

**CITY OF AUBURN PLANNING BOARD
TUESDAY, JANUARY 2ND, 2019 6:30 PM
MEMORIAL CITY HALL**

Present: Andy Tehan, Tina Tomasso, Crystal Cosentino(Chair)

Excused: Elizabeth Koenig, Theresa Walsh

Staff: Nate Garland, Corporation Counsel; Stephen Selvek, Office of Planning and Economic Development; Greg Gilfus, Traffic Officer; Brian Hicks, Code Enforcement

Agenda Items:

1. Application for Site Plan Review to construct a new +/- 20,000 S.F. microbrewery, tasting room, and associated restaurant together with site improvements for parking and storm water management at 197-199 North Street. Applicant: Dawn Shultz for Prison City Brewery LLC.

Items Approved: None

Applications Denied: None

Applications Tabled: None

Crystal Cosentino is acting Chair for the meeting.

Chair calls the meeting to order. The Pledge of Allegiance is recited. Roll is called.

Mayor Quill speaks to recognize and congratulate Crystal Cosentino as the new Chair of the Planning Board. Reappointment letters will be sent to members this week.

Agenda Item 1: Approval of December 4th, 2018 Planning Board Meeting Minutes.

Chair asks for any corrections on the December 4th, 2018 meeting minutes. There being none, Chair asks for a motion to approve the September meeting minutes. Motion made by Andy Tehan, second by Tina Tomasso. All in favor. No members opposed. Motion carried.

Agenda Item 2: Application for Site Plan Review to construct a new +/- 20,000 S.F. microbrewery, tasting room, and associated restaurant together with site improvements for parking and storm water management at 197-199 North Street. Applicant: Dawn Shultz for Prison City Brewery LLC.

Dawn and Marc Shultz, Owners of Prison City Brewery LLC – Explain need for brewery expansion. Over the last four year the pub has grown along with the request for beer. They are unable to keep up with the demand at this time with the space they are in so they have acquired a new site to expand to. They need at least 20,000 S.F. of space. State their familiarity with Grant Kyle and considered the Nolan Block in the past. The current proposed location, 197-199 North Street, offers the space for a production facility, restaurant, and tasting room. Their current pub (State Street) will remain. Their plan is to greatly increase production and grow. The tasting groom will only be open on weekends initially. They want people to be able to go to the restaurant and take quantities of beer home. The new location will also allow for them to increase employment, especially people with factory experience.

Steve- Mentions his general concern is the brewing process with questions relating to drainage and waste.

Marc- The spent grain will wash down through water and will go through water treatment center, but all of the grain currently goes to local farmers who come and pick it up. That will continue to happen in the new location.

Dawn- Points to map at what will be their own waste water treatment area on site.

Steve- Would like more clarification on the site plan itself: how the building is broken up and what the circulation pattern is.

Jill Fudo, Fudo Architecture- Building is broken down into 3 sections: front section, closest to the street is used for production. Central section on the 2nd floor is used for administrative facilities. On the lower floor will be the tasting room, service kitchen, and dining area. There will be an outdoor dining area as well. Clarifies that the volume at the front of the building is due to the topography of the site.

Chair- Opens public to be heard section of the meeting.

Karen Walter, 15 Case Ave- Asks if this is the public hearing for the project.

Steve- Clarifies that a public hearing is not required for a site plan review, this is a public comment portion for this project.

Karen Walter- Asks location of the project.

Dawn- Points to map and clarifies it is across from Standart Ave.

Chair- Closes public to be heard. Asks board members for comments or questions.

Andy- Is it all new construction or existing?

Dawn- All new.

Crystal- Asks what the exterior façade of the building will look like.

Dawn- Steel building with dark grey, other portion with stone white, and another portion with wood look. Modern farmhouse-industrial feel.

Crystal- Asks what kind of traffic is to be expected in relations to the tractor trailers?

Dawn- The first 2 years will be selling beer on-site to just customers. If they get into distribution agreements they will come once a week or once every two weeks then take it to a warehouse where they'll sell it out of.

Tina- How many days a week will they have the tasting room open. Will you participate in tours?

Dawn- Initially just the weekends then they'll open more as demand increases. They'll set some restrictions on tours.

Rudy Zona, Engineer – Explains site which allows 53' trailers to pull up, so busses won't be a problem. They have recommendations from DOT that show only one access at this time from the existing traffic light.

Steve- DOT was looking to minimize the number of entrances on North Street. They would like the one entrance to be opened up to allow for tractor trailer entry. The water treatment on site will be very helpful

to the City's treatment plant. There are some concerns with storm water management and the retention area. The design Review Committee is at the point of reviewing the layout right now.

Rudy- They are currently working on finding a way to further reduce the run-off.

Steve- We are waiting for final plans for site plan improvements including drainage and lighting, etc.

Crystal-Will the site be fenced?

Dawn- The entire back area of the building will be. Not around the parking area.

Steve- Staff recommends the board table the agenda item pending additional information. Public review will again be offered. Reads e-mail into record from Grace Netti, Auburn resident. Email received by Mayor Michael Quill, Chuck Mason, and Councilor Jimmy Giannettino on January 1st, 2019; re: "Prison brewing building shall not be on north street! Shall be at fingerlakes mall."

Chair asks for a motion to table the agenda item. Motion made by Andy Tehan. Seconded by Tina Tomasso.

Other Items

Date for next Board meeting is Tuesday February 5th, 2019 at 6:30 P.M.

Motion to adjourn today's meeting made by Andy Tehan, seconded by Tina Tomasso. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor