

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

Minutes for Tuesday, July 22, 2025

Meeting was called to order by Nancy Nice at 7:00pm

Pledge of Allegiance

Roll Call:

Board Members:	Chairperson, Nancy Nice –	Present
	Tim Brinduse -	Present
	John Skillings -	Present
	Katie Infantino -	Present
	Jerry Freeman -	Present
	Jared Bridge -	Present
	Derek Wadsworth -	Absent

Guests: Sherman Gittens, MRB; David Gallo, NY Dansville 1, LLC; Robert Hatch, Schultz Surveying; Marleen Mark, Sherry Kramer, Gary B. Kramer, Julie Blonsky, Lori Lemmon, Rob Waltman, Mary Nemcek.

Minutes: Motion by John Skillings to accept the June 24, 202 and May 27, 2025 minutes, 2nd by Jared Bridge. All in favor 5 AYE, 0 NAY, 0 . (Jerry Freeman was not present for this vote) No discussion.

Motion passed.

Old Business

Delaware River Solar

- ❖ **Public Hearing opened at 7:02PM**
- ❖ Gary Kramer stated that they still are not happy with the solar project being right next door.
- ❖ Marlene Mark asked to see a map of the property and how it affects the Mark property. She received a map.
- ❖ Nancy stated that there will be a 30 day cooling off period after the public hearing during which time they can register their complaints with Megan Crowe, the Livingston County Planning Department.
- ❖ The Planning Board reviewed the letter from DRS regarding the wording of #3 in the final resolution. They would like it to read: “An easement or another agreement with the Village of Dansville encompassing the area that the proposed sunflower row, along Main Street (NY-36), allowing for the Village or their approved community group to maintain flowering areas along the front of the property.” There was some discussion and the following was agreed upon:
An easement with the Village of Dansville or an access agreement to be defined by the Village and the owner/operator of the Project, encompassing the area that the proposed sunflower row as depicted on the Site Plans last revised July 06, 2025, along Main Street (NY-36), allowing for the Village or their approved community group to maintain flowering areas along the front of the property for the life of the Project.

- ❖ **Motion was made by** Tim Brinduse to give final approval as amended (see above), 2nd by John Skillings. All in favor 5 AYE, 0 NAY, 0 (Jerry Freeman was not present for this vote.) No discussion. **Motion passed.**
- ❖ David Gallo has Deb Babbit's information and will work with her on the conditions.
- ❖ DRS will send a letter to the village clerk, stating that they accept the new wording for the final resolution.
- ❖ Robert Hatch discussed the minor discrepancies in the original survey map and the one he created. It's a very minor change affecting approximately 400 square feet in favor of the Kramers and the other affected properties. This is simply an amended map, no changes were made to the subdivision.
- ❖ Confusion about the sunflowers. It was explained that there would be other trees and plants that will be planted.
- ❖ Nancy mentioned that she will talk to the County Planning to see if the public hearings can be held before any permanent decisions are made, so the community can have more input.
- ❖ Nancy said that the Livingston County Planning Board is not on board because this project is using prime farmland.
- ❖ Sherry Kramer said that she thought there was an initiative by Livingston County to preserve, maintain, and beautify the gateways to the villages in the county. This goes against that initiative.
- ❖ Sherman said that the judge ruled against the ZBA because they didn't present a compelling reason for denying the project.
- ❖ People are concerned about the health hazards of this project.
- ❖ Sherman noted that part of the litigation is to make sure that there is frequent soil testing and monitoring. It is also required that there are no forever chemicals in any of the products that are used in the project. He also noted that the Planning Board is complying with the court order.
- ❖ Sherry Kramer questioned whether there was a conflict of interest with a Livingston County Judge ruling on a case with Livingston County involved.
- ❖ The Village Board approved the code that allowed this solar project and they are the only entity that can amend code and address these issues.
- ❖ Marleen wondered why the Village Board didn't notify the adjacent property owners before they made the decision to give approval for this solar project.
- ❖ Nancy said that the Planning Board can suggest code changes but it is a process for the Village Board. Also, anything that is amended in relation to the code has to be revised by the County and a public hearing would have to be set for public input.
- ❖ The community can take suggestions to the Village Board with the expectation that it will be discussed in the meeting at some point.
- ❖ The 30 day cool down period is meant to allow scrutiny of the process. If any part of the code was not adhered to, the community can object to it.
- ❖ The audience thanked the Planning Board for listening to their concerns and thanked Sherman for explaining the process.
- ❖ The Final Resolution will be corrected and Katie Infantino will get a copy of the signed resolution to DRS.
- ❖ The Planning Board requested a letter of acceptance for the Final Resolution from DRS. They will mail a copy to the village clerk who will notify the Planning Board.
- ❖ DRS will coordinate with the Village Board to create a decommissioning agreement before a building permit is issued.
- ❖ **Motion was made by** John Skillings to give approval for Nancy Nice to sign off on the map, 2nd by Katie Infantino. All in favor 6 AYE, 0 NAY, 0 . No discussion. **Motion passed.**

- ❖ The map was not available for Nancy's signature this evening. It will be sent to the village clerk's office, Nancy will be notified and will sign it.
- ❖ **Public Hearing as closed at 7:46PM**

Comprehensive Plan Update

- ❖ A writing group was formed.
- ❖ Three different organizations are presenting grant information.
- ❖ The audience was invited to attend the Comprehensive Plan Work Group meetings at 6pm on the third Monday of each month in the Town Hall. The next meeting will be held on August 19.

Motion by John Skillings to adjourn, 2nd by Tim Brinduse. All in favor 6 AYE, 0 NAY, 0 . **Motion passed.** No discussion. Meeting adjourned at 8:26pm

The next Meeting is scheduled for August 26, 2025, at 7pm – Town Hall 14 Clara Barton St. Dansville.

Respectfully Submitted,
Katie Infantino, Secretary Planning Board