

PLANNING BOARD
PUBLIC HEARING & MEETING

MAY 26, 2022
3:30PM Village of Brocton
34 West Main St.
Brocton, NY 14716

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

Also, Present: Wendy Spinuzza, Code Enforcement Officer
Scott Jagoda, Village Clerk/Treasurer
William and Kimberly Hollman
Craig Miller, Trustee
Rita Bennett

Chairman Westin opened the public hearing at 3:30pm.

William and Kimberly Hollman fielded questions regarding their special use permit application at 19 E. Main St. and their plan to open an ice cream parlor. They will have limited seating under 20 total capacity and take-out available. Estimated opening will be the 3rd week of June or Early July and August being the latest. Hours of operation will be 12-9pm initially. Aside from ice cream, they may sell baked good, simple lunch items, beverages, etc.

After discussing the terms of the proposed special use permit, Steve Mawhir made a motion to adjourn the public hearing at 3:48pm with a second by Terry Presto, voting was unanimous, motion carried.

At 3:48pm Chairman Westin opened the Planning board meeting to discuss and vote on William and Kimberly Hollman's special use permit.

A motion was made by Bill Maher to grant William and Kimberly Hollman a special use permit with a second by Steve Mawhir, voting was unanimous, motion carried as applied for with the conditions 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 favorably to the special use permit request (if applicable.)

3. That a favorable report is received from a SEQRA report (if applicable.)
 - a. 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.
 - b. ADDITIONAL COMMENTS:
 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) shall not be an impairment to the vision of drivers on West Main Street.
 6. Any sign shall not have lighting that is a nuisance to nearby property owners and residents.

With no further business brought before the Board, a motion was made to adjourn by Terry Presto and second by Bill Maher, vote was unanimous, motion carried. Meeting was adjourned at 3:53pm.

Respectfully submitted by,

Scott Jagoda
Village Clerk/Treasurer