

ZONING BOARD OF APPEALS
Town of North Dansville & Village of Dansville
14 Clara Barton St.
Dansville, NY 14437

Thursday, December 01, 2022 @ 7:00pm

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

Pledge of Allegiance

ROLL CALL

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

Also Present: Sherman Gittens, MRB
John Vogel, Village of Dansville Attorney

GUESTS: Bill Bacon Marleen Mark Dennis Weidman
Karen Norton Kevin Weidman Bill Pfuntner
Bill Schibler Teresa Schibler Billy Schibler
Sherrie Reilly Tom Wise Chuck Mendy
Gary Kramer Sherry Kramer Gerald Welch Jr
Charles Perkins Dan Compitello Alison Knights
Kristin Jacobs Jim Helfrich Louanne Perkins
Robert Mark Peter Bacon

Before the Public Hearing was opened, the applicant was asked if there had been any changes since the last meeting. Dan Compitello from DRS said there were no changes, but they did submit a study for glare to Tammy Saylor, Code/Zoning Officer, today (12/1/2022), as recommended by the Livingston County Planning Board. It shows there was only a low yellow glare 50 mins out of the whole year with it most likely in June and it is not a safety concern with traffic on Rte 63.

The Public Hearing was Re-Opened at 7:07pm by Chairperson, Mark Specchio.

- Sherman Gittens with MRB requested the questions and comments be on the variance and only new comments that have not been discussed at the last meeting.
- Mark Specchio added that the public was to address questions and comments to the board as the applicant cannot respond, and added that all comments, questions, and concerns are on record from the last meeting and do not need to be reiterated.

The members of the community who were present spoke.

One spoke with the Senator's Office regarding farmland, also stated the DRS and IDA mistruths of the project, and that the setbacks can cause potential accidents.

A community member spoke of the recycling of the solar units in 20+/- years and asked who would pay for it. Also stated that how out of area companies get special perks and variances when people in the community don't receive the same leniency.

One member spoke of their concerns of damage to their well, chemicals leaking into the ground and water. Others stated that they can sign up for solar now for the discount with another farm and not have the solar farm at this particular site.

A member wanted what the Applicant was offering, narrowed down as to how many people the farm could serve and the percentage of discount because they have heard different numbers. To address this, Sherman Gittens again stated that this hearing was for variance and this question would be answered in the special use process. The site plan component spells out and fine tunes the estimate of what will be offered and the actual margins.

Board Member Dick Gillard asked again, if the size of the farm be reduced. Dan Compitello with DRS said no, to reduce the size it would only serve approximately 350 households. As the plan is now, it will serve 1200 households.

A Motion was mad by Dick Gillard to close the Public Hearing at 7:31pm.

Motion was 2nd by Karen Schleyer.

All were in favor with 4 Aye 0 Nay 0 Abstain

Sherman Gittens from MRB recommended the ZBA to go through the SEQR process with ZBA being lead agency.

A motion was made by Karen Schleyer to begin the SEQR process.

2nd by Dick Gillard.

All were in favor with 4 Aye 0 Nay 0 Abstain

Sherman Gittens with MRB presented the board with the Full Environmental Assessment Form,

Sherman read the heading of each section of Part 2 and discussed with the Board the impacts in the sections.

#17, the Board found a) The proposed action's land use components may be different from or in sharp contrast to, current surrounding land use pattern(s). And c) The proposed action is inconsistent with local land use plans or zoning regulations, to be Moderate to Large Impact.

With these two being Moderate to Large, it was recommended by Sherman to provide in writing to the Applicant, the concerns for mitigation.

Sherman will draft up the concerns and send them to Jennifer to pass on to the Board. The Applicant can respond back.

OLD BUSINESS:

Approval of Minutes from November 17, 2022 meeting

Motion: Dick Gillard

2nd: Chuck Infantino

All were in favor with 4 Aye 0 Nay 0 Abstain

OTHER NEW BUSINESS: There was no other New Business

Next Meeting will be held December 15, 2022 at 7:00pm

Adjourn: Motion: Dick Gillard

2nd: Chuck Infantino

All were in favor with 4 Aye 0 Nay 0 Abstain

Meeting adjourned at 9:10pm.

Respectfully Submitted,

Jennifer Howe
ZBA Secretary