CITY OF ROME PLANNING BOARD

CARE OF: DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7643 Fax: (315) 838-1167
www.RomeNewYork.com

Application for Planning Board Review

Property Address: 511 West Court St. **County Tax ID #:** 242006000305900000000

Type of Action Requested

☒ Site Plan Review ☐ Site Plan Revision ☐ Minor Subdivision (less than 5 lots)

☐ Major Subdivision (5 lots or more)
☐ Preliminary Plat ☐ Final Plat

Please fill out all the application forms completely and ensure that you are submitting all required supporting documentation. Review and complete the application checklist form prior to submission to confirm that your application is complete.

A complete application must include, at minimum:

- *Completed Application Form*
- *Application Fee*
- *All Required Submittals*
- *Digital Copy of All Documents*
- *10 Paper Copies of All Documents Printed to Full Original Scale*

*A **complete** application package must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting to be placed on an agenda. **Please note that for review items which require a State Environmental Quality Review (SEQR), by law, each agency that is part of the project review has up to thirty (30) days for comment.** With this in mind, if an item subject to SEQR is submitted at the deadline (16 days prior to the meeting), it is unlikely that the review item will be able to be acted on at the following regular meeting of the planning board.*

The Planning Board generally meets on the first Tuesday of each month, but consult the publicly posted schedule as this can vary as a result of public holidays.

Office Use	Date Received:	Fee Recieved: ☐ Yes ☐ No ☐ N/A

City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: Paul Schlick

Address: P.O. BOX 63 ST. RT. 31

Phone: 315-796-1642

City: Vernon Ctr. State: N.Y. Zip: 13477

E-Mail: SEC5720@AOL.COM

Property Owner Information ☐ (Check if same as applicant)

Name: Varflex Corp

Address: 512 West Court St.

Phone: (315) 336-4400

City: Rome State: N.Y. Zip: 13477

E-Mail: dburgdorf@Varflex.com

Agent Information

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:
CONSTRUCT A 4,400 SF ADDITION TO AN EXISTING 6,740 SF WAREHOUSE.

Property Zoning: IG-GENERAL INDUSTRIAL **Property Size:** 0.99 ACRE

Current Land Use: Warehousing

Are there any easements or rights-of-way on the property? ☐ Yes ☒ No

☐ Utility ☐ Right-of-Way ☐ Access ☐ Other

Are there any known archaeological or historically significant features on the property? ☐ Yes ☒ No

If yes, please explain:

Are there any federal or state wetlands located on the property? ☐ Yes ☒ No

☐ Federal Wetlands ☐ New York State Wetlands

Is the property located within a floodplain? ☐ Yes ☒ No

☐ 100-Year ☐ 500-Year

City of Rome, New York
Application for Planning Board Review

Site Plan Review Supplement

Please complete this section if you are applying for site plan review

Proposed Building Square Footage: 4,400 ADDITION TO AN EXISTING 6,740SF BUILDING

Proposed Building Height: ± 20FT

Proposed Lot Coverage: _____

Proposed Impervious Surface Coverage: ~~NONE~~ ZERO – NEW ADDITION IS BEING PLACED OVER EXISTING IMP COVER.

Proposed Building Setbacks: FRNT-±29'; SIDE-+50'; REAR 8'-15' (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: BLD-7220 SF; ASPH 28,980SF; GREEN 6,925SF

Proposed Number of Residential Units: — (If Applicable)

Does the proposed project involve the construction of wireless telecommunication facilities or infrastructure?

☐ Yes ☒ No

Does the proposed project involve the construction of a Tier 2 or Tier 3 Solar Energy Project as defined in the City of Rome Zoning Code?

☒ No ☐ Yes, Tier 2 ☐ Yes, Tier 3

Additional information is required for projects involving wireless telecommunication facilities and infrastructure, as well as Tier 2 and 3 solar arrays. For these types of project, please contact the Department of Community and Economic Development for assistance.

City of Rome, New York
Application for Planning Board Review

Application Submittals Checklist (Site Plan Review)

*This checklist **must** be completed if you are applying for Site Plan Review in order for your application to be considered complete.*

- [x] Completed Application for Planning Board Review — CHECK #6314
- [ ] Application Fee ($50 Minor Site Plan, $250 Major Site Plan) (Make Checks Payable to City of Rome)
- [ ] Completed Short or Long Form Environmental Assessment Form, Part 1, As Applicable
- [x] Project Drawings including the following and scaled to no more than 1"=100':
  - [x] Project Title (cover page)
  - [x] Name and address of applicant (all drawings)
  - [x] Name and address of person/firm who prepared the drawings (all drawings)
  - [x] North Arrow and scale (all drawings)
  - [x] Date of drafting and most recent revision (all drawings)
  - [x] Boundaries of property (all drawings)
  - [x] Grading and drainage plan, including both existing and proposed contours
  - [x] Location, type of construction, and exterior dimensions of all buildings
  - [x] Elevations and design of all proposed buildings
  - [x] Location, design, and type of construction of all parking and loading areas
  - [x] Access and egress for all buildings and parking and loading areas
  - [x] Location, design, and construction details for all existing and proposed site improvements
  - N/A [ ] Pedestrian access and circulation
  - [x] Emergency vehicle access and circulation PRE-EXISTING FROM W. COURT ST AND W. PARK ST.
  - [x] Location, design, and construction details for all utilities provisioning and connection
  - N/A [ ] Location, design, and construction details for all proposed signs
  - [x] Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
  - [x] Outdoor lighting plan, including photometrics N/A EXISTING NO CHANGE
  - [x] Estimated project construction schedule
  - [ ] List of all state and county permits required for the project and their status

Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above.

Subdivision Supplement

Please complete this section if you are applying for property subdivision.

Existing parcel size(s):_____

New parcel sizes:_____

Proposed number of parcels to result from subdivision:_____

Will all parcels have frontage on a public right-of-way and take access from it?

☐ Yes ☐ No

Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?

_____

For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?

☐ Yes ☐ No

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
VARFLEX CORPORATION ADDITION

Project Location (describe, and attach a location map):
511 W. COURT STREET, ROME, NY

Brief Description of Proposed Action:
CONSTRUCT A 4,400 SF ADDTION TO AN EXISTING 6,740 SF EXISITNG WAREHOUSE, APPROX 20 FT TO THE EAVE LINE.

Name of Applicant or Sponsor:	Telephone: 315-336-4400
VARFLEX CORPORATION- PAUL SCHLICK	E-Mail: DBURGDORF@VARFLEX.COM

Address:
512 W. COURT STREET

City/PO:	State:	Zip Code:
ROME	NY	13440

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: CITY OF ROME PLANNING & ZONING; NYSDEC	☐	☑

3. a. Total acreage of the site of the proposed action? 0.99 acres
   b. Total acreage to be physically disturbed? 0.15 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5.5 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

☑ Urban ☐ Rural (non-agriculture) ☑ Industrial ☐ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☑ Aquatic ☐ Other(Specify):
☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation services available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☑

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☑	☐
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ WOOD CREEK		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☑ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100-year flood plan?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	☑	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	☑	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	☑	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	☑	☐

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: PAUL SCHLICK FOR VARFLEX Date: 3-17-25

Signature: Paul Schlick Title: REPRESENATIVE-AGENT

PRINT FORM

New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner Pro Tempore

March 28, 2025

TIMOTHY M HOGAN
PROJECT ENGINEER
HOGAN ENGINEERING, P.C.
1721 BLACK RIVER BOULEVARD
ROME, NY 13440

Re: SEQRA
VARFLEC CORPORATION ADDITION
511 W Court St, Rome, NY 13440
25PR02608

Dear TIMOTHY M HOGAN:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above. If you have any questions, please contact Erin Czernecki at the following email address:

Erin.Czernecki@parks.ny.gov

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

From: HOGAN ENGINEERING, PC
To: Garret Wyckoff
Cc: Mr. Paul Schlick
Subject: Re: Varflex Addition Project, Court Street
Date: Monday, April 14, 2025 12:22:12 PM
Attachments: image001.png

THANK YOU FOR YOUR COMMENTS

responses in PURPLE

- If you have an architectural elevation for the expansion, please send it over. Given it sounds like its basically more of what is already there, its not a huge deal, but we should include it in the Board packet if it is available.

