

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
JANUARY 2, 2025**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Christa McIntyre	Member
	Don Roberts	ZEO
ALSO PRESENT:	Kristina Weigand	Applicant
	Rick Hauser	Mayor of the Village of Perry

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

MINUTES

Dennis Huff made a motion to approve the minutes from December 5, 2024 which was seconded by Christa McIntyre and carried with the following vote:

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

Applicant Kristina Weigand was introduced by Chairperson James Reynolds to the Planning Board members. Weigand has applied for a single dog grooming business out of her home in the Village of Perry. In October of 2021 Weigand and her young daughter relocated to Perry. Weigand feels Perry is conducive to raising a child.

Rick Hauser introduced himself as Mayor of the Village of Perry and a member of the public to the Planning Board meeting.

Chairperson James Reynolds received a special permit for dog grooming from Kristina Weigand. ZEO Don Roberts will coordinate with the Village of Perry and Wyoming Count for the public notification of a special permit to Weigand's neighbors. ZEO Don Roberts requested from Weigand hours of operation, pre-emptive noise control solutions. Chairperson James Reynolds requested 1 client be permitted at a time in consideration of the special permit. Weigand agreed she would have a limited client base at this time.

Applicant Kristina Weigand explained she is a veterinary tech and has experience working with animals. Weigand plans on installing a small fence for transitioning dogs into the grooming area

of her home. ZEO Don Roberts and Chairperson James Reynolds also requested a special use permit application from Weigand for business signs which should include sign dimensions and placement.

Member Dennis Huff moved to schedule a public hearing for consideration of Weigand's home dog grooming business, fenced area and sign. Tim Cipolla seconded the motion. The motion was carried with the following vote:

Ayes 4 (Huff, McIntyre, Reynolds, Cipolla)

Nays 0

Abstain 0

CONTINUED DISCUSSION ON DRAFT POLICY RECOMMENDATIONS TO THE VILLAGE OF PERRY BOARD FOR CAMPING WITHIN THE VILLAGE.

Chairperson James Reynolds submitted an updated campground information map with areas that are 3 acres or larger and have a 1,000 foot offset within the Village of Perry for board member review and implement in their considerations. Chairperson James Reynolds proposed the Planning Board offer the Village Board guidance and code for Village campground laws. One option to avoid trailers and pop-up RVs is to change the definition of campground. New York State health code regulation is focused on infrastructure, waste water regulations, electrical, guidance on camping units and seasonal structures. Member Tim Cipolla suggested defining a structure as made of wood and not made of vinyl or plastic. ZEO Don Roberts reminded the members if someone brings in a tent structure, most likely that person would want a fire pit. A fire pit is usually 3 ft in diameter. Chairperson James Reynolds suggested the board create guidelines to regulate fire pit placement for safety. Chairperson James Reynolds requested that tents be placed on a minimum of 5 acre lots to remove the structures from view. Chairperson James Reynolds also asked the board to consider how to define a structure as hardwall. Mayor Rick Hauser suggested that designing a law that will win the support of neighbors who would be adjacent to the business is important, as neighbors will want privacy, sound control and clear visual access to property views. Chairperson James Reynolds added that the board should also take into consideration making the guidance feasible for business owners so people can use the policy to help the Village of Perry's economic growth. ZEO Don Roberts mentioned that the guidance could include not allowing current or previously DOT regulated structures on any of the properties. ZEO Don Roberts said that no tents should be allowed near the offset. Member Christa McIntyre asked what kind of policy would be suggested for the rental of each place and how long a guest would be allowed to stay. Member Tim Cipolla contributed that the maximum stay could be two weeks and with the requirement to re-book longer temporary occupancy. Member Christa McIntyre asked if the guidance should build in incentive for businesses taking advantage of the camping guidance to contribute to the development of the Silver Lake Trail as a natural space. Board members and ZEO had further conversation about how to retain the

current Village zoning to preserve the quaint village setting. ZEO Don Roberts recommended taking into account other zoned districts, so as to not pull them into the campground guidance.

Member Dennis Huff moved to accept revised transitions for campground regulations and pass the Planning Board guidance along to the Village of Perry Board. Member Christa McIntyre seconded the motion. The motion was carried with the following vote:

Ayes 4 (Huff, McIntyre, Reynolds, Cipolla)

Nays 0

Abstain 0

Member Dennis Huff asked that the Planning Board continue the conversation to define a non-permanent structure. ZEO Don Roberts will share the state codes for seasonal structures.

At 7:36 pm, James Reynolds made a motion to adjourn the meeting which was seconded by Dennis Huff and carried.

Respectfully submitted,
Christa McIntyre, member Village of Perry Planning Board