

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: _____

County Tax ID #: _____

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: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
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City of Rome, New York
Application for Planning Board Review

Applicant Information

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

Property Owner Information ☐ (Check if same as applicant)

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

Agent Information

Name: _____

Address: _____

Phone: _____

City: _____ State: _____ Zip: _____

E-Mail: _____

City of Rome, New York
Application for Planning Board Review

Brief Project Summary/Description:

Property Zoning:_____ **Property Size:**_____

Current Land Use:_____

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: _____

Proposed Building Height: _____

Proposed Lot Coverage: _____

Proposed Impervious Surface Coverage: _____

Proposed Building Setbacks: _____ (Front, Side, Side, Rear)

Breakdown of Proposed Uses by Square Footage: _____

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.*

- ☐ Completed Application for Planning Board Review
- ☐ 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
- ☐ Project Drawings including the following and scaled to no more than 1"=100':
 - ☐ Project Title (cover page)
 - ☐ Name and address of applicant (all drawings)
 - ☐ Name and address of person/firm who prepared the drawings (all drawings)
 - ☐ North Arrow and scale (all drawings)
 - ☐ Date of drafting and most recent revision (all drawings)
 - ☐ Boundaries of property (all drawings)
 - ☐ Grading and drainage plan, including both existing and proposed contours
 - ☐ Location, type of construction, and exterior dimensions of all buildings
 - ☐ Elevations and design of all proposed buildings
 - ☐ Location, design, and type of construction of all parking and loading areas
 - ☐ Access and egress for all buildings and parking and loading areas
 - ☐ Location, design, and construction details for all existing and proposed site improvements
 - ☐ Pedestrian access and circulation
 - ☐ Emergency vehicle access and circulation
 - ☐ Location, design, and construction details for all utilities provisioning and connection
 - ☐ Location, design, and construction details for all proposed signs
 - ☐ Landscaping plan and planting schedule, including proposed buffer areas and vegetative cover
 - ☐ Outdoor lighting plan, including photometrics
 - ☐ 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.

<p style="text-align: center;">City of Rome, New York Application for Planning Board Review</p>
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General Information and Certification

The City of Rome’s Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application 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.

Please note that you *must* have a representative in attendance at the meeting in order for your application to be considered.

All required supporting documentation including the required number of copies of plans, documents, drawings and/or other illustrative materials must be submitted in an application packet in order for it to be considered complete. Please refer to the relevant application checklist to confirm that you are submitting all necessary information.

Failure to provide complete information may result in unnecessary delays or revocation of approvals.

I do hereby state that the information submitted is an accurate representation of my request and complete to the best of my knowledge:

Applicant Signature: _____

Owner Signature: _____

Date: _____

Date: _____

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Chobani Rome Facility		
Project Location (describe, and attach a general location map): Portions of tax parcels 224.000-1-4.1 and 224.000-1-5; see attached map		
Brief Description of Proposed Action (include purpose or need): Construction of a 1,800,000 +/- square foot special foods processing facility on 146 +/- acres at the north end of the Griffiss Business Park. Project will create 1070 jobs over three shifts with the plant operating 24 hours a day. Associated construction includes a parking lot for 950 cars, connection to existing infrastructure (water, sewer, gas, electric) with system upgrades to provide necessary capacity, a stormwater management system, and land grading. Off-site improvements along Perimeter Road and Route 825 are required.		
Name of Applicant/Sponsor: Chobani, LLC	Telephone: E-Mail: legal@chobani.com	
Address: 669 County Road 25		
City/PO: New Berlin	State: NY	Zip Code: 13411
Project Contact (if not same as sponsor; give name and title/role): Marjorie De La Cruz, Chief Legal Officer	Telephone: 607-847-7401 E-Mail: Marjorie.DeLaCruz@chobani.com	
Address: 200 Lafayette Street, 6th Floor		
City/PO: New York	State: NY	Zip Code: 10012
Property Owner (if not same as sponsor): County of Oneida	Telephone: E-Mail: acortese-kolasz@oneidacountyny.gov	
Address: 800 Park Ave		
City/PO: Utica	State: NY	Zip Code: 13501

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	City of Rome Planning Board	April 2025
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Oneida County Industrial Development Agency	April 2025
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Oneida County Planning Board	April 2025
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYS DEC (Stormwater, Air Permit, and Bulk Tank Storage Registration)	June 2025
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	FAA	
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No

If Yes, identify the plan(s):

Mohawk Valley Heritage Corridor

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

Griffiss Business Redevelopment District - Flex Industrial Development Subdistrict

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☒ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Rome City School District

b. What police or other public protection forces serve the project site?

City of Rome Police Department

c. Which fire protection and emergency medical services serve the project site?

City of Rome Fire Department

d. What parks serve the project site?

Fort Stanwix, Griffiss International Sculpture Garden, and Mohawk River Trail

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Specialized Food Production

b. a. Total acreage of the site of the proposed action? 146 acres

b. Total acreage to be physically disturbed? 130 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 146 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Industrial

ii. Is a cluster/conservation layout proposed? ☐ Yes ☒ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☒ Yes ☐ No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

• Total number of phases anticipated 2

• Anticipated commencement date of phase 1 (including demolition) 07 month 2025 year

• Anticipated completion date of final phase 12 month 2029 year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: Phase 1 is the main production plant with office space to support the plant.

Phase 2 is an expansion of the production space and warehouse space.

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Total number of structures <u>4</u>	
ii. Dimensions (in feet) of largest proposed structure: <u>150</u> height; <u>1027 ft</u> width; and <u>1713 ft</u> length	
iii. Approximate extent of building space to be heated or cooled: <u>1,800,000</u> square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes,	
i. Purpose of the impoundment: <u>Temporary storage of stormwater runoff for proper stormwater management</u>	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input checked="" type="checkbox"/> Other specify: <u>Stormwater runoff</u>	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: <u>3.32</u> million gallons; surface area: <u>4</u> acres	
v. Dimensions of the proposed dam or impounding structure: <u>5 ft</u> height; <u>835 ft</u> length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): <u>earth fill</u>	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
• Volume (specify tons or cubic yards): _____	
• Over what duration of time? _____	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☒ Yes ☐ No

If Yes:

i. Total anticipated water usage/demand per day: _____ 2,250,000 gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☒ Yes ☐ No

If Yes:

- Name of district or service area: City of Rome
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☐ Yes ☒ No

iii. Will line extension within an existing district be necessary to supply the project?

