



**Monday, June 26, 2023**

**7:00 PM**

**Brant Town Hall**

## **Zoning Board of Appeals - 6/26/23 Meeting Minutes**

### **I. Call to Order:**

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

### **II. Attendance Roll Call:**

All members were present and on time except for member Joe Gardyjan who was absent. Alternate John Czech was declared a voting member by the chairman in Joe's absence.

### **III. Approval of Previous Meeting Minutes:**

Approve Minutes of Zoning Board of Appeals Meeting held March 1, 2021. A motion to approve the minutes as presented was made by Chris Czech and seconded by Kathy Vespa. Roll call vote - Chris Czech - Aye, Kathy Vespa - Aye, Frank Broughton - Aye, Paul Cesana - Aye, John Czech - Aye; motion carried 5-0.

### **IV. Reading of Open Hearing Public Notice:**

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

### **V. Motion to Open Public Hearing:**

A motion to open the Public Hearing was made by Frank Broughton and seconded by Paul Cesana. Roll call vote - Frank Broughton - Aye, Paul Cesana - Aye, Chris Czech - Aye, Kathy Vespa - Aye, John Czech - Aye; motion carried 5-0. The public hearing was opened.

The planning board advisory letter was read by Secretary Barb Daniel and relevant information for the case was presented. All paperwork was in order. The home owner Megan Gasta's application was presented. The board asked a few questions and they were answered satisfactorily. No one else present spoke up.

### **VI. Motion to Close Public Hearing:**

A motion to close the Public Hearing was made by Paul Cesana and seconded by Chris Czech. A roll call vote was called: Paul Cesana - Aye, Chris Czech - Aye, Frank Broughton - Aye, Kathy Vespa - Aye, John Czech - Aye. Motion Carried 5-0. The public hearing was closed.

### **VII. Deliberation & Decision:**

**Case # 2023-01 —Area Variance: Megan Gasta, SBL 265.04-1-47, located at 30 Lotus Bay Rd.** After discussing the case, the following motion was made by Paul Cesana: "to approve the area variance application for Megan Gasta for the property located at 30 Lotus bay Rd for the following:

Front yard setback of which 60ft is required, approved to 30 ft.

Also for the ZBA Chairman to file the case in the Town Clerk's office within 5 days in resolution form per town code, based on the information given in the application on the answers to the 5 questions used to determine if the benefit to the applicant has a negative effect on the health, safety, and welfare of the neighborhood and community, which the approval does not effect negatively." The motion was seconded by Chris Czech. A roll call vote was called: Paul Cesana - Aye, Chris Czech - Aye, Frank Broughton - Aye, Kathy Vespa - Aye, John Czech - Aye. Motion Carried 5-0.

### **VIII. New Business**

A short discussion was had on the need for new application forms. A future meeting will be called to address the need.

### **IX. Motion to Close the Meeting**

A motion to close the meeting was made by Paul Cesana and seconded by Frank Broughton. Verbal vote - all were in favor, none opposed, motion carried 5-0.

Meeting was closed at 7:29PM.

Respectfully Submitted,

Barb Daniel  
Secretary