

**CITY OF AUBURN PLANNING BOARD
TUESDAY JUNE 4TH, 2019 6:30 PM
MEMORIAL CITY HALL**

Present: Andy Tehan, Elizabeth Koenig, Theresa Walsh, Tina Tomasso

Excused: Crystal Cosentino

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

Agenda Items:

1. Approval of the May 7th, 2019 Planning Board Meeting Minutes
2. Public Hearing: Application for a Special Use Permit for a Home Occupation to sell customizable decorative items such as pillows, placemats, travel mugs, stationary, etc. at 29 S. Marvine Avenue. Applicant: Kimberly Rossi.
3. PUBLIC HEARING and request to modify a Home Occupation Special Use Permit allowing the dog grooming business to operate in the garage and permitting a non-resident employee at 31 Richardson Street. Applicant: Brianne Neable.
4. Application for Site Plan Review to construct a new +/- 22,000 SF microbrewery, tasting room, and associated restaurant and the redevelopment of an existing +/- 4,000 SF barn into a tasting room together with site improvements for parking and storm water management at 251 North Street. Applicant: Dawn Shultz for Prison City Brewery LLC
5. PUBLIC HEARING: Zoning amendment to add provisions for permitting and regulating solar photovoltaic (PV) systems in the City of Auburn.

Items Approved: Agenda Items 1, 2 & 3

Applications Denied: None

Applications Tabled: Agenda Item 4

Andy Tehan is acting Chair for the meeting.

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

Agenda Item 1: Approval of May 7th, 2019 Planning Board Meeting Minutes.

Chair asks for any corrections on the May 7th, 2019 meeting minutes. There being none, Chair asks for a motion to approve the March meeting minutes. Motion made by Theresa Walsh, seconded by Tina Tomasso. All in favor. No members opposed. Motion carried.

Agenda Item 2: Public Hearing: Application for a Special Use Permit for a Home Occupation to sell customizable decorative items such as pillows, placemats, travel mugs, stationary, etc. at 29 S. Marvine Avenue. Applicant: Kimberly Rossi.

Chair – Asks staff for comments.

Steve – Explains that the public hearing for the item on the agenda was held at last month's meeting. Notes an email from Councilor McCormick that stated concerns about the potential for generating traffic in a residential area. Also explains that the intent for this home occupation permit is minimal in regards to impact; visits would be made by appointment and the applicant would like to capitalize on the foot traffic in the area. Staff has provided Part II of the Environmental Assessment form with states there would be no impact or a potential for a small impact. Staff is recommending a negative declaration. Resolutions have been drafted. Explains that the use of a sign would be limited to 2 square feet and that the home occupation would be valid for 36 months. Staff recommends approval for the SEQRA Action-Negative Declaration and approval of the Special Use Permit for a Home Occupation.

Chair asks the board for questions.

Elizabeth – Asks what the property is zoned.

Steve – Residential.

Elizabeth – Asks why they need a Special Use Permit for a home occupation.

Steve – So that there is a higher level of control over people coming and going.

Chair – Asks for any questions from the board. There being none, chair asks for a motion to adopt the SEQRA Resolution issuing a Negative-Declaration. Motion made by Theresa and seconded by Elizabeth. Secretary calls the roll. All in favor. None opposed. Motion carried.

Chair – Asks for a motion to adopt the resolution approving the Special Use Permit for a Home Occupation. Motion made by Tina and seconded by Theresa. Secretary calls the roll. All in favor. None opposed. Motion carried.

Agenda Item 3: PUBLIC HEARING and request to modify a Home Occupation Special Use Permit allowing the dog grooming business to operate in the garage and permitting a non-resident employee at 31 Richardson Street. Applicant: Brianne Neable.

Brianne Neable, 31 Richardson Street – Explains that the business already exists in her house. She is currently building a garage which she would like to move the business into and she would also like to hire a non-resident employee. These two items are requiring an approved modification to her current Special Use Permit for a Home Occupation.

Chair asks the board for questions.

Theresa – Asks how long she's been in business.

Brianne – Opened June of last year.

Theresa – Asks about parking.

Brianne – Has a driveway that fits 4 vehicles.

Theresa – Is it 1 customer at a time?

Brianne – Yes.

Theresa - By appointment only?

Brianne – Yes.

Elizabeth - What's the zoning?

Steve – R-1.

Chair – Opens the public hearing and asks if there is anyone who wishes to be heard. There being none, chair closes the public hearing.

Steve – Explains the home occupation was previously approved last year and that the code allows for a non-resident employee and specific approval is needed for a business to be conducted in an out-building of a residence. Staff recommends approval of the resolution allowing the modifications to the home occupation.

Chair – Asks for any questions from the board. There being none, chair asks for a motion to adopt the resolution approving the Special Use Permit for a Home Occupation. Motion made by Elizabeth and seconded by Tina. Secretary calls the roll. All in favor. None opposed. Motion carried.

