



Thursday, September 25, 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 were present with the exception of member Paul Cesana who was absent. Chairman Broughton stated that alternate Hannah Broughton in Paul's absence, per town code, is now a full voting member for this meeting.

III. Reading of Open Hearing Public Notice:

Case # 2025-02 - 231 Lotus Point Rd - Area Variance for Eugene O'Connor, SBL 265.00-2-14.1

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. The hearing was opened at 7:02pm.

A complete case package with relevant information for the case was presented to the board. All paperwork was in order. The Planning Board recommendation letter of approval was read by Secretary Barbara J Daniel. The applicant Eugene O'Connor presented his case addressing the variance request. The board asked some questions to the applicant and they were answered. Joseph & Gertie Militello and Barbara Smith neighbors of this property attended the meeting. They had no objections after seeing this project did not effect their properties. No other interested parties attended. The Erie County Department of public works and the Erie County Planning Board sent letters stating they had no opinion as this was a local matter.

V. Motion to Close Public Hearing:

A motion to close the Public Hearing was made by Frank Broughton and seconded by Hannah Broughton. A roll call vote was called, all were in favor, motion carried 5-0. The hearing closed at 7:14pm.

VI. Deliberation & Decision:

SEQR Determination: A motion was made by Frank Broughton and seconded by Christopher Czech 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 Frank Broughton to approve the application with no conditions. The motion was seconded by Christopher Czech. A roll call vote was called: Frank Broughton - Aye, Christopher Czech - Aye, Hannah 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 Christopher Czech and seconded by Hannah Broughton. A verbal vote was called and all were in favor, motion carried 5-0. Meeting was closed at 7:27pm.

Respectfully Submitted,
Barbara J Daniel - Secretary