
Members Present: Joe Calandra (VC), Brittany Fumarola, David Smith, Eric Gonzalez

Members Absent: Mark Esposito (C)

City Representatives: Garret Wyckoff, Danielle Salisbury, James Rizzo

Petitioners: Edward Keplinger, Nicolas Tharrett

Others:

PLANNING BOARD AGENDA

1. Board Vice-Chair Calandra called the meeting to order at approximately 7:00 PM
2. **Agenda Item 1:** Review and approval of the May 14th, 2024 meeting minutes
3. Board Member Fumarola made a motion to approve the May 14th, 2024 meeting minutes. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
4. **Agenda Item 2:** Upcoming meeting dates: June 4th and July 2nd.
5. Informational only, no action was taken.

OLD BUSINESS:

6. **Agenda Item 3:** Tabled - Site Plan Review of a request by Emeren US, LLC for the construction of a 4.2 MW solar array covering approximately 20 acres at 5792 Old Oneida Road.
7. Board Member Gonzalez made a motion to remove Agenda Item 3 from the table. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
8. Board Vice-Chair noted for the record that project associated with Agenda Item 3 had been denied a Special Use Permit by the Zoning Board of Appeals.
9. Board Member Gonzalez made a motion to deny site plan approval for Agenda Item 3, without prejudice, as the applicants had not secured the Special Use Permit required for the project to proceed. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
10. **Agenda Item 4:** Tabled - Subdivision Review of a request by Philip A. Trela, Jr. for a two-lot minor subdivision at 111 W. Court Street.
11. Board Vice-Chair Calandra announced that Agenda Item 4 would remain on the table, as action by the Zoning Board of Appeals for the associated project was still pending.

NEW BUSINESS:

12. **Agenda Item 5:** Public Hearing of a request Visiting Nurses Association of Central New York for a two-lot minor subdivision at 7900 Turin Road.
13. Board Vice-Chair Calandra opened the public hearing.
14. Board Vice-Chair Calandra called three times for any members of the public wishing to comment on the proposed subdivision. No members of the public came forward.
15. Board Vice-Chair Calandra closed the public hearing.
16. **Agenda Item 6:** Environmental Review (SEQR) of a Visiting Nurses Association of Central New York for a two-lot minor subdivision at 7900 Turin Road.
17. **Agenda Item 7:** Subdivision review of a request by Visiting Nurses Association of Central New York for a two-lot minor subdivision at 7900 Turin Road.
18. Petitioner Ed Keplinger, representing the applicant, came forward to discuss the project and answer questions from members of the Board.
19. Board Vice-Chair Calandra asked if there were any comments from the Department of Community and Economic Development.
20. Staff Comment: *Proposed parcel dimensions are compliant with zoning code minimums. There is some wetland intrusion on the property that was previously delineated by the applicant and will not be impacted by this action. One of the proposed parcels, although having public road frontage, will take access from the private drive running through the other parcel. Our department recommends approving the proposed subdivision conditioned on the applicant ratifying access easements to ensure future parcel access via the private drive.*
21. The Petitioner stated that such easements were already in place.
22. Board Member Fumarola made a motion to issue a SEQR Negative Declaration for Agenda Item 6. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
23. Board Member Gonzalez made a motion to approve the preliminary plat as presented for Agenda Item 7. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).

HISTORIC DISTRICT OPINIONS:

24. **Agenda Item 8:** Request by the Department of Community and Economic Development for a Historic District Opinion for a project located at 1008 N. George Street.
25. Property owner Nicolas Tharrett came forward to explain their request to the Board.

26. Board Member Fumarola made a motion to recommend approval of the proposed work for Agenda Item 8 to the Department of Community and Economic Development. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
27. Board Member Gonzalez made a motion to adjourn the meeting. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
28. The meeting was adjourned at approximately 7:11 PM.