



## ***Village of Perry Board of Trustees***

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Village Board Meeting • Agenda • Monday, August 4, 2025 • 7:30 PM

Village Board Room • 46 N Main Street, Perry, NY 14530

1. Open Meeting and Pledge of Allegiance
2. Public Comment
3. Presentations & Board Actions
  - a. Approval Minutes – July 21, 2025
  - b. Resolution Approving Retainer with Village Attorney
  - c. Resolution Approving Application for Base Rate Waiver for Vacant Units
  - d. Resolution Approving Water and Sewer Application for 4062 Lakeside Ave
4. Clerk/Deputy Treasurer's Report
  - a. M&T Bank – Payee Positive Pay Fraud Review Service Agreement
5. Department/Committee Reports
  - a. Treasurer – WWTP Financing Options
  - b. Public Works Committee – Project Recommendations
  - c. Planning Board – Trailside Camping Revisions
6. Trustee Reports
7. Executive Session

**VILLAGE OF PERRY  
VILLAGE BOARD MEETING MINUTES  
JULY 21, 2025**

A regular board meeting of the Village of Perry was held at the Village Hall, 46 North Main Street, Perry, New York at 7:30 pm on the 21<sup>st</sup> day of July 2025.

PRESENT:	Rick Hauser Arlene Lapiana Joel Bouchard	Mayor Trustee Trustee
ALSO PRESENT:	Samantha Marcy	Administrator
GUESTS:	Sandy Schneible Lorraine Sturm	Letchworth Genesee Valley Perry Herald
ABSENT:	Richard Muolo Sandy Lawrence Christina Slusser	Trustee Trustee Village Clerk

Mayor Hauser called the meeting to order at 7:30 pm and led in the Pledge of Allegiance.

**PUBLIC COMMENT**

No comments.

**MINUTES**

Trustee Bouchard made a motion to approve the minutes for July 7, 2025 which was seconded by Trustee Lapiana and carried unanimously.

**RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING WITH LETCHWORTH  
GENESEE VALLEY PARTNERSHIP (LGV)**

**WHEREAS**, the purpose of this MOU is to support a collaborative initiative that enhances economic vitality, sustainability within the participant rural communities; and

**BE IT RESOLVED**, that the Village of Perry Board of Trustees hereby approves the Memorandum of Understanding with Letchworth Genesee Valley Partnership (LGV) and authorizes the Village Administrator to execute the document.

Mayor Hauser introduced Sandy Schneible, Acting Interim Director of LGV. They have been working to transition the partnership into a direction to move forward the Genesee Valley Trail

Towns and partnering communities. LGV started as an organization with three communities: Perry, Geneseo, and Mt. Morris to build the brand as gateway villages. Previously, they would apply for USDA funding to work on specific goals and efforts of the group. Around four years ago, they looked at the approach of funding staff that did not rely on grants. They reached out to Trail Town partners from Scottsville to Cuba and implemented annual memberships to fund the program. Their budget is usually around \$45,000 per year and is made up of partnership dues. It was rebranded to Letchworth Genesee Valley to more accurately describe the membership.

Trustee Lapiana made a motion to adopt the resolution approving the Memorandum of Understanding with Letchworth Genesee Valley Partnership (LGV) which was seconded by Trustee Bouchard and carried unanimously.

Mayor Hauser noted that the funds for LGV have previously been kept at the Village of Perry and the balance will be spent down. Moving forward, they will transition to funds being collected and disbursed from SEE.

**RESOLUTION ACCEPTING RESIGNATION OF TREE BOARD MEMBER, RALPH FIELD, AND APPOINTING TREE BOARD MEMBER, JON BOUCHARD**

**WHEREAS**, Tree Board Member, Ralph Field, has submitted his resignation from the Tree Board effective July 10, 2025; and

**WHEREAS**, Chairperson Dan Zerbe is requesting the appointment of Jon Bouchard to the Tree Board seat expiring March 31, 2026; and

**BE IT RESOLVED**, the Village of Perry Board of Trustees hereby accepts the resignation of Ralph Field; and

**BE IT RESOLVED**, the Village of Perry Board of Trustees hereby appoints Jon Bouchard to the Tree Board effective July 21, 2025, to the term ending March 31, 2026.

