

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
APRIL 6, 2023**

PRESENT:        James Reynolds, Chairperson                Dana Grover, Alternate  
                     Tim Cipolla, Member                                Terri Humberstone, Alternate  
                     Dennis Huff, Member                                    Don Roberts, ZEO  
                     Christa McIntyre, Member                             Christina Slusser, Zoning Secretary

ABSENT:        Todd Mack, Member

Chairperson, James Reynolds, called the meeting to order at 6:32pm and led in the Pledge of Allegiance.

**INTRODUCTIONS/UPDATES**

Christa McIntyre was appointed to a full term through 3/31/2028. Dana Grover and Terri Humberstone were reappointed as alternates through 3/31/2024.

**SECRETARY APPOINTMENT**

James Reynolds entertained a motion to reappoint Christina Slusser as the Planning Board secretary. Christa McIntyre made that motion which was seconded by Terri Humberstone and carried with the following vote:

Ayes	6
Nays	0
Abstain	0

**MINUTES**

Terri Humberstone made a motion to approve the minutes for March 2, 2023 which was seconded by James Reynolds and carried with the follow vote:

Ayes	5
Nays	0
Abstain	1 (Grover)

**RESOLUTION SETTING THE VILLAGE OF PERRY PLANNING BOARD MEETING SCHEDULE**

**BE IT RESOLVED**, that the Village of Perry Planning Board meetings will, from May 4, 2023 until May 2, 2024, be held at 6:30pm on the 1<sup>st</sup> Thursday of each month at the Perry Village Hall, 46 North Main Street, Perry, New York; and

**RESOLVED**, special workshops may be called as required and allowed by Village Law; and

**RESOLVED**, notice will be advertised for all Public Hearings prior to the Hearing date where applicable; and

**RESOLVED**, that the minutes of the Planning Board meetings shall be made available to the public after approval by the Planning Board at the next regular meeting and will be posted on the Village’s website within 7 business days after approval; and

**RESOLVED**; that the Village Clerk is hereby directed to post the Planning Board meeting schedule on the official bulletin, on the Village website, and to provide a copy of the schedule to the local media.

James Reynolds made a motion to accept the resolution setting the Planning Board Meeting Schedule which was seconded by Christa McIntyre and carried with the follow vote:

Ayes	6
Nays	0
Abstain	0

**REVIEW PROPOSED LOCAL LAW ENTITLED “AMENDING 490-72 ‘SIGN REGULATIONS’ OF THE ZONING CODE OF THE VILLAGE OF PERRY”**

The noted amendment regarding a flag representing a government needed to be revised due to the inability to regulate content. The law allows for 3 temporary signs and 1 permanent sign per parcel at 8 sq ft per sign which the Planning Board agrees with. The Planning Board also agrees with using 100% of the wall size rather than limiting it to 50% which was previously suggested.

A mural is planned for Perry which has been fundraised by Rotary and PMSA. With an expected application, mural language will be finalized in the amendment for sign regulations. The language for murals falls under the sign definition for maintenance. Economic impact was discussed as it relates to reviewing mural applications where an application could be denied based on negative economic impact.

The Planning Board would like to verify that the mural section references the administrative part of the special use permit process. James Reynolds entertained a motion to make this recommendation to the Village Board. Terri Humberstone moved the motion and it was seconded by Christa McIntyre. The motion was carried with the following vote:

Ayes	6
Nays	0
Abstain	0

It was noted that the current sign law has an amortization section which is up this August.

**REVIEW RESIDENTIAL CONVERSION OVERLAY ZONE (RCOZ) LANGUAGE**

The topic of RCOZ language came up because 59 Lake Street was illegally converted to a 4 family home. The owner has since decided to leave it as a single family home,

withdrawing their application rather than submitting more information. Don will finish tying up any loose ends at the county level.

It was discussed that it would be best if there were an application to review to go through the process to understand if the law regarding RCOZ (490-34) should be amended. It was suggested to table this and review it at the next meeting.

### **DOWNTOWN REVITALIZATION INITIATIVE (DRI) UPDATE**

The Planning Board proactively looked at proposed DRI projects and potential non-compliance of the zoning district.

- Renovate Perry Academy – The proposed plan is compatible with existing zoning.
- Repurpose Rich Plan – Plan may not meet parking requirements.
- Extend Silver Lake Trail – Proposed plan is compatible with existing zoning.
- Restore the Assembly Hall – Proposed plan is compatible with existing zoning.
- JW Olin Block – Has no room for parking; may need to consider not requiring onsite parking. A preexisting situation does not apply but does apply for new construction.
- Reimagine Walkley Farm Equipment – Does not need to be rezoned for the recommended R2 usage but may need to look at parking requirements.
- Convert Rufus Smith Building Uppers – There are only 3 onsite parking spaces which would require a variance.
- Village Trail Apartments – The parcel is in an R2 district but should be rezoned to R3 or it will require a special use permit. This prime location could be incentivized for development by rezoning.
- Accessibility to Children’s Library Room – Proposed plan is compatible with existing zoning.
- Letchworth Base Camp – This could require a variance for parking but is near a municipal lot.
- Hotel Commodore – Proposed plan is compatible with existing zoning.
- Save Agway Building Adaptive Reuse – The proposed plan is compatible with recommended residential and commercial spaces.
- Thinfill – The proposed design has ground floor residential but the parcel is zoned commercial. This would require a variance or could be rezoned as R-3.
- Park-Lake Motel Expansion – Proposed plan is compatible with existing zoning.

The next meeting is scheduled for May 4, 2023 where the RCOZ and rezoning of vacant or underutilized properties will be discussed.

At 8:31pm, motion to adjourn was made by Christa McIntyre which was seconded by James Reynolds and carried.

Respectfully submitted,  
Christina Slusser, Zoning Secretary