☒ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: The County is modifying the infrastructure to meet the project's water demands.
- Source(s) of supply for the district: City of Rome Water Treatment Plant

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☒ No

If, Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☒ Yes ☐ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ 3,100,000 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): The Company will pre-treat its wastewater discharge to a level that is acceptable to the City of Rome.

iii. Will the proposed action use any existing public wastewater treatment facilities?

☒ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: City of Rome Wastewater Treatment Plant
- Name of district: City of Rome
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? • Will a line extension within an existing district be necessary to serve the project? 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: Existing gravity sewer lines in the immediately vicinity of the site are not appropriately sized to convey the additional flows. New, larger gravity lines are being installed by the County. 	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____	

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>69</u> acres (impervious surface) _____ Square feet or <u>146</u> acres (parcel size) ii. Describe types of new point sources. Discharges from stormwater management practices (detention basins, infiltration basins, and bioretention filters) that collect stormwater runoff from rooftops, asphalt areas, and adjacent lawn/pervious areas. iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? Existing underground stormwater conveyance system. 	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No 	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) Tractor trailers (inbound [delivery of raw product, packaging materials, etc.] and outbound [finished, packaged product]) ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) Diesel generators iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) Process emissions, boilers 	

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • <u>300,000</u> Tons/year (short tons) of Carbon Dioxide (CO₂) • <u>NA</u> Tons/year (short tons) of Nitrous Oxide (N₂O) • <u>NA</u> Tons/year (short tons) of Perfluorocarbons (PFCs) • <u>NA</u> Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • <u>NA</u> Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • <u>NA</u> Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☒ Yes ☐ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☒ Morning ☒ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____
1,520 trips/day (1 truck entering & exiting = 2 trips) semi trailers and refrigerated tankers

iii. Parking spaces: Existing 0 Proposed 950 Net increase/decrease +950

iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:
A traffic roundabout will be constructed at the intersection of Perimeter Rd and NYS Route 825; Perimeter Rd will be re-constructed for heavy duty traffic.

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☒ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☒ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☒ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
21 Mega Watts

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
grid/local utility

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7AM - 7PM
- Saturday: 7AM - 2 PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: 8AM - 5PM + 24 HR Production
- Saturday: 24 HR Production
- Sunday: 24 HR Production
- Holidays: 24 HR Production

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: During construction (at source) - heavy equipment operation will generate approximately 100 decibels During operation (at source)- plant equipment will generate approximately 73 decibels</p> <p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe: _____</p>
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: Pole-mounted exterior lights will be installed within the parking lot, maximum height of fixture 34 feet. Nearest residence approx. 1950 ft</p> <p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Describe: _____</p>
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: Acidic and caustic chemicals stored inside the building using double walled containers in a bulk storage room.</p>
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____ _____</p> <p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ 5 tons per _____ week (unit of time) • Operation : _____ 10 tons per _____ week (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: mandatory recycling of appropriate materials will be enforced during construction; separate recycling containers will be provided. Concrete washout and abandoned taxi-way to be broken up and used as riprap or general fill. • Operation: cardboard, metal, plastic recycling <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill • Operation: Temporary storage in on-site dumpsters; collection and hauling to off-site landfill

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- ☐ Urban ☒ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
- ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): golf course nearby, airport

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	19 Acres	69 Acres	+50 Acres
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	127 Acres	0 Acres	-127 Acres
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: <u>Stormwater Management Practices, landscaped/maintained lawns</u>	0	77 Acres	+77 Acres

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☒ No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No
If Yes:
i. Has the facility been formally closed? ☐ Yes ☐ No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☒ Yes ☐ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:
Airport was originally the Griffiss Air Force Base, which generated hazardous waste from 1940-1974. Cleanup of tanks and contamination occurred in 1985, 1997, and 2002. Griffiss is on the Superfund National Priorities List and in the Installation Restoration Program.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☒ Yes ☐ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☒ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☐ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____
iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 633006
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

The Griffiss International Airport is part of the former 3,550 acre Griffiss Air Force Base. The base was placed on the NPL in 1987. Of the approximately 2,900 acres, 650 acres remain on the NPL in various stages of remediation and monitoring. The project site is not part of the 650 acres that remain on the NPL.

v. Is the project site subject to an institutional control limiting property uses? ☒ Yes ☐ No

- If yes, DEC site ID number: 633006
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: Development and use is restricted to industrial, commercial, and non-residential land uses.
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☒ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ +/- 20 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

<u>Covert loamy sand</u>	<u>30</u> %
<u>Windsor loamy fine sand</u>	<u>70</u> %
_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ +/- 8 feet

e. Drainage status of project site soils: ☒ Well Drained: _____ 100 % of site
☐ Moderately Well Drained: _____ % of site
☐ Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: _____ 100 % of site
☐ 10-15%: _____ % of site
☐ 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☐ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☒ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">Eastern Gray/American Red Squirrels</td> <td style="width: 33%; border-bottom: 1px solid black;">Red Fox</td> <td style="width: 33%; border-bottom: 1px solid black;">Raccoon</td> </tr> <tr> <td style="border-bottom: 1px solid black;">variety of rodents</td> <td style="border-bottom: 1px solid black;">Ground Hog</td> <td style="border-bottom: 1px solid black;">Eastern Cottontail</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Eastern chipmunk</td> <td style="border-bottom: 1px solid black;">variety of birds, butterflies, moths</td> <td style="border-bottom: 1px solid black;">common garter snake</td> </tr> </table>			Eastern Gray/American Red Squirrels	Red Fox	Raccoon	variety of rodents	Ground Hog	Eastern Cottontail	Eastern chipmunk	variety of birds, butterflies, moths	common garter snake
Eastern Gray/American Red Squirrels	Red Fox	Raccoon									
variety of rodents	Ground Hog	Eastern Cottontail									
Eastern chipmunk	variety of birds, butterflies, moths	common garter snake									
<p>n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>ii. Source(s) of description or evaluation: _____</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 											
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Upland Sandpiper</p>											
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>											
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>											
<p>E.3. Designated Public Resources On or Near Project Site</p>											
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>											
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>											
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>											
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>											

e. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input checked="" type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: SHPO Site No. 06541-000445 iii. Brief description of attributes on which listing is based: <div style="border-bottom: 1px solid black; padding-bottom: 2px;">J & A Holland Complex (farmstead site) on east side of Wright Settlement Road</div> 	
f. 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: North Country National Scenic Trail, Fort Stanwix National Monument ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): national scenic trail, national monument iii. Distance between project and resource: trail 1/4 mile; monument 2 miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

