

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
OCTOBER 3, 2024**

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

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

MINUTES

The minutes were reviewed from August 1, 2024. Dennis Huff clarified from a statement made in the minutes that smoking is permitted on daycare premises as long as it is not in the presence of children.

RECEIVED NOTIFICATION REGARDING LEAD AGENCY FOR SEQR FOR 3 PROPOSED LOCAL LAWS

The Village of Perry Planning Board received notification from the village attorney's office regarding the State Environmental Quality Review that the Board of Trustees wishes to seek lead agency with regards to three proposed local laws. The local laws pertain to updating the zoning use table and providing definitions for pet grooming, rezoning parcels in the C1 District, and establishing an amortization procedure in the C1 District. No comments were made by the Planning Board.

TWO YEAR STIPULATION FOR PERMIT #42-2022 EXPIRED 9/2024

A special use permit for a stone pad and temporary office trailer at 7080 Standpipe Road expired 9/2024. Don Roberts reached out to the paster of the church at that location and received confirmation that the trailer will be moved on Friday.

PUBLIC COMMENTS FROM THE PUBLIC HEARING ON RE-ZONING

James Reynolds attended the public hearing for the amortization law. One of the comments made was about parcels that are being proposed to rezone from C1 to R2 for multi-family

houses but R3 would match their current use. Todd Mack made a motion to make a recommendation to the Village Board to change the parcels discussed (31 N. Main, 41-43 N. Main, 49 N. Main, 59 N. Main, 89 S. Main, and 91 S. Main) to R3 as a better transition out of the C district and better accommodation of the current use of the parcels, making them conforming. This motion was seconded by Christa McIntyre and carried with the following vote:

Ayes	5 (Mack, McIntyre, Reynolds, Cipolla, Huff)
Nays	0
Abstain	0

DRAFT POLICY RECOMMENDATIONS REGARDING THE EAST MAIN MUNICIPAL LOT MARKING AND REGULATION/SIGNAGE

Discussion took place on developing a parking policy for the village owned lot behind festival plaza. Tenant spots or overnight spaces could be marked with stencils. Permits could be issued, but an application and tracking system would be required. A sign would be put up with rules for parking in the lot. There are no known issues with the lot currently, but the Planning Board is trying to plan ahead for new units and overnight parking not being allowed on streets in the winter.

In response to parking study data collected, the Planning Board makes the short term recommendation to implement a policy for the current municipal lot behind Napa that allows for overnight visitors and tenant parking.

With regards to long term planning, the Planning Board would like the Village Board to consider the possibility of implementing a parking permit for residents in the future, if or when the parking demand becomes a problem. At that time, specific visitor or tenant spots could be designated.

Todd Mack made a motion for the Planning Board to continue to work on a procedure for parking and is open to suggestions from the Village Board to track the number of parking spaces needed as a result of new residential units added to the C-1 district that require municipal lot space or off-site parking. This motion was seconded by Christa McIntyre and carried with the following vote:

Ayes	5 (Mack, McIntyre, Reynolds, Cipolla, Huff)
Nays	0
Abstain	0

REVIEW DRAFT POLICY RECOMMENDATIONS REGARDING SPECIAL USE PERMIT FOR CAMPING WITHIN THE VILLAGE

James Reynolds presented some draft language for allowing camping in the village based on state requirements as a baseline. Currently campgrounds are allowed in the lake district by special permit but not in other districts. Some things mentioned to consider if camping is to be

allowed in other districts: setting a minimum lot size, limiting the number of campsites allowed in the village, minimum distance from neighboring property lines, requiring a local property owner, and limiting to 6 campsites per parcel.

With no other business, motion to adjourn was made by James Reynolds at 7:57 pm which was seconded by Terri Humberstone and carried.

Respectfully submitted,
Christina Slusser, Village Clerk