



Monday, March 1, 2021

7:00 PM

Brant Town Hall

Zoning Board of Appeals - 3/1/21 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 Paul Cesana who was absent. Alternate David Rice was appointed a voting member by the chairman in Paul's absence.

III. Approval of Previous Meeting Minutes:

Approve Minutes of Zoning Board of Appeals Meeting held August 26, 2019. A motion to approve the minutes as presented was made by Joe Gardyjan and seconded by Chris Czech. Verbal vote - all were in favor, none opposed, motion carried 5-0.

IV. Reading of Open Hearing Public Notice:

The Open Hearing Public Notice was read by Secretary Carol Broughton.

V. Motion to Open Public Hearing:

A motion to open the Public Hearing was made by Joe Gardyjan and seconded by David Rice. Verbal vote - all were in favor, none opposed, motion carried 5-0. The public hearing was opened.

The planning board advisory letter was read by Secretary Carol Broughton and relevant information for the case was presented. All paperwork was in order. The home owner Matthew Etu's application was presented and explained by him. The board asked a few questions and they were answered satisfactorily. His application was very thorough. No one else present spoke up.

VI. Motion to Close Public Hearing:

A motion to close the Public Hearing was made by Joe Gardyjan and seconded by David Rice. Verbal vote - all were in favor, none opposed, motion carried 5-0. The public hearing was closed.

VII. Deliberation & Decision:

Case # 2021-01 ETU—Area Variance: Matthew & Lauren Etu, SBL 281.06-1-29, located at 120 Oval St.

After discussing the case, the following motion was made by Chairman Broughton: "to approve the area variance application for Matthew & Lauren Etu for the property located at 120 Oval for the following:

Front yard setback of which 60ft is required, approved to 54.79 ft.

The eastern side yard set back of which 10ft is required, approved to 5.22ft.

Total side yard combined setback of which 25ft is required, approved to 19.29ft.

The building square footage of which 920sf minimum is required, approved to 880sf.

And 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 Joe Gardyjan. A roll call vote was called: Chairman Frank Broughton - Aye, Joe Gardyjan - Aye, Chris Czech - Aye, Kathy Vespa - Aye, Dave Rice - Aye. Motion Carried 5-0.

Before closing the meeting, Chairman Broughton reminded the members they all need 4 hours of training a year. Joe Gardyjan commented that the paperwork for the case was well done and in good order.

VIII. Motion to Close the Meeting

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

Meeting was closed at 7:27PM.

Respectfully Submitted,

Carol Broughton
Secretary