

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
DECEMBER 5, 2024**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Todd Mack	Member
	Terri Humberstone	Alternate
	Dana Grover	Alternate
	Christina Slusser	Zoning Secretary
ALSO PRESENT:	Dennis Murphy Jr.	Applicant
ABSENT:	Christa McIntyre	Member
	Don Roberts	ZEO

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

MINUTES

Todd Mack made a motion to approve the minutes from November 7, 2024 which was seconded by Dennis Huff and carried with the following vote:

Ayes	4 (Mack, Huff, Reynolds, Cipolla)
Nays	0
Abstain	0

LAND SEPARATION – 241 S. MAIN STREET

Dennis Murphy Jr. of 241 S. Main Street submitted an application for a land separation at 239 S. Main Street owned by Michael Gambino. Anthony Gambino provided written permission for Dennis Murphy to apply for the land separation on behalf of the estate of Michael Gambino. “Parcel A” has a setback of 24.4” from the property line, allowing for 24.7” from the property line at 241 S. Main. The applicant wishes to separate the triangular “parcel B” and merge it with the existing parcel.

Tim Cipolla made a motion to approve the land separation as presented, contingent upon merging “parcel B” with parcel #100.14-2-49. This motion was seconded by Todd Mack and carried with the following vote:

Ayes	4 (Cipolla, Mack, Reynolds, Huff)
Nays	0
Abstain	0

Chairperson Reynolds signed off on the provided survey maps and they were provided to the applicant.

James Reynolds plans to develop maps for the camping discussion expected to take place at the next meeting on January 2nd.

At 6:42 pm, Terri Humberstone made a motion to adjourn the meeting which was seconded by Dennis Huff and carried.

Respectfully submitted,
Christina Slusser, Village Clerk