Trustee Lapiana made a motion to adopt the resolution accepting the resignation of Tree Board Member, Ralph Field, and appointing Tree Board Member, Jon Bouchard. This motion was seconded by Trustee Bouchard and carried with all voting aye.

On behalf of the Village Board, Mayor Hauser thanked Ralph for his years of service on the Tree Board.

**RESOLUTION DECLARING VILLAGE EQUIPMENT AND VEHICLES AS SURPLUS**

**WHEREAS**, the Village of Perry maintains a fleet of equipment to support the efficient care and maintenance of Village assets; and

**WHEREAS**, through the natural wear and tear cycle and department needs, equipment reaches the close of its useful contribution to Village operations; and

**WHEREAS**, the Chief of Police maintains a 2018 Jeep Grand Cherokee that has reached the conclusion of its useful life for department needs; and

**WHEREAS**, the Chief of Police maintains a 2017 Chevy Silverado that has reached the conclusion of its useful life for department needs; and

**NOW, THEREFORE BE IT RESOLVED**, that the Perry Village Board of Trustees does hereby declare the items listed in this resolution as surplus equipment; and

**BE IT FURTHER RESOLVED**, that the Village Administrator is authorized to auction the equipment as is deemed appropriate.

Trustee Lapiana made a motion declaring village equipment and vehicles as surplus which was seconded by Trustee Bouchard and carried with all voting aye.

**RESOLUTION OF SUPPORT FOR THE CONSOLIDATED FUNDING APPLICATION LWRP PLANNING GRANT**

**WHEREAS**, NYS has created ten Regional Economic Development Councils; and

**WHEREAS**, as part of the Regional Economic Development strategy, a unified funding process, the Consolidated Funding Application has been developed and made available to distribute grant funds to advance the preparation of strategies for community and waterfront revitalization through the preparation of a Local Waterfront Revitalization Planning Document to increase and support job creation, increased tourism, further infrastructure improvements, increase public access to outdoor recreation activities, and advance regionally significant economic development projects; and

**WHEREAS**, the Department of State of the State of New York has made funding available for 2025 Local Waterfront Revitalization Program Grants to assist applicants in implementing plans to community and waterfront revitalization efforts; and

**WHEREAS**, the Department of State of the State of New York has funded the Local Waterfront Revitalization Program Initiative currently underway for Silver Lake to assist applicants in implementing plans to community and waterfront revitalization efforts, and encompasses portions of the Town of Castile, Town of Perry and Village of Perry;

**WHEREAS**, to be deemed complete, the Program must include all waterbodies

designated as Article 42 waterways within the municipal jurisdiction of those municipalities involved in the project and therefore must connect to the Genesee River, an Article 42 waterway that bounds the Towns of Castile via the Silver Lake outlet that travels through the Village of Perry and the Town of Perry;

**WHEREAS,** the County of Wyoming is encouraged to apply for Phase II of the Silver Lake LWRP to extend the project boundary along the Silver Lake Outlet through the Village of Perry, Town of Perry and Town of Castile to its connection along the Genesee River in Letchworth State Park;

**WHEREAS,** the following communities in the Wyoming County deem it advantageous to apply for Phase II of the current Local Waterfront Revitalization Program from the Department of State to extend the Project area of study to protect the water quality of Silver Lake and the Genesee River and promote sustainable economic and community revitalization in the Towns of Perry and Castile and the Village of Perry, and

**WHEREAS,** the County of Wyoming will act as the lead applicant on behalf of the other constituent municipalities consisting of the Town of Perry, Town of Castile and the Village of Perry; and

**WHEREAS,** the anticipated budget for the project is \$302,805 with a total local match of up to \$46,954, to be provided by Wyoming County staff and volunteer time, with the remaining funding (up to 85%) being requested from the Department of State through the LWRP grant; and

**NOW, THEREFORE, BE IT RESOLVED,** that the Village of Perry hereby agrees that the County of Wyoming has the Village of Perry's support to apply on the Village's behalf for the Consolidated Funding Application LWRP Planning Grant administered by the New York State Department of State for the purposes of improving and protecting the water quality of Silver Lake and the Genesee River and to promote sustainable economic and community revitalization in the Towns of Perry and Castile and the Village of Perry, and it is further

**RESOLVED,** that the Village of Perry hereby agrees that said grant will be administered by the County of Wyoming through the auspices of the Wyoming County Water Resource Agency, and it is further

**RESOLVED,** that the Chairperson of the Wyoming County Board of Supervisors may execute all necessary Grant Application Documents on the Village's behalf for submission to the Consolidated Funding Application, Department of State LWRP program.

