

PLANNING BOARD  
PUBLIC HEARING & MEETING

MAY 29, 2024  
1:00PM 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  
Natalie Indenzu  
Tom DeJoe

Chairman Westin opened the public hearing at 1:01pm.

Natalie Indenzu fielded questions from the Planning board regarding his special use permit at 15 Fay Street at her residence regarding a home-based business in which she will perform microblading. Microblading is a semi-permanent tattooing technique used for the eyebrows. Microblading can be used on someone with little to no eyebrows by creating an illusion of a more defined and fuller brow. Natalie stated appointments will take 1-2 hours and touch-ups will take roughly 30 minutes. She expects to have only one customer at a time, adults only, kids are not allowed. Natalie will be the only employee. Hours of operation will be evenings and weekends and hopes to open in July. The name will be Admire & Glow Beauty Bar.

A motion was made by Bill Maher seconded by Terry Presto to adjourn the public hearing and enter the regular session at 1:34pm, 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 Natalie Indenzu to operate a home-based microblading business out of her home at 15 Fay 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 1:38pm.

Respectfully submitted by,

Scott Jagoda  
Village Clerk/Treasurer