

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
MARCH 4, 2021**

PRESENT: Brian Parker, Chairman
Todd Mack
Terri Humberstone
Bridget Givens
Don Roberts, Zoning Officer
Christina Slusser, Secretary

GUESTS: Brad Humberstone of Mitchell Design Build, via Zoom

Chairman Parker called the meeting to order at 6:35 pm and led in the pledge to the flag.

MINUTES

Minutes from the last meeting on February 4, 2021 were reviewed. Motion to approve the minutes was made by Todd Mack, seconded by Bridget Givens, and carried with all voting aye.

PRELIMINARY SITE PLAN REVIEW – CREATIVE FOODS

Mitchell Design Build is working with Creative Food Ingredients on a 3,000 square foot addition between existing offices. The goal will be to match the look of the existing building. The conventional steel building will be equipped with a sprinklers and proper egress and will include labs, an additional conference room, more office spaces, and eventually 2 ADA restrooms. The use will remain as type “B” as the space will be too small for any kind of production space.

The building will exist as a free-standing structure connected via extending the egress of the existing building. The structure is unable to connect to the existing wall structure because of a large oven along the wall of the existing structure. The new structure will essentially create a courtyard space but has an existing generator and some electrical currently. The structure meets all setback requirements but requires review because of the expansion of a commercial property near a state highway. Referral to the Wyoming County Planning Board is required. Motion to refer the application to the County Planning Board was made by Todd Mack, seconded by Bridget Givens, and carried with the following vote:

Ayes	4	Parker, Mack, Humberstone, Givens
Nays	0	
Abstain	0	

The applicant, Brad Humberstone wishes to get started on the project as soon as possible. Don Roberts approved the submission of drawings prior to final approval so that they may be ready immediately following the public hearing planned for April 8th.

UPCOMING TERM EXPIRATIONS

Upcoming term expirations were discussed where Terri Humberstone offered to vacate her position if there was other interest. She also offered to remain on the board or as an alternate if needed.

General discussion took place regarding property maintenance and updates to the zoning code.

With there being no further business, motion to adjourn was made by Bridget Givens at 7:20 pm which was seconded by Todd Mack and carried.

Respectfully submitted,
Christina Slusser
Zoning Secretary