

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
SEPTEMBER 4, 2025**

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

Chairperson, James Reynolds, called the meeting to order at 5:30 pm and led in the Pledge of Allegiance.

INTRODUCTIONS/UPDATES

Chairperson JR appointed DM to vote in place of absent member JM.

MINUTES

TM made a motion to approve the minutes for 8/7/2025 which was seconded by DH and carried with all (TM, DH, JR, TC, DM) voting aye.

PUBLIC HEARING- HOME BASED BUSINESS AT 8 FRUIT STREET (CANCELLED)

Applicant, Ron Ozzimo, turned in certified mailing certificates to the neighbors within 200 feet of his property but they are dated 8/28/2025, which does not allow for enough notice (10-day minimum) to hold a public hearing. The applicant indicated to the zoning secretary that he will follow up if interested in rescheduling the public hearing.

UPDATE – MCCLURG’S EXPANSION OF SERVICE DEPARTMENT AT 125 N. CENTER STREET

As a follow up on the contingent approval for the McClurg application, comments were received from the Wyoming County Planning Board on 8/8/2025 and proof of the parcel merge was received on 8/13/2025. A permit was issued on 8/14/2025. Documents were provided to the Planning Board for review.

UPDATE – BREEZEWAY INN & GARDEN STUDIO AT 137 N. CENTER STREET

Jen Hall is seeking a use variance for a country inn at 137 N. Center Street from the Zoning Board of Appeals. The ZBA reviewed the application for a variance on 9/2/2025 and they referred it to the Wyoming County Planning Board for their next meeting scheduled for 10/6/2025. Once approved, the application should be coming back to the Planning Board for site plan review.

TRAILSIDE CAMPING REGULATIONS

One change was made to the draft of Trailside Camping Regulations at the last meeting due to redundancy. The Planning Board reviewed the final copy. DH made a motion to send the final draft to the Village Board in hopes that it is ready for review by the attorney's office. This motion was seconded by DM and carried with the following vote:

Ayes	4 (DH, DM, TM, JR)
Nays	0
Abstain	1 (TC)

OTHER BUSINESS

FEE SCHEDULE

DH made a motion to refer to the Village Board, to consider adding to the fee schedule that costs of publishing required legal notices be passed on to the applicant. This motion was seconded by TM and carried with all (DH, TM, JR, TC, TM, DM) voting aye.

LAW REVISIONS – HOTELS/COUNTRY INN

Planning Board Chair, JR pointed out that there is nothing in the current law allowing hotels in the village. JR provided some guidelines for consideration, as he wishes to add a definition for this and update the use table. The board discussed which districts make sense to allow a hotel or country inn. If the LD district is included, the law for bulk & area will need to be changed. Hotels and country inns will need to follow parking and bulk area requirements. An owner would not need to live on the property, as this does not make sense for a hotel. The number of guest rooms should not be limited to 20, as the available space can determine the size as long as it fits within the laws. There should be a max of 4 guests per room with a stay limited to 30 days to ensure it remains as transient housing. With consideration to outside exits, the Planning Board prefers to require foyer space and therefore not allow motels. This makes security easier to watch who is going in and out. Facilities for cooking can be removed, but meals may be served. There does not seem to be a need to limit dining room seating to 50 people, as the space can dictate the size. Special events shall not require an additional zoning permit. If

ownership changes, an operational permit will be needed. The Chairperson plans to draft a version to simplify the draft law for review at the next meeting.

TM informed the board that he will soon be moving outside of the village and will no longer meet the residency requirement to be a part of the Planning Board.

At 6:20 pm, motion to adjourn was made by JM, seconded by DH, and carried.

Respectfully submitted,
Christina Slusser,
Village Clerk/Zoning Secretary