

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

Minutes for Monday, October 20, 2025

Meeting was called to order by Nancy Nice at 6:00pm

Work Group members:	Chairperson, Nancy Nice (Planning Board)	Present
	Co-Chair, Quinn Golden (Community)	Present
	Katie Infantino, Secretary (Planning Board)	Present
	Ann Lafford (Community)	Present
	Karen Schleyer (ZBA)	Absent
	Marcia Miller (Community)	Present
	Chuck Infantino (ZBA)	Present
	Susan DeMuth (Community)	Present
	Kathy Button (Village Board)	Present (1st half hour)
	Jeff Wiedrick (Village Board)	Present
	Bob Infantino (Town Board)	Present
	David Luce (Town Board)	Present
	Jared Bridge (Planning Board)	Absent

Guests: Tom Maracle, Amy Pollard, Robert Page, Charlie Perkins, Shannon Griese

Minutes: A motion was made by Dave Luce to accept the August 18, 2025 and September 15, 2025 minutes. **2nd** by Quinn Golden. No discussion. All in favor 11 AYE, 0 NAY, 0 ABSTAIN, **motion passed.**

Old Business

Grant Process

- We have had presentations from Livingston County, MRB, and Laurie Bennet and Chris Laven.
- Laurie is a homegrown and Chris has immersed himself in the community the last few months.
- Ann - start with a writing group and pull our information that we can give to who we decide to help with it.
- Nancy believes we can write it ourselves.
- Sue really likes the idea of working with Laurie and Chris. She feels they will be able to finesse the writing we have already done.
- Nancy- we need to let the boards know that we will be working with Laurie and Chris.
- Nancy would like to work with Laurie and Chris.
- Start writing it next month (November).
- We need people to review it and make sure the wording is appropriate for getting grants.
- Quinn said that Nunda has written their own plan and the chair of the committee is willing to come speak with us.
- The writing committee consists of Ann, Nancy, Quinn, Jeff W., and Jeff Cappella.
- The writing group meets at 5pm on the same night as the CPWG.
- The Writing Group:
 - Ann - Airport

- Nancy - Williams Park on Washington, Babcock, and Frontage Road (already written).
- Jeff and Quinn - Housing
- EV Bikes and other motorized vehicles - no one assigned
- Sidewalks and walkability- no one assigned
- Once we get each section done we can send it to the boards for their review.

Speakers

- **Ryan Dale** not able to attend.
- **Justine Fox** not able to attend.
- **Amy Pollard**

Housing

- The hospital is responsible for making sure a patient has a safe discharge plan, which is required by the state of New York. If a patient can't go home safely then they have to stay in the hospital until an appropriate place can be found. You can't make people stay but most people do not have a choice and have to stay.
- Gail Feathers sent Amy the following text regarding housing: There is a significant need for affordable housing across the country. Our area is no different. So many people are homeless for many reasons, especially affordability. Resources for the homeless population is at its limit. The Livingston Department of Social Services is now sending people into Genesee and Steuben counties for motel rooms. There needs to be more medical IRAs that are contracted with the Office of Developmental Disabilities, instead the IRAs are closing due to lack of clinical staff.
- This is happening in nursing homes too. Nursing homes might have beds but the state requires a certain ratio of staff to residents in the nursing home. If they don't have that then they don't take a patient to fill that empty bed. So the patient sits in the hospital waiting for placement in a nursing home.
- When a patient is in the hospital waiting for a nursing home, the hospital is just taking a loss on the bill because whether a patient stays 20 days or 100 days, they are probably going to get the same payment. And the patient is sitting in a bed that should be used for someone with an acute need.
- The subpopulation of unsheltered that is hardest to accommodate are those with substance abuse issues and physical and or emotional disabilities and those with forensic history. Some may have put themselves in this situation but many have fallen on hard times and have no one to turn to for assistance.
- Amy also talked with Becky Clark who is on the case management side and she is pulling some statistics together for her. Amy will get them to Nancy when she receives them. The statistics will tell us how many people they have had to place somewhere other than their own home.

DePaul

- Amy also has been in touch with Gillian Conde from DePaul. She coordinates all the efforts for DePaul housing. They are the organization who will be building apartments near Tops and rehabbing the King's Daughter's Home on Health Street.
- They are dependent on funding and are now in the 4th round of having their grant application reviewed by the state. They have never had a project that has to go through 4 rounds.

