

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
FEBRUARY 5, 2026**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Dennis Murphy	Member
	Craig Unterborn	Alternate
ALSO PRESENT:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
ABSENT:	Sarah Roll	Alternate

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

**INTRODUCTIONS/UPDATES**

None.

**MINUTES**

Motion to approve the minutes for 12/4/2025 was made by TC, seconded by DM, and carried with the following vote:

Ayes	3 (TC, DM, JR)
Nays	0
Abstain	1 (DH)

Motion to approve the minutes for 1/8/2026 was made by DH, seconded by DM, and carried with the following vote:

Ayes	3 (DH, DM, JR)
Nays	0
Abstain	1 (TC)

**VICE CHAIR APPOINTMENT**

TC made a motion to appoint DH as vice chair which was seconded by DM and carried unanimously.

**HOTEL LAW REVISIONS**

Chairperson JR provided a resolution for proposed changes within the Village of Perry zoning law as it pertains to country inns, hotels, and bed & breakfasts. The village currently has no regulations on short-term rentals which falls outside of the bed & breakfast law since they are not owner occupied. The ZEO suggested to leave bed & breakfast in the law, remove country inn, and add a law for hotels. The Planning Board wishes to refer the draft to the Village Board for consideration in the interest of efficiency while it continues to be a working document.

DH made a motion to forward the (attached) RESOLUTION TO PROPOSE AN AMENDMENT TO THE ZONING LAW OF THE VILLAGE OF PERRY REGARDING HOTELS which was seconded by DM and carried with all voting aye.

### **OTHER BUSINESS**

#### **TRAILSIDE CAMPING**

The draft law has been referred to the village attorney for review.

At 6:13 pm, JR made a motion to adjourn the meeting which was seconded by DM and carried.

Respectfully submitted,  
Christina Slusser, Village Clerk/Zoning Secretary