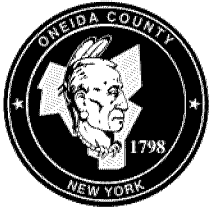
G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Kevin R. McAuliffe, Esq. (Barclay Damon LLP) Date April 22, 2025

Signature  Title Attorney for Applicant





**ONEIDA COUNTY
DEPARTMENT OF PLANNING**

Boehlert Center at Union Station
321 Main St., Utica NY 13501
Phone: (315) 798-5710
email: 239apps@oneidacountyny.gov

ANTHONY J. PICENTE, JR.
County Executive

JAMES J. GENOVESE II
Commissioner

GENERAL MUNICIPAL LAW, SECTIONS 239-l, -m, or -n

Oneida County Referral Number: OC-204428

Applicant: City of Rome

Municipality: City of Rome

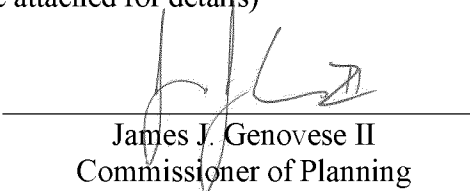
Location: Perimeter Road, Rome, NY

Subject Action: Zoning Map amendment to reclassify approx. 211 acres of "the Triangle" from county/airfield & 160 acres known as Mohawk Glen Golf Club from conservation/open space to GB-FI Flex Industrial along with modifications to bicycle parking requirements for GB-FI sub-district.

RECOMMENDATION:

- ☒ Approval
☐ Disapproval (see attached for details)
☐ Recommended Modifications (see attached for details)

Date: 4/22/2025


James J. Genovese II
Commissioner of Planning

NOTE: Section 239-m of the General Municipal Law of the State of New York requires that the municipal agency having jurisdiction over this matter shall not act contrary to any disapproval or recommended modification contained herein, except by a vote of a majority plus one of the total voting power of the municipal body and only after adoption of a resolution fully setting forth the reasons for such contrary action; and,

Section 239-m further requires that the municipal agency having jurisdiction on this matter, shall, within thirty (30) days after its final action, file with this department, a report describing the final action.

See attached comments.



ROME, NY 13440
CITY OF ROME
ONEIDA COUNTY
NEW YORK



OWNER:

CHOBANI
669 COUNTY ROAD 25
NEW BERLIN, NY

ARCHITECT:

STRUCTURA ARCHITECTURE, PLLC
60 SOUTH MAPLE STREET
AKRON, OH

LEGAL:

BARCLAY DAMON LLP
125 EAST JEFFERSON ST.
SYRACUSE, NY

SITE/CIVIL ENGINEER:

NAPIERALA CONSULTING
PROFESSIONAL ENGINEER, P.C.
110 FAYETTE ST
MANLIUS, NY



STRUCTURA
architects

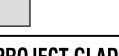
BARCLAY DAMON LLP



SHEET INDEX:	
TITLE SHEET	C001-00
RESERVED	C100-00
RESERVED	C200-00
EROSION AND SEDIMENT CONTROL PLAN	C300-00
OVERALL CIVIL LAYOUT PLAN	C400-00
DETAILED LAYOUT PLAN - 40 SCALE	C410-00 - C413-00
OVERALL GRADING PLAN	C500-00
DETAILED GRADING PLAN - 40 SCALE	C510-00 - C513-00
OVERALL SITE UTILITY PLAN	C600-00
DETAILED SITE UTILITY PLAN - 40 SCALE	C610-00 - C613-00
OVERALL SITE LANDSCAPING PLAN	C700-00
DETAILED LANDSCAPING PLAN	C710-00
LIGHTING PLAN	C800-00
CIVIL SITE DETAILS	C900-00
EROSION AND SEDIMENT CONTROL DETAILS	C901-00



CONSULTANT



PROJECT GLAD

Chobani

PROJECT INFO

2025.0308 PROJECT GLADIATOR

REFERENCE
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RODNEY C. IVES JR., LICENSE #0778
EXPIRATION DATE: 02/28/2027

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C001-00-0

TITLE SHEET
NTS



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SHEET LEGEND

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Chobani
PROJECT GLADIATOR
GREFFESS BUSINESS AND
TECHNOLOGY PARK
ROME, NY

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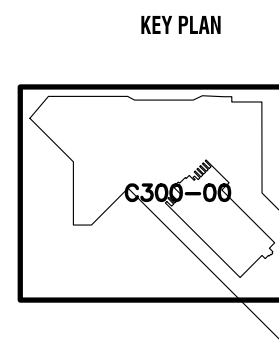
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C300-00-0


EROSION AND SEDIMENT
CONTROL PLAN
1" = 100'

2. TAXWAY ALONG THE WEST TO BE USED FOR MATERIAL STORAGE, CONSTRUCTION TRAILERS, PARKING, ETC.
3. CONSTRUCT STABILIZED CONSTRUCTION ROADS ALONG POINTS SHOWN ON PLANS
4. CLEAR AND GRUB STORMWATER MANAGEMENT AREAS, EXCAVATE PRACTICES FOR FILL TO BE PLACED IN BUILDING-PAID, DISTURBED AREAS TO BE PLACED (5) ACROSS AT ANY POINT IN TIME
5. BUILDING PAID AREAS ARE TO BE STABILIZED WITH COMPACTED STRUCTURAL FILL PER GEOTECHNICAL AND STRUCTURAL REQUIREMENTS
6. FOUNDATION EXCAVATION/CONSTRUCTION IN WORK AREAS TO PROGRESS AS BUILDING PAID AREAS ARE BROUGHT TO SUBGRADE.
7. PARKING GRADING AND STABILIZATION.
8. UNDERGROUND UTILITY CONSTRUCTION.
9. REMOVAL OF CONCRETE TYPICALY CONCRETE TO BE CRUSHED AND SPREAD TO BE PLACED IN PLANT, WASTEWATER TREATMENT PLANT, AND BLOW MOLDING BUILDINGS, STABILIZE EXPOSED AREAS WITH TOPSOIL, SEED AND MULCH.
10. SITE CONCRETE WORK (SIDEWALK, CURBS, ETC.).
11. PAVING WORK.
12. FINAL GRADING, SEEDING AND MULCHING.
13. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES

1. LAND DISTURBANCE TO BE LIMITED TO 5 ACRES AT ANY POINT IN TIME. SEQUENCE OF WORK AREA DISTURBANCE TO BE COORDINATED WITH PROJECT SITE ENGINEER BEFORE CONSTRUCTION BEGINS.
2. BEFORE ANY ADDITIONAL LAND IS DISTURBED, PREVIOUS WORK AREAS SHALL BE PERMANENTLY/TEMPORARILY STABILIZED IN CONFORMANCE WITH NYSDEC "NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL".

