

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
DECEMBER 4, 2025**

PRESENT:	James Reynolds	Chairperson
	Dennis Murphy	Member
	Tim Cipolla	Member
	Sarah Roll	Alternate
	Craig Unterborn	Alternate
ALSO PRESENT:	Don Roberts	ZEO
	Christina Slusser	Zoning Secretary
	Jen Hall	Applicant
ABSENT:	Dennis Huff	Member

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

INTRODUCTIONS/UPDATES

James Reynolds introduced Craig Unterborn who was recently appointed as a Planning Board alternate. Dennis Murphy was appointed as a member (rather than an alternate). Todd Mack submitted a letter of resignation due to a change in residency.

MINUTES

DM made a motion to approve the minutes for 11/6/2025 which was seconded by TC and carried with all (DM, TC, JR) voting aye.

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

A preliminary site plan review was completed at the last meeting for Breezeway Inn & Garden Studio where the application was referred to the county. Comments were received from the Wyoming County Planning Board. Applicant, Jen Hall had a meeting with the NYS DOT about extending the culvert 16 feet but the DOT said there is not enough space for it. As presented, the plans have two driveways and no vehicle access around the building. Currently there is a telephone pole in the way of one entrance which would require the culvert to be extended. Jen Hall wishes to leave the plans as is rather than revise, so she will work on getting approval for the culvert extension from the DOT. In the meantime, phase one of the project has permits so initial work can continue.

Motion was by DM to table the site plan review for Breezeway Inn & Garden Studio at 137 N. Center Street until approval is received from the NYS DOT on plans for culvert extension which was agreeable by both parties. Once DOT approval is received the Planning Board will revisit and plan to schedule a public hearing. This motion was seconded by TC and carried with all (DM, TC, JR) voting aye.

SITE PLAN REVIEW – WAREHOUSE/STORAGE BUILDINGS AT 204 S. MAIN STREET

At the last meeting a drainage plan was requested to ensure drainage will be managed on site with the requested addition of 2 - 72' x 160' warehouse/storage buildings at 204 S. Main Street. Plans were received and the application was referred to the Wyoming County Planning Board with comments received.

With drainage addressed and no further concerns, motion to approve the site plan and schedule a public hearing for January 8, 2026 at 5:30 pm was made by DM, seconded by TC, and carried with all (DM, TC, JR) voting aye.

James: speaking on drainage plan:

TRAILSIDE CAMPING

Chairperson JR announced that a safety plan has been added to proposed Trailside Camping Regulations and sent to the attorney for further consideration.

At 6:24 pm, motion to adjourn was made by TC, seconded by DM, and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary