

NIAGARA COUNTY CENTER FOR ECONOMIC DEVELOPMENT

PUBLIC HEARING

In the Matter

of

638 LAKE STREET PROPERTIES, LLC

LOCATION: WILSON TOWN HALL
375 Lake Street
Wilson, New York 14172

DATE: November 9, 2010

TIME: 4:30 p.m.

REPORTED BY: KELLY MAJCHRZAK

1 Present: Susan Langdon

2 Speakers: Bernie Leiker
3 Joe Jastremski
4 John Cracchiola
5 Dave Godfrey
6 Dale Zastrow
7 Jim Muscoreil

8 MS. LANGDON: Would everybody please
9 sign in on the sign-in sheet, even if you don't
10 wish to speak.

11 Good afternoon. My name is Susan
12 Langdon, Project Manager for Niagara County
13 Industrial Development Agency. I'll be serving
14 as the Public Hearing Officer for this Public
15 Hearing. It is now 4:30 p.m.

16 I have a copy of the Public Hearing
17 Notice and the Project summary for the project.
18 I hope I have enough for everybody. Also,
19 there's a copy of the application up here if
20 you'd like to look at it after the Public
21 Hearing.

22 The purpose of this Hearing is to
23 solicit comments, both written and oral, on 638
Lake Street Properties, LLC, Village of Wilson,
New York. This is a project where the Woodcock

1 Brothers Brewing Company will be a new business.
2 It will encompass a brewery, a microbrewery pub,
3 and an associated retail/commercial complex at
4 638 Lake Street in Wilson.

5 The Lake Street building is a former
6 cold storage that will be renovated to
7 accommodate the brewery and pub, as well as
8 additional space to be leased to other retail
9 tenants. Woodcock Brothers Brewing Company,
10 Inc. will be a full production craft beer
11 brewery, serving a wood-fired menu in a 40-seat
12 bar and 40-seat dining room along with a 40-seat
13 patio for use in summer months. The brewery
14 will be the first producing beer on premises in
15 Niagara County and it will help to enhance
16 Wilson as a tourism destination.

17 Comments can be in support of or in
18 opposition to, or on the nature or location of
19 the project. All comments are to be limited to
20 the 638 Lake Street Properties, LLC Project.
21 This Hearing is not for accepting comments on
22 any environmental issues, nor environmental
23 determination, and this is not a part of the New

1 York State SEQRA process.

2 Notice of Public Hearing. Notice is
3 hereby given that a public hearing pursuant to
4 Article 18-A of the New York General Municipal
5 Law will be held by the Niagara County
6 Industrial Development Agency (the "Agency") on
7 the 9th day of November, 2009 at 4:30 p.m.,
8 local time, at the Wilson Town Hall, 375 Lake
9 Street, Wilson, New York 14172, in connection
10 with the following matter.

11 638 Lake Street Properties, LLC, for
12 itself or on behalf of an entity to be formed
13 (the "Company"), has submitted an application to
14 the Agency (a copy of which is on file at the
15 office of the Agency) requesting the Agency to
16 undertake a certain project (the "Project")
17 consisting of: (A)(1) the acquisition (or
18 retention) by the Agency of fee title to, or a
19 leasehold interest in, an approximately 1.9-acre
20 parcel of land located at 638 Lake Street in the
21 Village of Wilson, Niagara County, New York (the
22 "Land") together with an existing approximately
23 45,000 square foot building thereon (the

1 "Existing Improvements"); (2) the renovation of
2 the Existing Improvements (together with the
3 Existing Improvements, the "Improvements"); and
4 (3) the acquisition of and installation in and
5 around the Improvements of certain machinery,
6 equipment and items of personal property
7 including, but not limited to, equipment to
8 encompass a brewery, microbrewery/pub (the
9 "Equipment" and, collectively with the Land and
10 the Improvements, the "Facility"); all for use
11 by the Company as a producing beer-on-premises
12 and associated retail/commercial complex to
13 enhance tourism attraction.

14 The Agency will acquire (or retain)
15 title to, or a leasehold interest in, the
16 Facility and lease the Facility back to the
17 Company. The Company will operate the Facility
18 during the term of the lease. At the end of the
19 lease term, the Company will purchase the
20 Facility from the Agency, or if the Agency holds
21 a leasehold interest, the leasehold interest
22 will be terminated. The Agency contemplates
23 that it will provide financial assistance to the

1 Company for qualifying portions of the Project
2 in the form of sales and use tax exemptions and
3 a mortgage recording tax exemption, consistent
4 with the policies of the Agency, a partial real
5 property tax abatement and a mortgage recording
6 tax exemption with respect to a certain
7 payment-in-lieu-of-tax agreement mortgage.

8 A representative of the Agency will be
9 at the above-stated time and place to present a
10 copy of the Application and hear and accept
11 written and oral comments from all persons with
12 views in favor of or opposed to the proposed
13 financial assistance.

14 This public hearing is being conducted
15 in accordance with Subdivision 2 of Section
16 859-a of the New York General Municipal Law,
17 dated October 7, 2010 Niagara County Industrial
18 Development Agency, by Samuel M. Ferraro,
19 Executive Director.

20 I will now open the hearing for
21 comments. Please remember to give your name,
22 address, organization you represent. Direct all
23 comments to the Chair and your comments should

1 be made on this project only.

2 Anyone wishing to speak?

3 MR. L: Bernie Leiker, 191 Dox Avenue.
4 I'm also Village Trustee and Deputy Mayor now of
5 the village. I just want to say on behalf of
6 the village, the Mayor and the Village Trustees
7 were very much in support of this and very
8 favorable for it, and looking forward to it.

9 MS. LANGDON: Thank you.

10 MR. J: My name is Joe Jastremski, Town
11 of Wilson Supervisor. I live at 233 Wood Street
12 right here in the village, and along with our
13 town board, have sent a letter to the IDA in
14 total support of this project. We feel it fits
15 very well into what we would like to see the
16 town and village move forward in, in regards to
17 our tourism and advancement of such.

18 MS. LANGDON: Thank you.

19 THE C: My name is John Cracchiola.
20 I'm a business owner at 300 Lake Street. I
21 think that building has been empty for quite a
22 while, and anything to get it back is a good
23 idea, and we need to get more people working in

1 the town anyway.

2 MS. LANGDON: Thank you.

3 MR. G: Dave Godfrey, Niagara County
4 Legislator for Wilson and Cambria. I reside at
5 4821 Lake Road right here in Wilson. I think
6 it's a great opportunity for the town and the
7 village. As Bernie said, the building has been
8 vacant for quite a long time, an eyesore. Kind
9 of a concern to the citizens, the fire company
10 because it's vacant.

11 As far as the entire county is
12 concerned, this is a growing, growing community
13 down here. We draw a lot of tourism. This is
14 just another plus, another reason to come to
15 Wilson. I'm really looking forward to it.
16 Congratulations. I am fully in support of this,
17 and I'm sure they're going to do very, very
18 well.

19 MS. LANGDON: Anybody else wishing to
20 speak?

21 MR. Z: Dale Zastrow, 600 Lake Street.
22 Being a neighbor of the facility there, I'm in
23 support of it, and anything that will help bring

1 some employment to the village or to the town
2 people is very good, and hopefully, it will help
3 bring the water bills down again.

4 MR. M: Jim Muscoreil, Councilman, Town
5 of Wilson. I believe Joe spoke on our behalf
6 and we are totally in support of this. I'm
7 looking forward to some good beer. Thank you.

8 MS. LANGDON: Thank you. Anybody else?
9 Okay. It's now 4:46. I will close the hearing.
10 Thank you all for attending.

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1 STATE OF NEW YORK)

2 SS:

3 COUNTY OF ERIE)

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5 I, KELLY MAJCHRZAK, a Notary Public in
6 and for the State of New York, County of Erie,
7 DO HEREBY CERTIFY, that the proceedings were
8 taken down by me in a verbatim manner by means
9 of Machine Shorthand on November 9, 2010,
10 that the proceedings were taken to be used in
11 the above-entitled action.

12 I further CERTIFY that the
13 above-described transcript constitutes a true,
14 accurate and complete transcript of the
15 testimony.

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KELLY MAJCHRZAK
Notary Public

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