

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

Minutes for Monday, September 15, 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)	Absent
	Katie Infantino, Secretary (Planning Board)	Absent
	Ann Lafford (Community)	Absent
	Karen Schleyer (ZBA)	Absent
	Marcia Miller (Community)	Present
	Chuck Infantino (ZBA)	Absent
	Susan DeMuth (Community)	Present
	Kathy Button (Village Board)	Absent
	Jeff Wiedrick (Village Board)	Present
	Bob Infantino (Town Board)	Absent
	David Luce (Town Board)	Absent
	Jared Bridge (Planning Board)	Absent

Guests: Laurie Bennett, Chris Lavin, Jeff Cappella, Dennis Weidman, Charlie Perkins, Independent contractor/Seller - Greg Nelson, Jenni Leuzzi, Cybil Brock, Terry Kelley, Liz Jackson, Salome Farraro, Mark Speccio, Dave Knights

Pledge of Allegiance

No quorum present. We were unable to approve August Minutes:

New Business

Grant Process

- Laurie Bennett and Chris Lavin presented the information (attached to Minutes).
- Chris has been in the village getting a feel for the community.
- They will be discussing ideas for getting the community involved in the creation of the Comprehensive Plan.

Key takeaways:

- Dansville receives much less of the non-profit money that is floating into Livingston County because we are not as aggressively engaged in the nonprofit world
- Now is a good time to promote Dansville
- We need to tap our resources here in Dansville
- We don't have a group that has aggressively engaged to make sure Dansville prospers.
- Housing is a huge issue that will attract or deter people from coming to live in Dansville
- Three step approach: Fund, Comprehensive Plan, go after state grants.
- Create a community fund to raise money for all nonprofits together. This fund or foundation should have people represented from school, hospital, food banks, daycare, YMCA, and community. Working together to raise money and not continue to compete. A community

Fund will attract people who have moved away, but want to continue to support their hometown and just don't know how to do this. Many organizations are losing membership and their money-making abilities are diminished. This would help organizations to continue to carry on their mission.

- Laurie and Chris have relationships with the county, United Way, and other funders. They have the ability to not only write the grants but know what grants are available.
- We have cheaper housing
- We have good schools
- We have people who bring value to this village and we need to use them as resources.
- Money follows good ideas
- Build trust so that people know that their money is well spent & we have wonderful relationships within the village and Town
- The hospital is a huge recipient of community fund raising.

Housing

- Nancy asked Terry & Cybil what is selling right now? What are people looking for? Is there something that we could have, that don't
- Terry said that everything is selling. They do not have a property sit for more than 2 weeks. There is no inventory. Houses have more than 5 offers, each.
- Cybil stated that people are coming to Dansville because of the hospital
- Some properties are rentals and Hanna Real Estate helps to place them.
- Off site landlords are an issue with rentals
- 117 Main Street was put on the market with the hopes of higher end units for rent
- We are centrally located to the Mall and also bigger stores such as Lowes and Wegmans

Air B & B

- Nancy asked Jenni what motivated her. Jenni stated that she saw a need and also didn't need to worry about keeping tenants. Her biggest challenge is getting people to clean. It is not a steady job and the hours vary.
- She stated that people are very respectful.
- Jenni stated that she hasn't had an inspection. Jenni suggested once a year inspection ~ working smoke detectors. Have the ambulance and fire department come to see where to enter, what stairs are.
- Nancy asked Jenni what her basic rules were. Jenni stated that she has a business downstairs so that she asks people to be respectful. No large parties.
- Nancy asked if a hotel/motel came to town, would it hurt her business? Jenni stated that Air BnB is a much different niche than hotel. And there is also the issue of climbing the stairs.
- Nancy asked: "If we were going to write codes for Air Bnb, what is the one thing you would like in it?" Jenni stated that a routine inspection would be paramount (once a year). This would ensure that all the safety measures are intact ~ fire extinguishers, etc. Safety and Health inspections

Independent Seller/Contractor ~ Greg Nelson

- Nancy asked the man "what is selling?" To which he stated that 3 bedroom homes with two bathrooms are the most requested.
- He sees the lack of higher end housing. If we are going to attract Drs and other professionals with higher salaries, they want a nice property that does not require any updates.
- He noticed that there are many beautiful homes that have gone without maintenance.
- He believes that the change in code would be a hassle for the absentee landlord, which would deter the out of town investors.

- We have beautiful homes that need updates. We have a lack of local talent in contractors. There are people advertising a service that they really cannot provide. The town needs to require proof of insurance, workman's comp, and liability. Permits should not be given unless these documents are provided. There should be proof of accreditations. Not everyone should be allowed to do repairs, etc.
- Keep the investors local. Out of town money is great, but not if they don't live here and especially if they do not keep the properties maintained.
- Have a list of approved contractors. The people that have proven themselves reliable ~ make it easy on them. Don't make them wait for inspections. Documentation could be made by reliable contractors. If there is no code enforcement, people are not even bothering to get permits.
- Charlie Perkins reiterated the need for a full time Code Officer. It is unacceptable for a village this size to not have a committed employee to work 40 hours a week with approved overtime. It is unfair to realtors who are trying to get people in and out quickly to be unable to do their job.
- Sue DeMuth stated that she worked with the Revitalization Committee and they tracked how many rental properties existed, and the fact that there needs to be a COO each time a property was vacated. Sue said "Jim Gross helped us by explaining all the laws that needed to be followed, and that it would take two and a half employees to do the minimum." They asked for one full time employee because at the time there were two part time men and it was a disaster. Nothing was getting done.
- Charlie stated that one full time employee will not be able to keep up. A community this size cannot afford to not have one but certainly cannot afford to have two employees

Draft Writing Committee – nothing new to report

October meeting

- We will continue Housing
- We will be inviting the following realtors:
 Justine Fox
 Amy Pollard
 Ambulance Captain
 Fire Captain
 Joshua Dupre
 Ryan Dale

Next Meeting: October 20, 2025 at 6PM in the North Dansville Town Hall. The topic will be housing.
Meeting was adjourned at 7:20pm

Respectfully Submitted,

Marcia Hemmer-Miller in place
 of Katie Infantino, Secretary Comprehensive Plan Work Group (CPWG)