- The state said to keep the application in the grant process and she's hoping that is a positive message from the state.
- Answers will start coming out of the state on the grants around February 1st.
- King's Daughters are more expensive because it will take a lot of work to rehab an existing building.
- DePaul projects are beautiful apartments and someone lives in the complex 24/7.
- Mixed housing - mental health, substance abuse, or someone who is older and needs a place to live.
- They tend to build with better than average building materials.
- The grounds are beautiful and you wouldn't know it was subsidized housing.

Housing (Cont)

- Housing continues to be a need. The longer someone is able to stay in their own home, the healthier they will be.
- Options are slim for downsizing.
- Anything we can do to bring more housing to the area would be great.
- Housing that is affordable, not necessarily subsidized.
- Once someone is out of their home, it is very hard to get them back there.
- Quinn asked if there has ever been a mention for a number of housing units that would make a significant difference? Amy can answer it better when she gets the statistics from the case managers.
- The Office of the Aging may keep statistics on how often they have to help people get into a different level of housing. What we have in this community is typically full
- Faulkner Apartments are full at this point.
- We have a very good medical center in town. There are a number of specialists who have been hired and that should be a drawing point for housing here.
- Most of the specialists live in Rochester and commute here a few times a week to do procedures or have office hours.
- We are in the sweet spot for location because it is easy for them to hop on 390. We can attract doctors easier than hospitals that are located further from the highway
- Does a lack of hotel/motel rooms affect doctors? Amy said no because they commute. It does affect patients and their families. Some families may need hotel/motel rooms if their relative has a long term stay.
- Some patients are transferred to Dansville from Wellsville and Hornell and sometimes Rochester.
- Amy will get the data about how many times they have to find a place for patient families to stay in. She will give data to Nancy.
- Kathy stated that a few of the state homes are vacant. They don't pay taxes because they are state owned. She will be going to a meeting where she will ask about what is happening with those houses.
- Quinn said those houses would be good candidates for a Ronald McDonald type house for patients' families.
- Charlie said, hotel/motel companies have probably already done studies already in their area. We need to ask Bill Bacon if there is data about this. Also contact Marty Estruch to see if this is a good place for a hotel or why it might not be a good place.

Miscellaneous

- Community question: Will the Maxwell Block be finished? Nancy said he received a grant so the work will continue. There will be 8 high end apartments, 3 more being market price apartments, and retail on the first floor.
- Charlie- How do we get newer homes built and is there a profitability to building new homes? How much would a stick built home be to build and do we have contractors who could give us the information about building.
- Do we have lots that are available for new build? There are lots between North Clinton and Babcock (owned by the village) that could be available for new builds as well as the land off Allen Street near Roger's and Tenbrook. Some space behind Springcreek for new apartments.
- Ann: There are lots available in Rolling Hills for people to build on.
- Ann: Varsity Park has a standing waiting list for when homes become available.
- Nancy: Did the village ever assess how many vacant lots there are in the village? No one has the answer for that.
- Quinn - we have to decide if we want to drop a bunch of 2 bedroom houses which will clash with the aesthetics of our village.
- The house on Jefferson St went through the county land bank. This house has added value to the community because it is now on the tax rolls and people live there.
- Marcia said that we did invite the ambulance and fire departments but they haven't attended yet. We would like to get their input on the Air BnBs. Quinn says that can be arranged with the Code Officer when they inspect.
- Nancy asked about the status of the code officer. He's already started working with hours on Fridays and weekends, or by appointment. Jeff W. didn't feel that was an acceptable schedule. The latest information from the village is that they want to hire another one. Deb Babbitt is the code officer for the Town of North Dansville, she is part-time and is paid in mileage. She can be reached through the office upstairs in the town hall.

Next Meeting: November 17, 2025 at 6PM in the North Dansville Town Hall. We will be reviewing the things the writing group has written.

Motion by Ann Lafford to adjourn, 2nd by Katie Infantino. All in favor 10 AYE, 0 NAY, 0 . Meeting adjourned at 6:56pm

Respectfully Submitted,
Katie Infantino, Secretary Comprehensive Plan Work Group (CPWG)