



Monday, April 29, 2024, 7PM - ZBA Meeting Minutes

Brant Town Hall

I. Call to Order:

Chairman Broughton, noting a quorum was present, called the meeting to order at 7:00pm.

II. Attendance Roll Call:

Members Richard Vespa and Kathy Vespa were not present (with excuse) all others and the alternate were present. The chairman explained that alternate Hannah Broughton would be a member for this meeting and was able to vote and participate.

III. Approval of Previous Meeting Minutes:

Previous meeting held was on March 25, 2024. A motion to approve the March 25, 2024 minutes as presented was made by Paul Cesana and seconded by Christopher Czech. A roll call vote was called, all were in favor, motion carried 4-0.

IV. Reading of Open Hearing Public Notice:

Case # 2024-02 - 69 Oval St - Setback Area Variance: Susan Holmes, SBL 281.06-180

The Open Hearing Public Notice was read by Secretary Barbara Daniel.

V. Motion to Open Public Hearing:

A motion to open the Public Hearing was made by Frank Broughton and seconded by Hannah Broughton. A roll call vote was called, all were in favor, motion carried 4-0. The public hearing was opened at 7:04pm.

A complete case package with relevant information for the case was presented to the board, this included the planning board recommendation letter that the case be approved. All paperwork was in order. The applicant and home owner Susan Holmes presented her case thoroughly addressing the variance requests. The board asked several questions to the applicant and they were answered satisfactorily. No other interested parties attended or sent in letters of comment.

VI. Motion to Close Public Hearing:

A motion to close the Public Hearing was made by Frank Broughton and seconded by Paul Cesana. A roll call vote was called, all were in favor, motion carried 4-0. The public hearing was closed at 7:16pm.

VII. Deliberation & Decision:

SEQR Determination: A motion was made by Frank Broughton and seconded by Christopher Czech declaring this case is a Type II SEQR set back variance, no other action is required. A roll call vote was called, all were in favor, motion carried 4-0.

After discussing the case, and working through the required 5 considerations, on occasion asking for more input from the applicant, the following motion was made by Paul Cesana, after considering all the factors presented during the deliberation and presentation from the applicant I make a motion to approve with no conditions the area variance application for the north side yard setback approved to 7ft, and the total side yard setback approved to 17ft. Also for the ZBA Chairman to file the case in the Town Clerk's office within 5 days in resolution form per town code. The motion was seconded by Hannah Broughton. A roll call vote was called: Paul Cesana - Aye, Hannah Broughton - Aye, Frank Broughton - Aye, Christopher Czech - Aye, Motion Carried 4-0. The application was approved.

VIII. New Business

Town of Brant CEO Jeneen Hill was present and introduced herself to the Zoning Board. A discussion was held on how we all look forward to working together as a team with her and the Planning Board.

IX. Motion to Close the Meeting

A motion to close the meeting was made by Frank Broughton and seconded by Christopher Czech. A roll call vote was called, all were in favor, motion carried 4-0. Meeting was closed at 7:23pm.

Respectfully Submitted,
Barbara J Daniel - Secretary