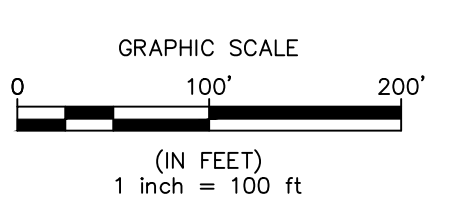


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft

C300-00-0

END

PROPOSED USE: SPECIALIZED FOOD PRODUCTION

	REQUIRED	PROVIDED
LOT AREA	2 ACRE MIN.	146 ± ACRES
ROAD FRONTAGE	250 FT	424.5 FT
SET BACKS		
FRONT	40 FT	337 ± FT MIN (BLOW MOLD)
SIDE	15 FT	86 ± FT MIN (BLOW MOLD)
REAR	30 FT	86 ± FT MIN (PHASE 2)
BUILDING HEIGHT	60 FT 5 STORIES	150' (PB APPROV. REQ'D)
BUILDING COVERAGE	40% MAX	28.3%
LANDSCAPE COVERAGE	15% MIN.	39.8%

USE: OFFICE = 67,925 SQ FT
INDUSTRIAL, GENERAL = 1,800,000 SQ FT ±

	REQUIRED	PROVIDED	MAX.
OFFICE USE	136 SPACES	-	679 SPACES
INDUSTRIAL, GENERAL USE	N/A	-	16,267 SPACES
TOTAL	136 SPACES	950 SPACES	16,946 SPACES
ADA SPACES (ALL TYPES)	19 SPACES	20 SPACES	

Joba
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GRIFFISS BUSINESS AND
TECHNOLOGY PARK
ROME, NY

-0308 PROJECT GLADIATOR

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DIVISIONS AS THEY WILL BE
FOR CONSTRUCTION DOCUMENTS.



400-00-0

SITE LAYOUT PLAN
1" = 100'



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SHEET LEGEND

-  DIRECTION OF TRAVEL
(NOT TO BE PAINTED)
-  PROPOSED CATCH BASIN
-  SITE LIGHTING FIXTURE
-  PROPOSED LANDSCAPING

CONSULTANT

PROJECT GLADIATOR

at the core of every great idea...

Chobani

PROJECT INFO

025-0308 PROJECT GLADIATOR

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NOT FOR CONSTRUCTION

ROONEY C. IVES JR., LICENSE #0778
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DISCIPLINES AS THEY WILL BE
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DETAILED LAYOUT PLAN
1" = 40'

END

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TEL: (516) 662-5580 FAX: (516) 662-5544
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RADIATOR

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PROJECT GLADIATOR
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ROSE, NY

F0

-0308 PROJECT GLADIATOR

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COORDINATED BETWEEN
DIVISIONS AS THEY WILL BE
FOR CONSTRUCTION DOCUMENTS.

411-00-0

$$1^\circ = 60'$$

END

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SEE • DESIGN • ENGINEERING
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-0308 PROJECT GLADIATOR

ONEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2007

C412-00-0

DETAILED LAYOUT PLAN
1" = 40'

KEY PLAN

C411-00

C410-00

C412-00

C413-00

GRAPHIC SCALE

0 40' 80'

(IN FEET)
1 inch = 40 ft



SHEET LEGEND

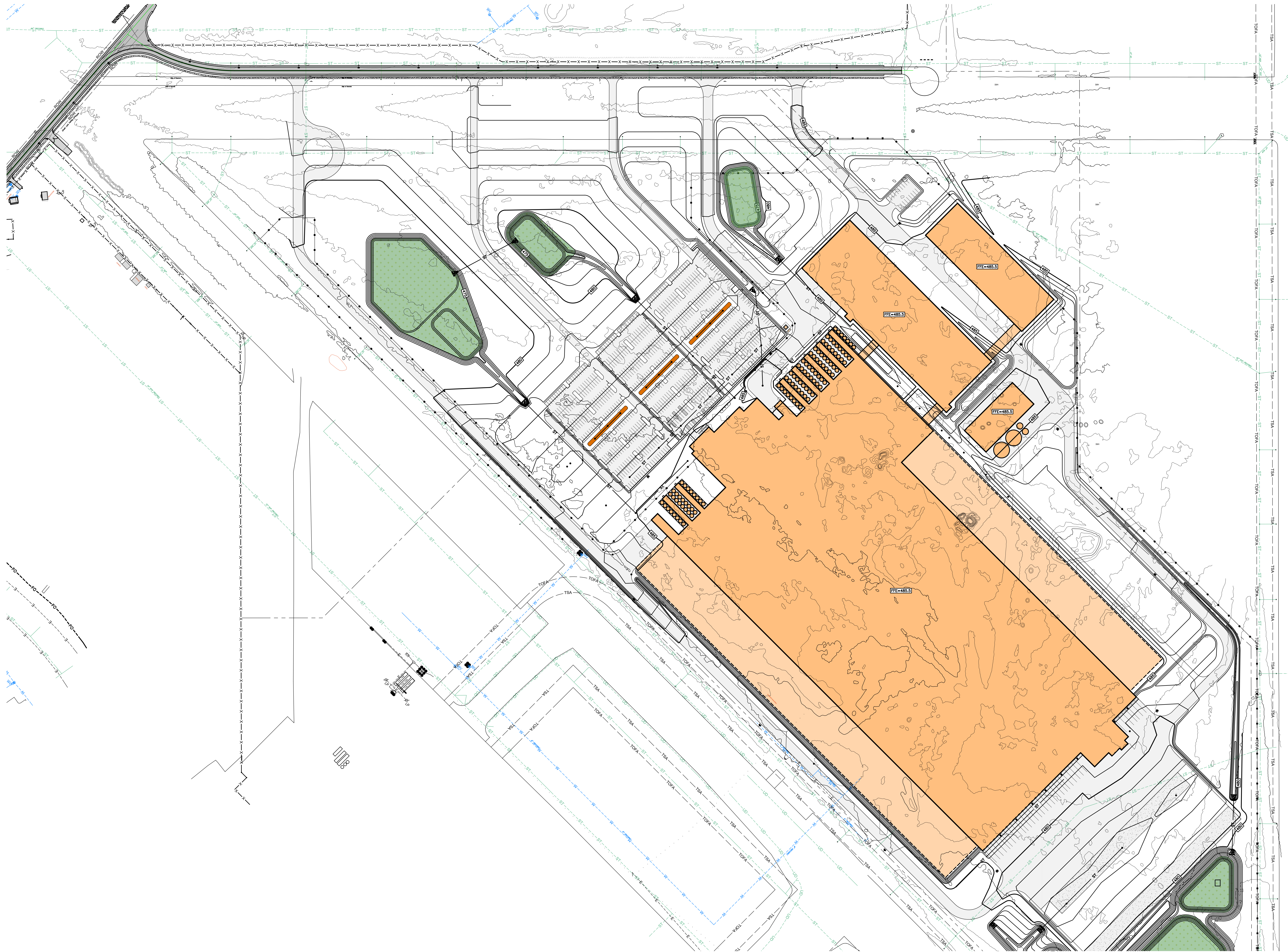
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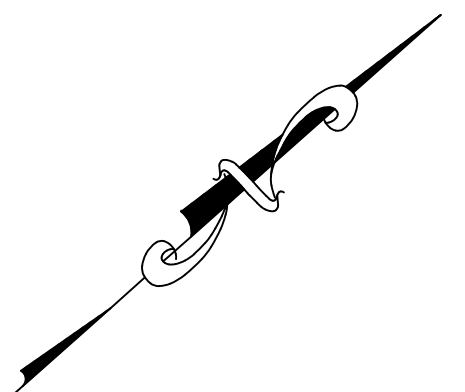
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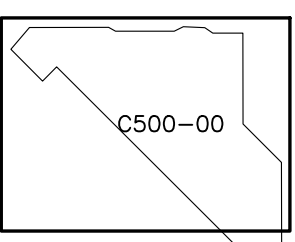
DETAILED LAYOUT PLAN



