
Members Present:	Mark Esposito (C), Joe Calandra (VC), Eric Gonzalez, David Smith
Members Absent:	Brittany Fumarola
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury
Petitioners:	Arthur Kerr, Julian Clark Jeffery Moore, Christian Brunelle, Brian Barrett, Matt Pasquinelli
Others:	Thomas Butler, Kevin O'Shea

PLANNING BOARD AGENDA

1. Board Chair Esposito called the meeting to order at approximately 7:00 PM
2. **Agenda Item 1:** Review and approval of the October 1st, 2024 meeting minutes.
3. Board Vice-Chair Calandra made a motion to approve the October 1st, 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:** Review and approval of the 2025 City of Rome Planning Board meeting dates.
5. Board Vice-Chair Calandra made a motion to approve the proposed 2025 City of Rome Planning Board meeting dates as proposed. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).

OLD BUSINESS:

6. **Agenda Item 3:** Site Plan Review of a request by BK Realty Development LLC for an approximately 46-unit townhome development on Gifford Road (Tax ID# 220.016-1-15).
7. Board Member Gonzalez made a motion to remove Agenda Item 3 from the table. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (4-0).
8. Julian Clark, project engineer, and Arthur Kerr, developer, came forward to provide an update on the project and answer questions from members of the Board.
9. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
10. Board Chair Esposito asked for comments from the Department of Community and Economic Development.

11. Staff Comment: *This project has previously received a SEQR Negative Declaration, Preliminary Plat approval, and Final Plat approval. The Department of Community and Economic Development has reviewed the submitted drawings for compliance with the zoning code. Pursuant to previous feedback from the Board, the applicant has added sidewalks on both sides of the ROW as well as street lighting.*

Our department recommends conditional approval of the site plan as presented, with the stipulation that no certificate of occupancy shall be granted to any of the units on this site until either all site work and landscaping have been completed or a bond has been filed with the city sufficient to cover the cost of any items still pending, as determined by the Departments of Engineering and Public Works.

12. There was further discussion by members of the board.
13. Board Vice-Chair Calandra made a motion to approve Agenda Item 3 with the condition that a bond sufficient to cover the cost of all site work and infrastructure be posted with the City of Rome prior to the issuance of a building permit for any of the proposed units. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).

NEW BUSINESS:

14. **Agenda Item 4:** Site Plan Review of a request by First Student, Inc. for construction of a paved bus parking lot on a 3.308-acre site at 6700 Martin Street.
15. Julian Clark, project engineer, came forward to present the project and answer questions from members of the board.
16. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
17. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
18. Staff Comment: *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.

19. Board Vice-Chair Calandra made a motion to approve Agenda Item 4 conditioned on completion of an administrative subdivision to merge the parcels involved in the project. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
20. **Agenda Item 5:** Public Hearing of a request by Sonbyrne Sales, Inc. for a two-lot minor subdivision at 7812 Turin Road.
21. Board Chair Esposito opened the public hearing.
22. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed subdivision. No members of the public came forward.
23. Board Chair Esposito closed the public hearing.
24. **Agenda Item 6:** Environmental Review (SEQR) of a request by Sonbyrne Sales, Inc. for a two-lot minor subdivision and construction of an approximately 4,232 square foot retail store with accompanying fueling facility at 7812 Turin Road.
25. **Agenda Item 7:** Subdivision Review of a request by Sonbyrne Sales, Inc. for a two-lot minor subdivision at 7812 Turin Road.
26. **Agenda Item 8:** Site Plan Review of a request by Sonbyrne Sales, Inc. for the construction of an approximately 4,232 square foot retail store with accompanying fueling facility at 7812 Turin Road.
27. Christian Brunelle, applicant, came forward to present the project and answer questions from members of the board.
28. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
29. Staff Comment: *Project materials were circulated to NYSDEC as part of coordinated environmental review on 10/18 and did not receive a response. NYS DOT indicated that they did not have comments on the project. Materials were also sent to the Oneida County Department of Planning for GML 239 Review. OC Planning did not make a formal recommendation but suggested inclusion of additional bike and/or pedestrian infrastructure. Applicant agreed and has added sidewalks along the southern lot line abutting Cypress St and along the western lot line abutting Turin Road.*

Project will require a Special Use Permit for Fuel Sales and an area variance for front setback, as the applicant is proposing a slightly larger front setback than permitted by code after discussions with the adjacent property owner.

Having reviewed the project for compliance with the applicable zoning and subdivision regulations, our department recommends issuing a SEQR Negative Declaration and conditionally approving the proposed plat and site plan as presented, subject to the necessary Zoning Board of Appeals approvals.
30. Board Member Gonzalez made a motion to issue a SEQR Negative Declaration for Agenda Item 6. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0)

31. Board Vice-Chair Calandra made a motion to approve the preliminary plat for Agenda Item 7, subject to receipt of the requisite Special Use Permit and Area Variance from the Zoning Board of Appeals and relocation of the proposed sidewalk along Turin Road into the public right-of-way. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
32. Board Vice-Chair Calandra made a motion to approve the proposed site plan for Agenda Item 8, subject to receipt of the requisite Special Use Permit and Area Variance from the Zoning Board of Appeals and relocation of the proposed sidewalk along Turin Road into the public right-of-way. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
33. **Agenda Item 9:** 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.
34. Matt Pasquinelli, project engineer, came forward to present the project and answer questions from members of the Board.
35. Board Chair Esposito asked if there were any comments from members of the public. Thomas Butler came forward to speak regarding the project.
36. Mr. Butler spoke in opposition to the project, raising a number of concerns he had.
37. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
38. Staff Comment: A SEQR negative declaration was issued by the Zoning Board of Appeals and the project received the necessary Special Use Permit as part of an Article 78 settlement agreement. Based on our review of the submitted site plans, the project appears to be compliant with all applicable zoning codes. Applicant has provided the required decommissioning plan and will be posting a bond with the city for approximately \$300,000 plus 2% annual inflation.

The Department of Community and Economic Development recommends approval of the proposed site plan as presented.
39. There was discussion among members of the Board.
40. Board Vice-Chair Calandra made a motion to table Agenda Item 9 while the board exercised its ability to have a third-party engineering review of the application materials conducted. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
41. Board Vice-Chair Calandra made a motion to recommend approval of the proposed work for Agenda Item 5, it was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
42. **Agenda Item 10:** Public Hearing of a request by Florida Dream Homes, LLC for an approximately 18-lot major subdivision of an approximately 150-acre parcel on Ironwood Drive (Tax Map #205.000-1-3.1).

43. Board Vice-Chair Calandra made a motion to adjourn, it was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
44. Board Chair Esposito opened the public hearing.
45. Board Chair Esposito asked for the first time if any members of the public wished to speak regarding the proposed subdivision
46. Kevin O'Shea came forward. He spoke in opposition to the project, citing several concerns related to stormwater and neighborhood quality-of-life.
47. Board Chair Esposito asked a second and third time for any other members of the public wishing speak regarding the proposed subdivision. No members of the public came forward.
48. Board Chair Esposito closed the public hearing.
49. **Agenda Item 11:** Environmental Review (SEQR) of a request by Florida Dream Homes, LLC for an approximately 18-lot major subdivision of an approximately 150-acre parcel on Ironwood Drive (Tax Map #205.000-1-3.1).
50. **Agenda Item 12:** Subdivision review (preliminary plat) of a request by Florida Dream Homes, LLC for an approximately 18-lot major subdivision of an approximately 150-acre parcel on Ironwood Drive (Tax Map #205.000-1-3.1).
51. Jeffrey Moore, representing the applicant, came forward to introduce the project and answer questions from members of the board.
52. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
53. Staff Comment: The required 30-day comment window for involved agencies under NYSEQRA is still open, and not all comments have been received. We recommend tabling Agenda Items 11 and 12 until the comment window has closed.
54. Board Member Gonzalez made a motion to table Agenda Item 11. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (4-0).
55. Board Member Gonzalez made a motion to table Agenda Item 12. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (4-0).
56. Board Vice-Chair Calandra made a motion to adjourn the meeting. The motion was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
57. The meeting was adjourned at approximately 8:40 PM.