

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
SEPTEMBER 7, 2023**

PRESENT:	Todd Mack	Member
	Dennis Huff	Member
	Christa McIntyre	Member
	Dana Grover	Alternate
	Christina Slusser	Zoning Secretary
ALSO PRESENT:	Christa VanAllen	Perry Herald
ABSENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Terri Humberstone	Alternate
	Don Roberts	ZEO

In the absence of Chairperson James Reynolds, Todd Mack made a motion to have Dana Grover step in to chair the meeting which was seconded by Dennis Huff and carried with the following vote:

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

Dana Grover called the meeting to order at 6:37 pm and led in the Pledge of Allegiance.

MINUTES

Todd Mack made a motion to accept the minutes from August 3, 2023 which was seconded by Dennis Huff and carried with the following vote:

Ayes:	4 (Mack, Huff, McIntyre, Grover)
Nays:	0
Abstain:	0

PUBLIC HEARING – APPLICATION BY TODD MACK, 226 S. MAIN STREET

An application was submitted by Todd Mack for the addition of 3 storage buildings at 226 S. Main Street. Dana Grover made a motion to open the public hearing at 6:44pm. No members of the public were present for comment.

The application was previously referred to the Wyoming County Planning Board but they took no action at their meeting on 9/5/2023. The matter was tabled due to discrepancies found on the application paperwork – one plan showed 2 buildings and another showed 3 buildings.

It was clarified that the plan is to build 2 buildings now and if there is further demand, a 3rd building will be added. The building permit application was submitted for 2 buildings based on construction plans but the applicant is looking for approval of 3 building as shown on the site plan, so the applicant does not need to reapply to build an additional building later on, if desired. The Planning Board is unable to take action on this, as Todd Mack is the applicant and the site plan was completed by Dana Grover.

Motion to close the public hearing was made by Todd Mack at 6:50pm which was seconded by Christa McIntyre and carried with the following vote:

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

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

The application by PMSA, on behalf of property owner Mike Bellamy, for a mural at 62 S. Main Street was contingently approved by the Planning Board on July 6, 2023 and referred to the Wyoming County Planning Board. The WCPB approved the application for a special use permit with comments. The comments were reviewed and there were no discrepancies. A special use permit will be issued.

APPLICATION BY ELEVATED SIGNS AT 165 LAKE STREET

Elevated Signs submitted an application for a new post and sign at Silver Lake Meadows, 165 Lake Street. The sign does not meet the regulations of the sign law and was not included in the previously approved site plan for the construction upgrades at 165 Lake Street. The application is for an 18 sq. ft. freestanding sign in a residential area. A variance will be required due to size, type, and location. The Planning Board requested more detail on the location of where the sign will be placed including the setback.

Todd Mack made a motion to refer the application to the Wyoming County Planning Board for consideration of the size, location, and setback for the proposed freestanding sign in a residential area. Dennis Huff seconded the motion and it was carried with the following vote:

Ayes:	4 (Mack, Huff, McIntyre, Grover)
Nays:	0
Abstain:	0

ROCHESTER'S CORNERSTONE GROUP – CONCEPT PLAN FOR DRI

Rochester's Cornerstone Group reached out to the zoning officer regarding an application that was submitted for the Downtown Revitalization Initiative. Rochester's Cornerstone Group

requested that the concept plan be reviewed by the Planning Board and welcomed all comments. The concept plan proposes a 24-unit apartment building on Tempest Street, tax map #100.6-2-27.111.

The parcel is located within the R2 district. It would need to be rezoned to R3 to comply. The options would be to consider spot zoning, include this parcel with the rezoning considerations previously discussed, or to require a variance.

The Planning Board noted that there are roughly 36 parking spots and considered the width between lots along with sidewalks and pavement width and it appears that there is enough room. Vegetation should act as a buffer for the houses in the area. There is senior housing down the street. The Planning Board wondered if the housing will be income based and added that too much affordable housing is not great for a neighborhood. For every apartment there should be a percentage of units with rent based on income. This model does not segregate housing and removes the feeling of people feeling elevated. There is also access to the Silver Lake Trail nearby.

The Planning Board discussed how the project will benefit the community now and in 20 years. Housing is needed and it could make the market more competitive with rent prices and could push for other renovations. Other considerations included if there are more or less units, for example 15-16 larger units rather than 24-30 small apartments will it be any more or less desirable? Would a townhouse model be better for the community? Can the area handle increased traffic? How many of the existing houses on the street are multi family and how many are owner occupied vs. rentals? The Planning Board mentioned the availability of people coming in to develop in the area and that plans will have to be built to code regardless. The Planning Board is interested in learning more about the plan and the proposed area of the village. If the project moves forward and timing allows, the Planning Board would prefer to include this parcel in with the village's rezoning plan, but if timing is an issue, they are not opposed to a variance.

REZONING CONSIDERATION

Zoning revision options were proposed within the DRI boundary and C1 district and discussed at the meeting on August 3, 2023. The Planning Board would like to wait until the chairperson is present for additional discussions. The Planning Board noted that they are generally in agreement with the plan that the chairperson came up with and there were no further comments other than the previous.

PROPOSED LOCAL LAW ON OVERSIZED VEHICLES

A letter was sent to the Planning Board chairperson on August 18, 2023 from the Village Attorney regarding a proposed local law titled "Amending §405 'Vehicles and Traffic'" stating that the Village Board wishes to seek lead agency.

The law provides a definition of oversized vehicles and exceptions for parking which will be enforced by the police department. The Planning Board provided comments back to the Village Board on the proposed local law. The Planning Board would like the Village to consider where oversized vehicles will park near Main Street, adding that the Village encourages tourism, especially those traveling to/from Letchworth and does not want to limit parking to those passing through. Additionally, the Planning Board suggested that the Village Board look for places for oversized vehicles to park downtown.

With no further business, Todd Mack made a motion to adjourn the meeting at 7:53pm which was seconded by Dennis Huff and carried.

Respectfully submitted,
Christina Slusser
Village Clerk, Zoning Secretary