



Monday, June 23, 2025, 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:

All members and alternate present.

III. Reading of Open Hearing Public Notice:

Case # 2024-01 - 1428 Ellis Rd - Area Variance for Samuel Friend, SBL 268.00-2-10.11

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

IV. Motion to Open Public Hearing:

A motion to open 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.

A complete case package with relevant information for the case was presented to the board. All paperwork was in order. The applicant Samuel Friend presented his case addressing the variance request. The board asked some questions to the applicant and they were answered. No other interested parties attended or sent in letters of comment. The Planning Board recommendation of approval was read by Secretary Barbara J Daniel.

V. Motion to Close Public Hearing:

A motion to close 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.

VI. Deliberation & Decision:

SEQR Determination: A motion was made by Frank Broughton and seconded by Paul Cesana acknowledging 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, a motion was made by Paul Cesana to approve the application with no conditions. The motion was seconded by Christopher Czech. A roll call vote was called: Christopher Czech - Aye, Paul Cesana - Aye, Frank Broughton - Aye, Richard Vespa - Aye, Kathy Vespa - Aye. Motion Carried 5-0. The application was approved.

The next procedures in the process was explained to the Applicant by Chairman Broughton.

VII. Motion to Close the Meeting

A motion to close the meeting was made by Frank Broughton and seconded by Christopher Czech. A verbal vote was called and all were in favor, motion carried 5-0. Meeting was closed at 7:25pm.

Respectfully Submitted,
Barbara J Daniel - Secretary