

PLANNING BOARD  
PUBLIC HEARING & MEETING

OCTOBER 15, 2024  
4:00PM Village of Brocton  
34 West Main St.  
Brocton, NY 14716

Planning Board Members Present: William Westin, Chairman  
Bill Maher  
Terry Presto (Absent)  
Steve Mawhir

Also, Present: Wendy Spinuzza, Code Enforcement Officer  
Scott Jagoda, Village Clerk/Treasurer  
Julie Fritz-Doyle  
Mayor Craig Miller

Chairman Westin opened the public hearing at 4:05pm.

Julie Fritz-Doyle fielded questions from the Planning board regarding her special use permit at 82 East Main Street to open Beatnik Bakehouse Café. Items will include baked goods, breakfast and lunch items with the intention of eventually serving alcohol. She intends on opening in the spring with morning to early evening hours and occasional evenings. There is currently parking on premises for 8-9 vehicles with on-street parking also available. This is a residential home in the business district. The upstairs will be living quarters and the downstairs will be renovated for the business.

A motion was made by Steve Mawhir seconded by Bill Maher to adjourn the public hearing and enter the regular session at 4:20pm, voting was unanimous, motion carried.

A motion was made by Bill Maher seconded by Steve Mawhir, voting was unanimous, motion carried, to grant a special use permit to Julie Fritz-Doyle to operate a café out of her home at 82 East Main Street as applied for with the conditions as itemized below:

1. THAT THE VILLAGE BOARD OF BROCTON DOES NOT RESPOND WITH COMMENTS/AND OR RECOMMENDATIONS WITHIN 15 DAYS AFTER HAVING RECEIVED NOTICE OF THIS APPLICATION.
2. THAT THE COUNTY OF CHAUTAUQUA PLANNING BOARD HAS RESPONDED FAVORABLE TO THE SPECIAL USE PERMIT REQUEST (IF APPLICABLE)

3. THAT A FAVORABLE REPORT IS RECEIVED FROM A SEQRA REPORT (IF APPLICABLE)

SHOULD ANY OF THE CONDITIONS 1, 2 AND/OR 3 NOT BE MET THE PLANNING BOARD RESERVES THE RIGHT TO MEET AGAIN TO CONSIDER THE APPLICATION AND THE CONDITION THAT WAS NOT MET AND/OR THE COMMENT(S) RECEIVED.

ADDITIONAL CONDITIONS:

4. Any exterior sign shall be in compliance with all applicable zoning laws – design and installation shall be coordinated with the Village of Brocton Code Enforcement Officer.
5. Any sign (if lighted) or exterior shall not be an impairment to the vision of drivers on Main St.
6. Any sign with lighting or exterior lights shall not be a nuisance to nearby property owners and resident.
7. Applicant must have any and all health department and regulatory license/requirements, if any. Proof of any required compliance must be shown to the Brocton Code Enforcement Office before the special use permit become effective.
8. Applicant must comply with all Village of Brocton zoning requirements/codes in coordination with the Brocton Code Enforcement Office before the special use permit become effective.
9. Hours of operation will begin as 7:00am-Early Evenings as business permits.

With no further business brought before the Board, a motion was made to adjourn by Steve Mawhir and second by Bill Maher, vote was unanimous, motion carried. Meeting was adjourned at 4:25pm.

Respectfully submitted by,

Scott Jagoda  
Village Clerk/Treasurer