

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
AUGUST 1, 2024**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Christa McIntyre	Member
	Todd Mack	Member
	Dana Grover	Alternate
	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
GUESTS:	Melanie & Roger Hubbard	Village Residents
ABSENT:	Terri Humberstone	Alternate

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

MINUTES

Tim Cipolla made a motion to accept the minutes from the last meeting on June 6, 2024 which was seconded by Christa McIntyre and carried with all voting aye. (Todd Mack was not present to vote)

TWO YEAR STIPULATION FOR PERMIT #42-2022 EXPIRES 9/2024

A two year permit for a stone pad and temporary office trailer issued to Rev. Tim Fuest for the property at 7080 Standpipe Rd. is set to expire at the end of September. Don has been emailing with Tim, the applicant, regarding a proposed addition, which the trailer was a temporary fix for. Don will be at the construction meeting and code review. Don has spoken to the applicant and given a heads up on the timeframe of the permit expiration. A formal letter will be going out informing the applicant of the September deadline. The applicant also has the option to apply for an extension of the temporary permit.

The Hubbard's, at a neighboring property, were asked if they have any concerns regarding the trailer. They indicated that the trailer is not much of a problem but is an eye sore and they have observed people going around the back of the trailer to smoke and are unsure how much the trailer is actually being used. It was used for the HeadStart program which is not in session in the summer. Dennis Huff brought up the understanding that there is to be no smoking on school or childcare property.

AMORTIZATION LAW UPDATE

The Planning Board was updated on the Village Board's plan to consider adoption of the law, including the addition of pet businesses in the use table (which was recommended by the Planning Board), and set a public hearing for proposed zoning map changes.

PARKING STUDY

James Reynolds has gathered two weeks of parking data for the downtown area in the village at various times of day and during events, such as the Farmer's Market, weekly Rotary meetings, and the Chalk Festival. This stems from complaints that there is not adequate parking for businesses downtown. There are 204 public parking spots within the village. The study indicated that it could be a lack of turnover and enforcement of the 2 hour maximum time limit rather than a parking capacity problem.

Options for the village owned lot behind festival plaza were discussed which has 36 parking spaces. About 12 spots are needed for tenant parking, especially during the winter months when overnight street parking is not allowed. Options:

1. Overnight parking allowed only in designated spaces. No permits would be needed but would need enforcement.
2. Overnight parking by permit only. Would need to be enforced, ex. keep something on the windshield of the vehicle. The village could issue one parking permit per variance. It would be difficult to get started; could be a landlord responsibility. Cost would need to be considered, and if the property owner would need to apply for a variance/parking permit. The downside is overnight visitors.
3. Overnight parking by permit only or in designated spaces. This would be the same as option two with the addition of guest spaces that do not require a permit.

The Planning Board can be proactive about parking for residential units that are going to be added with DRI projects.

TIM CIPOLLA'S PARCEL CONCEPT

Tim Cipolla wants the Planning Board to consider changes in the use table for the R District. Tim owns 14 acres in the village and would like a provision to allow camping to be considered. This stems from the idea of recreational tourism along the Silver Lake Trail. Campgrounds are currently allowed in the lake district, but not in others. It was suggested to consider setting lot limits per camper or cabin; ex. 1 unit per quarter acre or if there should there be a provision to allow camping that sets a threshold; ex. set a limit on the number of camping areas allowed in the village.

Per Don, there would have to be a local law change to allow camping in certain districts or a variance could be granted by the ZBA. An application would go to the Planning Board for site

plan review and a special use permit, but the applicant would have to prove financial hardship and prove the problem was not self-created. Only one accessory dwelling unit is allowed currently. Tim has the option of doing a subdivision if the lots meet parcel size regulations. The road could be a private road but would need to meet DOT specifications for emergency vehicles.

The next meeting is scheduled for September 5, 2024. With no further business, motion to adjourn was made by Christa McIntyre at 7:53pm which was seconded by Todd Mack and carried.

Respectfully submitted,
Christina Slusser, Village Clerk