GRADING PLAN NOTES:
1. EXISTING CONDITION TOPOGRAPHY IS BASED ON PUBLICLY AVAILABLE INSIDE LUMIN DATA. GRADING INFORMATION IS TO BE CONSIDERED "PRELIMINARY" UNTIL AN UP-TO-DATE TOPOGRAPHIC SURVEY IS PREPARED.



KEY PLAN



GRAPHIC SCALE
0 100' 200'
(IN FEET)
1 inch = 100 ft

C500-00-0
OVERALL GRADING PLAN
P = 100



32 South Main St, Suite 301
Aven, OH 44130
T 330.253.6669
F 330.253.6955
info@structura.com

ISSUE DATES		
A	SUBMITTAL	DATE

SHEET LEGEND

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CONSULTING ENGINEERS & ARCHITECTS
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HOUSTON, TEXAS 77055
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PROJECT INFO
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REFERENCE
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ROBERTA, RES. JR. LICENSE #077842
EXPIRATION DATE 02/28/2027
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COORDINATED BETWEEN
DISCIPLINES AS THEY WILL BE
FOR CONSTRUCTION DOCUMENTS.



LEGEND

MATCHLINE: SEE SHEET C512-00



25-0308 PROJECT GLADIATOR

ROONEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2007

END

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$$1^{\circ} = 60'$$


END

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

RADIATOR	
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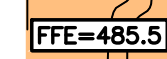
F0

-0308 PROJECT GLADIATOR

ONEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2007

C512-00-0





$1^\circ = 60'$



ISSUE DATES

[illegible]

MEET LEGEND

-  DIRECTION OF TRAVEL
(NOT TO BE PAINTED)
 PROPOSED CATCH
BASIN
 SITE LIGHTING FIXTURE
EOP EDGE OF PAVEMENT
EOG EDGE OF GRAVEL
 TLD=XXX.X
BLD=XXX.X

CONSULTANT



OBJECT GLADIATOR

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PROJECT GLADIATOR
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ROME, NY

PROJECT INFO

2025-0308 PROJECT GLADIATOR

REFERENCE

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ROONEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2007

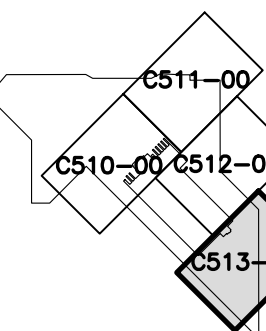
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C513-00-0

DETAILED LAYOUT PLAN
1" = 10'

MATCHLINE: SEE SHEET C512-00

KEY PLAY













GRAPHIC SCALE

40°

(IN FEET)

1 inch = 40 ft

[illegible]

	W	WATER PIPE
	FS	FIRE SUPPLY PIPE
	G	GAS PIPE
	SAN	SANITARY GRAVITY PIPE
	FM	SANITARY FORCE MAIN PIPE
	UGE	UNDERGROUND ELECTRIC CONDUIT
		ELECTRIC DUCT BANK
	ST	STORM PIPE
	WSV	WATER SERVICE SHUT OFF VALVE
		SITE HYDRANT

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OVERALL UTILITY PLAN



END	
-W	WATER PIPE
-FS	FIRE SUPPLY PIPE
-G	GAS PIPE
SAN	SANITARY GRAVITY PIPE
-FM	SANITARY FORCE MAIN PIPE
UGE	UNDERGROUND ELECTRIC CONDUIT
EDB	ELECTRIC DUCT BANK
-ST	STORM PIPE
	WATER SERVICE SHUT OFF VALVE
	SITE HYDRANT

RADIATOR

F0

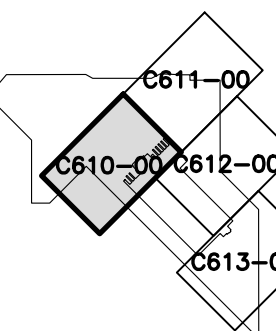
-0308 PROJECT GLADIATOR

ONEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2027


C610-00-0
DETAILED UTILITY PLAN
1" = 40'



KEY PLAN



GRAPHIC SCALE



40' 80'




(IN FEET)

1 inch = 40 ft



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SHEET LEGEND

SHEET LEGEND	
— W —	WATER PIPE
— FS —	FIRE SUPPLY PIPE
— G —	GAS PIPE
— SAN —	SANITARY GRAVITY PIPE
— FM —	SANITARY FORCE MAIN PIPE
— UGE —	UNDERGROUND ELECTRIC CONDUIT
 EEDB	ELECTRIC DUCT BANK
— ST —	STORM PIPE
 WSV	WATER SERVICE SHUT OFF VALVE
	SITE HYDRANT

