
Members Present:	Mark Esposito (C), Joe Calandra (VC), David Smith, Brittany Fumarola
Members Absent:	Eric Gonzalez
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury
Petitioners:	Matt Pasquinelli, Bryan Bayer, Arif Alam (virtual), Jeffery Moore,
Others:	Kevin O'Shea, John Capponi, Robert Polce, Bill Borlseca, Sterling Depaul

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 January 7th, 2025 meeting minutes.
3. Board Member Fumarola made a motion to approve the January 7th, 2024 meeting minutes. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
4. **Agenda Item 2:** Upcoming Meeting Dates: April 1st, and May 6th
5. Informational only, no action was taken.
6. **Agenda Item 3:** Annual Election of Officers
7. Board Member Smith made a motion to elect Mark Esposito as Chair for calendar year 2025. It was seconded by Board Member Calandra. A vote was taken and the motion was passed unanimously (4-0).
8. Board Member Smith made a motion to elect Joseph Calandra as Vice-Chair for calendar year 2025. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously.

OLD BUSINESS:

9. **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.
10. Board Member Fumarola made a motion to remove Agenda Item 4 from the table. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (5-0).
11. Sterling DePaul, consulting engineer from Barton & Loguidice LLC, came forward to present the results of the third-party review of the application materials that was commissioned by the Planning Board and City of Rome, and answer questions from members of the Board.

12. Matt Pasquinelli, representing the applicant, and Bryan Bayer, project engineer, came forward to respond to the results of the third-party review, present updates to the project, and answer questions from members of the Board. Arif Alam, also representing the applicant, was attending the meeting virtually, and also answered questions from members of the Board.
13. Board Chair Esposito asked if there were any comments from members of the public.
14. Thomas Butler, whose property abuts the proposed project, came forward to offer comments on the project. He spoke in opposition to the project, citing concerns related to visual and environmental impacts on adjacent property owners.
15. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development. Garret Wyckoff replied that the Department of Community and Economic Development recommended tabling the project to allow the applicant time to respond to Mr. DePaul's review.
16. There was further discussion. It was agreed that the applicant would provide a written response to Mr. DePaul's comments, along with revised documents as applicable, to the City prior to the next Planning Board meeting.
17. Board Vice-Chair Calandra made a motion to tabled Agenda Item 4. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).

NEW BUSINESS:

18. **Agenda Item 5:** Subdivision review (final 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).
19. Jeff Moore, land surveyor for the project and representing the applicant, came forward to present the project and answer questions from members of the Board.
20. Board Chair Esposito asked if there were any comments from members of the public.
21. Robert Polce, of Overhill Drive, came forward to offer comments on the project. He inquired whether the developers had considered alternate development locations.
22. Jon Capponi, of Forest Lane, came forward to offer comments on the project. He reiterated his opposition to the project, citing concerns regarding traffic volume during construction and associated damage to the roadway.
23. Kevin O'Shea, of Ironwood Drive, came forward to offer comments on the project. He echoed the concerns of Mr. Capponi.
24. Bill Borlesca, of Kolton Drive, came forward to offer comments on the project. He echoed the concerns of Mr. Capponi.

25. Board Chair Esposito asked if there were any comments from the Department of Community and Economic Development.
26. Staff Comment: *This project was previously issued a SEQR Negative Declaration and preliminary plat approval at the January 7th, 2025 Planning Board Meeting. That approval affirmed that the general layout and proposed lot-sizes were acceptable to the Board, pending final specifications for infrastructure, construction plan, etc.*
- Our department consulted with the Departments of Engineering, Public Works, and Code Enforcement once the final plat documents were submitted by the applicant. Based on comments from the Commissioner of Public Works, City Engineer, and Plumbing Inspector, design modifications are needed to the proposed sanitary system. They have recommended, and our department concurs, that consideration of final plat approval be tabled until the next meeting to allow the applicant's project engineer time to meet with the aforementioned departments, determine necessary design changes, and update the submittal drawings accordingly.*
27. Board Vice-Chair Calandra made a motion to tabled Agenda Item 5. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
28. Board Vice-Chair Calandra made a motion to adjourn the meeting. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
29. The meeting was adjourned at approximately 8:25 PM.