ADDITION BUILDING CONSTRUCTION PLANS HAVE NOT BEEN STARTED YET, HOWEVER THE ADDITION IS AN 80 FT EXTRUSION OF THE EXISTING BUILDING, SAME HEIGHT & DEPTH. EXTERIOR WILL LOOK THE SAME.

- Section 80-14.6(c) requires that all off-street parking areas be properly striped. I see spaces designated on the site plan, but I believe the site currently is unmarked pavement, correct? I expect the Board will want to see that done to ensure safe circulation and access, ADA compliance, etc. OK- WE WILL ADVISE VARFLEX THAT THEY MAY BE REQUIRED TO LINE STRIPE THE PARKING AREAS.
- You will also need to designate a dedicated loading space, as the expanded building will pass the 10,000 square foot threshold for industrial uses established in Table 80-14-2. The easiest way to meet this requirement is likely to just stripe and sign the existing loading bay. AT HIS TIME THE EXISTING LOADING DOCK IS LOCATED ON THE EAST END OF THE EXISTING STRUCTURE. WE HAVE NOT BEEN TOLD IF THERE WILL BE A LOADING OR UNLOADING DOCK WITHIN THE ADDITION.
- The existing curb-cut for accessing the site from W. Court Street is extremely wide. Given the sidewalk that runs straight across it, it creates a lot of potential for vehicular/pedestrian conflict points, especially for trucks which may have larger blind spots. Is there any opportunity to extend the grass/landscape areas on the east and/or west sides of the curb cut somewhat to increase safety? AT HIS TIME THE EXISTING LOADING DOCK IS LOCATED ON THE EAST END OF THE EXISTING STRUCTURE. THROAT WIDTH OF THE ENTRY IS REQUIRED DUE TO SIZE OF TRUCKS BACKING INTO THE SITE. USUALLY THEY ARE ASSISTED BY VARFLEX PERSONNEL TO ASSIST WITH BLIND SITES. WE BELIEVED THIS WAS APPROVED WHEN THE EXISTING BUILDING WAS CONSTRUCTED.
- How is stormwater being handled? Is it running directly into the creek? THERE WILL NOT BE ANY CHANGE TO THE EXISTING DIRECTION OF THE STORMWATER RUNOFF. CURRENTLY A PORTION OF THE ROOF RUNOFF & FRONT DRIVEWAY SHEDS TOWARDS EMBARGO STREET; THE REAR ROOF INFILTRATES INTO THE GRASS BEHIND THE BUILDING; AND THE EXISTING WESTERLY PARKING AREA SHEDS TOWARD THE CREEK AND WEST PARK STREET. BE ADVISED THAT THE NEW ADDITION FALLS WITHIN THE SAME FOOTPRINT OF THE FORMER IMPERVIOUS SURFACES (THE HOUSE & ASPHALT PAVED AREAS)

Tim

Timothy M. Hogan, P.E.
HOGAN ENGINEERING, P.C.

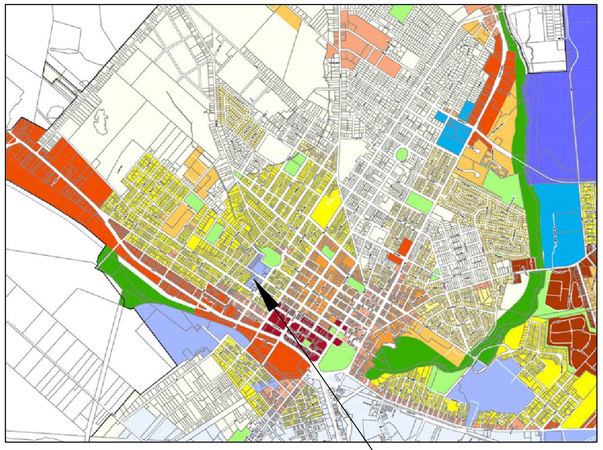
VARFLEX CORPORATION ADDITION

Court Street
City of Rome

DRAWINGS

C1.0 OVER ALL SITE PLAN
C1.1 DEMOLITION
C2.0 GRADING PLAN
L1.0 LANDSCAPE & PARKING
D1.0 CONSTRUCTION DETAILS
D1.1 CONSTRUCTION DETAILS

Appendix 1 ENVIRONMENTAL REVIEW
Appendix 2 SURVEY PLOT



SITE LOCATION

Addition (4,400 sf) to this end of the existing Warehouse

NOTE:
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APPLICANT
Varflex CORPORATION
512 W. Court Street
Rome, New York

HOGAN ENGINEERING, P.C.
Civil & Structural Engineering
Rome, New York
Phone (315)338-5780

VARFLEX CORPORATION ADDITION
Court Street
Rome, N. Y.

REVISIONS

PROJECT NO.
HEPC 24043

DATE
02/07/25

Cover

OVERALL SITE PLAN

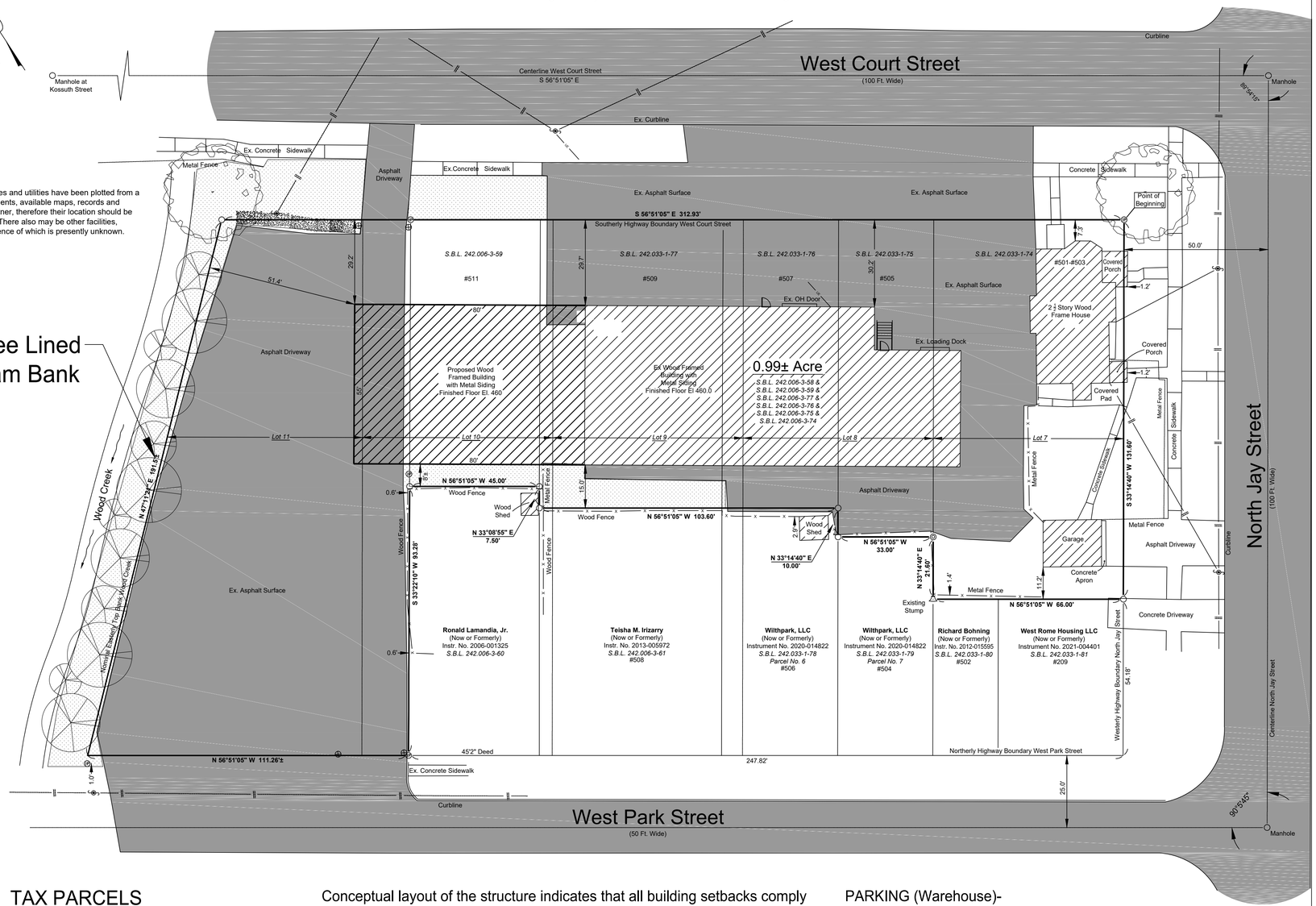
Scale 1" = 20 ft

Preliminary Construction Schedule
Summer 2025, Complete by Summer 2026

PROJECT

Construct an addition, 4,400 sf., to the existing warehouse building (6,740 sf) owned by Varflex CORPORATION. The work will include demolition of an existing abandon two story wood framed residence.

