Board is ready to consider adoption of the law and set a public hearing for proposed zoning map changes.

The next meeting is scheduled for 9/3/2024. Appointing a vice chair was tabled until all members are present.

With no further business, motion to adjourn was made by Joe Rebisz at 7:20 pm which was seconded by George Smith and carried.

Respectfully submitted,
Christina Slusser, Village Clerk