Mayor Hauser stated that we are currently amid the LWRP Phase I led by the County and it has been recommended to apply for Phase II that follows the Genesee River.

Motion was made by Trustee Bouchard to adopt the resolution of support for the Consolidated Funding Application LWRP Planning Grant which was seconded by Trustee Lapiana and carried with all voting aye.

#### **CLERK/DEPUTY TREASURER REPORT**

Clerk Report 7/21/2025		VILLAGE OF PERRY		
		Abstract # 004		07/18/2025
		Summary by Fund		15:10:24
Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND	4,179.93	29,005.98	33,185.91
F	WATER FUND	224.50	8,835.22	9,059.72
G	SEWER FUND	212.47	5,779.17	5,991.64
HF	WATER TREATMENT PLANT PROJECT		19,862.25	19,862.25
JA	SILVER LAKE WATERSHED COMMISSI		1,161.00	1,161.00
TA	TRUST & AGENCY		9,098.21	9,098.21
Total:		4,616.90	73,741.83	78,358.73

Vouchers were audited by Trustee Bouchard. Trustee Lapiana made a motion to approve abstract #4, vouchers #182-303, in the amount of \$78,358.73 which was seconded by Trustee Bouchard and carried unanimously.

#### **DEPARTMENT/COMMITTEE REPORTS**

The following reports were reviewed: Treasurer's Report including NYCLASS Statement dated 6/30/2025, June Revenue and Expense Reports, and Payment Schedule for EFC Loan for WWTP Project, Department Reports: Public Works, Water and Sewer, Police, and Property Maintenance.

For the EFC Payment Schedule for the Wastewater Treatment Plant Project, there are two options for a flat payment or a lower upfront payment and step up each year. Administrator Marcy was notified today that per the bond resolution we can only take the debt out to 2046, so we will need to request updated schedules for consideration.

#### **TRUSTEE REPORTS**

Trustee Bouchard reported that the Tree Board met and discussed membership and different activities to increase engagement. They are targeting to hold an event for National Green City

Day. A tentative date for that event is October 1<sup>st</sup> at 6pm. Trustee Bouchard attended the Silver Lake Watershed meeting and items that were discussed included the actuators, oars needed for the boat, moving money in NYCLASS, dredging, and the LWRP.

Administrator Marcy reported that a village check had been intercepted, the payee's name was changed and then deposited. Clerk Slusser recognized the fraud and immediately contacted the bank and filed a fraud report. She also filed a report with the police department. Administrator Marcy and Clerk Slusser met with the fraud team at M&T bank to discuss options for additional fraud protection. They discussed the Payee Positive Pay program that would require a file upload to the banking system from the village and when a check is trying to clear that doesn't match the information in the file for payee name, amount, and check number, the bank will notify the Village to confirm or deny the payment. This is a short-term option to help with fraud prevention, but there are long-term options that will be discussed moving forward.

Mayor Hauser made a motion to enter into a Payee Positive Pay program with M&T Bank, seconded by Trustee Lapiana, carried with all voting aye.

With no further business, motion to adjourn was made by Trustee Lapiana at 8:14pm which was seconded by Trustee Bouchard and carried.

Respectfully submitted,  
Samantha Marcy, Village Administrator



**RESOLUTION APPROVING RETAINER WITH VILLAGE ATTORNEY**

**WHEREAS**, the Village of Perry's current Attorney has provided an updated Retainer for services based on an hourly rate for basic and additional services; and

**BE IT RESOLVED**, that the Village Board of Trustees hereby approves the Village Attorney Agreement with DiMatteo Roach & Kelly and authorizes the Mayor to execute the agreement.



# DIMATTEO ROACH & KELLY

## ATTORNEYS AT LAW

DAVID M. DIMATTEO, ESQ.  
MARSHALL A. KELLY, ESQ.