The site borders on the west along with a tree lined bank of Wood Creek; on the south by a rear exit & residences along West Park Street; on the east by residences along N. Jay Street and on the north along West Court Street.



Survey Notes:

Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps, records and information provided by the owner, therefore their location should be considered approximate only. There also may be other facilities, structures or utilities, the existence of which is presently unknown.

TAX PARCELS

No. 242.006-3-58,59,74,75.76. and 77
ZONING DISTRICT
Existing Zoning: City of Rome-
IG- General Industrial

PARCEL DIMENSIONS
Frontage: West Court Street
Depth: varies, 90+/- feet to 192+/- feet
Acreage: 0.99 acre +/-

Conceptual layout of the structure indicates that all building setbacks comply with local requirements set forth by the City of Rome.

Min Lot Area- none
Minimum / Maximum Building Height- N/A
Minimum Front Set Back- 25 ft
Minimum Side Setback- 25 ft
Minimum Rear Setback- 25 ft

PARKING (Warehouse)-
Vehicle, 1 per 1,000 GFA
Bicycle, 1 per 1,5000 sf GFA
Off Street Loading, none< 10,000 sf GFA

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02/07/25

SITE PLAN

C1.0

EXISTING PLAN

Scale 1" = 20 ft

DEMOLITION NOTES

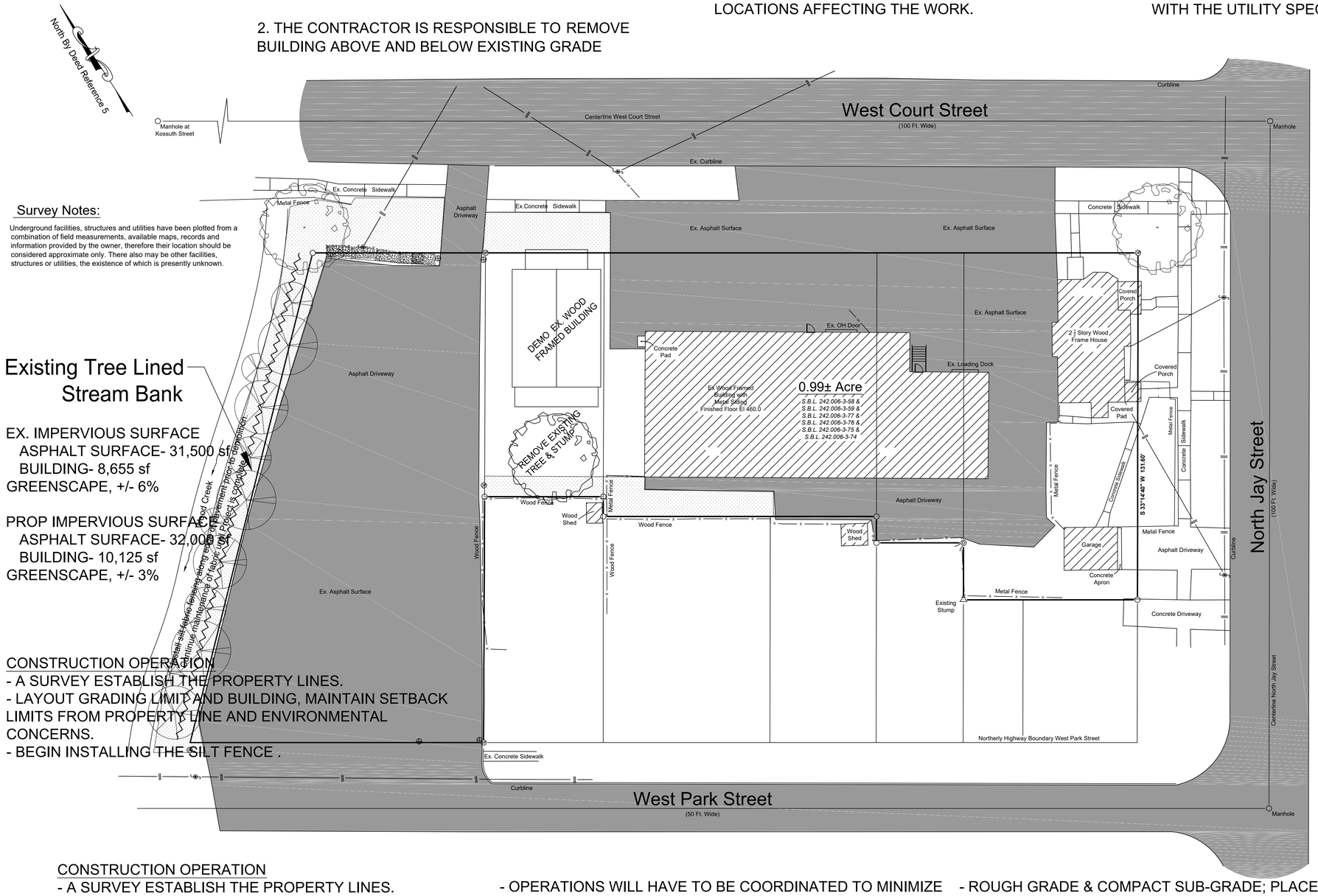
1. UNDERGROUND & OVERHEAD UTILITIES HAVE BEEN PLOTTED THROUGH AVAILABLE RESOURCES. LOCATIONS ARE APPROXIMATE, THE CONTRACTOR IS TO CONTACT UNDERGROUND UTILITIES (1-800-962-7962) PRIOR TO ANY WORK ON SITE.

2. THE CONTRACTOR IS RESPONSIBLE TO REMOVE BUILDING ABOVE AND BELOW EXISTING GRADE

3. THE CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED BY LAW TO PERFORM THE WORK.

4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF DIMENSIONS, ELEVATIONS AND LOCATIONS AFFECTING THE WORK.

5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OR ABANDONMENT OF ALL EXISTING BUILDINGS (per plan); UTILITIES(UNDERGROUND & OVERHEAD); AND DISPOSAL OFF SITE. UTILITIES SERVICE SHALL BE TERMINATED IN ACCORDANCE WITH THE UTILITY SPECIFICATIONS



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EX. IMPERVIOUS SURFACE
ASPHALT SURFACE- 31,500 sf
BUILDING- 8,655 sf
GREENSCAPE, +/- 6%

PROP IMPERVIOUS SURFACE
ASPHALT SURFACE- 32,000 sf
BUILDING- 10,125 sf
GREENSCAPE, +/- 3%

CONSTRUCTION OPERATION
- A SURVEY ESTABLISH THE PROPERTY LINES.
- LAYOUT GRADING LIMIT AND BUILDING, MAINTAIN SETBACK LIMITS FROM PROPERTY LINE AND ENVIRONMENTAL CONCERNS.
- BEGIN INSTALLING THE SILT FENCE .

