

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
MAY 4, 2023**

PRESENT:	Todd Mack	Member
	Dennis Huff	Member
	Dana Grover	Alternate
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO
	James Reynolds	Chairperson (at 7:13pm)
ALSO PRESENT:	Krista VanAllen	Perry Herald
	Mark Boylan	Boylan Law Office
ABSENT:	Tim Cipolla	Member
	Christa McIntyre	Member
	Terri Humberstone	Alternate

In James Reynolds's absence, Dana Grover called the meeting to order at 6:35 pm and led in the Pledge of Allegiance.

**MINUTES**

Motion was made by Todd Mack and seconded by Dennis Huff to approve the minutes from the last meeting on April 6, 2023. The motion was carried with the following vote:

Ayes	3	(Mack, Huff, Grover)
Nays	0	
Abstain	0	

**LAND SEPARATION – 7 & 9 PAGE CIRCLE**

An application was submitted by Mark Boylan of Boylan Law Office on behalf of property owner Patricia Stickley for a land separation at 7 and 9 Page Circle. The application states that it is a land subdivision but Don Roberts clarified that it is classified as a land separation. There are currently 2 houses on one lot so this essentially fixes the issue.

The members are in agreement on approving the separation but of the 3 voting members present, Dana Grover will abstain due to having prepared the survey map of 7 & 9 Page Circle. This was tabled until James Reynolds was present to vote.

When James was present, a motion was made by Todd Mack and seconded by Dennis Huff to approve the land separation at 7 & 9 Page Circle. The motion was carried with the following vote:

Ayes	3	(Reynolds, Mack, Huff)
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Nays 0  
Abstain 1 (Grover)

The maps were signed off on by James Reynolds and given to Mark Boylan.

### **SIGN LAW UPDATE**

A Public Hearing was held on Monday, May 1<sup>st</sup> on the Proposed Local Law entitled “Amending 490-72 ‘Sign Regulations’ of the Zoning Code of the Village of Perry” where the Board adopted the Local Law. No action is needed from the Planning Board.

### **COMPLETE STREETS UPDATE**

At the May 1<sup>st</sup> Village Board Meeting, a motion was adopted to refer the Proposed Local Law Entitled “Amending §490 ‘Zoning’ of the Village Code of the Village of Perry to Incorporate ‘Complete Streets’” to the Wyoming County Planning Board. A Public Hearing will be held on June 19, 2023 at 8:00 pm

### **PRELIMINARY REVIEW – ADDITION AT 151 N CENTER STREET**

Don Roberts provided an update on Breezeway Barns & Garden owned by Jenn Hall. An addition of 10’ around three quarters of the building is being added. The project got started without permit approvals, as the original plan did not include this. Depending on feedback from the Planning Board, this will be considered a preliminary review or if deemed to have enough information, the zoning officer will be able to issue the permit.

A concrete area was outlined on the original approved site plan but it was not clarified that it would be covered. It is believed that the footprint of the approved area is not increasing but an updated plan with dimensions was requested to ensure that the 10’ setback from the furthest projection will be met. This was tabled until new information can be obtained from the owner since this is an expansion of the previously approved site plan.

### **RCOZ (Residential Conversion Overlay Zone) Language**

A property owner converted an old funeral home from a single-family home into a multi-family home so the Planning Board was working through a potential application in the conversion overlay zone. The property owner started filing an application but withdrew it so the property will remain as a single-family home. If the application had been filed and approved, it would allow for a multi-family home in an R-2 district.

### **AMORTIZATION UPDATE**

The ZBA and Village Board are discussing a proposed local law for amortization which will address preexisting nonconforming properties. There is consideration of developing a formula

using the cost and value of the property and the cost to convert it. The focus is on a walkable community for the C-1 district but as the law sits now, it would affect all properties in the village that are non-conforming. The Village will have to look at nonconforming properties to see which properties would be affected and look to revise other areas of the law so it doesn't contradict anything.

The next meeting will be June 1, 2023.

At 7:25 pm, Todd Mack made a motion to adjourn which was seconded by Dennis Huff and carried.

Respectfully submitted,  
Christina Slusser, Zoning Secretary