

Town of Ledyard Planning Board  
1099 Poplar Ridge Road, Aurora, NY 13026  
March 20, 2019 MINUTES

Members Present:

Deborah Ross, Chairman  
Mark Bailey, Member  
Eric Littlejohn, Member  
Claire Morehouse, Member  
Paul Simkin, Member  
Tiffany Potter, Recording Secretary

Start Time: This meeting was called to order by our chairman Deborah Ross at 7:33 PM.

NEW BUSINESS:

AURORA ALE AND LAGER COMPANY

Mark Grimaldi introduced himself and Jamien Shea, plus Joe Shelton, who could not make the meeting.

Aurora Ale & Lager has been in business since 2016, on a small scale as hobby brewing with the NYS Farm Brewery. Last year they received funding from Cayuga County Development to expand their brewing system. Currently, beer is delivered to retailers in Rochester, Syracuse, Binghamton, Ithaca, and Buffalo.

They are currently looking to receive a C of O for a maximum of 49 people with parking, water, and septic. Their goals are to have this C of O before summer and have the bathroom and kitchen in code compliance with NYS state and the Health Department. Goal is to have the C of O up to 100 within a year. Operating hours are currently Wednesday to Friday, 3-9 and Saturday hours 12-9, and Sunday 12-6 and hope to use their brick oven to serve pizza 2-3 times a week. Also, because of the funding they received, they must create jobs and hire locally within Cayuga County.

John Evans, uncle to Jamien and Olivia Shea, currently helps with accounting and project management. Two architects, David Bosworth and Roberta Millitelo, have been hired. A septic engineer will redo septic for the site, as all sanitary waste will be going into the septic.

Water is now being trucked in for the brewing system and being held in holding tanks. Holding tanks are also holding waste from the brewing and then taken off sight.

The reconfigured parking lot is 0.39 acres with a 10 foot setback away from the neighbor's property, Gary Bartletta. However, zoning code states a 20 foot setback from the surrounding property, or will need a 10 foot variance for the setback. The driveway must be wide enough to accommodate delivery and emergency vehicles and needs an appropriate DOT entrance with the first 30 feet paved. Also, DOT wants the culvert pipe under the driveway replaced. Aurora Ale discussed with DOT about installing a flashing light at the intersection for the "hidden driveway" ahead. The business sign at the main entrance has to be 45 feet from the center line of the road. Temporary parking was discussed and the lawn will be utilized for overflow parking.

Three types of waste are generated: (1) byproducts, barley and oats, which are picked up by a local farmer and used for feed; (2) yeast, hops and unfermented wort; and (3) a waste water with light cleaning agents. Wastes 2 & 3 are held in separate tanks for pickup. Kenny Denman

is working on handling the waste and water tanks.

The following will be needed for the packet to be submitted for GML 239 Review:

- DOT documentation
- Lighting detail plan, including information on the sign.
- Full septic plans, stamped by engineer
- Brewery waste document
- Water plan, stamped as well
- Drainage plans
- Topographical Maps
- SEQR, long form, Type 1
- Any and all site plans with parking lot, setbacks, buildings, signs, landscaping, water runoff, septic, wooden fence separating the residence from the business.

Claire asked if this area may be considered an archeological site? They are not sure but will enter the address on the SEQR site to see.

As the business has been in operation for a while, the special application fee will times five the normal

#### MOTION FOR SPECIAL PERMIT:

Mark motions to accept the application for Aurora Ale and Lager Company to submit a special permit for the meeting to be held on April 3<sup>rd</sup>, at 7:00 PM at Ledyard Town Hall. Claire seconds this motion.

Vote: Aye- All, Nay- 0

MINUTES: January 2019 Minutes, Mark motions to approve the minutes with revisions, Claire seconds this motion.

Vote: Aye- All, Nay-0

ADJOURN: Mark motions to adjourn tonight's meeting, Claire seconds.

END TIME: 9:03PM

NEXT MEETING: For Special Permit, for Aurora Ale and Lager Company  
APRIL 3<sup>rd</sup>, 2019, at 7:00 PM.

Respectfully submitted,

Tiffany Potter  
Recording Secretary.