DAVID M. ROACH, ESQ.  
ELIJAH H. MCWHINNEY, ESQ.

July 23, 2025

Frederic Hauser, Mayor  
Village of Perry  
46 North Main Street  
Perry, New York 14530

*Sent via USPS and E-mail:*

**Re: Retainer Letter for Village Attorney**

Dear Mayor Hauser:

The purpose of this letter is to confirm our engagement for the position of Attorney for the Village of Perry and to outline the basic services to be provided in exchange for the compensation set forth hereinafter. It is agreed and understood that our client for purposes of this representation is the Village of Perry and not any of its individual officers, board members, or employees. Absent any special arrangements made, all legal work done by this office will be on the terms and conditions set forth in this letter.

This retainer hereby supersedes the retainer dated December 20, 2024 and signed by the Village on January 1, 2025, as well as any other written or verbal agreements made thereafter. Billing under this retainer shall be retroactive from July 3, 2025.

### **COMPENSATION**

The compensation for the basic services hereinafter described will be billed at an hourly rate of \$250.00 for attorney time, \$150.00 for paralegal time, and \$85.00 for support staff time, which will be paid monthly by the Village. Compensation for services beyond the scope of basic services (hereinafter referred to as "additional services") shall be billed on an hourly basis at the rate of \$300.00 per hour for attorney time, \$150.00 for paralegal time, and \$85.00 for support staff time, with the lowest billable increment of .10. Compensation for these additional services shall be billed and paid on a monthly basis.

### **BASIC SERVICES**

The basic services to be provided in consideration for the above compensation shall be as follows:

- A. General legal consultation to the Mayor and/or Village Board;
- B. General legal consultation to the Zoning Board of Appeals and/or Planning Board, exclusive of commercial and industrial site plan reviews or substantial residential subdivision reviews;
- C. Legal consultation to the Village Clerk on general administrative matters;
- D. Legal consultation to such Village Department heads as directed by the Mayor;
- E. General Legal consultation with Zoning Officer;
- F. General Legal consultation with Assessor and Board of Assessment Review;

- G. Attendance at occasional meeting of the Village Board as requested by the Mayor; it is understood and agreed that attendance at all regularly scheduled meetings shall not be required;
- H. Basic contract review;
- I. Drafting of Local Laws to revise existing provisions of the Village Code.

**ADDITIONAL SERVICES**

Services beyond the above-mentioned Basic Services and which will be performed at the above named hourly rates shall include the following:

- A. Litigation in any Federal, State, County or Local courts;
- B. Appearance before Federal, State, County or Local administrative agencies;
- C. Drafting of original Local Laws on subject matter not currently included in the Village Code;
- D. Representation of the Village in zoning and planning matters consisting of commercial or industrial site plan/subdivision reviews or substantial residential subdivision reviews;
- E. Improvement District formation;
- F. Representation in connection with capital development projects;
- G. Contract negotiation;
- H. Environmental Matters;
- I. Dissolution;
- J. Bond Anticipation Notes, including renewals, will be charged a flat fee of \$500.00;
- K. Annexation;
- L. Municipal Real Estate transactions.

**COSTS**

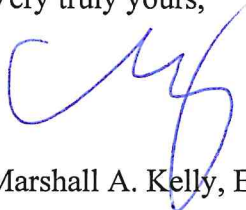
Advances made by this firm for expenses such as travel, long distance telephone calls, filing fees, photocopying, telecopy transmission, postage and overnight delivery, computer-assisted research, special deliveries, other similar costs incurred in the research, special deliveries, consultants' fees and other similar cost incurred in the performance of the above services will be billed to the Village as costs are expected to be substantial, however, they may be billed directly to the Village, without being advanced by this office. Large expenses will not be advanced on your behalf without prior approval of the Village Board.

If the terms of our representation are agreeable to you, please sign the enclosed copy of this letter and return it to the undersigned to confirm your acceptance of the terms of our engagement.

[ SIGNATURE PAGE TO FOLLOW ]

Frederic Hauser, Mayor  
RE: Village Attorney Retainer  
July 23, 2025  
Page 3

Very truly yours,

A handwritten signature in blue ink, appearing to read 'MK', is written over the closing 'yours'.

