

ZONING BOARD OF APPEALS

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

Minutes for Thursday, August 18, 2022

Meeting was called to order by Chairperson, Mark Specchio at 7:04pm

Pledge of Allegiance

Roll Call:

Board Members: Chairperson, Mark Specchio – Present
 Mary Ann Holden - Present
 Dick Gillard - Present
 Karen Schleyer - Present
 Chuck Infantino Present

Zoning and Code Officer, Tammy Saylor Malone was also present.

Guests: Dana Perkins

Kristin Jacobs
Sherman Gittens, MRB Group
Matthew Sousa
Sherry Kramer
Gary B Kramer
William Henry
Bruce Bock

Public Hearing for 42 Cottage Street variance was called to order Thursday, August 18, 2022 at 7:08pm by Chairperson Mark Specchio.

Dana Perkins handed in the receipts for the certified letters she sent out to residents within 200ft. It was brought to the Boards attention that most recipients of the certified mailing did not receive the letter until Wednesday and it was known that at least one resident hadn't received the letter. The post mark date on the receipts was Monday, August 15, 2022.

Dana was asked if there were any changes to her application that was presented to the board at the July 21, 2022 meeting. She stated there were no changes. Dana brought several pictures of locations in the Village to show the Board Members, comparable properties with the variance she is requesting. Mary Ann Holden stated she drove around the Village and did not see a property with a fence less than 25ft from the road, however there were bushes and shrubs.

The floor was opened for discussion, concerns or questions.

Bruce Brock stated he is in favor of the fence but preferred it not be at the 14' request. He is concerned about safety when they are backing/pulling out of their driveway, as the fence at 14' from the road would block the view. Dana stated they were looking into moving the driveway to the front of the house. Tammy Saylor Malone stated that NYS Law says driveways are to be 75' from an intersection and 42 Cottage is at the intersection of Cottage St. and Seward St.

Sherman Gittens suggested the board wait for the other residents to receive their letters before closing the Open Hearing until next month, then decide. He stated the Board has 60 days after closing the Hearing to make a decision.

Motion was given by Mary Ann Holden to continue the hearing on August 15, 2022.

2nd by Dick Gillard.

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

Livingston County IDA and NY Dansville 1, LLC: Sherman Gittens handed out a Tentative Project Review Schedule for the Board Members.

Kristin handed out copies of the project packet noting the layout changes and additional screening.

Per the Boards request to move some of the panels that were close to a resident's building, Kristin said they have done that and can be seen on page 5 of the 11"x17"packet.

Kristin provided a visual rendering within 10 years showing the plantings that will be outside of the 7ft fence. She explained they need to be 300' from wooded area because shadows will decrease efficiency and there needs to be a certain number of panels wired together.

The Board wanted more time to look over the new packets that were just handed to them. Sherman Gittens said the next step is to move forward with SEQR. He suggested the Board to initiate intent for SEQR.

A motion for the resolution as amended was made by Dick Gillard and to set the Public Hearing at the next meeting.

2nd by Mary Ann Holden.

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

A motion was made by Mary Ann Holden that when all required documents, the completed application and the division of lot verification is received, we will refer to the County.

2nd by Karen Schleyer

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

Motion to adjourn the meeting was made by Dick Gillard.

2nd by Mary Ann Holden

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

Meeting ended at 8:38pm

Next Meeting is September 15, 2022 at 7pm.

Respectfully Submitted,
Jennifer Howe, ZBA Secretary