

ZONING BOARD OF APPEALS

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

Minutes for Wednesday, April 16, 2025

Meeting was called to order by Mary Ann Holden at 7:00pm

Pledge of Allegiance

Roll Call:

Board Members:	Mary Ann Holden -	Present
	Dick Gillard -	Present
	Karen Schleyer -	Present
	Chuck Infantino	Absent
	Jennifer Howe (Secretary/Alt.)	Present

Guests: Deborah Babbitt Henry

Joe Cox

Carl Hindle

Eric Noga

Approval of 03/20/2025 Minutes:

A Motion was made by Dick Gillard to accept the March 2025, Minutes.

2nd by Karen Schleyer

All were in favor with **3 AYE, 0 NAY, 0 Abstain.**

Public Hearings were open at 7:01 by Mary Ann Holden.

- 1) Application from Carl and Lisa Hindle for 54 West Ave, for an area variance to subdivide the parcel.
The applicant had handed in the Certified Mail receipts to the Secretary and was asked if there were any changes to the application. There were no changes.
There was no one present from the public who wished to speak regarding this application.
In discussion, it was noted that this would be moving the lot line.
The Public hearing was closed.

The Board went over the Facts and Findings: (see Attached)

A motion was made to Grant the Area Variance for the 54 West Ave Property by Karen Schleyer.

2nd by Dick Gillard

A Roll Call Vote was taken:

Dick Gillard - Aye

Karen Schleyer - Aye

Mary Ann Holden – Aye

All were in favor of Granting the variance with **3 Aye** and **0 Nay**

- 2) Application for Robbin Kilsdonk, 2 and 4 Milton Street, for Use Variance to have a residential rental unit on the first floor of a commercial building.
The applicant was not present.
Deborah Babbitt Henry, the interim Code Officer spoke on this application. She stated she reviewed the application for the zoning permit, and then checked it against the Village Zoning Ordinances to make sure there

have not been any changes or additions to the zoning codes. Under the current zoning codes, this is a permitted use, so a variance is not required. This was built as a commercial unit that is a lot that is now nonconforming. It was nonconforming prior of the adoption of the zoning codes therefore its permitted to stay as a nonconforming use. The work is interior and has not changed the footprint, she just added a residential unit which is permitted under the local zoning code and the State building code.

Deborah Babbitt stated a variance is not required and asked for a withdrawal of this application of a use variance as it was incorrectly submitted.

3) Application from SAI-Franklin Plaza for a Variance for a car charging station.

Eric Noga, Senior Construction Manager with Electrify America, working in hand with NYPA (New York Power Authority) handed in the certified mail receipts to the Secretary and was asked if there were any changes to the application. There were no changes.

Mary Ann Holden presented the letter from the Fire Chief who is objecting to the location of the transformers and charging stations. He feels it is not a good location that it is a hazard to the proximity to the building.

Deborah Babbitt wanted to remind the Board that when the plaza was developed, they were granted an area variance for a reduction in the parking spaces which was required by the Village ordinances at that time. The variance was referred again when the fueling station went in and the plaza was required to produce additional parking which is in the phase 2 part of the plaza, near the Dollar Tree. She also had concern that the corner where they want the new charging stations is already congested and that has already been accidents in that area. Deborah did suggest there are other spots in the complex that might be better suited.

Mary Ann Holden brought up that there is a fairly large multi-residence building in the Southwest end of the parking lot.

The Public Hearing was closed.

Board members went through the Facts and Findings: (See Attached)

A motion was made to Not Grant the Area Variance for the Franklin Plaza Property by Karen Schleyer.

2nd by Dick Gillard

A Roll Call Vote was taken:

Dick Gillard - Aye

Karen Schleyer - Aye

Mary Ann Holden – Aye

All were in favor of Not Granting the Variance with **3 Aye** and **0 Nay**

OLD BUSINESS:

There was no old business to discuss.

OTHER BUSINESS:

There was no other business to discuss.

ADJOURNMENT

A Motion was made by Dick Gillard to adjourn.

2nd by Karen Schleyer

All were in favor with **3 AYE**, **0 NAY**, **0 Abstain**.

Meeting was adjourned at 7:43pm.

Next Meeting is Thursday, May 15, 2025, at 7pm – Town Hall 14 Clara Barton St. Dansville.

Respectfully Submitted,
Jennifer Howe, ZBA Secretary