

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

Thursday, December 15, 2022 @ 7:00pm
With Public Hearing for 8 Sylor Street

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 Present
Dick Gillard Present
Karen Schleyer Absent
Chuck Infantino Present

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

GUESTS: Bill Bacon William Kern
Chuck Mendy Henry Zawodzinski
Gary Kramer Peter Vogt
Sherry Kramer John Acomb
Dan Compitello Kristin Jacobs

Before the Public Hearing was opened, the applicant for 6 Sylor Street was asked if there had been any changes since the last meeting. Applicant, William Kern stated there were no changes and presented the board with the certified mailing receipts and the letter from NYSDOT as per Livingston County Planning Board recommendation.

The Public Hearing was called to order at 7:03pm by Chairperson, Mark Specchio.

- A Board member asked Mr. Kern about the size of the sign compared to the permitted size per zoning code, Mr. Kern stated that the sign is 6ft x 12ft and he has already purchased the sign.
- Mr. Kern was asked if he planned on having lights on the sign and he said, No.
-

The Board went through the Facts and Findings (*see attached*)

-After discussing, Sherman Gittens, the Village Engineer suggested the board hold off on a decision and have the applicant supply a diagram showing where the sign will be actually placed.

-William Kern will give this to either Tammy Sylor or Jennifer Howe and they will pass it to the Board members before the January 19, 2023 meeting.

A motion was made by MaryAnn Holden to continue the public hearing at the January 19, 2023 meeting where Mr. Kern will have supplied a new diagram of the sign location.

Motion was 2nd by Dick Gillard

All were in favor with 4 Aye 0 Nay 0 Abstain

DELAWARE RIVER SOLAR:

DRS was given a chance to speak. Dan Compitello introduced himself, Henry Zawodzinski, they legal council ad Kristin Jacobs. He spoke about why he feels (referring to the written communication) the impact of the EFA 17 a & c should be a small impact.

Henry Zawodzinski stated that it is consistent with land use regulations because solar is allowed by the Village.

The applicant was asked again, if they reduced the size of the project, would it still be profitable. Dan Compitello stated that they have already reduced the size per the Boards request, by moving the location of some of the panels and removing some panels. They were able to do this and make up what was removed with newer updated panels the were more efficient.

The applicant was asked what the Tax Revenue plan was and if it was 5 years. Dan Compitello answered they have a 15 year pilot program.

The applicant was asked if it would only benefit those in the community who sign up to use this power and Dan replied that the taxes go to the Village so the entire community will benefit.

The Board was going through the Facts and Finding, with all for variance requests as a whole. The Applicant and their council requested that each of the four variances be done individually.

After much discussion, the applicant asked to hold going through this until the January 19, 2023 meeting as they filled the application out as they were instructed, but feel each request should be separately. 1 Northern variance, 1 Front Side variance and 2 Southern variances.

A Motion was made by Maryann Holden to adopt the resolution for SEQR with heading correction on page 2. 2nd by Chuck Infantino.

Roll Call Vote was taken

Mark Specchio - AYE

MaryAnn Holden- AYE

Dick Gillard- AYE

Chuck Infantino – AYE

Karen Schleyer – ABSENT

All were in favor with 4 Aye 0 Nay 0 Abstain

A Motion was made by Chuck Infantino to hold the Facts and Findings until the January 19, 2023 meeting. to **Motion was 2nd** by MaryAnn Holden.

All were in favor with 4 Aye 0 Nay 0 Abstain

OLD BUSINESS:

Approval of Minutes from December 1, 2022 meeting

Motion: MaryAnn Holden

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 January 19, 2023 at 7:00pm

Adjourn: Motion: MaryAnn Holden

2nd: Chuck Infantino

All were in favor with 4 Aye 0 Nay 0 Abstain

Meeting adjourned at 8:20pm.

Respectfully Submitted,

Jennifer Howe

ZBA Secretary