

## ZONING BOARD OF APPEALS

Town of North Dansville & Village of Dansville  
14 Clara Barton Street  
Dansville, NY 14437

**Minutes for Thursday, November 21, 2024**

**Meeting was called to order** by Mark Specchio at 7:02pm

### **Pledge of Allegiance**

### **Roll Call:**

Board Members:           Chairperson, Mark Specchio – Present  
                                  Mary Ann Holden -                   Present  
                                  Dick Gillard -                       Present  
                                  Karen Schleyer -                   Present  
                                  Chuck Infantino                   Present  
                                  Jennifer Howe (Alt.)              Present

**Also in attendance:** Code/Zoning Officer, Tammy Malone  
                                  Village Engineer, Sherman Gittens

**Guests:** Dennis Weidman            Brian Dunleavy, DRS  
                  Chuck Menosky                    Matt Mihaly, DRS  
                  Janice Holmes                    Nancy Nice  
                  Bill Bacon                         Mike Martina  
                  Billie Martina                    Charlie Perkins  
                  Gary Kramer                     Sherry Kramer  
                  Matt Liponis, Hodgson Russ Attorneys

### **Approval of 10/17/2024 Minutes:**

**A Motion** was made by Karen Schleyer to accept the October 17, 2024, Minutes.  
**2<sup>nd</sup>** by Dick Gillard

All were in favor with **5 AYE, 0 NAY, 0 Abstain.**

**NEW BUSINESS:** There was no New Business.

### **OLD BUSINESS:**

#### **Delaware River Solar Project**

John Vogel, the Village of Dansville Lawyer, received documents from Henry Zomerfeld, Delaware River Solar's lawyer from Hodgson Ross Attorneys on Thursday, November 21, 2024, at 8:39am. These documents were:

Host Community Agreement – a 10-page document.

Village of Dansville Solar Energy System Decommissioning Agreement – a 9-page document.

Agreement for Road Use and Repaving – a 15-page document

Decommissioning Plan – a 14-page document.

All documents are to be received, in hard copy form (one for each board member) ten (10) days prior to the Zoning Board of Appeals meeting. Due to just having receiving copied just prior to the meeting, the board was not prepared to move forward until all documents were read and discussed by the ZBA board member with the Village Attorney.

CONTD

**OLD BUSINESS:**

**Delaware River Solar Project**

Matt Liponis, Hodgson Russ Attorneys, representing DRS at the meeting stated they had sent over a resolution for us to sign, however the Village of Dansville's lawyer, John Vogel wrote a resolution along with the Village of Dansville's Engineer, Sherman Gittens. There was a discussion between the Board members, Village Engineer and the DRS representing lawyer. The plan is to look at all 3 resolutions and merge the three (3). Once this has been done, there will be a conference call between John Vogel, Sherman Gittens, Mark Specchio, ZBA Chairperson and Matt Liponis, DRS lawyer.

Sherman Gittens explained to the applicant and the representatives that yes, this still has to go through the Planning Board and the Village Board for final approval, but as Lead Agent, the ZBA Board is requesting to see and go over the Site Plan, Draft Plot, Decommissioning and other documents, as part of the special use permit for anything that is spelled out in the Village Code. DRS will provide the ZBA with digital and hard copies of a current Site Plan, boilerplate pilot agreement and the 4 documents that were emailed today, the day of the November 21, 2024 meeting. Along with the June 15<sup>th</sup> & 27<sup>th</sup> comment letters that was never responded back to the ZBA.

**OTHER BUSINESS:**

There was a flyer that was passed out to the ZBA Board Members with information on the last training class for Planning and ZBA for 2024. All classes should be recorded to view at your convenience if you cannot sign up for it on line for that day.

**ADJOURNMENT**

**A Motion** was made by Karen Schleyer to adjourn the meeting.

**2<sup>nd</sup>** by Dick Gillard

All were in favor with **5 AYE, 0 NAY, 0 Abstain.**

**Next Meeting** is December 19, 2024, at 7pm – Town Hall 14 Clara Barton St. Dansville.

Respectfully Submitted,

Jennifer Howe, ZBA Secretary