

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

PRESENT:	James Reynolds	Chairperson
	Dennis Huff	Member
	Sarah Roll	Alternate
	Dennis Murphy	Alternate
ALSO PRESENT:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
	Jesse Cole	Applicant
	Jerry Hall	Applicant
ABSENT:	Tim Cipolla	Member
	Todd Mack	Member

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

INTRODUCTIONS/UPDATES

Chairperson James Reynolds appointed Dennis Murphy to vote in place of absent member Todd Mack, and Sarah Roll to vote in place of absent member Tim Cipolla.

MINUTES

DH made a motion to approve the minutes for 9/4/2025 which was seconded by DM and carried with all (DH, DM, JR, SR) voting aye.

PRELIMINARY SITE PLAN REVIEW - BREEZEWAY INN & GARDEN STUDIO AT 137 N. CENTER STREET

An application was submitted by Jerold and Jennifer Hall for Breezeway Inn & Garden Studio at 137 N. Center Street. The Zoning Board of Appeals approved the use variance as a country inn on 10/14/2025. The application is now back with the Planning Board for preliminary site plan review. JR reviewed the application and stated that it appears to have covered all the questions from the last meeting. Some changes were made to the previous plans. The most recent plans are dated 10/15/2025. The upper floor of the addition will feature a bridal suite and the lower floor will have four overnight rooms. Don Roberts stated that the back half of the building is currently undergoing demolition in preparation for the addition. Applicant Jerry Hall was in attendance and spoke about having the culvert extended but according to a conversation with the state DOT, even though there are 2 driveways, now that the parcels are merged they would likely only allow 1 culvert instead of

2. This has not been formally declined, but if it is, he may request support from the Village Police, Fire, and/or Planning Board regarding safety concerns with access and that it is not just for convenience. DM made a motion to refer the application for site plan review at 137 N. Center Street to the Wyoming County Planning Board which was seconded by DH and carried with all (DM, DH, JR, SR) voting aye).

PRELIMINARY SITE PLAN REVIEW – WAREHOUSE/STORAGE BUILDINGS AT 204 S. MAIN STREET

An application was submitted by Jesse Cole of JC Equipment Rental LLC for the construction of two 72' x 160' warehouse/storage buildings at 204 S. Main Street. The applicant is a pole barn builder. These additions would allow for prefabricated pieces to be built on site and stored to be able to sell pole barn packages to other contractors as well as DIYers. He currently has a business in South Warsaw. Zoning Officer, Don Roberts, confirmed that the property is zoned appropriately for this type of use. The applicant has been in discussions with the Wyoming County IDA and they are on board with a PILOT.

Chairperson JR mentioned drainage concerns and the lack of specific plans to address drainage on the property. The applicant is willing to relocate the barns further back on the property if needed or create a low spot to collect rainwater. JR suggested a grading study due to the slope and concern that building a platform could affect water runoff to adjacent properties. Don Roberts agreed that the county would likely comment on drainage as well. Motion was made by DH to refer the application to the Wyoming County Planning Board with the stipulation that drainage plans are expected by 11/21/2025. This motion was seconded by SR and carried with all (DH, SR, JR, DM) voting aye.

TRAINING REQUIREMENTS

James Reynolds completed 4 hours of training but has not received a certificate.

LAW REVISIONS

TRAILSIDE CAMPING REGULATIONS

Comments on the draft Trailside Camping Regulations were received from Mike Bellamy, owner of SilverLaken, glampground and tiny house village. The Planning Board reviewed each of the suggestions but proposed no changes after review.

The next meeting is scheduled for 12/4/2025. (Member DH will not be present.) At 6:48 pm, motion to adjourn the meeting was made by DM, seconded by DH, and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary