

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
MARCH 7, 2024**

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

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

MINUTES

Motion to approve the minutes from the Planning Board meeting on December 7, 2023 was made by Tim Cipolla, seconded by Christa McIntyre, and carried with all voting aye.

LAND SEPARATION - 8 CALLAHAN STREET

A land separation application was submitted by Stanley McKay, owner of 8 Callahan Street, Parcel ID: 100.11-3-33.1, to create two additional parcels out of a single parcel. The Planning Board considered that each lot meets the minimum lot sizes for frontage and square footage, including the consideration of the corner lot, labeled as parcel 3 on the survey map. The lots labeled as 1 and 2 have preexisting driveways and curb cuts.

The Planning Board wishes for the applicant to revise their application to indicate “3” parcels for final approval rather than “4” and to mark “land separation.”

Tim Cipolla made a motion to accept and approve the application for a land separation at 8 Callahan Street which was seconded by Christa McIntyre and carried with the following vote:

Ayes:	4 (Cipolla, McIntyre, Huff, Reynolds)
Nays:	0
Abstain:	1 (Grover)

PARKING STUDY

James Reynolds presented a 2024 parking study preliminary mapping of the C-1 district, indicated by red dashes on the map. The goal is to gather data by getting a total count of parking spaces in the C-1 district of the village then looking at the demand at different times of the year.

AMORTIZATION LAW

Don Roberts sent comments to the village attorney on the updated draft law suggesting amendments to some parameters. The amortization section appears that it is going to eliminate 490-15 and replace with non-conforming lots and structures laying everything on the zoning officer from the date of conception to cite any timeline at any time. Recommendations include defining a timeframe with which the zoning enforcement officer has to cite violations, revising attachment two, revising residential use exemption one to better define bulk requirements, and define the specific square footage, generally creating specific and clearer language.

Motion to support Don's endeavor and agreement with the points Don made about the amortization law as made by Christa McIntyre, seconded by Dennis Huff, and carried with the following vote:

Ayes:	4 (McIntyre, Huff, Cipolla, Reynolds)
Nays:	0
Abstain:	1 (Grover)

OTHER BUSINESS

DOGS IN THE VILLAGE

The Planning Board considered special use permits as they pertain to dogs in the village. Per Don, a kennel permit is needed when someone owns more than four dogs. In the C-1 district, pet care is a permitted use. This includes dog daycare with no overnight stay. Currently no parameters exist for the number of dogs in this type of business. Motion was made by Dana Grover to put "SP" on animal daycare within the C-1 district which was seconded by Tim Cipolla and carried with the following vote:

Ayes:	5 (Grover, Cipolla, McIntyre, Huff, Reynolds)
Nays:	0
Abstain:	0

It was noted that the current operation is pre-existing.

The next meeting is scheduled for April 4, 2024, where more discussion on the parking study and amortization is expected. Motion to adjourn the meeting was made by James Reynolds at 8:02 pm which was seconded by Christa McIntyre and carried with all voting aye.

Respectfully submitted,
Christina Slusser
Village Clerk, Zoning Secretary