

**TOWN OF BRANT
PLANNING BOARD
MINUTES OF THE JUNE 4, 2024 MEETING
Brant Town Hall, 1272 Brant North Collins Rd, Brant, NY 14027**

DATE	J ROSS 2027	BRODIE 2024	GIACCHINO 2028	D RITZ 2030 Chair	CLARK 2026	HASKINS 2029	CYZY 2025	ALT 1 PANTERA	ALT 2 RAUKER
1/3/24	CANCEL	CANCEL	CANCEL	CANCEL	CANCEL	CANCEL	CANCEL	CANCEL	
2/6/24	present	Excused	Present	Present		Present	Present	present	
3/7/24	Present	Excused	Present	Present	Present	Present	Present	Present	Present
4/3/24	Present	Present	Present	Present	Present	Present	excused	Present	Present
5/7/24	Present	Present	Present	Present	Present	Excused	Present	Present	Absent
6/4/24	Present	Absent	Present	Present	Absent	Excused	Present	Excused	Absent

Also present was:

Jeneen Hill Code Enforcement Officer

Chairman Debra Ritz called the meeting to order at 7:00 pm.

Approval of May 7th Planning Board minutes: A motion was made by Janice Ross to approve the minutes of May 7th. Brenda Giacchino seconded the motion. 4 ayes, 0 nays. **MOTION CARRIED.**

NEW BUSINESS

SPECIAL USE PERMIT APPLICATION OF 2K's FOR 10962 SOUTHWESTERN BLVD: The Planning Board Chairperson began general discussion regarding an upcoming Special Use Permit application of Karen Arcara, daughter of the previous owner of 10962 Southwestern Blvd. This applicant is asking for boat storage, auto repair, and a tattoo parlor. The County was notified and responded that the Town of Brant would be the agency to accept or deny the application.

It was noted that the applicant was not present to answer preliminary questions. A phone call was made to determine if the owner was arriving soon. Karen Arcara (2K's Corporation) spoke with the Chairperson and explained she was unable to attend the meeting but wanted her husband to attend the application review. It was determined that he is not a legal representative of the corporation and would not be able to speak on the applicant's behalf. Because no representative of 2K's Corporation was present, a letter will be sent advising them to attend the July 2nd Planning Board meeting.

Code Officer Jeneen stated that Duncan Motors is also putting in a Special Use Permit application for the same address for a used car lot. The Owner, 2K's Corporation wishes to rent to Duncan Motors, who will apply for their own Special Use Permit. The Code Officer stated that a Used Car lot would require 300-foot frontage, and 10962 Southwestern is short by 25 feet. She noted that this shortage would require a Variance from the Zoning Board of Appeals, which is a separate application process. There was also a discrepancy regarding how much of the property would be devoted to used car display. It was advised that the Secretary send letters to both applicants to attend the July 2nd Planning Board meeting. Duncan Motors is currently located at the corner of Eden Evans Center Rd and Route 20.

Further discussion included the items necessary for the Duncan application. The County would require notification for 30-day review, and the code officer received that paperwork today. Once the County reviews and responded regarding the application, the Planning Board and Zoning Board of Appeals would need to review the site plan. The 2K's application does not require a Variance. Duncan Motors does.

OLD BUSINESS:

FURTHER REVIEW OF PROPOSED WIND, SOLAR AND BATTERY LAW:

The Chairperson then spoke regarding the upcoming Solar Law and the need to review the laws adopted by other Local Towns. A copy of the Town of Collins local law was given to each Planning Board member to bring home and review. Brenda Giacchino spoke about the option to zone certain parts of the property to be used for renewable energy. Jeneen stated that would be a Solar Overlay, allowing Solar in certain areas of the Town. Commercial districts were discussed.

Chairperson Debra Ritz stated that she disagrees with denying residents the right to use their property as they see fit, provided they follow the laws. Brenda was concerned about following the Master Plan which conserves farmland. It was noted that the Master Plan must be updated. All are asked to review the Town of Collins Solar Law before the next meeting in July.

At 8:06 pm, Debra Ritz motioned to adjourn the meeting, seconded by Diane Czyz. 4 ayes, 0 nays. MOTION CARRIED.

Respectfully submitted,

Barbara Daniel
Planning Board Secretary

**BRANT
PLANNING BOARD REPORT
6/4/24**

BRIEF SUMMARY OF DISCUSSIONS:

- PRELIMINARY REVIEW OF SPECIAL USE PERMIT APPLICATION FROM 2K's CORPORATION. (No action taken, applicant unavailable for discussion). Sending letter for their (2K's Corporation and Duncan Motors) attendance at July 2nd planning board meeting.
- REMINDED THE PLANNING BOARD TO REVIEW THE LOCAL LAWS OF OTHER TOWNS REGARDING WIND, SOLAR AND BATTERY. (Handouts of Town of Collins Law were given to members at the 5/7/24 Planning Board meeting)