

Town of Brant
PLANNING BOARD MINUTES
February 7, 2023

DATE	Janet Bowman 2025	Tish Brady 2027	Carol Brodie 2024	Brenda Giacchino 2028	Joe Ostrowski Chair 2026	Rebecca Haskins 2029	Debbie Ritz 2023	Alt - 1	Alt-2
1/4	Excused	Present	Excused	Present	Present	Present	Present		
2/7	Excused	Present	Excused	Present	Present	Excused	Present		
Training	0	4.25	0	4.25	51	0	1.25		

Guests: Councilwoman Ross, Attorney Trask

Open meeting: Having a quorum present, Chairman Ostrowski opened the meeting.

Approval of Minutes: Tish motioned to approve the January Minutes, seconded by Brenda. Approved.

Attorney Trask was present to discuss the drafts of the site plan, special use permit and non-conforming use laws put forth by the Planning Board.

Site Plan:

1. The Planning Board, in its letter of May 4th, questioned the removal of the Sanitary section. The chairman explained that the Planning Board wanted to keep that section in because it was important, and the draft of the site plan law retained that section.
2. Minor & Major projects: The site plan draft that was given to the board, put an undo burden on property owners for what was considered a minor project. For example: erecting a garage on a property that required an area variance would be much more expensive than necessary, so the Planning Board divided projects into major and minor by building square footage. Attorney Trask suggested that instead of dividing them by building square footage, the projects be separated by percent of acreage covered by the project. He suggested in addition of the tax map for measurements, a copy of an updated survey also be included.
3. Professional or competent person to prepare site plan: This does not define who is a competent person. Attorney Trask stated that certain items in the site plan law should have more discretion for the Planning Board. This means that the Planning Board would have the authority to determine whether the site plan was competently prepared.
4. Definitions & Terms: The Planning Board feels the definitions should be included in the site plan law even if referenced elsewhere. The Code Enforcement Officer should distribute the building permit application along with site plan law.
5. Project division of 5,000 sq ft: The Attorney suggested better division of projects would be by percentage of coverage of the property the new structure would take

rather than 5000 sq ft. Think this over. Bill would like to keep this in place and let PB use discretion.

Special Use Permits

1. The Chairman pointed out that there is a lot of confusion and overlap of special use permits and non-conforming uses. Ex: Weitsman property is zoned residential.
2. Expiration cease for more than 6 months should be identified as a Temporary Special Use Permit.
3. 161-38 change to 6 months for the Temporary Special Use Permits.

Non-Conforming Use

1. Maybe include a Sunset Provision. Discontinuance to 1 year, The Attorney will research as to enforceability of such a provision.

Adjournment: Brenda motioned to adjourn the meeting, Tish seconded the motion. Carried.

Respectfully Submitted,
Lynda Ostrowski, Secretary