

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
FEBRUARY 6, 2025**

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

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 January 2, 2025. The spelling of the applicant's last name was corrected. Dennis commented on the 4th sentence from the end of the section titled "Continued discussion on draft policy recommendations to the Village of Perry Board for camping within the village," with intent to clarify that there was a discussion on setting a maximum stay for camping, but it should reflect seasonally, as stated in the draft policy.

Tim Cipolla made a motion to approve the minutes from January 2, 2025 with the noted corrections. Dennis Huff seconded the motion and it was carried with the following vote. (Todd Mack was not present to vote.)

Ayes	5 (Cipolla, Huff, Reynolds, Humberstone, Grover)
Nays	0
Abstain	0

SPECIAL USE PERMIT REQUESTED FOR HOME BASED BUSINESS AT 66 GARDEAU STREET

The Planning Board discussed the application submitted by Kristina Weigand to have a home based dog grooming business at 66 Gardeau Street which requires a special use permit. Conditions were discussed to limit dogs being outside and the effects on noise. The application mentions one dog at a time and noise ordinances exist in the village code, so the ZEO stated that the application could be "approved as submitted" when the time comes.

RESOLUTION TO SCHEDULE PUBLIC HEARING AND REFER TO COUNTY

WHEREAS, Kristina Weigand submitted an application to the Planning Board for a home based dog grooming business on property located at 66 Gardeau Street; and

WHEREAS, the Planning Board deems it necessary to hold a public hearing to receive public comments on the application where persons wishing to appear at such hearing may do so in person or submit written comments by 5:00 pm on the date of the hearing; and

WHEREAS, pursuant to General Municipal Law 239-m, referral shall be made to the Wyoming County Planning Board for a proposed action affecting real property within 500 feet of a county road; and

NOW THEREFORE BE IT RESOLVED, that the Village of Perry Planning Board will hold a public hearing on Thursday, March 6, 2025 at 6:30 pm at the Perry Village Hall, 46 North Main Street; and

BE IT FURTHER RESOLVED, that the applicant shall provide written notice of the public hearing to all property owners within 200 feet of the subject property, and the Planning Board directs the zoning secretary to advertise the attached public hearing notice in the Perry Herald at least 10 days prior to the hearing date and send the referral form and necessary enclosures to the Wyoming County Planning Department.

Motion was made by Dana Grover and seconded by Terri Humberstone to adopt the resolution to schedule the public hearing and refer the application to the county. The motion was carried with the following vote:

Ayes	6 (Grover, Humberstone, Reynolds, Cipolla, Huff, Mack)
Nays	0
Abstain	0

LAND SEPARATION – 121 N. CENTER STREET

An application for a land separation submitted by SMYD Real Estate for property located at 121 N. Center Street was previously approved on November 7, 2024 but not accepted for filing by the county due to it being outside of the 90 day window. Attorney Robert Strassel submitted new copies of maps for re-approval. It was noted that there were no changes to the previous application submitted but the maps would need to be refiled within 60 days with a fee.

Contingent upon payment of the filing fee to the Village of Perry, Todd Mack made a motion to approve the maps for the land separation at 121 N. Center Street (ready for signature by the Planning Board Chairperson) which was seconded by Dana Grover and carried with the following vote:

Ayes	6 (Mack, Grover, Reynolds, Cipolla, Huff, Humberstone)
Nays	0
Abstain	0

TRAILSIDE CAMPING PROPOSED REGULATIONS

The policy below has been drafted proposing trailside camping in the village. The ZEO recommends the creation of section 490-82 B for the new proposed regulations. The Planning Board discussed noise considerations, number of occupants per campsite, and bathroom facilities which the ZEO pointed out are covered in either the Village Code or NYS Health Code. With this, the board recommended changes to items #12 and 13.

12. Signed and privately enforced **to follow NYS Health Code** ~~limit of 6 occupants per TRAILSIDE CAMPSITE.~~

13. Signed and privately enforced quiet hours consistent with Chapter 300 of Village Law between 10pm and 7am

RESOLUTION TO PROPOSE TRAILSIDE CAMPING REGULATIONS

Whereas the Village of Perry, in its development of recreational public assets along the Silver Lake Trail, to further promote recreation based economic development in a measured and controlled way; and

Whereas ensuring the new recreational uses will not negatively impact the existing scenic neighborhood qualities in and around the Silver Creek, and are undertaken by and for the benefit of local entrepreneurs and property owners;

Now, therefore be it resolved, the Planning Board proposes the Village Board review the following draft zoning law revisions that would add *a newly defined use (TRAILSIDE CAMP) to the existing table of allowable uses, utilizing the following definition and regulations below:*

S490-82 B(3) TRAILSIDE CAMP

(A) DEFINITION

TRAILSIDE CAMP - Campsites within 500' of the centerline of the Silver Lake Trail with permanent seasonal structures for temporary use by campers.

(B) REGULATIONS

1. A TRAILSIDE CAMP is permitted through special use in the R1, R2, and R3 districts.
2. Some portion of the parcel must reside within 500' of the center of the Silver Lake Trail.
3. A TRAILSIDE CAMP has a minimum parcel size of 3 acres.
4. No campers, RVs, trailers, motorhomes, or pull-behinds can utilize TRAILSIDE CAMPS or TRAILSIDE CAMPSITES in any capacity.
5. TRAILSIDE CAMPSITES can only have permanent seasonal structures.
6. The total number of TRAILSIDE CAMPSITES within the village boundary cannot exceed .005% of the village's population at the time of permitting. (population 3,606 x .005 =

16)

7. The total number of campsites per camp does not exceed 6 campsites.
8. The total number of campsites per camp does not exceed 2 per acre.
9. The owner shall provide trees and landscaping, which in the opinion of the Planning Board, are sufficient to maintain a natural setting and screen campsites from view.
10. TRAILSIDE CAMPSITES will be a minimum of 100 feet from all neighboring residential property lines, and a minimum of 50 feet from all other neighboring property lines
11. The owner of the campground resides within the Village of Perry and will be present during the camping season to manage the property.
12. Signed and privately enforced to follow NYS Health Code.
13. Signed and privately enforced quiet hours consistent with Chapter 300 of Village Law.
14. Camping is prohibited between November 1st and March 31st.
15. TRAILSIDE CAMPS must have space for two personal vehicles per campsite; either in a shared parking area or adjacent to the campsite.
16. TRAILSIDE CAMPS must have at minimum a shared bathroom facility and municipal drinking water source adequately sized for the occupant load.
17. A covered trash disposal dumpster or alternate storage and weekly removal of trash shall be provided . No trash burning is allowed.

Terri Humberstone made a motion to approve the resolution to refer trailside camping to the Village Board with the modifications discussed. This motion was seconded by Todd Mack and carried with the following vote:

Ayes	6 (Humberstone ,Mack, Reynolds, Cipolla, Huff, Grover)
Nays	0
Abstain	0

OTHER BUSINESS

James Reynolds is participating in LWRP (Local Waterfront Revitalization Program) meetings and informed the Planning Board that 44 policies and laws will need to be passed, recommending review by the Planning Board.

At 7:32 pm, Dennis Huff made a motion to adjourn the meeting which was seconded by Terri Humberstone and carried.

Respectfully submitted,
Christina Slusser, Zoning Secretary