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

Members Absent: Mark Esposito (C),

City Representatives: Garret Wyckoff, James Rizzo, Danielle Salisbury

Petitioners: Jeffery Moore, Allen Hurd, Nathan LaPierre

Others: Kevin O'Shea, John Capponi, Robert Polce Frank Anderson (5th Ward Councilor)

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 December 5th, 2024 meeting minutes.
3. Board Member Fumarola made a motion to approve the December 5th, 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: January 7th and February 4th
5. Informational only, no action was taken.
6. **Agenda Item 3:** Annual Election of Officers
7. Noting that Board Chair Esposito was unable to attend the meeting, Board Member Gonzalez made a motion to table Agenda Item 3. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).

OLD BUSINESS:

8. **Agenda Item 4:** 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.
9. Board Vice-Chair Calandra stated that Agenda Item 4 was remaining on the table pending the completion of a third-party engineering review ordered by the Board at the December 2024 meeting.
10. **Agenda Item 5:** Tabled - 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).
11. Board Member Gonzalez made a motion to remove Agenda Item 5 from the table. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).

12. **Agenda Item 6:** Tabled - 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).
13. Board Member Gonzalez made a motion to remove Agenda Item 6 from the table. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
14. Petitioner Jeffrey Moore, Land Surveyor and agent for the applicant, came forward to present updates on the project since the last Planning Board meeting.
15. Board Chair Vice-Chair Calandra asked if there were any comments from members of the public.
16. John Capponi came forward to offer comments regarding the project. He stated his opposition to the project due to concerns related to stormwater runoff, drainage, noise, and quality-of-life.
17. Robert Polce came forward to offer comments regarding the project. He did not state a position either for or against the project, but questioned the siting of the project.
18. Kevin O'Shea came forward to offer comments regarding the project. He stated his opposition to the project due to concerns related to quality-of-life, noise, drainage, and stormwater runoff.
19. Frank Anderson, Councilor for the 5th Ward, came forward to offer comments. He stated that he was concerned regarding the way that the project site might be accessed, as well as potential issues relating to stormwater management.
20. Board Vice-Chair Calandra asked the petitioner to respond to some of the points raised in the public comments.
21. Board Vice-Chair Calandra asked for comments from the Department of Community and Economic Development.
22. Staff Comment: *After reviewing the submitted application materials, the proposed parcels are compliant with the applicable size, use, and density regulations within the zoning code. The proposed project scope does not appear to include disturbance of any known regulated wetlands, archeological buffer areas, significant natural communities, rare plants or animals, or other significant environmental concerns. Our department recommends issuance of a SEQR Negative Declaration and Preliminary Plat approval for this project. Preliminary Plat approval is conceptual approval only, specific details relating to infrastructure design and stormwater management will need to be addressed as part of Final Plat application.*

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.
23. There was further discussion by members of the board.

24. Board Member Gonzalez made a motion to issue a negative declaration for Agenda Item 5. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
25. Board Member Gonzalez made a motion to issue subdivision approval for Agenda Item 6, conditioned on a detailed construction plan being included with the applicant's final plat submission. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).

NEW BUSINESS:

26. **Agenda Item 7:** Site Plan Review of a request by Rome Health for an approximately 70-space expansion of the existing parking lot at 1500 N. James Street.
27. Petitioners Allen Hurd, applicant representative, and Nathan LaPierre, project engineer, came forward to present the project and answer questions from members of the Board.
28. Board Vice-Chair Calandra asked for comments from the Department of Community and Economic Development.
29. Staff Comment: *Proposed project appears to constitute a Type II action under NYSEQRA, as it involves less than 4000 GSF of floor area, does not require a change in zoning or use variance, and it is not a telecommunications facility. Therefore, no environmental determination is required.*

The proposed project was reviewed for compliance with the City zoning code and no issues were identified. The applicant is asking for relief on the number of parking lot landscape islands, as the Board is empowered to approve under the alternative landscape plan provisions of the zoning code due to demonstrated traffic needs on-site.

The Department of Community and Economic Development recommends approving the proposed site plan.
30. Board Member Fumarola made a motion to approve Agenda Item 7. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
31. **Agenda Item 8:** Request by the Department of Community and Economic Development for a Historic District Opinion for a project located at 300 N. Washington Street.
32. Property owner Gail Scott came forward to discuss her proposed project within the Historic District and answer questions from members of the Board.
33. Board Vice-Chair Calandra asked if there were any members of the public wishing to comment. No members of the public came forward.
34. Board Member Fumarola made a motion to recommend granting a certificate of approval for Agenda Item 8. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).

35. Board Member Gonzalez made a motion to adjourn the meeting. The motion was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
36. The meeting was adjourned at approximately 8:00 PM.