

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
MAY 1, 2025**

PRESENT:	James Reynolds	Chairperson
	Josh Marcks	Member
	Dennis Huff	Member
	Todd Mack	Member
	Dennis Murphy	Alternate
	Sarah Roll	Alternate
	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
ALSO PRESENT:	Samantha Marcy	Village Administrator
ABSENT:	Tim Cipolla	Member

Chairperson, James Reynolds, called the meeting to order at 6:32 pm and led in the Pledge of Allegiance.

INTRODUCTIONS/UPDATES

Sarah Roll and Dennis Murphy were appointed as Planning Board alternates through 4/6/2026. Josh Marcks was appointed as a Planning Board member through the unexpired term of 4/3/2028.

MINUTES

Todd Mack made a motion to approve the minutes for April 3, 2025 as written, which was seconded by Dennis Huff and carried with the following vote:

Ayes:	4 (Mack, Huff, Reynolds, Marcks)
Nays:	0
Abstain:	0

ONBOARDING

James Reynolds covered onboarding resources: zoning map, use table, bulk area requirements, and training requirements.

APPOINT CHAIRPERSON AND SECRETARY

Todd Mack made a motion to appoint James Reynolds as chairperson which was seconded by Dennis Huff and carried with the following vote:

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

Todd Mack made a motion to appoint Christina Slusser as the secretary which was seconded by Josh Marcks and carried with the following vote:

Ayes: 4 (Mack, Marcks, Reynolds, Huff)
Nays: 0
Abstain: 0

RESOLUTION SETTING THE VILLAGE OF PERRY PLANNING BOARD MEETING SCHEDULE

BE IT RESOLVED, that the Village of Perry Planning Board meetings will, from June 5, 2025 until May 7, 2026, be held at 5:30 pm on the 1st Thursday of each month at the Perry Village Hall, 46 North Main Street in Perry. The following exception applies for New Years Day:

- a. January meeting will be held on Thursday, January 8, 2026; and

RESOLVED, special workshops may be called as required and allowed by Village Law; and

RESOLVED, notice will be advertised for all Public Hearings at least 10 days prior to the hearing date where applicable; and

RESOLVED, that the minutes of the Planning Board meetings shall be made available to the public after approval by the Planning Board at the next regular meeting and will be posted on the Village's website within 7 business days after approval; and

RESOLVED; that the Village Clerk is hereby directed to post the Planning Board meeting schedule on the official bulletin, on the Village website, and to provide a copy of the schedule to the local media.

Dennis Huff made a motion to adopt the resolution setting the meeting schedule with the time change to 5:30 pm. Todd Mack seconded the motion and it was carried with the following vote:

Ayes: 4 (Huff, Mack, Reynolds, Marcks)
Nays: 0
Abstain: 0

LWRP POLICIES 11-20

There is a public meeting scheduled for May 21, 2025 at 6:00 pm at the Masonic Temple on the LWRP (Silver Lake Local Waterfront Revitalization Program).

The Planning Board discussed swimming at the public beach as it relates to policy #19 regarding providing access to the water. The LWRP policy is meant to increase the level and types of

access to public water but due to NYS Department of Health regulations on swimming access, the village is unable to allow swimming at the public beach. Extensive research was done by the village prior to the decision to place the signs for no swimming. The Planning Board is interested in seeing the research that was done and the specific language from the NYS DOH.

Policy #8 on hazardous wastes and pollutants mentions that NYCRR Part 366 “will be adopted by DEC within 6 months after EPA formally adopts its list”. There should be follow-up on this to see what will qualify as waste.

TRAILSIDE CAMPING

Proposed trailside camping regulations were reviewed by the Village Board and Fire Committee and returned with comments. Recommendations include:

1. Mapping – needs a formal description of the area within the Law.
2. Update use table – add trailside camping (clarify using definitions)
3. Definitions – Need to expand a few definitions to clarify.
 - a. The proposed definition for “trailside camp” needs revision as it states “temporary use by campers”. Campers are defined as pull behind vehicles, which were not allowed in the proposal.
 - b. Add definitions for permanent and seasonal structures and trailside camp.
4. Establish maximum square footage for units.
5. Address safety concerns from the Fire Chief to incorporate EMS planning, including a route for emergency services, access to water, and liability where the trail runs along steep gorges.

Square footage regulations will have to align with NYS Health Code. The Planning Board should be mindful of height restrictions, as set in the Lake District, to allow visual access to water. The current draft of the map goes through multiple districts. Chairperson Reynolds will work on an updated map for an overlay district. The map could be based off a distance from the Silver Lake Trail or the center line of the creek/outlet because currently the trail ends at Festival Plaza. A starting and stopping point should be established for where trailside camping will be allowed, as well as a setback from the trail and minimum lot sizes for structures. Setting driveway or parking requirements in proximity to structures could help with ensuring there is emergency access. Discussion was tabled for the development of a map.

At 7:46pm, motion to adjourn was made by Josh Marcks, seconded by Todd Mack, and carried.

Respectfully submitted,
Christina Slusser,
Village Clerk/Zoning Secretary