

# Village of Perry, New York Zoning Ordinance Update

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## Zoning Committee Meeting Notes 6/22/16

### Attendees

Rich Eliaz  
Daryl McLaughlin  
Dana Grover  
Stan Mackay  
Melissa Hennen  
Rick Hauser  
Eleanor Jacobs  
Bridget Givens  
Brian Parker  
Nicolette Wagoner  
Don Poland

The consultants kicked off the meeting with an overview of the project, ties back to the 2015 Comprehensive Plan and schedule.

Dana Grover noted that he has the multifamily housing parcels mapped. Many of the properties within the R2 districts are multifamily dwellings.

Rick shared some thoughts about the Comprehensive Plan recommendations and how they will dovetail into this project; for example, how to consider more diverse housing options. The Village may have an interest in attracting millennials, for example, without encouraging additional trailer parks. This may be done through the allowing of Accessory Dwelling Units in certain districts. The group discussed the different types of housing along the continuum between apartments and single-family homes.

Some issues to address in the coming weeks and months:

- How to deal with vacant lots that have difficult dimensional requirements
- Bed and breakfast options, transient accommodations such as Airbnb
- Clarify downtown housing. Are we going to specifically allow second floor housing and discourage first-floor residential in commercial buildings?
- Parking requirements in various districts, particularly downtown
- R2 district – size and preventing its expansion, preventing new conversions (put standards in place?)
- ADU provisions (Don) – allow for the option of downsizing of one's own property. Either unit can be owner occupied.



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- Need clarity in language. For example, “Buffer zone on a public road or right of way” should be “buffer zone on a public road or public right of way”
- Nature of sidewalk maintenance, ownership. Owners maintain sidewalks. Village supplemented the sidewalk maintenance w snowplow. Village provides labor for sidewalks if owners pay for concrete. (Consultants to review the VOP sidewalk study.)

Don’s initial take on the zoning ordinance is that it’s not bad. It is a small, simple, concise document, only needs to better reflect Comprehensive Plan.

NW notes: update district intents, potentially include incentives for green infrastructure.

Daryl asked if the Village has the ability to layer the zoning map onto a street view. Village has GIS in place to map hydrants, water lines, etc. and there may be capability to build on that system. Although we don’t have the budget we could give them some advice moving forward. NW to check with County.

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