

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
FEBRUARY 4, 2021**

PRESENT: Brian Parker, Chairman  
Tim Cipolla  
Todd Mack  
Dana Grover  
Terri Humberstone via phone  
Don Roberts, Zoning Officer  
Christina Slusser, Secretary

Chairman Parker called the meeting to order at 6:35 pm and led in the pledge to the flag.

MINUTES

Minutes from the last meeting on July 30, 2020 were reviewed. Motion to accept the minutes from the July 30<sup>th</sup> Planning Board meeting was made by Dana Grover, seconded by Todd Mack, and carried with all voting aye.

TRAINING OPPORTUNITIES FOR PLANNING AND ZONING BOARD MEMBERS

The State of New York requires that Planning and Zoning Board members take 4 hours of training each year which the Village Board is also in support of. Members of the Planning Board asked if Village Board members are required to take trainings as well. Free web-based trainings for 2021 Municipal Boot Camp are offered through the partnership of Hancock Estabrook and MRB Group on the 4<sup>th</sup> Thursday of each month through December 2021. Planning and Zoning Board members can register for any 4 of these training to satisfy training requirements for the year.

LAND SEPARATION – 142 WATER STREET

Jennifer Smith submitted an application for land separation at 142 Water Street, Property owned by Timothy Cipolla. Currently the driveway is too narrow at the property. This application offers more property to expand the driveway. Motion to approve the land separation application was made by Todd Mack and seconded by Brian Parker. Motion was carried with the following vote:

Ayes	3	Mack, Parker, Humberstone
Nays	0	
Abstain	2	Cipolla, Grover

LAND SEPARATION – 2 NORTH GENSEEE STREET

An application by Andy Fisher for land separation at 2 North Genesee St. was reviewed. Both affected properties are owned by Andy Fisher. The land separation would make

the existing shed conforming. Motion to approve the application was made by Todd Mack and seconded by Terri Humberstone. Motion carried with the following vote:

Ayes	4	Parker, Cipolla, Mack, Humberstone
Nays	0	
Abstain	1	Grover

PROPOSED LOCAL LAW ENTITLED “AMENDING CHAPTER 490 ‘ZONING’ OF THE CODE OF THE VILLAGE OF PERRY”

Changes are proposed to address permitted areas of signage and to determine where first floor uses may or not include residential development.

Regarding limitations on first floor dwellings, the board agrees that store fronts should remain without first floor apartments.

Motion was made by Dana Grover to approve the recommendation to adopt the changes regarding first floor uses, which was seconded by Tim Cipolla. Motion carried with the following vote:

Ayes	5	Parker, Cipolla, Mack, Humberstone, Grover
Nays	0	
Abstain	0	

In the sign law, there is a section that allows for 1 wall sign and 1 temporary sign for residential properties. The proposed law changes the size limit for signs. Concerns were voiced about the size of signs for home occupations. Should there be a limit on signage for home businesses? The Planning Board agrees that there should be some restrictions on signs, but not to this extent. The Planning Board hopes the Village Board will reconsider the size limit of 4 sq. ft. Dana Grover made a motion to recommend approval to remove the allowance of 100 sq. ft. for signs which was seconded by Tim Cipolla. Motion carried with the following vote:

Ayes	4	Parker, Cipolla, Humberstone, Grover
Nays	0	
Abstain	1	Mack

OTHER BUSINESS

A site plan has been submitted for Creative Foods which will be on the next agenda for review on March 4<sup>th</sup>.

With there being no further business, motion to adjourn the meeting was made by Dana Grover, seconded by Todd Mack, and carried with all voting aye.

Respectfully submitted,  
Christina Slusser  
Zoning Secretary