

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

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

Chairperson, James Reynolds, called the meeting to order at 6:30 pm and led in the Pledge of Allegiance. Dana Grover was appointed to fill in as a voting member for Christa McIntyre.

MINUTES

James pointed out that Dana and Terri made motions at the last meeting but were not designated to vote as alternates that night. He would like one of the motions to be reapproved. Motion to approve the minutes for February 6, 2025 was made by Dana Grover, seconded by Todd Mack and carried with the following vote:

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

SPECIAL USE PERMIT REQUESTED FOR HOME BASED BUSINESS AT 66 GARDEAU ST.

Regarding an application submitted by Kristina Weigand of 66 Gardeau Street, comments from the Wyoming County Planning Board were reviewed. The applicant was unable to get the required notifications out to the neighbors within 200 feet of the property so the public hearing will need to be rescheduled. Motion to cancel the public hearing for tonight was made by Dana Grover, seconded by Dennis Huff, and carried with the following vote:

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

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 applicant shall provide written notice of the public hearing to all property owners within 200 feet of the subject property and timely notices were not provided for the public hearing that was scheduled on Thursday, March 6, 2025

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

NOW THEREFORE BE IT RESOLVED, that the Village of Perry Planning Board will hold a public hearing on Thursday, April 3, 2025 at 6:30 pm at the Perry Village Hall, 46 North Main Street

BE IT FURTHER RESOLVED, that 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.

Todd Mack made a motion to adopt the above resolution rescheduling the public hearing.

Dennis Huff seconded the motion and it was carried with the following vote:

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

Dana Grover followed up with a motion to recommend that the Village Board adopt a policy passing along fees associated with advertising to the applicant. Dennis Huff seconded the motion and it was carried with the following vote:

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

TRAILSIDE CAMPGROUNDS PROPOSED REGULATIONS

The proposed Trailside Camping Regulations Policy was introduced to the zoning committee this morning with plans to introduce the draft policy to the Village Board for consideration. The minutes from the previous meeting are missing language to appoint an alternate to vote in place of an absent member so Dennis Huff made a motion to adopt the following resolution to propose trailside camping regulations which was seconded by Todd Mack and carried with the following vote:

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

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.

LWRP (LOCAL WATERFRONT REVITALIZATION PROGRAM) INTRODUCTION

James explained that there are 44 policies pertaining to the LWRP that will need to be adopted by the municipality and he would like the Planning Board to take a couple of sections at a time to review. Chairperson Reynolds asked the Planning Board to review 2 of the policies for discussion at the next meeting: Development and Fish and Wildlife 1-10. The goal is for Perry to create a boundary through the village that is adjacent to the creek.

OTHER BUSINESS

Don Roberts explained that the Village of Perry Planning Board approved a solar project for Perry Community Solar in 2022. The area has been cleaned up and soil tested. Upon working with the Wyoming County IDA, maps showed that the project was going to be over the municipal boundary by 10-15 feet but it was only approved by the Village of Perry, not the Town of Perry. The county did some research and was able to determine the most accurate municipal boundary based on historical surveys. New plans provided by the applicant show that fencing has been moved back and the project is within the Village of Perry limits and meet the 10' setback. The Town of Perry recently passed a moratorium on solar but a utility easement goes through town property allowing for some PILOT money.

At 7:14 pm, with no further business, Dana Grover made a motion to adjourn the meeting which was seconded by Todd Mack and carried.

Respectfully submitted,
Christina Slusser, Zoning Secretary