CONSTRUCTION OPERATION
- A SURVEY ESTABLISH THE PROPERTY LINES.
- LAYOUT GRADING LIMIT AND BUILDING/CABIN LOCATIONS, MAINTAIN SETBACK LIMITS FROM PROPERTY LINE AND ENVIRONMENTAL CONCERNS.
- BEGIN INSTALLING THE SILT FENCE .

- OPERATIONS WILL HAVE TO BE COORDINATED TO MINIMIZE EARTH DISTURBANCE.
- REMOVE EXISTING TREES & BRUSH WITHIN LIMITS OF GRADING. DISPOSE TO AN APPROVE AREA OFFSITE.
- CONTINUE WITH GRADING AND CONSTRUCTION AS THE PROJECT SCHEDULE DICTATES.

- ROUGH GRADE & COMPACT SUB-GRADE; PLACE FABRIC; PLACE & COMPACT STONE SUB-BASE MATERIAL.
- MAINTAIN DEVICES AS REQUIRED.

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02/07/25

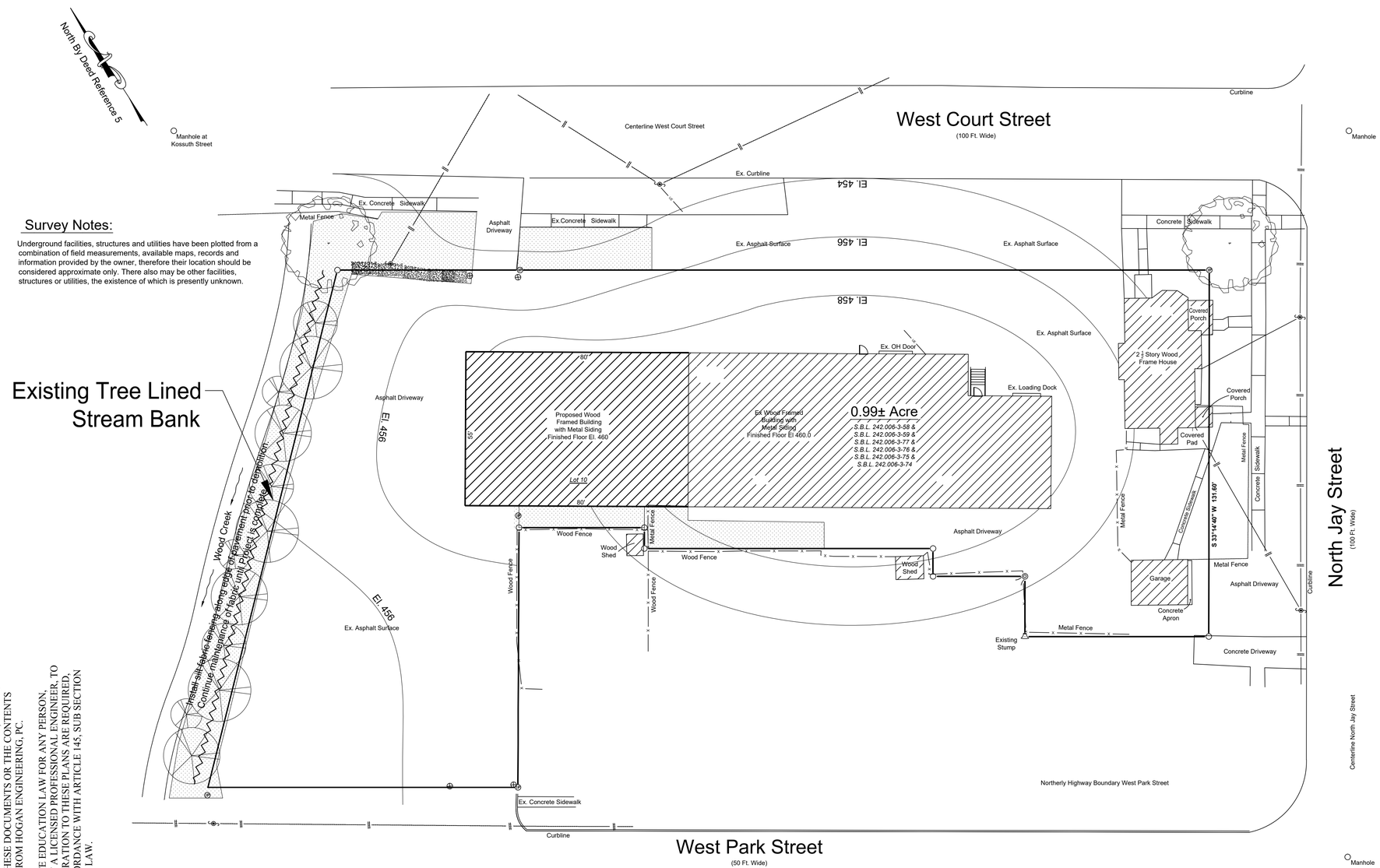
EXISTING SITE PLAN
DEMOLITION PLAN

C1.0

GRADING PLAN

Scale 1" = 20 ft

SEE ADDITIONAL NOTES & DETAILS
ON DRAWING D1.0 THRU D1.2



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REVISIONS

PROJECT NO.
HEPC 24043

DATE
02/07/25

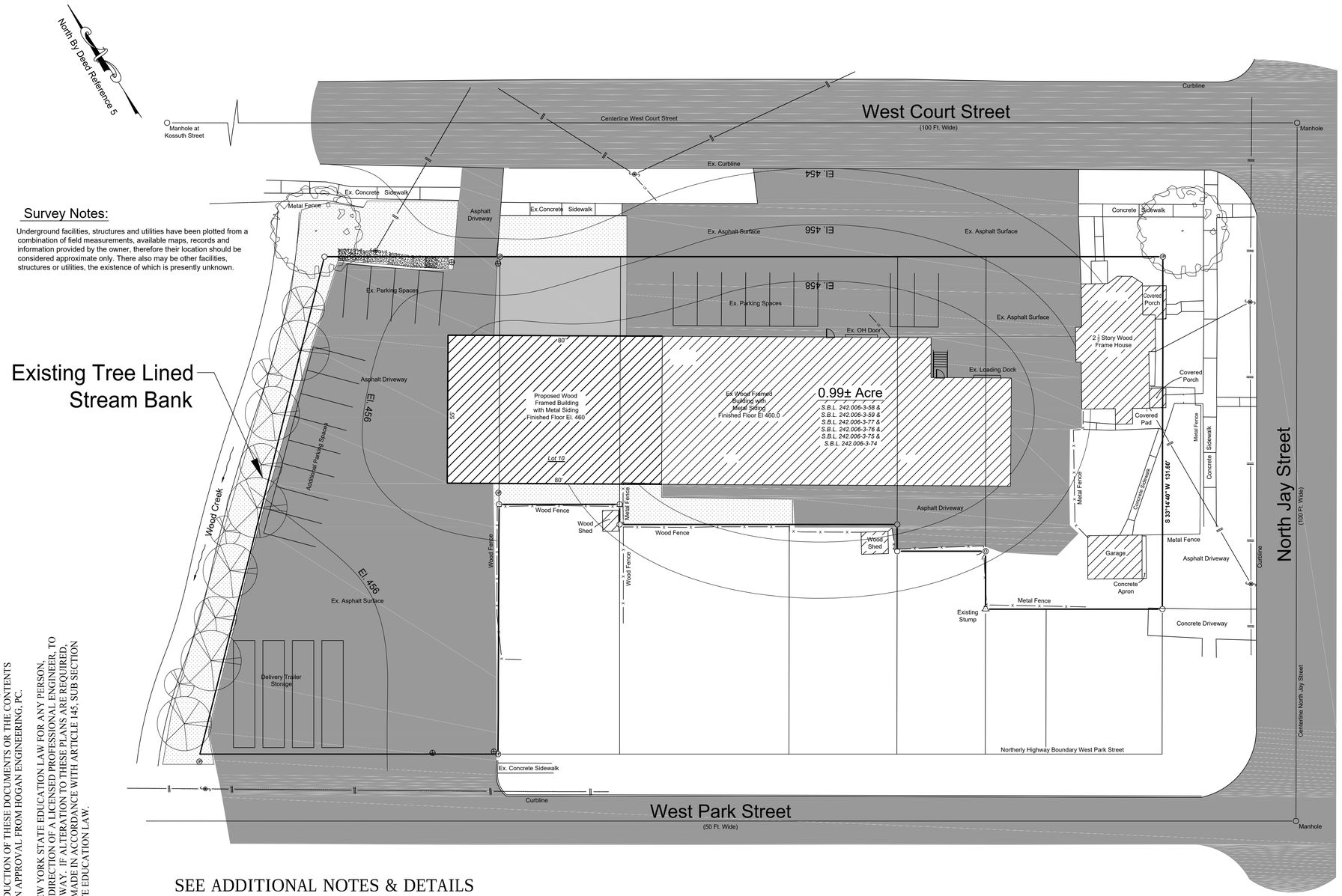
GRADING PLAN

C2.0

LANDSCAPING & PARKING PLAN

Scale 1" = 20 ft

PARKING (Warehouse)-
Vehicle, 1 per 1,000 GFA
Bicycle, 1 per 1,5000 sf GFA
Off Street Loading, none< 10,000 sf GFA



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SEE ADDITIONAL NOTES & DETAILS
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APPLICANT
Varflex CORPORATION
512 W. Court Street
Rome, New York

HOGAN ENGINEERING, P.C.
Civil & Structural Engineering
Rome, New York
Phone (315)338-5780

VARFLEX CORPORATION ADDITION
Court Street
Rome, N. Y.

REVISIONS

PROJECT NO.
HEPC 24043

DATE
02/07/25

LANDSCAPING PLAN
PARKING PLAN

L1.0

EXISTING SUBGRADE SHALL BE ADJUSTED TO MEET PLAN GRADE. CUT/FILL AS REQUIRED.

FINE GRADE SUBBASE ELEVATIONS TO A TOLERANCE OF ¼" PER FOOT.

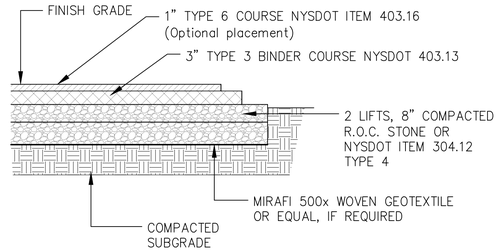
1. ASPHALT PLACEMENT SHALL CONFORM TO
   FLATNESS: MAXIMUM VARIATION OF ¼" MEASURED WITH 10' STRAIGHT EDGE
   COMPACTED THICKNESS WITHIN ¼" OF SPECIFIED THICKNESS

2. CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS PRIOR TO PLACEMENT OF ASPHALT. THE OWNER SHALL INSPECT AND APPROVE BINDER COURSE ASPHALT PRIOR TO THE PLACEMENT OF THE WEARING COURSE. ANY AND ALL AREAS THAT DO NOT MEET THE SATISFACTION OF THE OWNER SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR

