

**VILLAGE OF PERRY
PLANNING BOARD MEETING
July 30, 2020**

Present: Brian Parker Don Roberts
Bridget Givens Christina Slusser
Tim Cipolla
Dana Grover

Guests: Jerold & Jennifer Hall
Ryan Brandt of Rochester's Cornerstone Group

Dana Grover called the meeting to order at 6:30 PM and led the pledge to the flag.

Minutes

Minutes from the March 5, 2020 meeting were reviewed. A couple minor edits were needed to the start time and spellings. Motion was made by Bridget Givens and seconded by Tim Cipolla to approve the minutes. Motion was carried with the following vote:

Ayes	3	Givens, Cipolla, Parker
Nays	0	
Abstain	1	Grover

Minutes from the June 4, 2020 meeting were reviewed. Bridget Givens made a motion to approve which was seconded by Tim Cipolla. Motion was carried with the following vote:

Ayes	3	Givens, Grover, Cipolla
Nays	0	
Abstain	1	Parker

Pursuant to public notices published in the July 16, 2020 edition of the Perry Herald, a meeting was held on the following applications:

Final Site Plan Review – Rochester’s Cornerstone Group

Rochester’s Cornerstone Group presented a plan for site alterations and proposed community center at Silver Lake Meadows located at 165 Lake Street. Ryan Brandt explained the plans for improvements. The extent of the renovations will depend on the budget. In the interest of the Planning Board, things to consider are the milling of the roadway and parking lot, catch basin, bio retention area and addition of a community space. Speed limit signs will be added for 8 MPH – something to catch the eye. Crossing signs will also be added. The occupancy of the community center will be 50 people. There are plans to add benches near the playground as an outdoor congregation area. A sidewalk will be added along side of Building E. There will be upgrades to lighting where exterior light poles will be replaced and LEDs will be used.

The parking situation was discussed where there are a total of 92 parking spots at the facility. Brandt confirmed the amount of parking spaces would stay the same after renovations. Currently there is no vacancy at the apartment complex. It is estimated that it will take 6 months to complete the project. During renovations, tenants may be able to park in the Perry Seniors lot. Brandt explained that a relocation specialist will work with tenants throughout the process, as all 52 units will be renovated, some more than others, and apartments will need to be vacated for 2 weeks at a time. Tenants will have options of staying at the Park Lake Motel or with family for these 2 weeks, among other potential options. If staying with family, tenants will be able to receive a lump sum payment. Tenants will have moving expenses, storage, and hotel stay covered. There are plans to provide funds for meals and assist with transportation as well. The relocation will be staggered with no more than 8 apartments vacated at a time. Givens suggested Community Action as another option for apartment spaces during the temporary relocation.

The Planning Board expressed concerns with transportation and getting people to vacate their apartments (especially due to the current pandemic) as well as what to do with pets during the transition. Brandt stated that the relocation specialist will be dedicated to working with all tenants around their schedule and on their individual needs including the possibility of assisting with kids getting to school or trips to the pharmacy for example. Animals may be able to be housed in kennels or shelters, as they are not able to stay at the Park Lake Motel. Brandt is aware of potential boarding issues and said the relocation specialist will be able to assist with these potential issues as well. Brandt stated that sometimes it can take coaxing for people to leave their apartment, but they have not had a situation where someone refused. The applicant is aware that there will be a lot of things to take into consideration and the relocation specialist will be able to address each individual's needs.

The goal is to start the project in May of 2021. Beginning in November of 2020 Rochester's Cornerstone group plans to begin working with agencies and tenants to plan for next year. They expect to have 3-4 meetings with the tenants with time to figure out options. The current manager of Silver Lake Meadows has been there for 17 years and knows the tenants well per Brandt, which should help.

Don Roberts stated that because of the retention area and community building, the plan needs to be seen by the Planning Board. Dana Grover asked if there will be guards or barriers around the recreation center. Brandt confirmed that there will be cylindrical posts at the corners of the building. There has to be vehicle protection to the building with consideration to pedestrians according to state building requirements. Speed limit and crosswalk signs will be flashing and reflective.

Bridget Givens made a motion to approve the site plan, which was seconded by Tim Cipolla. Conditions were reviewed with the County Planning Board of vehicle impact protection and signage. Motion was carried with the following vote:

Ayes	3	Givens, Parker, Cipolla
Nays	0	

Abstain 1 Grover

Final Site Plan Review – Jerold & Jennifer Hall

Jerold and Jennifer Hall presented 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. Jennifer explained that the barn will be relocated to the lot near the Vet Clinic. Jennifer has a landscaping background and stated the new plan is more park-like and will provide for a nicer setting. Don Roberts explained that parking was on the bottom side previously and believes the new plan will help with accessibility and drainage. The main parking lot will remain gravel, as indicated in the original plan.

Bridget Givens made a motion to approve the site plan and Tim Cipolla seconded the plan. Motion was carried with the following vote:

Ayes	3	Cipolla, Parker, Givens
Nays	0	
Abstain	1	Grover

Brief discussion took place on other current applications for a land separation and area variance. There being no further business, Bridget Givens moved that the meeting be adjourned. Tim Cipolla seconded the motion, which was unanimously carried. The meeting adjourned at 7:31 PM.

Respectfully submitted,
Christina Slusser
Zoning Secretary