Marshall A. Kelly, Esq.

MAK/pjm  
PC to: Christina Slusser, Clerk  
Samantha Marcy, Administrator

Village of Perry

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**RESOLUTION APPROVING APPLICATION FOR BASE RATE WAIVER FOR VACANT UNITS**

**WHEREAS**, the Village of Perry Board of Trustees adopted the Policy of Waiving Base Rate Charges for Vacant Units on February 5, 2024; and

**WHEREAS**, an application was received on July 8, 2025, for the property located at 176 N Main Street and the inspection has been completed by the Water Department; and

**WHEREAS**, the Public Works Committee has reviewed the application and is recommending approval; and

**NOW, THEREFORE BE IT RESOLVED**, the Village of Perry Board of Trustees hereby approves the waiver for 176 N Main Street per the Policy of Waiving Base Rate Charges for Vacant Units.



**RESOLUTION APPROVING WATER AND SEWER APPLICATION FOR 4062 LAKESIDE AVE**

**WHEREAS**, the Village of Perry provides water and sewer services to the Silver Lake Institute in the Town of Castile; and

**WHEREAS**, an application was received for a new water connection and a new sewer connection in the Silver Lake Institute at 4062 Lakeside Ave; and

**BE IT RESOLVED**, the Village of Perry Board of Trustees hereby approves the water and sewer connection for 4062 Lakeside Ave in the Town of Castile's Silver Lake Institute District.

**VILLAGE OF PERRY****Abstract # 005  
Summary by Fund**08/01/2025  
15:56:10

Code	Fund	Prepays	Unpays	Totals
A	GENERAL FUND	636.81	71,295.98	71,932.79
F	WATER FUND	259.18	6,727.30	6,986.48
G	SEWER FUND	37.99	8,489.03	8,527.02
JA	SILVER LAKE WATERSHED COMMISSI	37.99	17,637.00	17,674.99
TA	TRUST & AGENCY		1,078.00	1,078.00
<b>Total:</b>		<b>971.97</b>	<b>105,227.31</b>	<b>106,199.28</b>

Vouchers #304-382 were audited by Trustee Lapiana.

08-01-25  
16:02:07**Village of Perry - 2025 - 2026 - Village Tax Collection  
Trial Balance - All Swis Codes  
08-01-25**

Original Warrant	2,564,414.63
Adjustments	1,879.10
Adjusted Warrant	2,566,293.73
Full Payments	2,336,549.99
Penalties	4,167.01
Bad Check Fees	20.00
Total Collections	2,340,737.00
Taxes Outstanding	229,743.74

Contract was signed for Payee Positive Pay for fraud protection with M&T Bank.  
Training for implementation is scheduled.



# Environmental Facilities Corporation

KATHY HOCHUL  
Governor

MAUREEN A. COLEMAN  
President and CEO

**TO:** Samantha Marcy, Treasurer

**FROM:** Tamika Campbell, Financial Analyst I

**DATE:** July 30, 2025

**SUBJECT:** New York State Revolving Fund (SRF) Long-Term Payment  
Schedule Approval  
Recipient: Village of Perry  
Project No.: C9-6680-04-01

Please find the **Payment Schedule** for the Project Finance Agreement (PFA) attached for your review and approval. Please confirm that all information is accurate and complete or make appropriate corrections to the documents.

Two variations of the exhibit are included: a repayment schedule using net level debt and a repayment schedule using the 50% rule. **Please indicate which schedule you prefer for repayment:**

Net Level Debt ☐

50% Rule ☐

**Completion and/or correction of the following documents must be received by EFC no later than August 6, 2025.** Please sign below and return this page AND the schedule chosen (as indicated above) to EFC by email to [tamika.campbell@efc.ny.gov](mailto:tamika.campbell@efc.ny.gov). Thank you for your prompt attention to this matter.