3. THE CONTRACTOR WILL PROTECT THE PAVEMENT FROM MECHANICAL INJURY FOR 3 DAYS AFTER PLACEMENT, OR UNTIL SURFACE TEMPERATURE IS LESS THAN 140° F.

A1 ASPHALT SURFACE

SCALE 3/4" = 1'-0"

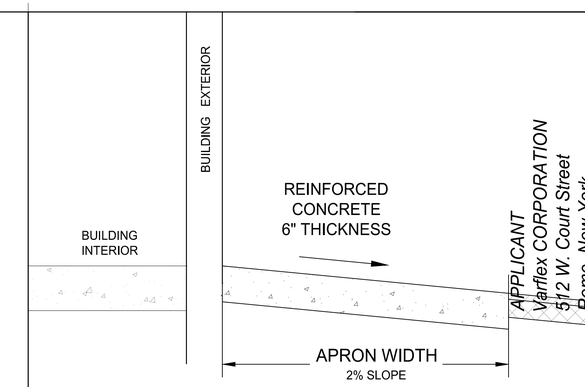


A2 ASPHALT SURFACE

SCALE 3/4" = 1'-0"

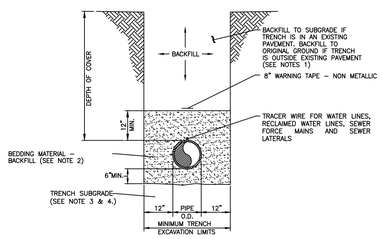
A3

SCALE 3/4" = 1'-0"



A4 BUILDING APRON

SCALE 1/8" = 1'-0"



TYPICAL TRENCH SECTION

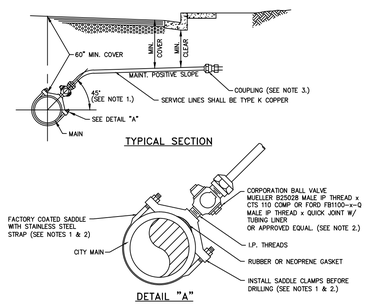
NOTES:

1. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. MATERIAL SHALL BE PLACED IN 8" LIFT THICKNESS DENSIFIED TO 90% RELATIVE COMPACTION.
2. BEDDING SHALL CONFORM TO THE REQUIREMENTS AS SPECIFIED BY THE DEPARTMENT OF PUBLIC WORKS. MATERIAL SHALL BE PLACED IN 8" LIFT THICKNESS DENSIFIED TO 90% RELATIVE COMPACTION.
3. PROVISIONS FOR SUBGRADE STABILIZATION INCLUDING BACKFILL MATERIAL, STRUCTURAL GEOTEXTILE FILTER FABRIC AND MODIFIED CUTOFF COLLARS WHEN POTENTIAL FOR UNSTABLE SUBGRADES EXIST, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
4. ALL EXCAVATIONS SHALL CONFORM TO THE CURRENT O.S.H.A. REQUIREMENTS.

TRENCH EXCAVATION
AND BACKFILL

A5 UTILITY DETAILS

SCALE 3/4" = 1'-0"



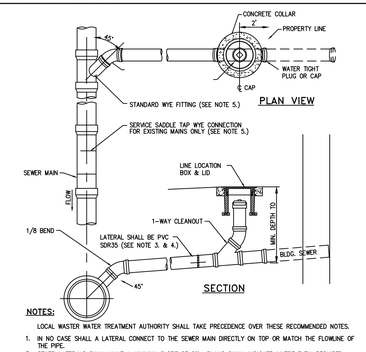
NOTES:

1. LOCAL WATER AUTHORITY SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THESE RECOMMENDED NOTES.
2. MINIMUM DISTANCE BETWEEN TAPS AND MAINLINE FITTINGS, INCLUDING BELLS SHALL BE 18 INCHES. TAPPING SADDLE MUST BE AT 45 DEGREE ANGLE, EXCEPTIONS MUST BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.
3. CORPORATION VALVES AND SERVICE SADDLES SHALL CONFORM TO AWWA C800 AND BE NO LESS THAN THE SERVICE LINE SIZE. WHEN REPLACING AN EXISTING SERVICE LINE AND A SIZE LARGER THAN SHOWN IS ENCOUNTERED, THE LARGER SIZE LINE, FITTINGS AND SADDLE SHALL BE INSTALLED UNLESS APPROVED THE DEPARTMENT OF PUBLIC WORKS.
4. COUPLING FITTING SHALL CONFORM TO AWWA C800 AND BE A MUELLER H-15451 CTS 110 COMP OR FORD C14-xx-Q QUICK JOINT W/ TUBING LINER x FEMALE IP THREAD OR APPROVED EQUAL.

WATER LATERAL CONNECTION

A6 WATER SERVICE CONNECTION

SCALE 3/4" = 1'-0"



NOTES:

LOCAL WASTER WATER TREATMENT AUTHORITY SHALL TAKE PRECEDENCE OVER THESE RECOMMENDED NOTES.

