

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
OCTOBER 5, 2023**

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

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

MINUTES

Motion to approve minutes from the last meeting on 9/7/2023 was made by Todd Mack, seconded by Dennis Huff, and carried with the following vote:

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

APPLICATION BY TODD MACK, 226 S. MAIN STREET

Comments were received from the Wyoming County Planning Board at their meeting on 10/2/2023 for approval with comments. Clarification was needed on the original applications submitted because the applicant plans to add 2 storage buildings first and potentially another in the future but wishes to get approval for all 3 at this time. Drainage was discussed and changes were made to the SEQR to reflect 3 buildings. A public hearing took place last month but the Planning Board was unable to put it to a vote due to attendance. James Reynolds entertained a motion for approval. Dennis Huff made a motion to approve the application submitted by Todd Mack which was second by Terri Humberstone and carried with the following vote:

Ayes	3 (Huff, Humberstone, Reynolds)
Nays	0
Abstain	2 (Mack, Grover)

APPLICATION BY ELEVATED SIGNS AT 165 LAKE STREET

The Planning Board is involved in this sign approval because it is for a multi-development site. The zoning secretary reached out to the applicant after the last meeting and confirmed that the proposed sign will replace the existing sign in the same location. The applicant was unable to provide measurements of the setback due to being off site.

Consideration was given to the size of the sign as it relates to the size of the development. It would be different if such a sign was bordering a residential property, blocking views from a house. If looking at the sign from the road, it shares a lot of information and would not be useful if it were too small. The sign appears clear and not overcrowded.

There were opinions on the sign being slightly oversized, as it is not a commercial business looking for foot traffic but there is nothing else in that area to compare the size of the sign to. Some felt that the sign should not exceed the maximum allowable size of 25 sq ft. in any district. It was questioned whether the information on the sign needed to be there because of the grants received for the project. With visibility in mind, the Planning Board requested that the applicant submit the sign request on a site plan with dimensions, including the setback from Lake Street and the entrance to the property. The zoning officer will reach out to the applicant by email to request additional information, needing the site plan 10 days prior to the meeting.

Todd Mack made a motion to schedule a public hearing on November 2, 2023 at 6:30 pm which was seconded by James Reynolds and carried with the following vote:

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

REZONING – CONSIDERATION OF ZONING REVISION OPTIONS DISCUSSED 8/3/2023

The Planning Board discussed rezoning options to appropriately zone for transitional growth. There is opportunity to pick where the density occurs using the comprehensive plan. Any properties the Planning Board proposes to remove from the C1 district, they also wish to consider removing the DDD district in the same manner. The Planning Board discussed and proposed the following:

- 59 N. Main - from C1 to R2
- 55 N. Main - to remain as C1
- 49 N. Main - from C1 to R2
- 41-43 N. Main - from C1 to R2
- 31 N. Main - from C1 to R2
- 68 N. Main - to remain as R2
- 62-64 N. Main - to remain as R2
- 58-60 N. Main - to remain as C1
- 33 Tempest Street - from R2 to R3

- 13-19 S. Federal (Agway) - from C2 to R3
- 89 S. Main - from C2 to R2
- 91 S. Main (old gas station) - from C2 to R2
- 14-18 Covington - to remain as C1
- 15-19 Covington (Gullo apartments) - to remain as C1
- 18 Lake Street - from C1 to R2
- 55-57 S. Main (Travers Place) - existing to remain

ADDRESS	EXISTING ZONING	PROPOSED ZONING		Notes - Comments
59 N Main	C1/DDD	R-3? (No DDD)	R-2 (No DDD)	Residential property
55 N Main	C1/DDD	R-3? (No DDD)	R-2? (No DDD)	Park Lake Motel
49 N Main	C1/DDD	R-3? (No DDD)	R-2? (No DDD)	Residential property
41-43 N Main	C1/DDD	R-3? (No DDD)	R-2? (No DDD)	Residential property
31 N Main	C1/DDD	R-3? (No DDD)	R-2? (No DDD)	Residential property
68 N Main	R2	R-3?	R-2?	Residential property
62-64 N Main	R2	R-3?	R-2?	Residential property
58 - 60 N Main	C1/DDD	R-3? (No DDD)	R-2? (No DDD)	Corner of Gardeau and N Main vacant
33 Tempest	R2	R-3?		Proposed multi-unit apartment
13-19 Federal	C2	C-2?	R-3?	Agway building
89 S Main	C2	R-3?	R-2	Residential property
91 S Main	C2	R-3?	R-2?	Residential property
14-18 Covington	C1/DDD	Existing to Remain	-	Large Gullo 3 story apartment
15-19 Covington	C1/DDD	Existing to Remain	-	Small white residential conversion
18 Lake	C1/DDD	R-2 NO DDD	-	Residential property
55-57 S Main	C1/DDD	Existing to Remain	-	Travers Place

Todd Mack made a motion to send the proposed changes and notes to the Village Board, asking that residents who own properties being affected by the proposed changes are individually notified. Dana Grover seconded the motion and it was carried with the following vote:

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

The setback for amortization was also discussed. The Planning Board considered using a determined number of feet from center line vs. number of feet from the building face vs. a percentage.

Terri Humberstone made a motion to propose the setback requirement to be 60% of the depth of the building from the Main Street face of the building. Todd Mack seconded the motion and it was carried with the following vote:

Ayes 5 (Humberstone, Mack, Reynolds, Huff, Grover)

Nays	0
Abstain	0

James Reynolds entertained a motion to adjourn the meeting which was moved by Dana Grover, seconded by Todd Mack, and carried.

Respectfully submitted,
Christina Slusser
Village Clerk, Zoning Secretary