



Monday, August 26, 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 7:01pm.

II. Attendance Roll Call:

All members were present along with alternate Hannah Broughton.

III. Approval of Previous Meeting Minutes:

Previous meeting held was on April 29, 2024. A motion to approve the April 29, 2024 minutes as presented was made by Christopher Czech and seconded by Paul Cesana. A roll call vote was called, all were in favor, motion carried 5-0.

IV. Reading of Open Hearing Public Notice:

Case # 2024-03 - 1928 Halley Rd - Setback Area Variance: David Gier, SBL 285.00- 1-1.24

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

V. Motion to Open Public Hearing:

A motion to open the Public Hearing was made by Frank Broughton and seconded by Richard Vespa. A roll call vote was called, all were in favor, motion carried 5-0. The public hearing was opened at 7:05pm.

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 David Gier presented his case addressing the variance request. The board asked some 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 Christopher Czech. A roll call vote was called, all were in favor, motion carried 5-0. The public hearing was closed.

VII. Deliberation & Decision:

SEQR Determination: A motion was made by Frank Broughton and seconded by Paul Cesana 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 5-0.

After discussing the case, and working through the required 5 considerations, on occasion asking for 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 front yard setback approved to 56 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. The motion was seconded by Richard Vespa. A roll call vote was called: Paul Cesana - Aye, Richard Vespa - Aye, Frank Broughton - Aye, Christopher Czech - Aye, Kathy Vespa - Aye. Motion Carried 5-0. The application was approved.

VIII. New Business

Paul Cesana brought up a point that our Area and Use Variance Application needs a slight modification. The second last bullet point in the section titled "ZBA Hearing" to be changed from "The property owner will" to "The Applicant or a Representative may" make their case before the ZBA and answer any questions during the meeting. A motion was made by Frank Broughton and seconded by Paul Cesana to approve this change. A roll call vote was called, all were in favor, motion carried 5-0.

IX. Motion to Close the Meeting

A motion to close the meeting was made by Frank Broughton and seconded by Kathy Vespa. A vote was called, all were in favor, motion carried 5-0. Meeting was closed at 7:42pm.

Respectfully Submitted,
Barbara J Daniel - Secretary