

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
AUGUST 3, 2023**

PRESENT:	James Reynolds	Chairperson
	Dennis Huff	Member
	Christa McIntyre	Member
	Todd Mack	Member/Applicant
	Dana Grover	Alternate
	Terri Humberstone	Alternate
	Christina Slusser	Zoning Secretary
	Don Roberts	ZEO

ALSO PRESENT: Christa VanAllen Perry Herald

ABSENT: Tim Cipolla Member

Chairperson James Reynolds called the meeting to order at 6:30 pm and led in the Pledge of Allegiance.

MINUTES

Dennis Huff made a motion to approve the minutes from the last meeting on July 6, 2023 which was seconded by Todd Mack and carried with the following vote:

Ayes:	6 (Huff, Mack, Reynolds, McIntyre, Humberstone, Grover)
Nays:	0
Abstain:	0

APPLICATION BY PMSA FOR A MURAL AT 62 S. MAIN STREET

The application was contingently approved by the Planning Board on 7/6/2023 and is scheduled for review by the Wyoming County Planning Board on 8/7/2023.

PRELIMINARY REVIEW – APPLICATION BY TODD MACK, 226 S. MAIN STREET

Todd Mack submitted an application to build 3 additional storage buildings at 226 S. Main Street. The site plan shows 3 buildings, but the applicant intends to build 2 this year and add an additional building later on. The zoning officer confirmed that the property was previously rezoned, so no special use permit is required.

James Reynolds received an email from a neighbor of 226 S. Main Street and read it aloud. The letter stated that the property at 238 S. Main Street was inherited in the last 10 years and that the drainage was not working properly. Without contours showing on the site plan, it is not able to be determined if drainage at 226 S. Main affected 238 S. Main. A comment was made

that everything flows east, and the applicant confirmed that all gutters and downspouts are tied in and drained to the back of the property. Some discussion took place on drainage studies and stormwater pollution plans. A plan like this would require hiring an engineer who would do water calculations based on the number of years and how water affects the lot and adjacent lots. Larger lots and those with an impervious surface require these plans, but 228 S. Main will remain a gravel lot to allow for drainage.

Terri Humberstone made a motion to preliminarily approve the application made by Todd Mack to build 3 additional storage buildings at 228 S. Main and to refer the application to the Wyoming County Planning Board. James Reynolds seconded the motion and it was carried with the following vote:

Ayes: 5 (Humberstone, Reynolds, Huff, McIntyre, Grover)
Nays: 0
Abstain: 1 (Mack)

James Reynolds made a motion to schedule a public hearing on September 7, 2023 which was seconded by Terri Humberstone and carried with the following vote:

Ayes: 5 (Reynolds, Humberstone, Huff, McIntyre, Grover)
Nays: 0
Abstain: 1 (Mack)

OTHER BUSINESS

AMORTIZATION/RE-ZONING

James Reynolds presented a Village of Perry Zoning Revision Map to the Planning Board and explained the task briefing. "The Village adopted the 2022 Resiliency Plan as an addendum to our Comprehensive Plan, with its #1 focus on adding housing and **increasing housing density in close proximity to the C-1.**

The Village has also been considering a **revision to the C-1 zone so that no-first-floor-residential is allowed on *Main Street* within a setback from the lot line/road.** This adjustment would maintain the intention of the comp plan for continuous commercial activity within downtown, while balancing that with this desire for mixed use and diversifying housing opportunities. On the map below, properties that have been identified as being effected by these changes are indicated. The parcel address, current zoning, proposed zoning changes, and any comments are listed. . ."

The purpose is not to change the use, but to make sure that properties conform to their current use. If a use is changing, the Board would want to let property owners know. The zoning officer also stated that public hearings would be required. The proposed changes increase housing units which is consistent with the comp plan. The plan is to add new language to the law on amortization. A study will be needed on the number of feet for a setback to know which

buildings will be affected. Some properties in the C district would need to be rezoned so they can continue to be used as residential homes.

The Planning Board ran through the addresses listed on the “zoning revisions options” printout provided by Chairperson Reynolds showing existing and proposed zoning options:

- 31 N. Main, 41-43 N. Main, and 59 N. Main – consideration of R-2 or R-3 based on parking availability
- 62-64 N. Main & 68 N. Main – makes sense as currently zoned (R-2)
- 89 S. Main & 91 S. Main – residential units currently zoned C-2. R-3 would generally be consistent with the comp plan, but R-2 may better fit based on parking limitations
- 18 Lake – Should be zoned R-2 rather than C-1 as a 2-floor residential home
- 55-57 S. Main – need to study setbacks
- 14-18 Covington & 15-19 Covington – could leave as C-1 since properties would not be affected by a setback on Main Street.

At the next meeting, Chairperson Reynolds would like to review the suggestions made at this meeting and make a recommendation of the changes.

James Reynolds made a motion to adjourn the meeting at 7:50 pm which was seconded by Todd Mack and carried.

Respectfully submitted,
Christina Slusser
Village Clerk, Zoning Secretary