

DRAFT

Planning Board

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

Minutes for Tuesday, June 23, 2026

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 -	Absent
	Katie Infantino -	Present
	Jerry Freeman -	Absent
	Jared Bridge -	Absent
	Derek Wadsworth -	Present

Guests: David Gallo, NY Dansville 1, LLC; Mary Stebbin, LaBella Associates; Ryan Dale, HD Sportszone, LLC; Jan Hilton-Miller, NYSEG; Bill Bacon, LCIDA; Mary O'Connor, Elise McCollum, Bullfrog Investment Group.

Minutes: Motion by Derek Wadsworth to accept the minutes and non-meeting minutes for the following dates **10/28/2025, 11/25/2025, 12/23/2026, 1/27/2026, 2/24/2026, 3/24/2026, and 4/28/2026, 5/26/2026.** Seconded by Tim Brinduse. All in favor 4 AYE, 0 NAY, 0. No discussion.
Motion passed.

New Business

Ryan Dale, HD Sports Zone, LLC at Robert Hart Drive, Dansville NY

- ❖ Ryan gave an overview of his proposed project. A new 9600 sq foot building on Robert Heart Drive will be built
- ❖ Phase 1 - Will be the installation of 4 state of the art golf simulators.
- ❖ Phase 2 - will include other interactive games, cornhole, billiards, a kitchen and a bar. These will come at a later date.
- ❖ Outdoor seating will be available.
- ❖ The barrier between the driveway and the building will consist of rustic 8x8 posts with a chain.
- ❖ The driveway will be permeable gravel with blacktop added sometime in 2027.
- ❖ There will be some sort of natural buffer on the east side to camouflage the kitchen door and delivery area.
- ❖ White vinyl fencing will be installed around the dumpster.
- ❖ Snow will be pushed to the north for drainage.

- ❖ Nancy reminded him that the rainwater and melting snow can not drain toward Route 63.
- ❖ They will have geotech material around the build site to abide by the laws.
- ❖ Lighting at the entrance will be on poles and lighting on the building will be wall pack lighting.
- ❖ There were some concerns regarding the parking spots in the parking lot. Ryan will have an engineering firm redraw for accuracy.
- ❖ The information will be sent to the Livingston County Planning Department.
- ❖ **A motion was made** by Derek Wadsworth to give the HD Sports Zone preliminary approval contingent upon Ryan providing the following:
 - Storm water mitigation plan
 - Letter from the Dansville Fire Chief
 - Stamped civil engineer model

Seconded by Katie Infantino. All in favor 4 AYE, 0 NAY, 0. No discussion. **Motion passed.**

Bill Bacon, LCIDA

- ❖ Subdivision of property on Robert Hart Drive, Dansville NY
- ❖ Request to subdivide 2.062 acres of land.
- ❖ The north side borders Sparta and the Town of North Dansville, the south side borders Noyes Mental Health, the west borders Upstate Applications, and the east borders State Route 63.
- ❖ Bill will also look into the capacity of the retention pond.
- ❖ **Motion by** Time Brinduse to accept the subdivision as requested. **Second by** Derek Wadsworth. All in favor 4 AYE, 0 NAY, 0. No discussion. **Motion passed.**

Jan Hilton-Miller, NYSEG and Mary Steblein, LaBella Associates

- ❖ Request by NYSEG to expand the current relay station on Frontage Road in Dansville.
- ❖ Mary will provide Nancy with 2 large sets of plans to look at.
- ❖ The expansion will be to the northwestern area and a small expansion at the south end.
- ❖ It will include several pre-engineered metal buildings for switches, etc. These buildings will not be occupied.
- ❖ They will not need parking except when there is an emergency.
- ❖ There will be 2 acres of disturbance.
- ❖ Security will include a 8' chain link fence with barbed wire.
- ❖ Lighting will include wall pack lighting, perimeter security and task lighting to be turned on only when work needs to be done.
- ❖ Nancy noted they do not have to have a special variance, a buffer width of 10' should be provided around the property and fencing is a requirement.
- ❖ **Motion by** Katie Infantino for a public hearing on the expansion of the NYSEG relay station on July 28, 2026 at 7pm, 14 Clara Barton Street Dansville. **Second by** Derek Wadsworth. All in favor 4 AYE, 0 NAY, 0. No discussion. **Motion passed.**
- ❖ Information must be sent to the Livingston County Planning Department. Nancy will let them know if they need to submit anything else.
- ❖ **Motion by** Derek Wadsworth preliminary approval for the expansion of the NYSEG relay station on Frontage Road, Dansville. **Second by** Tim Brinduse. All in favor 4 AYE, 0 NAY, 0. No discussion. **Motion passed.**

