

PLANNING BOARD
PUBLIC HEARING & MEETING

JUNE 27, 2024
1:00PM Village of Brocton
34 West Main St.
Brocton, NY 14716

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

Also, Present: Scott Jagoda, Village Clerk/Treasurer
Dennis Colt Jr.

Chairman Westin opened the public hearing at 1:05pm.

Dennis Colt Jr. fielded questions from the Planning board regarding his special use permit at 20 W. Main Street selling candy and collectibles. He plans to open in a month or so and be open Thursday-Sunday initially with hours of operation running from late morning to early evening. 1-2 employees are all that will be expected. Parking will be in municipal parking lots and on-street parking is also available. The name will be Chaos & Confections.

A motion was made by Terry Presto seconded by Steve Mawhir to adjourn the public hearing and enter the regular session at 1:17pm, voting was unanimous, motion carried.

A motion was made by Steve Mawhir seconded by Terry Presto, voting was unanimous, motion carried, to grant a special use permit to Dennis Colt Jr. for a candy and collectible store at 20 W. Main St. 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. PARKING – FOR CUSTOMERS AND EMPLOYEES MUST BE OFF STREET.
5. SIGNAGE – NO SIGNS IN THE YARD.
6. NO OUTSIDE LIGHTS OR SOUND SYSTEM.
7. NO EXCESSIVE NOISE EITHER INSIDE OR OUTSIDE THAT CAN CAUSE A COMPLAINT FROM NEIGHBORS.
8. CUSTOMER NOR ANY PERSONS ARRIVING WITH THEM SHALL LINGER OR WANDER OR WAIT OUTSIDE IN THE YARD.
9. APPLICANT MUST HAVE ANY AND ALL HEALTH DEPARTMENT AND REGULATORY LICENSE/REQUIREMENTS. PROOF OF COMPLIANCE MUST BE SHOWN TO THE BROCTON CODE ENFORCEMENT OFFICER BEFORE THE SPECIAL USE PERMIT BECOMES EFFECTIVE.

With no further business brought before the Board, a motion was made to adjourn by Steve Mawhir and second by Terry Presto, vote was unanimous, motion carried. Meeting was adjourned at 1:21pm.

Respectfully submitted by,

Scott Jagoda
Village Clerk/Treasurer