Agenda Item 4: Application for Site Plan Review to construct a new +/- 22,000 SF microbrewery, tasting room, and associated restaurant and the redevelopment of an existing +/- 4,000 SF barn into a tasting room together with site improvements for parking and storm water management at 251 North Street. Applicant: Dawn Shultz for Prison City Brewery LLC

Dawn Schultz, Prison City Brewery – Explains that the board has approved the site plan for 199 North Street and since then the new site at 251 North Street has become available. The new site is bigger, and they will be constructing the same building on the lot that was approved for the previous site, but will be repurposing the barn on the new site as a tasking room. The construction would be done in phases.

Chair – Asks the board for questions.

Steve – Asks the applicant to describe the circulation and storm-water management of the site.

Alex Amering, Costich Engineering – Explains the site circulation and that the storm water management plan meets NYS DEC requirements. They are increasing the impervious area as well as adding 2 wet ponds at the NW and NE corners of the site as well as bio-retention strips. An existing residential structure on site will be demolished. Site work to be done includes earth work to make it an accessible site and grading. Utilities for the project are currently servicing the site. Details on landscaping and lighting have been provided. Attention has been paid to maintain the screening on the West side of the property where there is a neighboring residence. Screening is also being provided on the east side of the property. They will be going to DOT for access points to the property.

Chair – Asks the board for other questions.

Theresa – Asks if DOT has size requirements for delivery vehicles.

Alex – Yes, we would be designing the radiuses to accommodate delivery and emergency vehicles.

Theresa – Are there sidewalk requirements?

Steve – The city does have sidewalk requirements, but not in this area.

Elizabeth – What are the hours of operation?

Dawn – Monday to Friday 6am-4pm for production and they'll be open Friday to Sunday 11am-10pm to start.

Elizabeth – Asks if permission is needed from the residence on the left.

Steve – The site is zoned commercial so permission is not needed, but screening is recommended.

Chair asks for any more questions from the board. There being none asks the public for comments.

Gloria Schmoke, 243 North Street – Understands they live in a residential commercial area so she doesn't mind the noise. Explains there are small children at her residence and would like to know more about the screening being provided between the sites.

Dawn - They're keeping the tree line, but adding evergreens.

Chair asks if there is anyone else from the public who wishes to be heard. There being none, closes the public hearing and asks staff for comments.

Steve – Explains DRC's two potential questions/concerns. The first is the concern for a large ladder fire truck to be able to fit between the back corner of the lot where the refuse collection area is and the back corner of the building. The second is the sewer treatment area on the site. The new lot allows it to come into the building instead of the outside building. Municipal Utilities is reviewing the capacity of the existing sewer line and route. DRC is happy with the proposed site layout and circulation. Explains that the intent is to build it out in two phases, but the board will be looking at it comprehensively as a whole.

Tina – They won't have to come back for phase II?

Steve - No, we are looking at it comprehensively.

Theresa – What is the time limit?

Steve – There is no time limit to our approval. Right now staff recommends tabling the item on agenda.

Chair – Asks for any questions from the board. There being none, chair asks for a motion to table the item on agenda. Motion made by Tina and seconded by Theresa. All in favor. None opposed. Motion carried.

Agenda Item 5: PUBLIC HEARING: Zoning amendment to add provisions for permitting and regulating solar photovoltaic (PV) systems in the City of Auburn.

Chair asks staff for an explanation.

Steve – Explains reason for adding information on Solar Systems to the Zoning Code. This is based on NYS recommendations and would add definitions to code specific to Photovoltaic (PV) systems. It would add section 305-60: Roof mounted systems as accessory use; they are currently allowable, but with no restrictions, the code would restrict them. Explains some restricted options including ground mounted vs. roof mounted systems and small and large systems; large would require a Special Use Permit.

Chair asks for questions from the board, there being none, the chair opens the public hearing asking for any members from the public who wish to be heard.

Karen Walters, 15 Case Ave – asks if the Special Use permit is only for ground or roof units.

Steve – They would be for large scale ground mounted.

Karen – Asks if there would be a fee attached- Mentions that sometimes the city takes the projects on.

Steve – The fee would be established by City Council.

Karen – Asks if it is set for City Council for June 13th and if the board votes is it relayed to city council/how do you know if there is agreement/discord.

Steve – The decision of the changes goes to council.

Karen – Asks if Large Scale would only be in I-2.

Steve – Correct.

Chair - Asks if any other members of the public wish to be heard, there being none, the chair closes the public hearing.

Chair – Asks for any questions from the board. There being none, moves onto the next item on the agenda.

Other Items

Date for next Board meeting is Tuesday July 2nd, 2019 at 6:30 P.M.

Motion to adjourn today's meeting made by Theresa, seconded by Elizabeth. All in Favor. None Opposed. Motion Carried.

Respectively submitted by Holly Glor