1. IN NO CASE SHALL A LATERAL CONNECT TO THE SEWER MAIN DIRECTLY ON TOP OR MATCH THE FLOWLINE OF THE PIPE.
2. SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF 2%. PLANS SHALL INDICATE INVERT ELEV. REQUIRED TO SERVE PROPERTY AND CLEAR UNDERGROUND OBSTRUCTIONS.
3. ALL JOINTS ON SEWER LATERAL PIPE WITHIN THE RIGHT-OF-WAY SHALL BE COMPRESSION TYPE. C900 PVC MAY BE SUBSTITUTED FOR SDR35 .
4. LATERAL SHALL BE PERPENDICULAR TO THE MAIN AND EXTEND TO PROPERTY LINE. WHEN SHOWN ON PLANS TO INSTALL BUILDING SEWER PRIOR TO PUBLIC UTILITIES, INSTALLATION OF BUILDING SEWER IS EXTENDED TO UTILITY EASEMENT LINE AND STANDARD WATERTIGHT PLUG OR CAP, REDWOOD POST AND REBAR SHALL BE INSTALLED AT EASEMENT LINE.
5. USE OF SEWER SERVICE TAP SADDLE CONNECTIONS SHALL NOT BE ALLOWED FOR NEW SEWER MAIN CONSTRUCTION. WHEN A TAP SADDLE CONNECTION IS TO BE USED ON AN EXISTING SEWER MAIN, IT SHALL BE A WYE SADDLE.

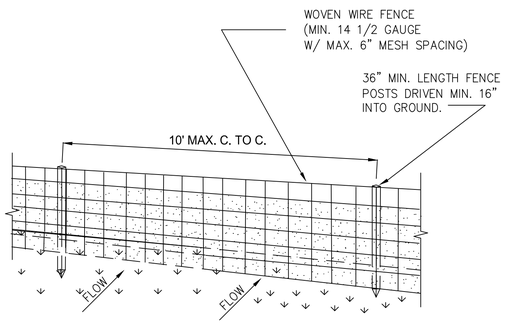
SEWER LATERAL

A7 SANITARY CONNECTION

SCALE 3/4" = 1'-0"

A8 OIL-WATER SEPARATOR

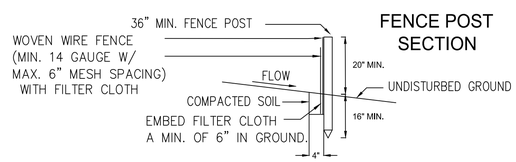
SCALE 3/8" = 1'-0"



PERSPECTIVE VIEW

A9 SILT FENCE

SCALE 3/8" = 1'-0"



SILT FENCE SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.

2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.

4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

A10 SILT FENCE

SCALE 3/8" = 1'-0"

A11

SCALE 3/8" = 1'-0"

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VARFLEX CORPORATION ADDITION
Court Street
Rome, N. Y.

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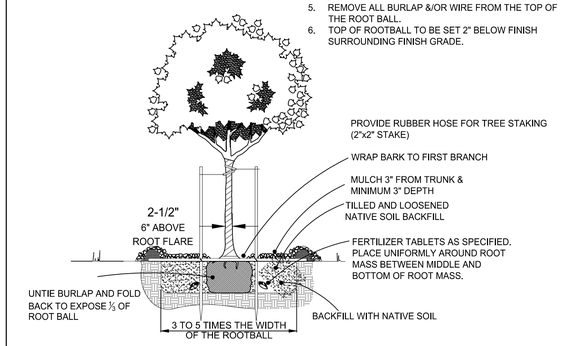
SITE DETAILS

D1.0

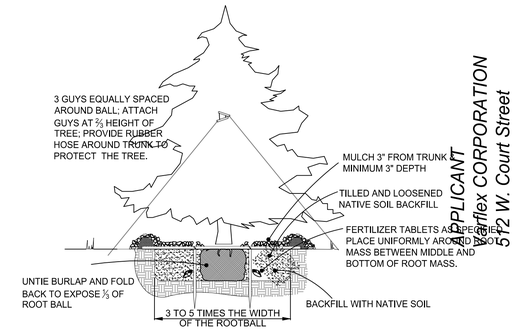
NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE-NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



A11 SCALE 3/4" = 1'-0"

A12 SCALE 3/4" = 1'-0"

A13 TREE STAKING
SCALE 3/4" = 1'-0"



A14 TREE PLANTING
SCALE 3/4" = 1'-0"

A15 SCALE 1" = 30'-0"

A16 SCALE 3/4" = 1'-0"

A STABILIZED PAD OF AGGREGATE UNDERLAIN WITH FILTER CLOTH, THAT IS LOCATED AT ALL POINTS OF CONSTRUCTION TRAFFIC ACCESS TO THE SITE TO REDUCE OR ELIMINATE THE TRACKING OF SEDIMENTS ONTO PUBLIC STREET.

GRADE ENTRANCE BY REMOVING SOD DOWN TO FIRM SUBGRADE.

PLACE FILTER CLOTH OVER ENTRANCE SUBGRADE. MINIMUM WIDTH– 16 FEET, MINIMUM LENGTH– 30 FEET.

CONSTRUCT AGGREGATE PAD WITH POSITIVE DRAINAGE A MINIMUM OF 6 INCHES THICK USING 2 INCH STONE, RECYCLED CONCRETE, OR EQUIVALENT

THE ENTRANCE SHALL BE MAINTAINED IN A MANNER THAT WILL PREVENT TRACKING OF SEDIMENT INTO THE PUBLIC RIGHT OF WAY.

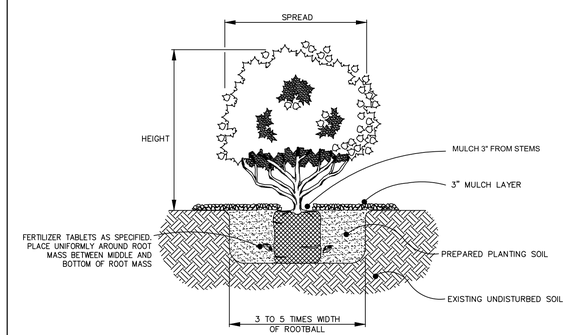
INSPECT ALL ENTRANCES AFTER A RAINFALL.

PERIODICALLY TOP DRESS WITH ADDITIONAL AGGREGATE, AS REQUIRED.

ALL SEDIMENT AND AGGREGATE SPILLED, DROPPED OR WASHED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.

ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATER COURSES.

SURFACE WATER FLOWING TO THE ENTRANCE MUST BE PIPED UNDER THE ENTRANCE OR CONTROLLED BY A MOUNTABLE BERM TO DIRECT FLOW AWAY FROM THE ROADWAY. THE BERM SHALL SLOPES NO STEEPER THAN 5:1.



A17 SHRUB PLANTING
SCALE 3/4" = 1'-0"

A18 SCALE none

A19 SCALE 3/4" = 1'-0"

A20 SCALE nts

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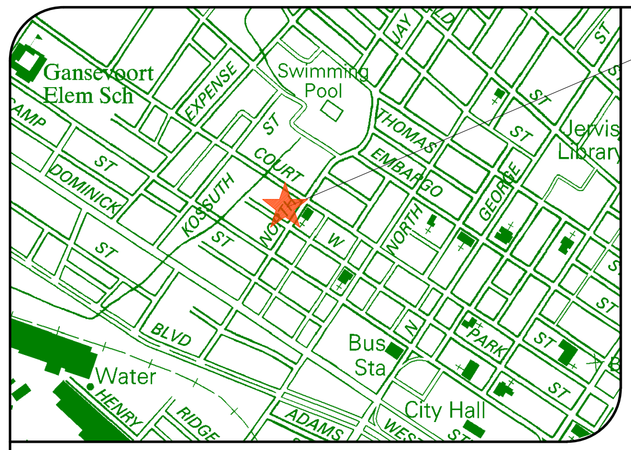
VARFLEX CORPORATION ADDITION
Court Street
Rome, N. Y.

