

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

Present: Crystal Cosentino (Chair), Andy Tehan, Elizabeth Koenig, Theresa Walsh, Tina Tomasso

Excused: None

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 June 4, 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 an application for a Special Use Permit for a Home Occupation to set up and sell flowers and vegetable plants outside home at 2 Frances Street. Applicant: Linda Susan Alexander.
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

Items Approved: Agenda Items 1, 2 & 3

Applications Denied: None

Applications Tabled: None

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

Agenda Item 1: Approval of June 4, 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 Tina Tomasso, seconded by Theresa Walsh. 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 applicant to explain the application.

Ms. Alexander - Would like to sell perennials and produce grown from back yard in her house.

Tina – Asks about hours and days she would be open.

Ms. Alexander – Explains she is a home health aide, so it would be by appointment.

Andy – Verifies that they would call to place an order and they would pick up by appointment.

Ms. Alexander – Confirms.

Chair opens the Public Hearing portion of the meeting, invites any members of the public who wish to be heard to speak. There being none, Chair closes the Public Hearing.

Steve – Further explains the application. Mentions the background memo in the packet which states that this is in a neighborhood, so staff does not want it to be a shop, the back yard would have the plants, sales would be made out of the garage, clients would call in for their orders, and this would be a secondary source of income for the applicant, as well as seasonal. Staff and Design Review Committee have no further concerns. Staff recommends a Negative Declaration approval for a Special Use Permit that should be limited to 36 months.

Chair asks for further questions or comments from the board.

Tina – Asks about the possibility of craft sales mentioned later.

Steve – This approval is strictly for vegetable and flower sales.

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 Andy 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 Theresa and seconded by Tina. Secretary calls the roll. All in favor. None opposed. Motion carried.

Agenda Item 3: 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.

Steve – Opens this item on the agenda stating that the applications were 99% complete at the last meeting and minor concerns were addressed, including: placement of the dumpster, traffic circulation, and sanitary sewer concerns regarding the City's capacity. The sanitary flow would be less than anticipated, but the Department of Municipal Utilities would like to reserve their approval of the sanitary sewer conditions for when the building permit is issued. Further explains that this project had been under review for a while and that the construction would happen in phases. Those being: the brewery 1st, and tasting room and restaurant to follow. The board is approving the project here as a whole. Staff has drafted answers for parts 2 and 3 of SEQRA and recommends a Negative Declaration approval for Major Site Plan Review.

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 Major Site Plan Review. Motion made by Andy and seconded by Theresa. Secretary calls the roll. All in favor. None opposed. Motion carried.

Other Items

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

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

Respectively submitted by Holly Glor