

ZONING BOARD OF APPEALS

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

Minutes for Thursday, June 20, 2024

Meeting was called to order by Mark Specchio at 7:01pm

Pledge of Allegiance

Roll Call:

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

Code Officer Tammy Malone was Present

Guests: Anne Marie Frair
John Schleyer
Chuck Menosky

Approval of 05/16/2024 Minutes:

A Motion was made by Dick Gillard to accept the 5/16/2024 Minutes.
2nd by Mary Ann Holden
All were in favor with **5 AYE, 0 NAY, 0 Abstain.**

The applicant was given paperwork and instructions by Code Officer Tammy Maolne, on notifying neighbors within 200ft of the property.

NEW BUSINESS:

APPLICATION from Chuck Menosky at 9296 Main requesting a Special Use Permit for a Home Occupation.

The applicant supplied the Board with exterior and interior pictures of where he plans to have the business on his property.

There was a brief discussion about it being an antique shop in the past, what products would be sold, hours of operation, and the driveway.

The plan is to have a Christmas shop, antiques, curated items, etc. Hours would be 10-4pm, but he does have a full-time job. The driveway is a turnaround, and he will place arrows to show how traffic should flow. There shouldn't be anyone backing out into Main St.

A Motion was made by Karen Schleyer to hold a public hearing July 18, 2024, at 7pm.
2nd by Mary Ann Holden

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

The applicant was given paperwork and instructions by Code Officer Tammy Maolne, on notifying neighbors within 200ft of the property.

APPLICATION from Anne Marie Frair at 18 Livingston Blvd., requesting an area variance to build a shed.

The Board Members asked the applicant questions of lot size, if the shed was a pre-made shed or they were building it?

In reply, the lot size is 68' x 150' and there was a shed there before and having the Amish building a replacement and it will be ready at the end of August.

A Motion was made by Mary Ann Holden to hold a public hearing July 18, 2024, at 7pm.

2nd by Dick Gillard

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

The applicant was given paperwork and instructions by Code Officer Tammy Maolne, on notifying neighbors within 200ft of the property.

APPLICATION from John Schleyer/ The Krog Group LLC, seeking an area variance for a building addition for CASA Trinity at 45 Maple St. Dansville.

John Schleyer explained the plan for the addition. There will be Staff offices, Library, Workout room, Kids area, Dental area and Mental Health area, with a possibility of creating 25-30 jobs. Mr. Schleyer went over the setback he was requesting and the parking spots on site.

A Motion was made by Karen Schleyer to hold a public hearing July 18, 2024, at 7pm.

2nd by Dick Gillard

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

The applicant was given paperwork and instructions by Code Officer Tammy Maolne, on notifying neighbors within 200ft of the property.

OLD BUSINESS:

There was no Old Business to discuss

ADJOURNMENT

A Motion was made by Mary Ann Holden to adjourn the meeting

2nd by Dick Gillard

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

Next Meeting is July 18, 2024, at 7pm – Town Hall 14 Clara Barton St. Dansville.

Jennifer Howe will advertise all three public hearings.

Respectfully Submitted,
Jennifer Howe, ZBA Secretary