



**CITY OF ROME PLANNING BOARD**  
 ROME CITY HALL, 198 N. WASHINGTON STREET  
 ROME, NEW YORK 13440-5815  
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**Staff Report Regarding Planning Board Application**

**Overview**

**Project:** 6700 Martin Street

**County Tax ID# :** 258.002-2-24, 25,26.2, 29

**Applicant:** First Student, Inc.

**Application Type:**     **Site Plan Review**     **Minor Subdiv.**     **Major Subdiv. - Preliminary**  
     **Major Subdiv. - Final**

**Project Summary:**    Demolition of two structures and paving of lot to accomodate a bus storage/terminal with associated site work.

**SEQR Type:**    I     II     Unlisted                       Coordinated Review     Uncoordinated Review

NA, SEQR Completed for previous iteration of this project.    Comment Deadline: \_\_\_\_\_

**Agency Comments Received from:**

NYSDEC     NYSHPO     NYS Canal Corp.     Other Agency \_\_\_\_\_  
 NYSDOT     GLDC/RIDC

**All Agency Comments Recieved:** NA (Y/N/NA)    **Comment Period Closed:** NA (Y/N/NA)

**GML 239 Required:** NA (Y/N)

If yes, Comments Recieved or Comment Period Closed: NA (Y/N)

**ZBA Action Required:** N (Y/N)

If yes, type of action required:     Area Variance     Use Variance     Special Use Permit

If yes, action status: \_\_\_\_\_ (Pending/Complete)

**Ready for Vote on:**    SEQR Determination: NA (Y/N/NA)    Application: Y (Y/N)

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## Site Information

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**Zoning:** IG      **Current Use:** Bus Parking      **Prev. Use:** \_\_\_\_\_

**Phys. Characteristics:** Partially paved lot with existing structures on portions

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**Special Considerations:**    **Designated Main Street**    **Historic District**    **Form-Based District**  
 **Wetlands**    **Flood Plains**    **Sand Plains**    **Archeological Buffer Area**

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## Potential Impact Analysis

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	Minimal-to-None	Minor	Substantial	Major
<b>Environmental:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Vehicular Traffic:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Pedestrian Circulation:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Utilities:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Historic Resources:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Visual/Design:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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## Comments

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### Staff Comments (attach additional sheets if necessary):

A previous version of this project was approved in 2022, at which point an environmental review was conducted pursuant to NYSEQRA and a negative determination was issued. The site plan approval subsequently expired, necessitating a new site plan application, but a new SEQR does not appear warranted, as there are minimal changes from the prior design.

Of note, the applicant is now proposing to pave the lot which eliminates the need to secure a variance for an unpaved parking lot from the Zoning Board of Appeals. The applicant is also proposing to merge the lots involved in the project, at which point would appear to be fully compliant with the City Zoning Code.

As such, the Department of Community and Economic Development recommends approval of the proposed site plan conditional on the completion of an administrative subdivision to merge the applicable lots.

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## Recommendation

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**Approve**       **Deny**       **Approve with Conditions**

### Suggested Conditions (attach additional sheets if necessary):

Completion of administrative subdivision to merge applicable lots.

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