

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

Minutes for Monday, August 18, 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)	Absent
	Kathy Button (Village Board)	Present
	Jeff Wiedrick (Village Board)	Present
	Bob Infantino (Town Board)	Absent
	David Luce (Town Board)	Present
	Jared Bridge (Planning Board)	Absent

Guests: Dennis Weidman, Kevin Weidman, Sherry Kramer, Charlie Perkins

Minutes: A motion was made by Ann Lafford to accept the July 21, 2025 minutes. **2nd by** Kathy Button..
No discussion. All in favor 9 AYE, 0 NAY, 0 ABSTAIN, **motion passed.**

New Business

Grant Process

- Laurie Bennett and Chris Lavin will be presenting in September.
- Quinn, Nancy, and Katie met with Laurie and Chris on Friday, August 15.
- 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.

Draft Writing Committee

- Ann and Nancy were in attendance.
- Quinn created an outline for the group to use as a guide for writing.
- People of the committee:
 - Ann
 - Quinn
 - Nancy
 - Jeff
 - Sue
 - Derek

Housing

- Nancy said we will start with Air B& Bs at our next meeting.
- Ann commented that most of the women who attended the Women's Soaring Conference at the Dansville Airport stayed in Air B&Bs in the village business district. During their stay they frequented the coffee shops and other merchants on Main Street.
- Currently most of the Air B&Bs are in the business district with one or two located in the residential district.
- Kathy noted that there are 3 state homes that are vacant and have been for at least a year. They are located on Elizabeth Street, Main Street, and a third location. She contacted the Finger Lakes DDSO to inquire whether they would be selling the houses. They said they must wait for the NYS Commissioner to approve the sale. FLDDSO maintains the lawns but she is concerned that the village will be held accountable for these properties if they aren't maintained properly. She will bring us information as she gets it.
- Nancy said that DePaul has received the permits to begin work on the King's Daughters Home as well as the new building at the Tops plaza.
- The upper floors of the main street buildings are being renovated into apartments.
- The former Catholic School has been sold to a local person. He has begun to clean up there.
- Charlie noted that zoning requires that apartment buildings must have at least 2 parking spots per unit. Rental buildings are often on lots that are too small to accommodate the parking that is needed. Cars are parking on lawns and sometimes the lawns are being paved over. Parking needs to be taken into consideration when creating apartments.
- Nancy said that if a whole building is empty for a year then it must be deconverted.
- Jeff is working with Mark Specchio on rentals. We have to figure out what to do with the big houses that are empty and too big for single families.
- Kathy asked if there was anyone who tracked rental rates in Dansville.
- Katie asked for suggestions for questions and ideas to give to the people that are invited to present.

September meeting

- Laurie Bennett and Chris Lavin will be presenting.
- We will be inviting the following realtors:
 - Justine Fox
 - Terry Kelly and Cybil Brock
- Air B&B owners we will be inviting:
 - Jenni Leuzzi
 - Nate Tomaschow
 - Denise Scannell Guida
 - Brendan Conway
 - Joshua Dupre
- We will invite Ryan Dale who is the new owner of the former Catholic School.
- Nancy will contact Amy Pollard and DePaul.

Questions - Housing

- What obstacles do realtors encounter when trying to sell a property?
- What makes it easy to sell property here?
- What types of houses are selling in the town and village?
- Are there shortages of any type of housing?
- How do people find out what is available for rent in the town and village?
- Are the taxes and assessments in line with neighboring communities?
- What kind of rules do the short term rental companies impose on a property owner?
- What kind of rules do the property owners have?
- How often are they rented and what is the average length of stay?

Next Meeting: September 15, 2025 at 6PM in the North Dansville Town Hall.

Motion by Kathy Button to adjourn, 2nd by Jeff Wiedrick. All in favor 9 AYE, 0 NAY, 0 . Meeting adjourned at 6:45pm

Respectfully Submitted,

Katie Infantino, Secretary Comprehensive Plan Work Group (CPWG)