

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
APRIL 3, 2025**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Todd Mack	Member
	Dana Grover	Alternate
	Terri Humberstone	Alternate
	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
ALSO PRESENT:	Catherine Huff	Applicant
	Lorraine Sturm	Perry Herald

Chairperson, James Reynolds, called the meeting to order at 6:35 pm and led in the Pledge of Allegiance.

INTRODUCTIONS/UPDATES

Christa McIntyre submitted her resignation, leaving a member seat open.

MINUTES

Todd Mack made a motion to approve the minutes from March 6, 2025 which was seconded by Tim Cipolla and carried with the following vote:

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

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

Chairperson Reynolds opened the public hearing at 6:37 pm. The hearing was held open and later closed at 7:13 pm. No comments were received.

The applicant provided certified mailing receipts for the neighbors within 200 feet. James Reynolds looked for approval of the application. Dennis Huff made a motion to approve the special use permit for a dog grooming business at 66 Gardeau Street. Todd seconded the motion adding the following stipulations: the allowed hours of operation are from 8am-6pm daily. Only one dog is allowed at a time, one customer to be serviced at a time, and no dogs

shall be left unattended in the fenced in area (which is to be used for the safe transfer of dogs from the owner to groomer). The motion was carried with the following vote:

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

Dennis Huff followed up on the motion made at the previous meeting to have the applicant cover the costs of advertising. The Zoning Secretary/Village Clerk will make the recommendation to the Village Board to add that to the Zoning Fee Schedule.

LAND SEPARATION – 13 WALKER ROAD

An application for a land separation was submitted by Catherine Huff for 13 Walker Road. The lots meet the size requirements under the zoning code. Todd Mack made a motion to approve the land separation which was seconded by James Reynolds and carried with the following vote:

Ayes	3 (Mack, Reynolds, Cipolla)
Nays	0
Abstain	1 (Huff)

The paper maps and mylar were signed by the chairperson and given to applicant at the meeting.

LWRP POLICIES

As part of the Local Waterfront Revitalization Program, James Reynolds wants to get sections of the 44 policies scheduled for the rest of the year to be reviewed by the Planning Board. With the schedule, the Planning Board should be able to provide a recommendation in August. If the policies are approved, no changes can be made. In summary, the policies prioritize waterfront uses and the Planning Board will consider what the allowable uses are in the LWRP area. Todd asked for a map of the LWRP area to clarify which properties the policies apply to. James is going to reach out for a map of the boundary, although it sounds preliminary and the actual boundary still needs to be established. The proposed schedule for policy review is 11-20 for May, 21-30 for June, and the remaining for July.

There was discussion on the water lines around the lake that have seemed to reach their limits. Is infrastructure built into the policies? Dennis added that lakefront properties have high assessed values but the water lines are some of the worst and the roads are in terrible condition in those areas as well. James believes that the policies would allow to apply for bigger funding for infrastructure. The infrastructure is lacking because the policies give priority to existing infrastructure that is able to support development. Don pointed out that the infrastructure would need to be addressed under code enforcement for development. He mentioned that there are some projects being discussed around the lake for multi-family/compact residential

that are not necessarily in the Village of Perry, but in the lake district and could affect the village by proximity. One example of an underutilized existing space that could be affected by the LWRP policies is Camp Hough.

The policies also mention expediting the permitting process, expanding recreation, and considering the impacts of wildlife; some of the topics overlap with the watershed.

In the interest of recreational activities at the lake, it was stated that the Perry Public Beach is a great asset but the Planning Board does not understand why there is no swimming there, as many used that area to swim growing up. The Planning Board is interested in the legal language that requires no swimming allowed signs vs. swim at your own risk. If there was a scheduled lifeguard at the beach, could swimming be allowed certain hours? The Village Clerk plans to follow up with the Planning Board.

OTHER BUSINESS

PROPOSED TRAILSIDE CAMPING

A draft policy on Trailside Camping was sent to the Village Board for review. James read the minutes from the board meeting stating that the board plans to come up with comments/feedback for the meeting on April 7th.

SURVEY MAP REQUIREMENTS

Dana Grover handed out copies of a document from the Livingston County Office of the County Clerk with Survey Map Requirements and Subdivision Map Requirements. The document outlines the process for collecting maps at the county clerk's office. The Wyoming County Zoning Department has a Land Separation Checklist that he suggested could be built upon.

PLANNING BOARD APPOINTMENTS

Terri Humberstone received a call from Mayor, Rick Hauser, regarding new appointments for the Planning Board. Dana Grover received an email with a similar message. Terri and Dana both expressed their interest in continuing to serve on the Planning Board, providing their reasons and summarizing their relevant experience. Todd Mack made a motion requesting that the Village Board reconsider the appointments of these two current alternates. Dennis Huff seconded the motion. No vote was taken.

At 7:56 pm, Dennis Huff made a motion to adjourn which was seconded by Todd Mack and carried.

Respectfully submitted,
Christina Slusser, Zoning Secretary