

**VILLAGE OF PERRY
PLANNING BOARD MEETING MINUTES
MARCH 5, 2026**

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

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

INTRODUCTIONS/UPDATES

Chairperson JR appointed alternate SR to vote in place of absent member DM.

MINUTES

Motion was made by DH to approve the minutes for 2/5/2026 which was seconded by SR and carried with all (DH, SR, JR, TC) voting aye.

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

The original application for site plan review was received from Jerold and Jennifer Hall on 7/23/2025. It was previously reviewed by the ZBA, Planning Board, and Wyoming County Planning Board. At the Village of Perry Planning Board meeting on 12/4/2025, both the applicant and Planning Board agreed to table the site plan review while waiting on DOT approval for culvert installation.

On 2/26/2026, new/revised plans were received from the applicant. Upon review, it was noted that the nearest fire hydrant location needs to be located and drainage and lighting plans should be included. In order to move things along quicker, the driveway was reevaluated and the applicant believes they can get by with the existing. JR proposed a

motion to forward the site plan to the Wyoming County Planning Board contingent on getting several revisions to be provided by Zoning Officer, Don Roberts, by the 3/27/2026 deadline for the 4/6/2026 meeting. This motion was moved by TC, seconded by DH and carried with all (TC, DH, JR, SR) voting aye.

[Don Roberts followed up with an email to applicant, Jen Hall, on 3/6/2026:

There are a few items that need to be updated on the plans;

- Adjust the width along the South side of the building to address the fire-fighting access of 30'
- Provide a minimum driveway width to the rear parking lot of 24' (width not noted on plan)
- Provide a lighting plan
- Provide a drainage plan
- Provide area of disturbance to determine if a SPEDES permit required
- Provide all signage proposed along with locations and size
- Provide fire hydrant location at the street]

TAP GRANT LETTER OF SUPPORT

The Planning Board drafted a letter of support for the TAP grant for Center Street. The letter was passed around and signed.

OTHER BUSINESS

TRAILSIDE CAMPING

The draft Trailside Camping law is being reviewed by the village attorney.

HOTEL LAW REVISIONS

Chairperson JR will be meeting with the Planning Committee to talk about hotel law revisions.

At 5:46 pm, DH made a motion to adjourn the meeting which was seconded by SR and carried.

Respectfully submitted,
Christina Slusser, Village Clerk/Zoning Secretary