REVISIONS

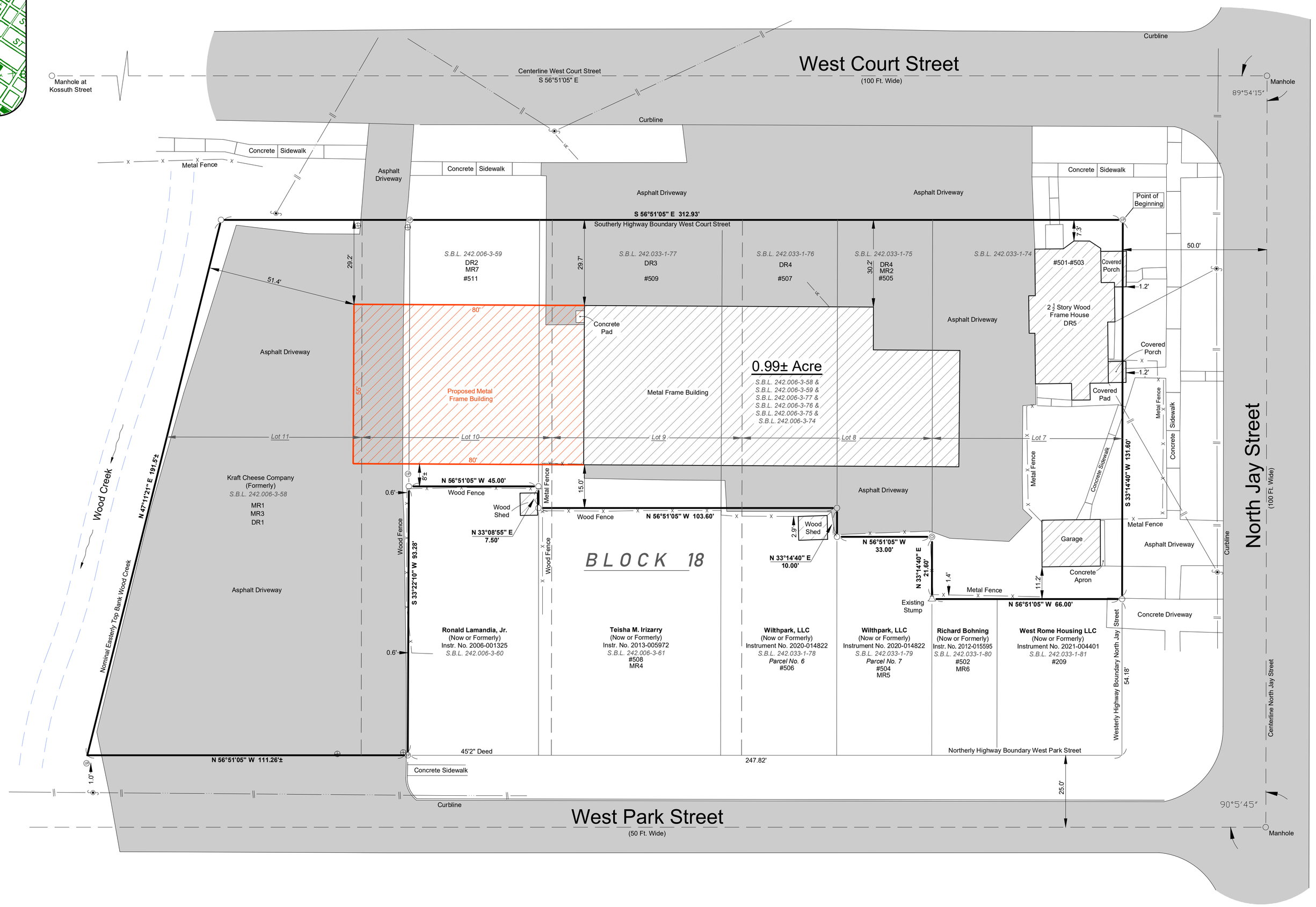
PROJECT NO.
HEPC 24043
DATE
02/07/25

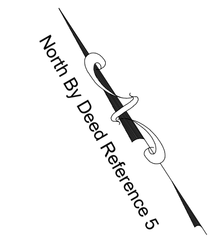
CONSTRUCTION DETAILS

D1.1



Location Map
(Not Scale)





Survey Notes:

1. Underground facilities, structures and utilities have been plotted from a combination of field measurements, available maps, records and information provided by the owner, therefore their location should be considered approximate only. There also may be other facilities, structures or utilities, the existence of which is presently unknown.
2. At time of field work no abstract of title was provided. As a result this survey is subject to any facts an up to date abstract of title may show.

Map References

MR1 Map of Kraft Foods Company Property
513 W Court Street Rome, NY Oneida County, New York - Dated: September 22, 1947 - By: S.H. Zingerline, C.E.

MR2 Map showing property of Varflex Corporation, City of Rome, Oneida County, NY - Dated: October 3, 1972 - By: James E. McBurney, L.S. and filed in the Office of Moore Land Surveying, P.C.

MR3 Map Showing Lands to be conveyed to Workbound Technical Services Inc. - Dated: May 8, 1989 - By: James P. Bliss, L.S. and filed in the Office of Moore Land Surveying, P.C. Rome, NY

MR4 Map of Knauer Estate property on W. Court Street and W. Park Street, Rome, NY - Dated: August 20, 1941 - By: G.L. Stillman, L.S. and filed in the Oneida County Clerk's Office in Map Book 9 / Page 39

MR5 Map showing property to be conveyed to Steven A. Sherry Carmen, City of Rome, Oneida County, NY - Dated: June 26, 1992 - By: James E. McBurney, L.S. and filed in the Office of Moore Land Surveying, P.C. Rome, NY

MR6 Map showing property to be conveyed to David W. & Stella M. Young, City of Rome, Oneida County, NY - Dated: February 29, 1988 - By: James E. McBurney, L.S. and filed in the Office of Moore Land Surveying, P.C. Rome, NY

MR7 Map Showing Lands of Randy C. & Christine A. Pallas - Dated: March 11, 1988 - By: James P. Bliss, L.S. and filed in the Office of Moore Land Surveying, P.C. Rome, NY

Legend:

- Existing 5/8" Iron Rebar
- Set 5/8" Iron Rebar
- Existing Iron Pipe
- Existing Utility Pole
- Overhead Utility Line

Map References

The City of Rome
To
DR1 **Varflex Corporation**
Deed - Dated: December 16, 2003
Instrument No. 2004-000855
S.B.L. 242.006-3-58

The City of Rome
To
DR2 **Varflex Corporation**
Quitclaim Deed - Dated: December 4, 2023
Instrument No. 2024-001687
S.B.L. 242.006-3-59

John Serway & Leola R. Serway
To
DR3 **Varflex Corporation**
Warranty Deed - Dated: September 17, 1974
Liber 1997 / Page 927
S.B.L. 242.006-3-77

V X Realty Corporation
To
DR4 **Varflex Corporation**
Warranty Deed - Dated: October 5, 1982
Liber 2132 / Page 751
S.B.L. 242.006-3-75
S.B.L. 242.006-3-76

Mario D'Aniello & Rosa D'Aniello
To
DR5 **Varflex Corporation**
Warranty Deed - Dated: March 30, 1972
Liber 1947 of Deeds at Page 511
S.B.L. 242.006-3-74

File No. 24-186

Unauthorized alteration or addition to a survey map bearing a Licensed Land Surveyor's Seal is a violation of Section 7209, subdivision 2 of the New York State Education Law.

It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor, to alter an item in any way.