APPROVED BY:

\_\_\_\_\_  
Name of Authorized Representative

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature of Authorized Representative

\_\_\_\_\_  
Date

APPROVED BY:

\_\_\_\_\_  
Name of Bond Counsel

\_\_\_\_\_  
Signature of Bond Counsel

\_\_\_\_\_  
Date

**cc:** Rick Hauser, Mayor, Timothy R. McGill, Esq., David Di Matteo, Esq.

# Exhibit F

## New York State Environmental Facilities Corporation

Village of Perry

County: Wyoming

CWSRF Project No. C9-6680-04-01

Payment Schedule - NLDS

		Debt Service
Date	Principal	Annual
5/1/2026	307,490.00	\$307,490.00
5/1/2027	307,490.00	\$307,490.00
5/1/2028	307,490.00	\$307,490.00
5/1/2029	307,462.00	\$307,462.00
5/1/2030	307,490.00	\$307,490.00
5/1/2031	307,490.00	\$307,490.00
5/1/2032	307,490.00	\$307,490.00
5/1/2033	307,490.00	\$307,490.00
5/1/2034	307,490.00	\$307,490.00
5/1/2035	307,490.00	\$307,490.00
5/1/2036	307,490.00	\$307,490.00
5/1/2037	307,490.00	\$307,490.00
5/1/2038	307,490.00	\$307,490.00
5/1/2039	307,490.00	\$307,490.00
5/1/2040	307,490.00	\$307,490.00
5/1/2041	307,490.00	\$307,490.00
5/1/2042	307,490.00	\$307,490.00
5/1/2043	307,490.00	\$307,490.00
5/1/2044	307,490.00	\$307,490.00
5/1/2045	307,490.00	\$307,490.00
5/1/2046	307,490.00	\$307,490.00
6,457,262.00		6,457,262.00



# Exhibit F

## New York State Environmental Facilities Corporation

Village of Perry

County: Wyoming

CWSRF Project No. C9-6680-04-01

Payment Schedule - 50% Rule

Date	Principal	Debt Service
		Annual
5/1/2026	245,992.00	\$245,992.00
5/1/2027	252,141.00	\$252,141.00
5/1/2028	258,291.00	\$258,291.00
5/1/2029	264,441.00	\$264,441.00
5/1/2030	270,581.00	\$270,581.00
5/1/2031	276,740.00	\$276,740.00
5/1/2032	282,890.00	\$282,890.00
5/1/2033	289,040.00	\$289,040.00
5/1/2034	295,190.00	\$295,190.00
5/1/2035	301,339.00	\$301,339.00
5/1/2036	307,489.00	\$307,489.00
5/1/2037	313,639.00	\$313,639.00
5/1/2038	319,789.00	\$319,789.00
5/1/2039	325,938.00	\$325,938.00
5/1/2040	332,088.00	\$332,088.00
5/1/2041	338,238.00	\$338,238.00
5/1/2042	344,388.00	\$344,388.00
5/1/2043	350,538.00	\$350,538.00
5/1/2044	356,687.00	\$356,687.00
5/1/2045	362,837.00	\$362,837.00
5/1/2046	368,987.00	\$368,987.00
6,457,262.00		6,457,262.00

## 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 reside within the village boundary.
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 in any capacity.
5. TRAILSIDE CAMPS can only provide PERMANENT, SEASONAL STRUCTURES for guest.
6. PERMANENT, SEASONAL STRUCTURES cannot exceed a maximum of 800sf of interior space, nor exceed a maximum of 18'-0" in height.
7. PERMANENT, SEASONAL STRUCTURES cannot exceed a maximum of 18'-0" in height
8. The total number of TRAILSIDE CAMP 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 TRAILSIDE CAMP cannot exceed 6 campsites.
10. The total number of campsites per TRAILSIDE CAMP cannot 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 CAMP 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 TRAILSIDE CAMP will reside within the Village of Perry and will be present during the camping season to manage the property without exception.
14. Signed and privately enforced limit of 6 occupants per TRAILSIDE CAMP campsite.
15. Signed and privately enforced quiet hours between 10pm and 7am.
16. Recreational and visitor use of TRAILSIDE CAMPS 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 TRAILSIDE CAMP campsites.
19. TRAILSIDE CAMPS must have an emergency plan approved by the Fire Chief.
20. TRAILSIDE CAMPS must have at minimum a shared bathroom facility and municipal drinking water source adequately sized for the occupant load.
21. A covered trash disposal dumpster or alternate storage and weekly removal of trash shall be provided for. No trash burning is allowed.