CONSULTANT

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PROJECT GLADIATOR

Chobani

PROJECT GLADIATOR
GRIFFISS BUSINESS AND
TECHNOLOGY PARK
ROME, NY

PROJECT INFO

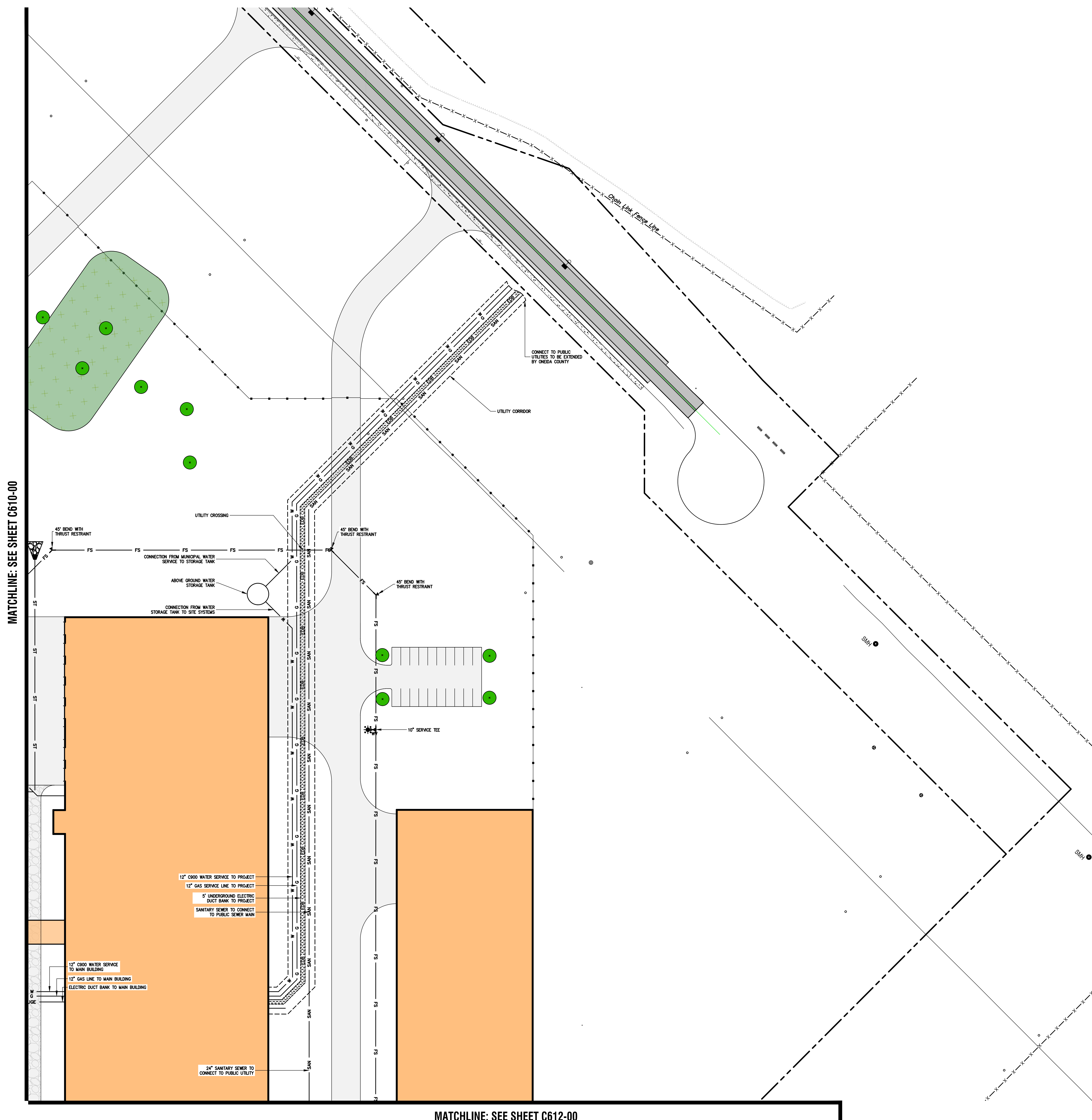
REFERENCE
NOT FOR CONSTRUCTION

RODNEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2027

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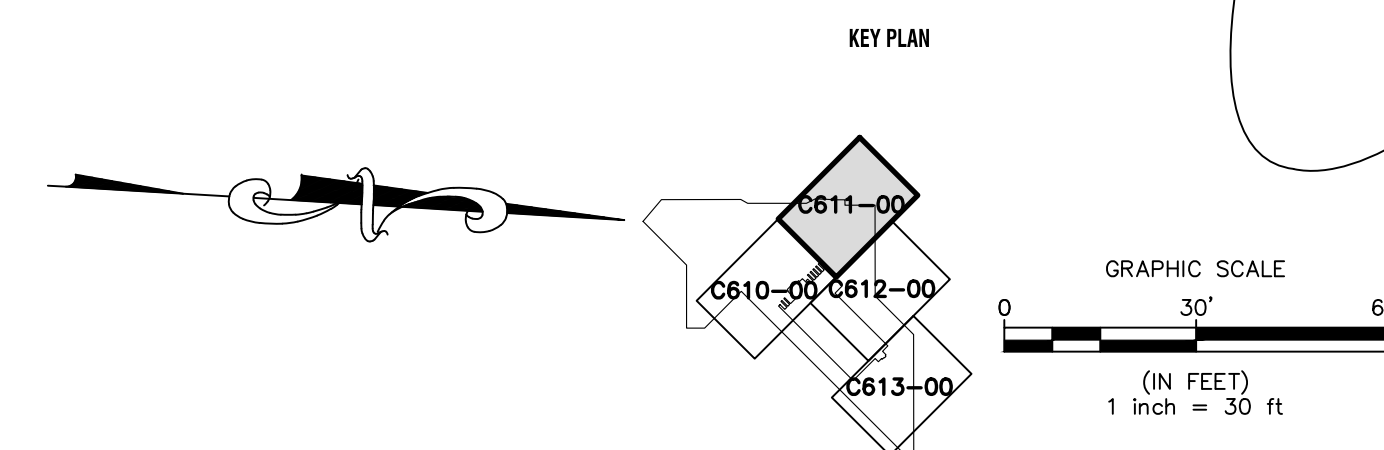
C611-00-0

