

Town of Brant
PLANNING BOARD MINUTES
December 14, 2023

DATE	Tish Brady 2027	Carol Brodie 2024	Brenda Giacchino 2028	Joe Ostrowski Chair 2026	Rebecca Haskins 2029	Debbie Ritz 2023	Diane Czyz 2025	Alt - 1	Alt-2
1/4	Present	Excused	Present	Present	Present	Present			
2/7	Present	Excused	Present	Present	Excused	Present			
5/2	Present	Excused	Present	Present	Present	Present			
6/6	Present	Present	Present	Present	Present	Excused			
7/5	Present	Excused	Present	Present	Excused	Present			
9/5	Excused	Present	Present	Present	Excused	Present			
11/8	Present	Present	Present	Present	Present	Present	Present		
12/14	Present	Present	Present	Present	Present	Present	Present		
Training	6.25	5	4.25	61.5	0	1.25	0		

Visitors: Rick Vespa – Zoning Board Member, Meg Pantera & Lenard Petit – 83 Lotus Bay Rd, Frank Broughton – Zoning Board Chair, Paul Cesana – Zoning Board Member

Approval of Minutes: The minutes of November meeting are tabled until our next meeting.

Variance Application 83 Lotus Bay Rd: We have received some updated paperwork including a new site plan showing where the carport is to be located.

The building permit was denied under code §161-15B which is in error. This is the list of acceptable auxiliary structures. The appropriate denial is §161-32, setback for a corner lot which was included in the letter from the ZBA.

The building faces a private drive, however, the east side of the corner abuts Old Lake Shore Rd. and therefore §161-32 is appropriate. The structure in question is a permanent fixture as described in the definitions and therefore a building permit is required.

The Zoning Board submitted to the Planning Board an EAF mapper which was prepared by the Zoning Board Chair and signed by the applicant. A review by the Planning Board Members noted several errors.

1. Question 14: the answer checked was shoreline, forest & sub-urban. Shoreline should be blank. The shoreline is not found on the project site.
2. Question 15 indicated that an endangered species made its home on this property, specifically Bald Eagles. According to the Endangered Species List of 2007, the Bald Eagle is no longer on the list of endangered species.
3. Question 20: Has the proposed site been the subject of remediation of hazardous waste? It was answered as YES. The correct answer is NO. There never has been any hazardous waste at this site.

A corrected copy of the EAF will be provided to the ZBA.

The Chairman asked the applicants if The Homeowners Association has been notified. They replied “Yes.”

The question was asked why they want to put this structure where it is indicated. The applicants explained that they have a severe drainage problem from Old Lake Shore Rd. The applicants have tried numerous methods to rectify the drainage problem but were unsuccessful. The ground is too soft to withstand the structure and the weight of the vehicle.

Having no other questions of the applicants, a motion was made by Brenda to recommend approval as long as there are no objections from the neighbors, seconded by Carol. Approved.

The Chairman will write the opinion letter to the Zoning Board.

Tish motioned to adjourn the meeting, seconded by everyone. Approved.

Respectfully Submitted,
Lynda Ostrowski
Planning Board Secretary