STATE OF NEW YORK
JEFFREY D. MOORE
No. 051016
LICENSED LAND SURVEYOR

It is hereby certified that this is a correct map made from an actual Field Survey

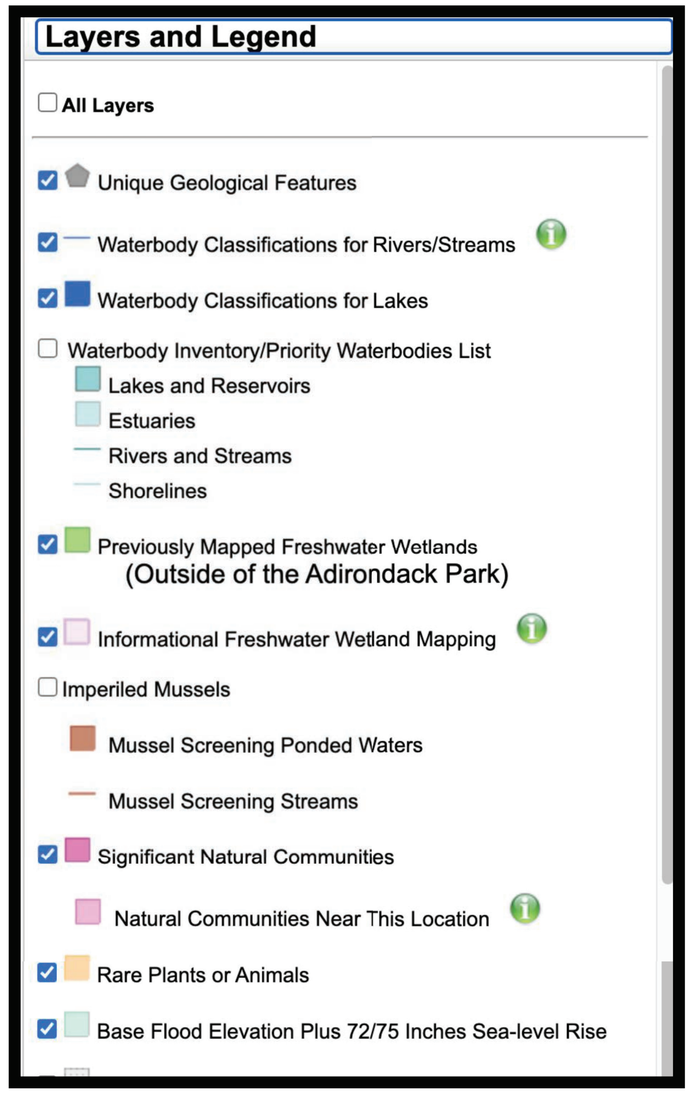
Jeffrey D. Moore, L.S. #051016

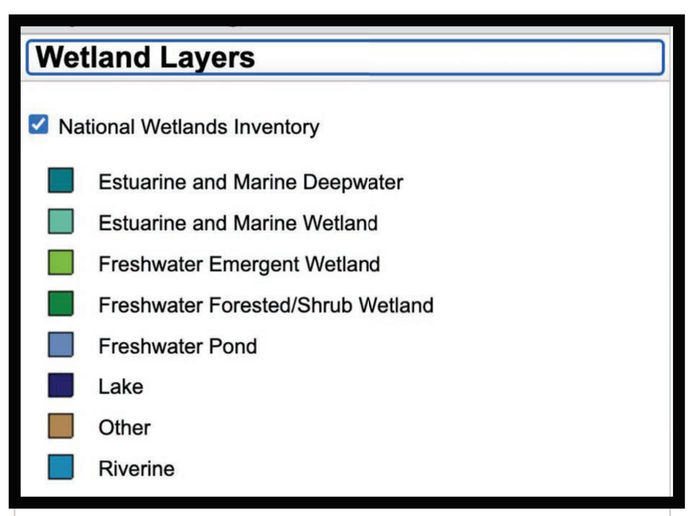
Consolidation Survey Lands of
Varflex Corporation
West Court Street, West Park Street & North Jay Street

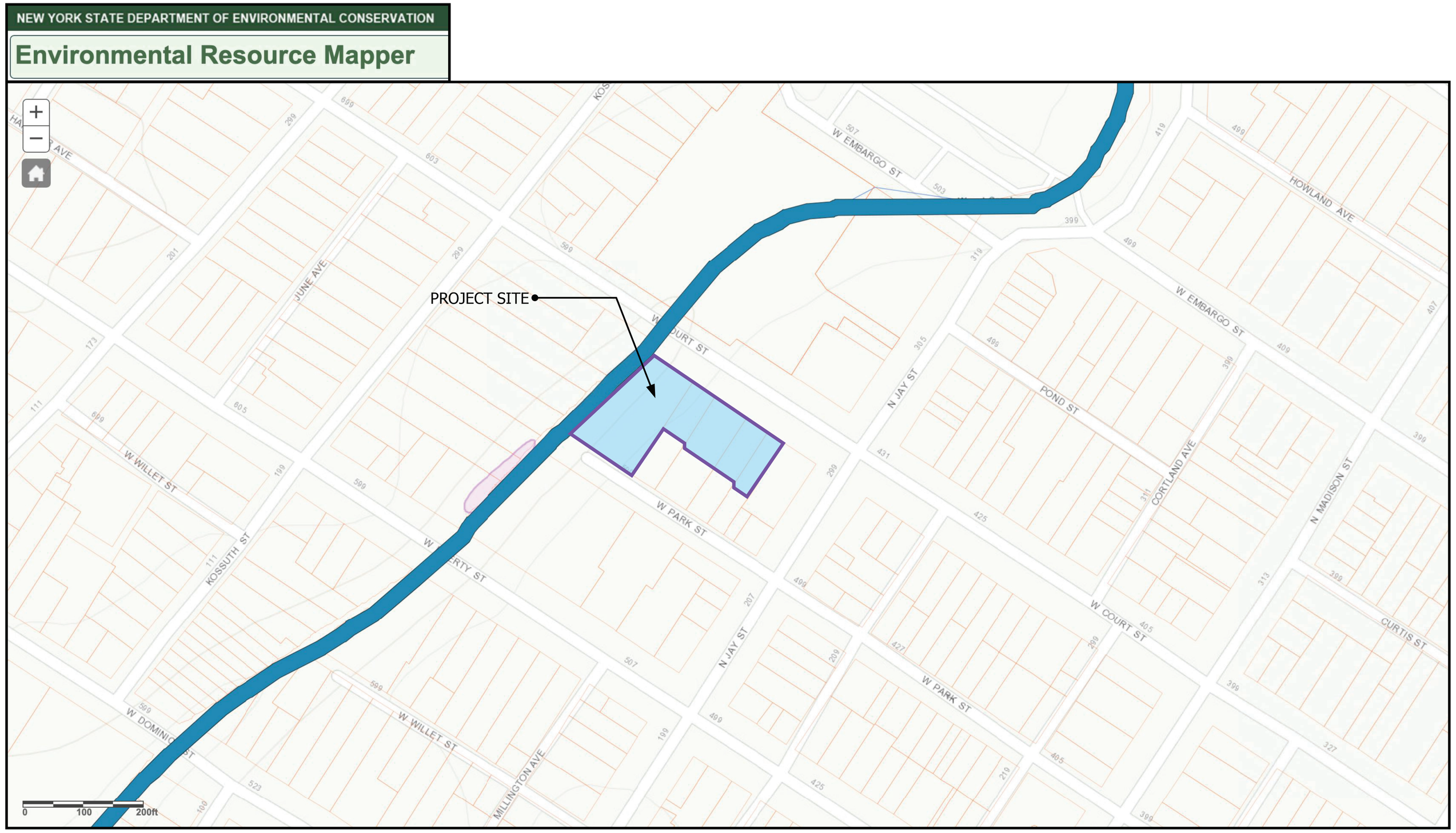
City of Rome
Oneida County - New York

Moore Land Surveying, P.C.
1721 Black River Boulevard
Rome, New York 13440
Office: 315-336-9480
Fax: 315-829-5429

Dated: September 11, 2024	
Revised:	
Scale: 1" = 20 Ft.	
Drawn By: MK	
Checked By: JM	







NYSDEC Environmental Resource Mapper- no wetlands or endangered species will be effected by the Project. Additional research (U. S. Fish & Wildlife Service Mapper) indicates that are no U. S. A. C. E. wetlands within the Project Limits.

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512 W. Court Street
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DATE 02/07/25

PROJECT NO. HEPC 24043

ENVIRON REVIEW

Appendix 1