

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
JANUARY 8, 2026**

PRESENT:	Dennis Huff	Member/Acting Chair
	Dennis Murphy	Member
	Sarah Roll	Alternate
	Craig Unterborn	Alternate
ALSO PRESENT:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
	Jesse Cole	Applicant
	Todd Mack	Former PB Member
ABSENT:	James Reynolds	Chairperson
	Tim Cipolla	Member

In the absence of chairperson James Reynolds, Dennis Huff, as acting chair for the meeting, called the meeting to order at 5:30pm and led in the Pledge of Allegiance.

INTRODUCTIONS/UPDATES

Applicant Jesse Cole was introduced. Todd Mack's resignation was accepted by the Village Board leaving an open member spot. Dennis Huff appointed Craig Unterborn to vote in place of absent member Tim Cipolla.

MINUTES

DM made a motion to approve the minutes for 12/4/2025 which was seconded by CU. The motion was not carried due to insufficient ayes and will be deferred to the next meeting.

Ayes	2 (DM, CU)
Nays	0
Abstain	1 (Huff)

PUBLIC HEARING – WAREHOUSE/STORAGE BUILDINGS AT 204 S. MAIN STREET

DH motioned to open the public hearing at 5:38 pm for the application submitted by Jesse Cole of JC Equipment Rental LLC for 2 – 72' x 160' warehouse/storage buildings at 204 S. Main Street. Todd Mack had questions on the proposed project which were answered by the applicant. No other comments were received from the public. The public hearing was left open and later closed at 5:54pm upon motion by DM which was seconded by CU and carried with all (DM, CU, DH) voting aye.

After confirming all necessary documentation was received along with requested drainage plans and no opposition from any members of the public, DM made a motion to approve the plans as written for 2 - 72' x 160' warehouse/storage buildings at 204 S. Main Street which was seconded by DH and carried with the following vote:

Ayes	3 (DM, DH, CU)
Nays	0
Abstain	0

The Planning Board completed part 2 of SEQR. Zoning officer DR signed off on the application and DH signed the plans. The county referral form was completed by secretary CS.

TRAINING REQUIREMENTS

Upcoming training opportunities were provided to all members and alternates by email. The group reviewed training requirements.

OTHER BUSINESS

The application for Breezeway Inn & Garden Studio is on hold due to needing DOT approval for curb cuts. Trusses are being set today at the existing building at 137 N. Center Street.

There are no further updates on Trailside Camping. Hotel law revisions are expected to be discussed at a future meeting.

The next meeting is scheduled for 2/5/2026.

With no further business, at 6:16pm motion to adjourn was made by DM, seconded by DH, and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary