

PLANNING BOARD  
PUBLIC HEARING & MEETING

JANUARY 22, 2025  
5:00PM 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  
Phillip Giambra

Chairman Westin opened the public hearing at 5:00pm.

Phillip Giambra fielded questions from the Planning board regarding her special use permit at 10 West Main Street to open a gaming lounge named Spawnpoint Lounge, LLC. The business will consist of video games and interactive board games along with prepackaged snack foods. Initial operations will be Tuesday-Sunday 2pm-12am with more hours based on demand. Phil and his son will be the operators.

A motion was made by Steve Mawhir seconded by Bill Maher to adjourn the public hearing and enter the regular session at 5:20pm, 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 Phillip Giambra to operate a gaming lounge at 10 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. 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. Any fencing shall be coordinated with the Village of Brocton code officer and built to code along with approval from neighboring properties.

With no further business brought before the Board, a motion was made to adjourn by Bill Maher and second by Steve Mawhir, vote was unanimous, motion carried. Meeting was adjourned at 5:25pm.

Respectfully submitted by,

Scott Jagoda  
Village Clerk/Treasurer