

**VILLAGE OF PERRY  
ZONING BOARD OF APPEALS MEETING  
JUNE 3, 2025**

Present:	Zach Kowasz	Chairperson
	Meggan Quartz	Member
	Joe Rebisz	Member
	George Smith	Member
	Bethany Zerbe	Member
	Tim Hatch	Alternate
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO

Also Present:	Darlene LaGeorgia	Applicant
	Nick Ventura	Applicant
	Joseph LaGeorgia	Village Resident
	Richard Downs	Applicant

Chairperson, ZK called the meeting to order at 6:30 pm and led in the Pledge of Allegiance. Tim Hatch, in attendance for his first meeting, was introduced as a new alternate for the ZBA.

**MINUTES**

Motion to accept the minutes for 5/6/2025 was made by BZ, seconded by GS, and carried unanimously.

**PUBLIC HEARING - VARIANCE FOR A FENCE AT 134 S. MAIN STREET**

At 6:40 pm, the public hearing was opened regarding the application submitted by Darlene LaGeorgia of 134 S. Main Street for a variance for a 6' tall privacy fence. A variance is required due to the property being on a corner lot, essentially having 2 front yards. The application was referred to the Wyoming County Planning Board and reviewed on 5/5/2025, with comments received today. Notices were mailed to all neighboring property owners within 200'. The applicant provided certificates of mailing and no comments were received.

The Planning Board was mindful of large truck traffic and the distance of the fence from the road. It was noted that there is a discrepancy between the original plot diagram and the area variance application. The applicant made a change to the original diagram and confirmed that the variance application has the correct dimensions. The short EAF form was received and noted as a type 2 action. The public hearing was closed at 6:54 pm at which time BZ made a motion to approve the variance exactly as requested on the variance application form. This motion was seconded by MQ and carried with all 5 members voting aye.

### **PRELIMINARY REVIEW – VARIANCE FOR A FENCE AT 44 DOLBEER STREET**

An application was submitted by Richard and Marjorie Downs of 44 Dolbeer Street for a variance for a fence. The applicant is looking for relief from 6' max in height to 10' in the rear side yard. There are additional requirements from building codes if a fence is over 8' to withstand wind loads. Don would review that after approval on how to build the fence according to code. The applicant mentioned that the existing fence needs work and that is planned as well.

It was noted that at this height, the morning sun could be affected for the neighbors, but any neighbors will have a chance to comment, as a public hearing is required. The 200' list for neighbor notifications will be prepared for an advertisement of the public hearing to be sent to. MQ made a motion to schedule the public hearing on Tuesday, July 1<sup>st</sup> at 6:30 pm (the next regular scheduled meeting) which was seconded by JR and carried with all 5 members voting aye.

### **APPOINTMENTS: CHAIRPERSON AND VICE CHAIR**

MQ nominated ZK as Chairperson and BZ as Vice Chair. Both accepted their nominations and GS followed by making a motion to appoint ZK as the Chairperson of the ZBA and BZ as the Vice Chair. This motion was seconded by MQz and carried with all members voting aye.

Motion to adjourn the meeting was made by BZ at 7:17 pm, seconded by JR, and carried.

Respectfully submitted,  
Christina Slusser,  
Village Clerk/Zoning Secretary