

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
SEPTEMBER 10, 2026**

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

Chairperson, James Reynolds, called the meeting to order at 5:27 pm and led in the Pledge of Allegiance.

INTRODUCTIONS/UPDATES

Chairperson Reynolds appointed Craig Unterborn to vote in place of absent member Sarah Roll.

MINUTES

Dennis Huff made a motion to approve the minutes for 8/6/2026 which was seconded by Craig Unterborn and carried unanimously.

PUBLIC HEARING – RENOVATIONS FOR “THE COMMODORE” AT 55 S. MAIN STREET

Chairperson Reynolds recapped the project for 55 S Main Street. The proposal includes renovation of the existing building, reduction of residential units, creation of commercial storefront space, exterior improvements, and associated site plan changes that have previously been reviewed. Chairperson Reynolds stated for the record that he is employed by the architectural firm representing the applicant. To avoid any appearance of a conflict of interest, he will participate as Chair but abstain from voting.

Chairperson Reynolds opened the public hearing at 5:29pm. The public hearing was left open to allow for comments and later closed at 5:44pm by motion of Dennis Murphy, seconded by Dennis Huff, and carried.

PUBLIC HEARING – RENOVATIONS AT 21-25 S. MAIN STREET (RUFUS SMITH BLDG.)

James recapped the project for the Rufus Smith Building. Proposal converts upper floor from commercial to seven residential units. Bottom floor will stay commercial. James will abstain. Open the public hearing at 5:31pm. Closed hearing at 5:44pm. Craig Unterborn, Dennis Huff, carried.

Motion to approve the site plan for the Commodore at 55 S. Main Street was made by Dennis Murphy, seconded by Craig Unterborn. The motion passed with four votes in favor, and Chairperson Reynolds abstained.

Motion to approve the site plan for the Rufus Smith Bldg at 21-25 S. Main Street was made by Dennis Huff, seconded by Dennis Murphy. The motion passed with four votes in favor, and Chairperson Reynolds abstained.

Zoning Enforcement Officer, Don Roberts, stated that since there was a change of use and site plan review, that SEQR review is necessary. Don Roberts reviewed the Short Environmental Assessment Form Part 2 and Part 3 for both projects with the Planning Board members.

Chairperson Reynolds entertained a motion that based on the information and analysis of Short Environmental Assessment Form Part 2 and Part 3, that the proposed action will not result in any significant adverse environmental impacts for the projects located at 55 S. Main Street and 21-25 S. Main Street. Dennis Murphy made the motion determining no significant adverse environmental impacts for both projects which was seconded by Dennis Huff. The motion passed with four votes in favor, and Chairperson Reynolds abstained.

LOCAL LAW UPDATES

Trailside camping law was approved by the Village Board on Tuesday, September 8th.

OTHER BUSINESS

Chairperson Reynolds attended the LWRP meeting yesterday. The Planning Board had previously reviewed 44 policies. The LWRP committee provided a series of recommendations that he will share so the board can review in preparation for the next meeting. They are recommending the creation of a Watershed Overlay District. Chairperson Reynolds would like to review the Downtown Development District Overlay and the Residential Conversion Overlay and what the Watershed Overlay should be and see if they can create one overlay that fits all three needs.

Tim Cipolla had a question regarding dredging and the material being removed. Don Roberts stated that the permit has been submitted and will be open for several years. They will dredge for several years in the outlet in hopes that the other material from the lake can wash into the outlet and they can continue dredging the outlet.

The next meeting is scheduled for 10/1/2026 at 5:30 pm. At 5:52 pm, Tim Cipolla made a motion to adjourn the meeting which was seconded by Craig Unterborn and carried.

Respectfully submitted,
Samantha Marcy, Village Administrator