

Comprehensive Plan Work Group
Town of North Dansville & Village of Dansville
14 Clara Barton Street
Dansville, NY 14437

Minutes for Monday, October 21, 2024

Meeting was called to order by Quinn Golden at 6:00pm

Work Group members:	Chairperson, Nancy Nice (Planning Board)	Absent
	Co-Chair, Quinn Golden	Present
	Katie Infantino, Secretary (Planning Board)	Present
	Chuck Menosky (Planning Board)	Present
	Kathy Button (Village Board)	Present
	Jeff Weidrick (Village Board)	Present
	Bob Infantino (Town Board)	Present
	David Luce (Town Board)	Present
	Jared Bridge (Planning Board)	Absent
	Ann Lafford (Community)	Present
	Marcia Miller (Community)	Present
	Karen Howell (Community)	Absent
	Sue DeMuth (Community)	Present
	Karen Schleyer (ZBA)	Present
	Chuck Infantino (ZBA)	Present

Guests: Jeremy Gray, Dennis Weidman, Charlie Perkins, Gerald Welch Jr., Donald Fox.

Minutes: A motion was made by Chuck Menosky to accept the August 19, 2024 minutes **2nd** by Ann Lafford. All in favor 12 AYE, 0 NAY, 0 ABSTAIN, **motion passed.** No September meeting.

Old Business -

- **Grants** - Sue DeMuth reported that she has spoken to the Livingston County grant writer and she will be making an appointment to meet with him. Nancy said she would like to attend the meeting too. Missed a July 1 deadline for a comprehensive plan grant.

Dave Luce - Hiring of the airport manager is complete. Currently working on details with a new manager.

New Business – Housing

Quinn-

According to census:

2000 there were 2090 housing units in Dansville

2020 there were 2087 housing units in Dansville

Open to the Floor;

Jeff Weidrick - there is a great need for senior housing and it's difficult to find first floor apartments.

Quinn - no longer able to convert houses to multi-family homes.

Sue Demuth -

- Balloon Lofts will be mixed ages but will have apartments for older folks. Kings Daughters Home will have senior apartments.
- DePaul is waiting for grants. They are confident they will get something in the next round.

Quinn -

- It is important to have affordable housing for the young people too.
- We need young people to fill volunteer positions such as EMS and firefighters.
- Our community is aging.

Ann -

- Do EMS and firemen go into schools to recruit?

Katie -

- There is currently a group of Jr. Firefighters.

Kathy -

- All small towns are facing a lack of young people to fill volunteer positions.

Charlie -

- OSHA would like stricter rules for firefighters.
- Training levels will be similar to paid firefighters.
- Trying to get the OSHA standards dropped for small volunteer fire companies.
- It's difficult to ask volunteer firefighters to do more training. They have jobs and the cost would be prohibitive.

Gerald -

- Unions are pushing to so more firefighters will pay into the pension and dues.

Quinn -

According to 2020 US Census Bureau information:

- Med. gross rent for 1 bedroom is \$902.
- Med. gross rate for rent in NYS is \$1561.

Charlie -

- Most likely these rent prices don't include water and sewer.
- Job opportunities are limited in our community for people to afford those rents.
- The village has taken over 20 of the worst rentals and buildings.
- Apartment houses are decertified, if they remain unoccupied for a year, and must revert to single family homes.
- Perine St store - owner isn't willing to work with the village to pay taxes.
- Jefferson St - county foreclosed and the land bank took it over. Building was torn down and a new house is being built.
- Spruce St - village tore houses down and sold the empty lot. Cost approximately \$10k to tear it down and was sold for \$5K

Quinn -

- Lower rents may mean the buildings are not maintained properly.
- Unfortunately decertifying apartment buildings does not help the housing problem.

Karen -

- The large apartment building across from Chamberlain Funeral Home used to have 8 apartments but was decertified. But it's cost prohibitive for it to be renovated into a single family home.

Charlie -

- 13 Clay Street was decertified but they found it was originally a 2 family home so they were able to make it into a 2 family home again.

- There has been a lot of success but there hasn't been an increase in building. We still need more housing.

Quinn -

- In the previous Comprehensive planning report Spring Creek has room to expand but the demand didn't merit any additions.
- Rent is too high there to help the people who need housing.

Kathy -

- Village taxes are included in the rent at Spring Creek.

Charlie -

- Renters pay taxes through their landlords.

Quinn - Short Term Rentals

- Rented less than 30 days at a time, Air BnB, VRBO, Bed and Breakfasts.
- Bed and Breakfasts are owner occupied and rent rooms short term.
- Air BnBs- a person can rent rooms, apartments, or houses. It has grown into an investment opportunity where owners do not live on the premises or even in the same state.
- They are under jurisdiction of the code enforcement.
- Must file annual permits depending on the town or village.
- Some require annual inspections.
- Long term rentals must have an inspection between renters.
- Short term rentals should be held to the same standards as hotels.
- Village of Dansville and Town of North Dansville currently do not have any regulations
- Not sure how many short term rentals are currently in the town and village.
- We don't regulate but should we?

Kathy -

- They should be regulated.

Jeff -

- Many are owned by people who don't live here.

Marcia

- There are 7 Air BnBs in Dansville.
- What is the benefit of inspecting the short term rentals?

Quinn -

- The benefit is for health and safety for the occupants as well as any first responders who may need to report an incident at the site.

Ann -

- We should have certain expectations for Air BnBs.

Jeff -

- Units must have a certificate of occupancy.

Karen -

- In the past a list of apartment changeovers was kept and then given to code enforcement for inspection.

Quinn -

- We will probably have more short term rentals soon.
- Some municipalities do not allow an absentee landlord, they must live in the home.

Consensus of the board is that we need rules and regulations for all kinds of short term rentals. Possibly different regulations based on whether they are in a commercial area or a residential area.

Ideas for regulations for short term rentals

- Inspected annually
- Where can they be located in the town and village? Should some areas be off limits?
- Parking regulations - no on street parking for short term rentals?
- House numbers
- Get information from other towns and villages. Canandaigua and Geneseo both have regulations we could look at.
- Specify not trailers or tents in someone's backyard.
- In the Town of North Dansville and Village of Dansville only one habitable unit is allowed on a lot.
- Have the fire department inspect if there are 2 or 3 floors.
- Meet with heads of each department for their input.
- ADA accessible - none of Main Street are currently ADA accessible.

A motion was made by Karen Schleyer to adjourn. **2nd** by Sue DeMuth. All in favor, 12 AYE, 0 NAY, 0 ABSTAIN, **motion passed.**

Meeting adjourned at 7:55pm

Next meeting is November 18, 2024

Respectfully Submitted,
Katie Infantino, Comprehensive Plan Work Group Secretary