VILLAGE OF PERRY
ZONING BOARD OF APPEALS MEETING
OCTOBER 6, 2026

Present:	Zach Kowasz	Chairperson
	Meggan Quartz	Member
	George Smith	Member (joined at 6:36)
	Joe Rebisz	Member
	Tim Hatch	Alternate
Also Present:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
Guests:	Michael Webb	Applicant
	David Boyer	Resident
Absent:	Bethany Zerbe	Member

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

INTRODUCTIONS/UPDATES

Michael Webb, the applicant of 7 Andrus Ave., and David Boyer, a neighbor were in attendance. Chairperson Kowasz appointed Tim Hatch to vote in place of absent members Bethany Zerbe and George Smith (George later joined at 6:36pm).

MINUTES

Meggan Quartz made a motion to approve the minutes for 9/15/2026 which was seconded by Joe Rebisz and carried with all (ZK, MQ, JR, TH) voting aye.

PUBLIC HEARING – VARIANCE FOR 7 ANDRUS AVE

Chairperson Kowasz opened the public hearing at 6:33 pm for the application submitted by Michael Webb and Adrienne Skitch of 7 Andrus Ave. The applicants are requesting a variance for relief from the side and rear setbacks to allow for the placement of a 14' x 16' shed. The area variance requested is for a reduction in the required side yard setback from 10' to 5 ½' and rear yard setback from the required 30' to 5 ½'. Michael Webb provided proof of mailing and signatures for the required neighbor notifications. The ZBA reviewed comments from the Wyoming County Planning Board indicating that there were no issues with the proposed variance.

It was noted that the 30-foot setback requirement is pretty restrictive. The board discussed possibly reviewing the setback requirements in the law in the future.

With no comments or objections received from the public, Chairperson Kowasz entertained a motion to approve the area variance for 7 Andrus Ave. for a reduction in side yard setback from 10' to 5 ½' and rear yard setback from 30' to 5 ½' for the placement of a 14' x 16' shed. The side setback refers to the south property line and measurements will be taken from the furthest projection. Meggan Quartz made a motion to accept the variance with the described setbacks which was seconded by Joe Rebisz and carried with all (ZK, MQ, GS, JR, TH) voting aye.

The Area Variance Findings & Decision application was reviewed with conditions completed by ZEO, Don Roberts. The Short Environmental Assessment Form part 1 was completed by the applicant. ZEO, Don Roberts completed part 2 with the ZBA determining there to be no adverse impact.

VARIANCE FOR 5 ANDRUS AVE

Chairperson Kowasz provided a summary of the proposed project at 5 Andrus Ave. in the interest of guests present. New plans have not yet been received from the applicant. When received, the matter will still require an area variance which will be addressed at a future public hearing. New plans will also require additional neighbor notifications.

With no further business, Joe Rebisz made a motion to adjourn at 6:49 pm which was carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary