

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
AUGUST 7, 2025**

PRESENT:	James Reynolds	Chairperson
	Dennis Huff	Member
	Josh Marcks	Member
	Todd Mack	Member
	Sarah Roll	Alternate
	Dennis Murphy	Alternate
	Christina Slusser	Zoning Secretary
GUESTS:	Brad Humberstone	Mitchell Design Build
	Jen Hall	Applicant (Breezeway)
ABSENT:	Tim Cipolla	Member
	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 JR appointed SR to vote in place of absent member TC.

MINUTES

JM made a motion to approve the minutes for July 10, 2025 which was seconded by TM and carried with all (JR, DH, JM, TM, SR) voting aye.

PUBLIC HEARING – EXPANSION OF MCCLURG’S SERVICE DEPT AT 125 N. CENTER STREET

At 5:34 pm, JR opened the public hearing on the expansion of McClurg’s service department at 125 N. Center Street. The application was reviewed by the Wyoming County Planning Board on 8/4/2025 but comments have not been received yet. Confirmation is still needed for the completion of the parcel merge but no other concerns were mentioned by the Planning Board.

JM made a motion to approve the application submitted by Mitchell Design Build for an 84’ x 86’ addition to the existing McClurg dealership at 125 N. Center Street contingent on confirmation that parcel #88.19-1-2.1 (merger) has been filed with the county and no questions or negative comments are received from the Wyoming County Planning Board. This motion was seconded by TM and carried with all (JR, DH, JM, TM, SR) voting aye.

PUBLIC HEARING - HOME BASED BUSINESS AT 8 FRUIT STREET

A public hearing was scheduled for a home-based business at 8 Fruit Street but is unable to take place due to notifications not being provided to the neighbors within 200 feet. DH made a motion to reschedule the public hearing to the next regular meeting, 9/4/2025 at 5:30 pm. Motion was seconded by SR and carried unanimously (by JR, DH, JM, TM, SR).

PRELIMINARY SITE PLAN REVIEW – BREEZEWAY INN & GARDEN STUDIO AT 137 N. CENTER STREET

Jen Hall submitted an application and plans for the proposed Breezeway Inn & Garden Studio at 137 N. Center Street. Jen explained that she purchased the old Sweet Sarah's and merged it with the parcel next to it. She received a new parcel number as proof of the parcel merge, but confirmation has not yet been received by the village.

Plans include demoing part of the existing building, adding a pitched roof, replacing windows, and adding a 2-story addition. An engineer will confirm that the footings are sufficient for the additional load. The "Sweet Sarah's concept" would be able to be used for showers, engagement parties, birthday parties, and celebration of life events, for example. The current Breezeway barn venue is too large of a space and price point for those desiring a space for 30-50 people. The lodging space would be meant for families or wedding parties to have a place to stay for weddings. The space is preferred to be rented out as a whole, as opposed to parties renting the rooms individually. Key fobs will be available to allow access to certain spaces. A sunroom is planned out back with an indoor jacuzzi and cold plunge (mini spa). A land bridge and landscaping are planned to connect the Breezeway properties.

JR pointed out that the use table does not allow for an inn or hotel in the C2 district but does have a use for bed and breakfast. The applicant was under the impression that the use she is proposing is allowed based on conversations with the zoning officer. The zoning officer will need to review the plans and address square footage, parking, lighting, and a possible wetland where the path is planned. The applicant added that she did look into the potential wetland area and confirmed no additional permit was needed for a land bridge.

During the preliminary review with the Planning Board, some issues were discovered with the current zoning laws that would prevent approval of the application. The Planning Board agreed that the applicant should seek approval for a use variance from the Zoning Board of Appeals.

LWRP UPDATE

JR attended a community meeting for the Local Waterfront Revitalization Project (LWRP) at Epworth Hall. Everyone wants to see dredging happen but there is not enough funding for it.

TRAILSIDE CAMPING REGULATIONS

Based on Village Board comments, JR changed some wording for definitions. JM made a motion to remove the wording on #6 “nor exceed a maximum of 18’-0” in height” (due to its redundancy). DH seconded the motion and it was carried with all (JR, DH, JM, TM, SR) voting aye.

Regarding the interest of the Village Board in 100’ vs. 125’ of cabins from property lines, the Planning Board stands in favor of 100’. Their decision is based on a site visit that the density of foliage would act as a sound buffer and visual buffer and is mentioned in the regulations that trees and landscaping must be sufficient based on the opinion of the Planning Board (see item #11).

OTHER BUSINESS

The Planning Board is interested in revising the local laws regarding hotels/inns and home businesses (a topic for the next meeting).

At 7:01 pm, JM made a motion to adjourn which was seconded by TM and carried.

Respectfully submitted,
Christina Slusser
Village Clerk/Zoning Secretary