

PLANNING BOARD  
PUBLIC HEARING & MEETING

APRIL 6, 2021  
4:30PM 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  
Art Miller, Mayor  
Craig Miller, Trustee  
Ron Burgun  
Shelli Spicer

Chairman Westin opened the public hearing at 4:33pm.

Ron Burgun fielded questions from the Planning board regarding his special use permit at 41 West Main Street. This was a previously operable business in the same location and same scope of work. Ron plans to re-open the Green Arch diner as it was previously serving breakfast, lunch, and dinner. He expects to have 5-6 employees working in shifts and hopes to be open in the middle of the summer.

After discussing the terms of the proposed special use permit, Steve Mawhir made a motion to adjourn the public hearing at 4:48pm with a second by Terry Presto, voting was unanimous, motion carried.

At 4:48pm Chairman Westin opened the Planning board meeting to discuss and vote on Ron Burgun's special use permit.

A motion was made by Bill Maher to grant Ron Burgun (Green Arch diner) special use permit with a second by Terry Presto, 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.)

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 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.

Chairman Westin opened the public hearing at 5:02pm.

Shelli Spicer fielded questions from the Planning board regarding his special use permit at 16 East Main Street. Shelli plans to open Miller's Hometown Pizzeria with the purpose of serving the community pizza, wings, subs, etc. She intends to be opened the first week of May operating Sunday, Tuesday, Wednesday from 4-10pm, Thursday, Friday, Saturday 11-10pm, and closed on Mondays. She expects to have 5 employees. The dining room will hold no more than 20 people and parking is available on the street.

After discussing the terms of the proposed special use permit, Steve Mawhir made a motion to adjourn the public hearing at 5:20pm with a second by Terry Presto, voting was unanimous, motion carried.

At 5:20pm Chairman Westin opened the Planning board meeting to discuss and vote on Shelli Spicer's special use permit.

A motion was made by Steve Mawhir to grant Shelli Spicer (Miller's Hometown Pizzeria) special use permit with a second by Terry Presto, 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 Steve Mawhir and second by Terry Presto, vote was unanimous, motion carried. Meeting was adjourned at 5:23pm.

Respectfully submitted by,

Scott Jagoda  
Village Clerk/Treasurer