

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

Thursday, August 20, 2026, at 7:00pm

The meeting was called to order by Chairperson Mary Ann Holden at 7:00pm

Pledge of Allegiance

ROLL CALL

Board Members: Chairperson, Mary Ann Holden	Present
Dick Gillard	Present
Chuck Infantino	Present
Karen Schleyer	Present
Jennifer Howe	Absent

Code Officer Dan Everett was present.

Guests: Elise McCollum	Stephanie Conroy
Jessica Gregorius	Jay Gregorius
McKenzie Mosko	Donald Hennen
Davids Luce	

A motion was made by Dick Gillard to approve the minutes from the July 16, 2026, meeting.

2nd by Chuck Infantino.

All were in favor: 4Yay 0Nay

Chairperson Mary Ann Holden opened the public hearings at 7:07pm.

12 Adam Street

-Donald Hennen requested an area variance to put up a carport.

-Mr. Hennen turned in his certified mail receipts and signature sheet to Secretary, Jennifer Howe prior to the meeting.

-Donald Hennen was asked if there was any changed to the application since the last meeting. There were no changes.

-The public was asked if there was anyone who wished to speak for against to this project.

-The board members were asked if there were any further questions, and they were reminded that the concrete pad was already there. Dick Gillard asked Mr. Hennen if Matt Snyder was OK with the carport being 2ft from the property line. Matt was not present to speak, and he did not send a letter stating he was for or against the installation of the car port.

Facts and Finding (see separate sheet)

Public Hearing was closed by Chairperson Matry Ann Holden at 7:40pm

A motion was made by Dick Gillard to approve the setbacks for 12 Adam Street.

2nd by: Chuck Infantino

Roll Call Vote:

Chuck Infantino	Yay
Dick Gillard	Yay
Karen Schleyer	Yay
Mary Ann Holden	Yay

Motion passed. All were in favor 4Yay 0Nay

9675 McWhorter Rd

-Secretary Jennifer Howe sent paperwork to the Livingston County Planning Board and contacted NYSDOT. The County Planning board was in favor with suggestions to inquire about (attached). The NYSDOT verbally stated they were fine with it, as long as they did not impede NYSDOT property.

-Elise McCollum was asked if there were any changes to the application, there were no changes.

-Elise McCollum handed in the certified mail receipts to Secretary Jennifer Howe prior to the meeting.

-The public was asked if anyone would like to speak for or against the application.

-A member of the public spoke with concerns of increased traffic, noise, lack of privacy and safety causing a significant change in the neighborhood. It was asked that the board consider their decision.

-Another member of the public stated that the applicant stated they would have a substantial financial loss with out the additional 28 units, and asked what they as neighbors would lose? He then showed the board a picture of the sky and sun taken that morning and said they would no longer see that with the storage units there. He also questioned the value of their homes- would they go down? He stated he was against the variance request and asked if a fence was an option.

-The board discussed the fence option with the applicant and the Code Officer. All agreed, and the applicant was willing to put up a privacy fence with the Code Officer's approval of kind and what it will look like.

Facts and Findings (see other page)

Public Hearing was closed by Chairperson Mary Ann Holden at 8:40pm

A motion was made by Dick Gillard to table the application due to the fencing.

There was not a second, so motion was withdrawn by Dick Gillard.

A motion was made by Karen Schleyer to approve the original proposal of setbacks with the stipulation of a privacy fence to go the entire length of the property, with approval of the Code Officer before a building permit is granted.

2nd by Dick Gillard

Roll Call Vote:

Chuck Infantino Nay

Dick Gillard Yay

Karen Schleyer Yay

Mary Ann Holden Yay

Motion passed with 3 Yay 1 Nay

NEW BUSINESS

-Application from Stephanie Conroy for 9 Leonard Street for an in-home business of a Hair Salon.

-Stephanie gave the board a layout of the property, pictures of parking and a letter from the landlord stating they agreed to the in-home business.

A motion was made by Dick Gillard to set a public hearing for September 17, 2026 @ 7pm

2nd by Chuck Infantino

All in favor 4 Yay 0 Nay

Secretary Jennifer Howe will make copies of the information Stephanie provided tonight and will publicize the public hearing. Mary Ann Holden gave Staphanie the information and instruction on notifying property owners within 200ft and to hand then in before or at the next meeting.

There was no other business.

A motion was made by Dick Gillard to adjourn

2nd by Chuck Infantino

All were in favor – Adjourned at 7:55pm.

Respectfully Submitted,

Jennifer Howe, Secretary