

**VILLAGE OF PERRY  
SPECIAL VILLAGE BOARD MEETING  
APRIL 30, 2018**

A Special Board Meeting of the Village of Perry was held at the Village Hall 46 North Main Street Perry New York at 6:00 p.m. on the 30<sup>th</sup> day of April 2018.

PRESENT:	Rick Hauser	Mayor
	Jacque Billings	Trustee
	Eleanor Jacobs	Trustee
ABSENT:	Dariel Draper	Trustee
	Bonnie Matson	Trustee
ALSO PRESENT:	Matt Jensen	Village Administrator
	Gail Vosburg	Village Clerk
	Don Roberts	Zoning Officer
GUESTS:	Don Poland, Gorman & York	
	Walter Scott	Lorraine Scott
	Daryl McLaughlin	Dana Grover
	Rich Eliaz	John Czyryca
	Zach Kowasz	Nicole Manapol

Mayor Hauser called the Meeting to order at 6:00 pm. and led in the pledge to the flag.

Mayor Hauser thanked everyone for attending.

Mayor Hauser reviewed that the Village adopted their Comprehensive Plan in 2015 which triggered an update to the Zoning Law. It was a collaborative effort from the committee over the past year and a half. The Consultant, Donald Poland, from Gorman & York, was invited to talk about the priorities and the changes in the law.

**Donald Poland – Gorman & York, Consultants**

Mr. Poland explained the comprehensive plan that was adopted in 2015 shared a vision for the future with a key item being a revision of the zoning law.

Mr. Poland reviewed the current zoning map and the land use plan map before summarizing the draft zoning law. The summary included:

- Working with the committee during the approximate 8 meetings to review and revise the zoning law.
- Outreach to the public
- Reorganizing the law to make it more user friendly
- Eliminate redundancies
- Address clarity
- Utilize graphics and charts

He explained that the draft law has been divided into eight sections, making it easier to locate information.

Some of the highlights of the draft law:

- Reviewed and improve definitions
- Update permit use by zoning district
- Residential:
  - Add provisions for Home Occupancy/ Accessory Units, Apartments and B&B's
- Commercial:
  - Permit use by zoning district
  - Create a Downtown Development District overlay
  - Site Development standards

**Residential Conversion Overlay Zone** – single family conversion to 2 family (must be in an R1 or R2 zoning district and must apply to Village Board for the Zoning Change; and explain why the conversion (this will be a “floating zone”).

**Downtown Development District Overlay Zone** – to allow more flexibility in the development of downtown in a more efficient manner.

Mayor Hauser asked if there were any changes to the zoning map. Mr. Poland said there are no significant changes to the map. ZO Roberts said that properties in the S Main Street/St Helena St area were cleaned up as some of the properties were split down the middle between two zoning districts.

Mr. Scott asked about the changes in the law regarding multi family residences. Mr. Grover explained if a property is vacant (not used) for over 1 year, the use must conform to the new law.

Mr. Scott then asked if they looked at the historical use of a building. Mr. Poland said that there is no Historical District in the zoning law. Mr. Scott inquired what would happen if a building downtown were to change completely. Mr. Poland said that it would be part of the application as the design would have to be submitted. Mayor Hauser reported that part of downtown is an Historic District, if you wish to utilize state monies to repair/update the building, you must follow their guidelines. Mr. Scott questioned building on vacant industrial/commercial property, how would this be addressed, specifically drainage. ZO Roberts said one of the first things that is looked at during the site plan review is the drainage.

Mr. McLaughlin asked if there was any feedback from the Planning Board, Zoning Board or Village Attorney that was significant. Mr. Poland said that there was an extensive list from the Village Attorney that has been addressed. There was not any pushback on any of the major items. Mr. McLaughlin inquired if there would be any way to make the law searchable, making it easier for people use. Mayor Hauser replied that the law is searchable now.

Ms. Manapol asked who should be contacted if someone had a question or wanted to make a change. ZO Roberts reported that they should contact the Village hall first.

Mr. Grover had questions on accessory structures and dwelling units.

Ms. Manapol asked what the pros and cons are to a Historical District. Mayor Hauser reported that an advantage is that, according to Landmark Preservation Society, *statistics* show what properties in a Historical district are more valuable properties. In a weak market, it is very cumbersome to do improvements to these properties as rules and regulations have to be followed.

B&B's and Country Inns were discussed. Mr. Poland suggested staying away from Airbnb's. If they provide food, regulations would kick in and they would be regulated like a bed and breakfast. Definitions were talked about between B&B's and Country inns. It was noted that there was no definition of a County inn (to be added).

Rich Eliaszk asked if there are any regulations for charging stations for electric cars. ZO suggested that the charging stations be installed in a municipal lot, rather than on private property.

Mayor Hauser said that the board will take a look at what was talked about tonight. This law is before the County Planning Board and is on their agenda for their May 7<sup>th</sup> meeting.

Motion to adjourn meeting at 7:30 p.m. was offered by Mayor Hauser, second by Trustee Jacobs and carried with all voting aye.

Respectfully submitted,

*Gail I. Vosburg*

Gail I. Vosburg, Village Clerk