DETAILED UTILITY PLAN
1" = 40'



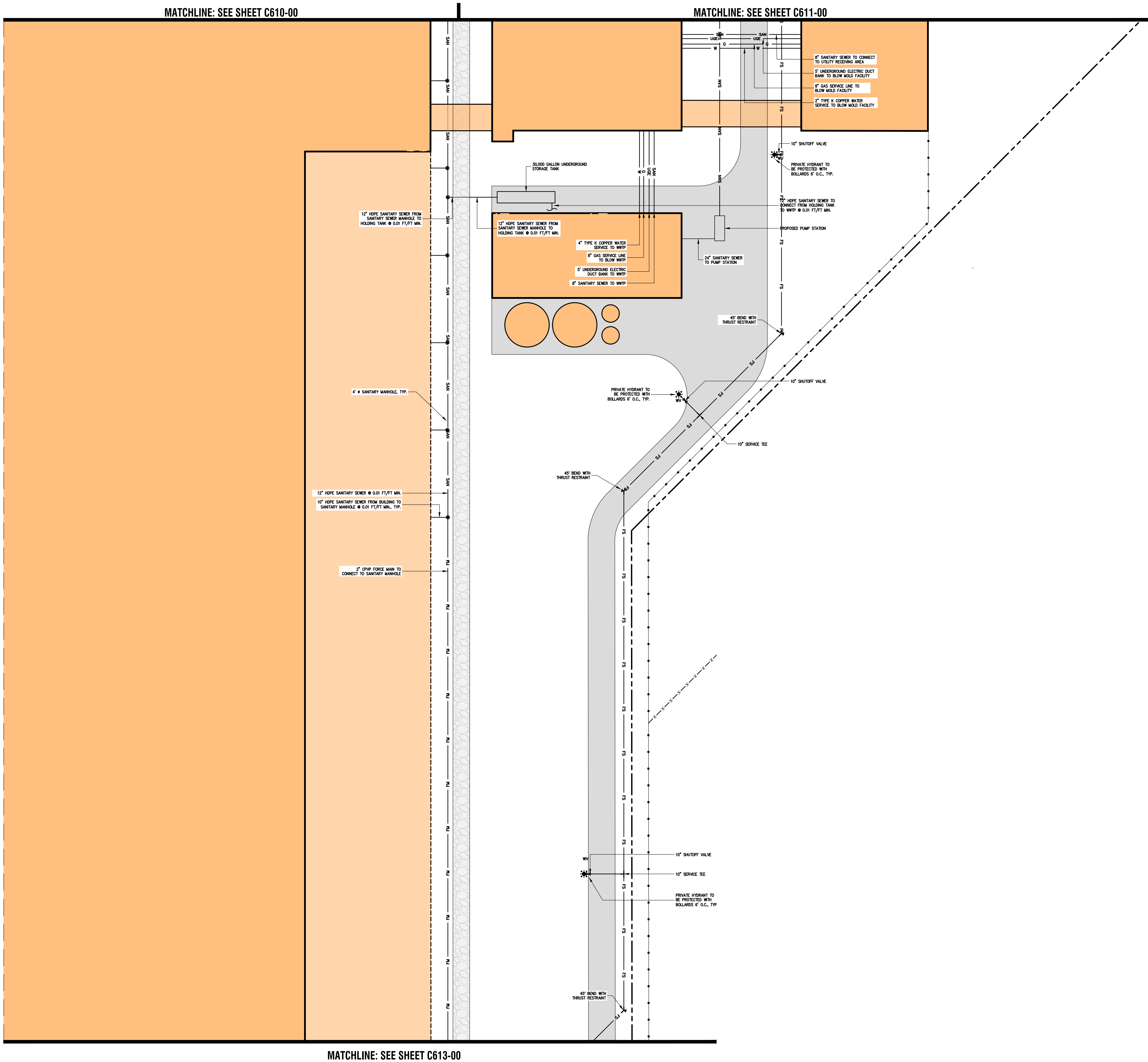
MATCHLINE: SEE SHEET C610-00

MATCHLINE: SEE SHEET C612-00



MATCHLINE: SEE SHEET C610-00

MATCHLINE: SEE SHEET C611-00



MATCHLINE: SEE SHEET C613-00



STRUCTURA
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30 South Main St, Suite 301
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F 330.253.8955
info@structura.com

ISSUE DATES
A SUBMITTAL 04/21/2025

W	WATER PIPE
FS	FIRE SUPPLY PIPE
G	GAS PIPE
SAN	SANITARY GRAVITY PIPE
FM	SANITARY FORCE MAIN PIPE
U/E	UNDERGROUND ELECTRIC CONDUIT
EDB	ELECTRIC DUCT BANK
ST	STORM PIPE
WS	WATER SERVICE SHUT OFF VALVE
HY	SITE HYDRANT

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PROJECT GLADIATOR

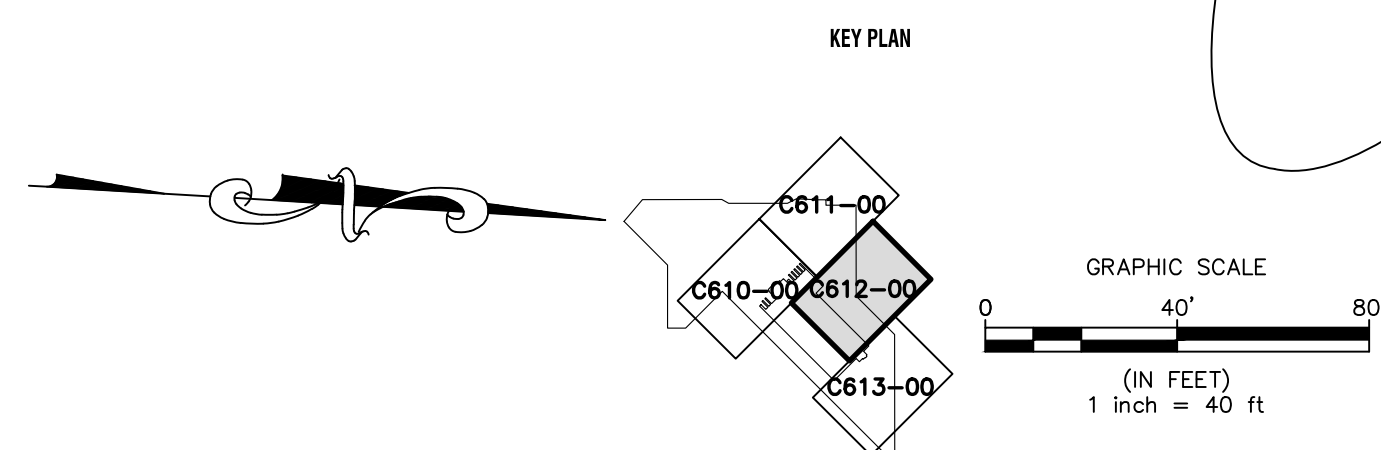
Chobani
PROJECT GLADIATOR
PROCESS, BUSINESS AND
TECHNOLOGY PHASE
PROJECT

