

**VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
AUGUST 4, 2026**

Present:	Zach Kowasz	Chairperson
	Bethany Zerbe	Member
	Meggan Quartz	Member
	George Smith	Member
	Joe Rebisz	Member
Also Present:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
Guests:	Ashley Berger	Applicant
	Michael Bernard	Applicant
Absent:	Tim Hatch	Alternate

Chairperson, Zach Kowasz called the meeting to order at 6:30 pm and led in the Pledge of Allegiance.

MINUTES

In the minutes for 5/5/2026, one correction was requested [in paragraph 3 on page 2] by Chairperson Kowasz to replace the word “house” with “garage” in the following sentence: “Modifying the request from 1.5’ to 2’ will leave a larger area to get by the ~~house~~ garage for maintenance purposes.” Motion was made by George Smith to approve the minutes for 5/5/2026 with the correction which was seconded by Zach Kowasz and carried with all in favor.

PRELIMINARY REVIEW – VARIANCE FOR 5 ANDRUS AVE.

An application was submitted by Ashley Berger of 5 Andrus Ave. for an area variance for the construction of a 20’ x 30’ garage. The applicant requests a reduction in the required side yard setback from 10’ to between 2 and 3 feet in order to maximize the usable area of the lot.

The existing garage which was shared with the neighboring property was recently demolished. The applicant proposes to build a new pole barn style garage within the boundaries of their own property. When asked about the size of the garage, the applicants noted that 20’ x 30’ seemed to be standard when researching materials. Existing blacktop plays in to the desired placement of the structure.

ZEO Don Roberts reviewed the lot coverage calculations and confirmed that the proposed structure would remain under the maximum 35% lot coverage permitted by the Zoning Law. It was also noted that any structure located within five feet of a property line would require a one-hour fire-rated wall.

Members generally agreed that the proposal was reasonable and expressed no significant concerns with the location or size of the garage. The board discussed the public hearing process including the requirement to notify all property owners within 200 feet of the property.

A motion was made by Bethany Zerbe to refer the application to the Wyoming County Planning Board for their 9/8/2026 meeting. This motion was seconded by Meggan Quartz and carried unanimously.

Due to the timing of the September meetings, Bethany Zerbe made a motion to reschedule the next regular ZBA meeting from 9/1/2026 to 9/15/2026 and to schedule the public hearing for 5 Andrus Ave. on 9/15/2026. George Smith seconded the motion and it was carried unanimously.

ANNUAL ITEMS - TABLED FROM ORGANIZATIONAL MEETING

Members confirmed their contact information.

Bethany Zerbe made a motion to appoint Zach Kowasz as Chairperson which was seconded by Meggan Quartz and carried unanimously. The board chose not to appoint a Vice Chairperson at this time.

A motion was made by Meggan Quartz to appoint Christina Slusser as secretary which was seconded by Joe Rebisz and carried unanimously.

OTHER BUSINESS

The Village Board is holding a public hearing on proposed local law 3 of 2026 on 8/10/2026 to add trailside camping. ZBA members had a general discussion regarding the provisions of the law.

At 7:20 pm, Meggan Quartz made a motion to adjourn the meeting which was seconded and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary