

**VILLAGE OF PERRY  
PLANNING BOARD MEETING  
June 4, 2020**

Present        Terri Humberstone                    Todd Mack  
                  Bridget Givens                         Don Roberts  
                  Dana Grover                             Christina Slusser

Guests:        Lisa & Allan Hoy of Basil’s Repair  
                  Joe Ardieta of Vanguard Engineering  
                  Ryan Brandt of Rochester’s Cornerstone Group

Zoning officer, Don Roberts, called the meeting to order at 6:55 PM and led the pledge to the flag. The meeting was held via Webex video conference.

Approval of minutes from March 5, 2020 was postponed until the next meeting.

Pursuant to public notices published in the May 14, 2020 edition of the Perry Herald, a meeting was held on the following applications:

**Special Use Permit – Basil’s Repair**

Allan and Lisa Hoy of Basil’s Repair applied for a special use permit for vehicle sales at the property located at 81 South Main Street which is in a split C1/C2 district. Basil’s Repair wishes to use their neighboring vacant lot to park vehicles in a row to sell.

The request was approved with the conditions that vehicles must remain 12-15 feet off of the pavement and not cause any visual impairments to the roadways.

Motion for approval was made by Todd Mack and seconded by Terri Humberstone.

Motion was carried with the following vote:

Ayes	4	Humberstone, Mack, Givens, Grover
Nays	0	
Abstain	0	

**Preliminary Site Plan Review**

Jerold and Jennifer Hall provided an application for a site adjustment to their previously approved permit to relocate a historical barn to use as an event center in a commercial district at 151 North Center Street. Previous approval took place at the Planning Board meeting on November 7, 2019. At that time, there was extensive discussion on water runoff and drainage. This adjusted plan is flip-flopped from the original and is said to address some of the drainage concerns.

Motion to approve was made by Terri Humberstone and seconded by Bridget Givens.

Motion was carried with the following vote:

Ayes	3	Humberstone, Givens, Mack
Nays	0	
Abstain	1	Grover

Referral will be sent to county planning board.

### **Preliminary Site Plan Review**

Rochester’s Cornerstone Group presented a plan for site alterations and proposed community center at Silver Lake Meadows located at 165 Lake Street. Some improvements include new siding, roof, windows, extension of sidewalks to pedestrian areas, and several interior improvements to apartment kitchen and bath areas. New signs and crosswalks will be put into place. The biggest improvement will be to the parking lot to allow for new storm drainage and potentially the addition of a new community space.

Rochester’s Cornerstone Group was prepared with a Storm Water Pollution Prevention Plan as prepared by Vanguard Engineering. The plan includes a bio retention pond. Concern was expressed about the safety of the pond, specifically because of the children that live in the complex. Joe Ardietta explained that the bio retention pond is designed for safety and will be dry most of the time until it rains or storms. Then it could get up to 1 foot deep but will start to siphon water off at 6” deep. They do not plan to fence off the pond.

Other safety concerns included the addition of a community center, which is estimated to have an occupancy of 50 people, attached to the laundry room in the middle of the parking lot with no recreational area for kids without crossing the parking lot. Rochester’s Cornerstone Group does not plan to make changes to the location of the proposed center, as there are other areas designed for play on the property.

The plan is to work on the parking lot in phases. The board asked if there would be an addition of speed bumps in the parking lot for added safety. It was stated that there is a distance of 200 feet at most in the parking lot and it was not a safety concern for the speed at which cars could travel in that distance. The plan is to add sidewalks to connect pedestrian areas and they will consider putting up signs for “kids at play.” There will also be the addition of a median in the parking lot which will serve as a way to break up parking and provide trees for shade.

It was mentioned that Community Action is a co-developer with Rochester’s Cornerstone Group. Rochester’s Cornerstone Group plans to enlist the help of a relocation specialist to help tenants work through the construction project; ideally having vacancies for 1-2 weeks so interior improvements can be made.

Motion for approval of the site plan was made by Terri Humberstone and seconded by Todd Mack. Motion was carried with the following vote:

Ayes	3	Humberstone, Mack, Grover
Nays	0	
Abstain	1	Givens

There being no further business, Terri Humberstone moved that the meeting be adjourned. Bridget Givens seconded the motion, which was unanimously carried. The meeting adjourned at 7:35 PM.

Respectfully submitted,  
Christina Slusser  
Zoning Secretary