

**VILLAGE OF PERRY  
PLANNING BOARD MEETING MINUTES  
JUNE 5, 2025**

PRESENT:	James Reynolds	Chairperson
	Tim Cipolla	Member
	Dennis Huff	Member
	Josh Marcks	Member
	Sarah Roll	Alternate
	Christina Slusser	Zoning Secretary
ABSENT:	Todd Mack	Member
	Dennis Murphy	Alternate
	Don Roberts	ZEO

Chairperson, James Reynolds, called the meeting to order at 5:30 pm and led in the Pledge of Allegiance.

**INTRODUCTIONS/UPDATES**

Chairperson Reynolds appointed Sarah Roll to fill in as a voting member in Todd Mack's absence.

**MINUTES**

Dennis Huff made a motion to approve the minutes for May 1, 2025 which was seconded by Josh Marcks and carried with all voting aye.

**TRAINING REQUIREMENTS**

James and Christina attended the Local Government Workshop for 5 hours of training each. Chairperson Reynolds informed the Planning Board that there is a lot of grant funding opportunities for municipalities to do planning exercises, including comprehensive plan updates.

**LWRP POLICIES 21-30**

It was mentioned that LWRP Policies 11-20 are not very useful in our area. They seem more geared towards areas with a lot of coastline, meant to conserve and protect agricultural lands in the state's coastal area, which is not very relevant for Perry's Silver Lake area. Regarding NYSRR366 Part 2, which Josh Marks researched from the last meeting, believes this is discussing human waste, and therefore there is no need to revisit this.

The Planning Board is still interested in figuring out a way to allow swimming at the Public Beach. Some discussion took place on the possibility of allowing 1 day a month to not allow motorized boats on the lake and instead allow swimming with the presence of a lifeguard. It was mentioned that swimming is allowed during the annual Triathlon, but the Planning Board is unsure how this is allowed. Swimming would also require the cleanup of weeds. There are other groups in the area, like the Silver Lake Watershed Commission, which have similar water quality and recreation goals that may be able to collaborate or share information.

### **TRAILSIDE CAMPING**

Proposed changes to Trailside Camping regulations were indicated in red (attached) and include changing to the centerline of "Silver Creek," for use by "guests" rather than "campers," added definitions for permanent structure and seasonal structure. The use table was updated as "SP" for R-1, R-2, and R-3 districts. A map provided shows 500' of the center of Silver Creek within the Village of Perry boundary. Structures cannot exceed 800 sq. ft. with a maximum height of 18'. There should be 1 vehicle minimum per campsite instead of 2 and EMS access must be provided within a minimum of 250' of all campsites.

Josh Marks made a motion to send the Resolution to Propose Trailside Camping Regulations to the Board of Trustees as written. Dennis Huff seconded the motion and it was carried with the following vote:

Ayes	4 (Marcks, Huff, Reynolds, Roll)
Nays	0
Abstain	1 (Cipolla)

At the next meeting, the Planning Board will discuss the remaining LWRP policies 31-44. Josh Marcks made a motion to reschedule the July 3<sup>rd</sup> meeting to July 10<sup>th</sup> at 5:30 which was seconded by James Reynolds and carried unanimously.

At 6:45 pm, motion to adjourn the meeting was made by Sarah Roll, seconded by James Reynolds, and carried.

Respectfully submitted,  
Christina Slusser,  
Village Clerk/Zoning Secretary

# RESOLUTION TO PROPOSE TRAILSIDE CAMPING REGULATIONS

**Whereas** the Village of Perry, in it's development of recreational public assets along the Silver Creek, to further promote recreation based economic development in a measured and controlled way; and

**Whereas** ensuring the new recreational uses won't negatively impact the existing scenic neighborhood qualities in and around the Silver Creek, and are undertaken by and for the benefit of local entrepreneurs and property owners;

**Now, therefore it be resolved** the Planning Board proposes the Village Board review the following draft zoning law revisions that would add a *newly defined use (TRAILSIDE CAMP)* to the existing table of allowable uses, utilizing the following definition and regulations below:

## S490-82 B(3) TRAILSIDE CAMP

### (A) DEFINITIONS

TRAILSIDE CAMP - Campsites within 500' of the centerline of the **Silver Creek** with permanent, seasonal structures for temporary use **by guests.**

PERMANENT STRUCTURE - A building or other construction intended to be fixed on the land for the foreseeable future, requiring a building permit, and anchored to a permanent foundation.

SEASONAL STRUCTURE - A building or other construction that is used only during specific times of the year, and may lack amenities for year-round occupancy. They may not have the same level of insulation, utilities, or infrastructure as permanent dwellings. Seasonal structures are intended for recreational use during specific seasons, and are not for permanent dwelling.

USE TABLE UPDATE

COMMERCIAL HOSPITALITY	C-1	C-2	DDD	M-1	R-1	R-2	R-3	RCOZ	LD
Trailside Campgrounds	-	-	-	-	SP	SP	SP	-	-

## **(B) REGULATIONS**

1. A TRAILSIDE CAMP is permitted through special use in the R1, R2, and R3 districts.
2. Some portion of the parcel must reside within 500' of the center of **Silver Creek, and within the boundary of the Village of Perry.**
3. A TRAILSIDE CAMP has a minimum parcel size of 3 acres.
4. No campers, RVs, trailers, motorhomes, or pull-behinds can utilize TRAILSIDE CAMPS or TRAILSIDE CAMPSITES in any capacity.
5. TRAILSIDE CAMPSITES can only have permanent seasonal structures.
- 6. SEASONAL STRUCTURES cannot exceed a maximum of 800sf of interior space.**
- 7. SEASONAL STRUCTURES cannot exceed a maximum of 18'-0" in height**
8. The total number of TRAILSIDE CAMPSITES within the village boundary cannot exceed .005% of the village's population at the time of permitting. (population 3,606 x .005 = 16)
9. The total number of campsites per camp does not exceed 6 campsites.
10. The total number of campsites per camp does not exceed 2 per acre.
11. The owner shall provide trees and landscaping, which in the opinion of the Planning Board, are sufficient to maintain a natural setting and screen campsites from view.
12. TRAILSIDE CAMPSITES will be a minimum of 100 feet from all neighboring residential property lines, and a minimum of 50 feet from all other neighboring property lines
13. The owner of the campground will reside within the Village of Perry and will be present during the camping season to manage the property.
14. Signed and privately enforced limit of 6 occupants per TRAILSIDE CAMPSITE.
15. Signed and privately enforced quiet hours between 10pm and 7am
16. Camping is prohibited between November 1st and March 31st.
17. TRAILSIDE CAMPS must have space for **a minimum of 1 personal vehicle per campsite;** either in a shared parking area or adjacent to the campsite.
- 18. An access point for an EMS vehicle must be provided within a minimum of 250' of all campsites.**
19. TRAILSIDE CAMPS must have at minimum a shared bathroom facility and municipal drinking water source adequately sized for the occupant load.
20. A covered trash disposal dumpster or alternate storage and weekly removal of trash shall be provided for. No trash burning is allowed.