

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
JULY 1, 2021**

PRESENT:	Bridget Givens	Planning Board Member
	Tim Cipolla	Planning Board Member
	Todd Mack	Planning Board Member
	Dana Grover	Planning Board Alternate
	Don Roberts	Zoning Officer
	Christina Slusser	Zoning Secretary
GUESTS:	Ryan Brandt	Rochester’s Cornerstone Group
	Joe Ardietta	Vanguard Engineering

In the absence of Chairman Brian Parker, Dana Grover called the meeting to order at 6:35 pm and led in the pledge to the flag.

MINUTES

Minutes were reviewed from the last meeting. Motion to approve the minutes from June 3, 2021 was made by Bridget Givens, seconded by Todd Mack, and carried with the following vote:

Aye	3	Givens, Cipolla, Mack
Nay	0	
Abstain	1	Grover

PUBLIC HEARING – ROCHESTER’S CORNERSTONE GROUP – 165 LAKE STREET

The public hearing was opened at 6:40pm. No one from the public was present to comment. An application was previously submitted by Rochester’s Cornerstone Group for Silver Lake Meadows, 165 Lake Street, for site plan improvements including lighting, landscaping, sidewalks, parking lot and drainage. The final site plan was previously approved on July 30, 2020, but because no work has started, the permit expired according to the zoning law. Rochester’s Cornerstone Group has an application into the state for funding of the rehab work, but an active permit is required for approval, as the state wants to see “shovel-ready” jobs.

Ryan Brandt of Rochester’s Cornerstone Group provided some details of the plans stating that the property has physical needs for improvements. The parking lot has many potholes and new curbs are needed. In reconstructing the parking lot there will be an addition of a stormwater

system. Accessibility improvements are also needed to bring the property up to current guidelines.

There are no changes to the original plan other than eliminating the addition of a community center attached to the laundry facility. The majority of the work will be uniform across all apartments and there are plans to hire a relocation specialist to assist with any transitions. Funding will be awarded in October or November of this year, so if awarded, work would not be scheduled to start until next spring.

The public hearing was closed at 6:55pm. Motion to approve the final site plan was made by Todd Mack and seconded by Tim Cipolla. The motion was carried with the following vote:

Aye	4	Givens, Cipolla, Mack, Grover
Nay	0	
Abstain	0	

OTHER BUSINESS

Some discussion took place on the plans for the tennis courts at the Village Park.

With there being no further business, motion to adjourn the meeting was made by Tim Cipolla at 7:03pm. The motion was seconded by Bridget Givens and carried. The next meeting is scheduled for August 5, 2021.

Respectfully submitted,
Christina Slusser
Zoning Secretary