Elise McCollumn, Bullfrog Investments

- ❖ Bullfrog investments are proposing storage units on McWhorter Road in the Town of North Dansville.
- ❖ The property is 304.21 ft x 120.3 ft x 303.78 ft x 136.53 ft.
- ❖ There will be 7 storage units ranging from 1241 sq ft. to 1498 sq ft.
- ❖ If they are able to dig into the ground the units will be pole buildings. If they are unable to dig there will be cement pads with the structures built on top.
- ❖ It will not be paved but will have gravel all around the structures. Water will drain through the gravel.
- ❖ The structures will be lit 24/7 and they will have cameras placed throughout.
- ❖ The lighting will be dark sky compliant. It was reported that they have never had complaints from neighbors.
- ❖ They will not need sewer or water.
- ❖ They will need power for the lights and security cameras that will be housed in one of the small storage units. All utilities will be underground.
- ❖ He was asked about the set back requirements. Dan will check on them. Nancy said if a variance is needed that would go through the ZBA.
- ❖ Nancy asked for pictures of his previous structures.
- ❖ There won't be any landscaping, only gravel.
- ❖ **Motion by** Tim Brinduse for a public hearing on the proposed storage units on McWhorter Road on July 28, 2026 at 7pm, 14 Clara Barton Street Dansville. **Second by** Derek Wadsworth. All in favor 4 AYE, 0 NAY, 0 . No discussion. **Motion passed.**
- ❖ Nancy will go over the list to see if there is anything else he needs to bring to the public hearing. She will be in contact with him. If he needs a variance he should start that process ASAP.
- ❖ **Motion by** Tim Brinduse for preliminary approval for the storage units on McWhorter Road. **Second by** Katie Infantino. All in favor 4 AYE, 0 NAY, 0 . No discussion. **Motion passed.**

David Gallo, Delaware River Solar

- ❖ Delaware solar is requesting an extension of two years. The current agreement ends on July 22, 2026. They need extra time before they pull the building permit.
- ❖ He reported that the ZBA granted them a one year extension including June 30, 2026.
- ❖ They are still working on satisfying the conditions of approval.
- ❖ They submitted their first package in October 2025.
- ❖ There was a gap from October 2025 - January 2026. They were trying to address all the outstanding items like reconciling invoices, bills that need to be paid. An escrow account needed to be set up with MRB Engineering for the review of their conditions of approval. That was completed at the end of January of 2026.
- ❖ They have had 4 rounds of comments from MRB on the conditions of the approval package.
- ❖ They sent the 4th submission on June 22, 2026.
- ❖ They are close but think a year would give them time to finish.
- ❖ The site plan will not be changing .
- ❖ The decommissioning plan has been re-submitted. They revised the cost estimate based on recommendation from MRB. The current agreement is being looked at by John Vogel, the Village lawyer.
- ❖ **Motion by** Tim Brinduse to extend the site plan approval for Delaware Solar Project through and including June 20, 2027, for 1 year with no changes to the approved project. **No second was given.**

- ❖ Katie asked if they could do everything within 6 months time? He said it depends on what the ZBA approved. They were willing to extend for a year in order to have things aligned. DRS is looking for a year. He isn't sure if 6 months would be enough.
- ❖ With the recent changes in the code enforcement officer David thinks the pace will be picking up.
- ❖ Katie asked about the gap from October 2025- January 2026, what was that? David said the gap was due to the lack of permanent code enforcement. They did everything they could but needed more from code.
- ❖ Dan Everett said, some of the delays have partially been because of the code enforcement office. Dan's recommendation would be to go within a year because he can't guarantee he will be in the position nor whether there will be a replacement.
- ❖ David stated that the extension request letter had the timeline. The members of the board had not seen that letter or the timeline.
- ❖ Katie agreed to second the motion because Delaware Solar has been doing their due diligence and the difficulty was due to the disruption in code enforcement.
- ❖ **Motion by** Tim Brinduse to extend the site plan approval for Delaware Solar Project through and including June 20, 2027, for 1 year with no changes to the approved project. **Second** by Katie Infantino. **Roll call vote:**
 - **Derek Wadsworth - aye**
 - **Tim Brinduse - aye**
 - **Katie Infantino - aye**
 - **Nancy Nice - aye**
- ❖ **Motion passed.**
- ❖ Katie will send a copy of the minutes to David Gallo.

Old Business

Comprehensive Plan Update

- ❖ No update.

Motion by Derek Wadsworth to adjourn, 2nd by Tim Brinduse. All in favor 4 AYE, 0 NAY, 0 . **Motion passed.** No discussion. Meeting adjourned at 8:29pm

The next Meeting is scheduled for July 28, 2026, at 7pm – Town Hall 14 Clara Barton St. Dansville.

Respectfully Submitted,
Katie Infantino, Secretary Planning Board