



Monday, March 25, 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 7:02pm.

II. Attendance Roll Call:

All members and the alternate were present.

III. Approval of Previous Meeting Minutes:

Previous meeting held was on January 19, 2024. A motion to approve the January 19, 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 5-0.

IV. Reading of Open Hearing Public Notice:

Case # 2024-01 - 10068 Brant Angola Rd - Setback Area Variance: Corey Matuszak, SBL 267.00-3-24.2

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 Christopher Czech and seconded by Richard Vespa. A roll call vote was called, all were in favor, motion carried 5-0. The public hearing was opened.

The planning board advisory letter was read by Secretary Barbara Daniel and relevant information for the case was presented to the board. All paperwork was in order. The applicant and home owner Corey Matuszak presented his case thoroughly addressing the variance requests. The board asked several questions to the applicant and they were answered satisfactorily. Secretary Barbara Daniel read letters received from the Erie County Planning Board and Department of Public Works. 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 5-0. The public hearing was closed.

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 5-0.

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 the area variance application for a side yard setback approved to 17ft, and a rear yard side back approved to 21ft. 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 Christopher Czech. A roll call vote was called: Paul Cesana - Aye, Christopher Czech - Aye, Frank Broughton - Aye, Richard Vespa - Aye, Kathy Vespa - Aye, Motion Carried 5-0. The application was approved.

VIII. New Business

Case # 2024-02 - 69 Oval St

The package for the case was given to each member by the chairman. A discussion was held as to determine (per town code) whom the home owner should notify for the upcoming hearing for this case. A motion was made by Frank Broughton and seconded by Christopher Czech to have the home owner notify the adjoining properties (67 & 73 Oval) and the property across the street (60 Oval). 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 Richard Vespa. A roll call vote was called, all were in favor, motion carried 5-0. Meeting was closed at 8:10 PM.

Respectfully Submitted,
Barbara J Daniel - Secretary