PROJECT INFO
2025-03-08 PROJECT GLADIATOR

REFERENCE
NOT FOR CONSTRUCTION

ROBERTA, RES. JR. LICENSE #07742
EXPIRATION DATE 02/28/2027

THIS DRAWING IS FOR PRICING
AND PROGRESS REFERENCE
PURPOSES. MANY FEATURES ARE
NOT FULLY DEVELOPED OR
COORDINATED BETWEEN
DISCIPLINES AS THEY WILL BE
FOR CONSTRUCTION DOCUMENTS.







C612-00-0
DETAILED UTILITY PLAN
1" = 40'



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[illegible]

SHEET LEGEND

- | | |
|---|------------------------------|
| — W — | WATER PIPE |
| — FS — | FIRE SUPPLY PIPE |
| — G — | GAS PIPE |
| — SAN — | SANITARY GRAVITY PIPE |
| — FM — | SANITARY FORCE MAIN PIPE |
| — UGE — | UNDERGROUND ELECTRIC CONDUIT |
|  EDB  | ELECTRIC DUCT BANK |
| — ST — | STORM PIPE |
|  | WATER SERVICE SHUT OFF VALVE |
|  | SITE HYDRANT |

CONSULTANT



PROJECT GLADIATOR

Chobani

PROJECT INFO

2025-0308 PROJECT GLADIATOR

REFERENCE

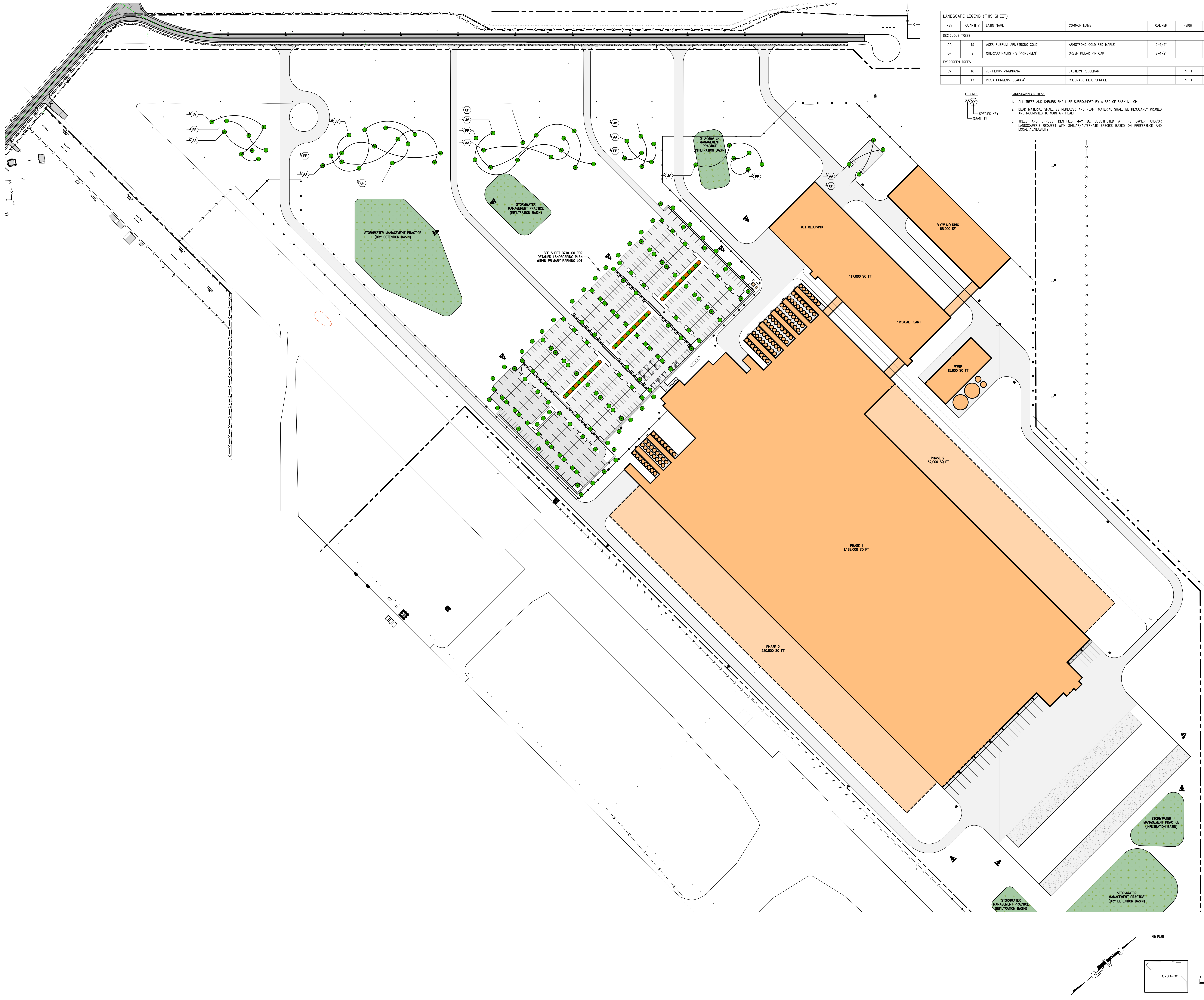
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ROONEY C. IVES JR., LICENSE #0778
EXPIRATION DATE: 02/28/2027

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C613-00-0

1" = 40'



LANDSCAPE LEGEND (THIS SHEET)						
KEY	QUANTITY	LATIN NAME	COMMON NAME	CALIPER	HEIGHT	ROOT
DECIDUOUS TREES						
AA	15	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD RED MAPLE	2-1/2"		B & B
QP	2	QUERCUS PALUSTRIS 'PRINGREEN'	GREEN PILLAR PIN OAK	2-1/2"		B & B
EVERGREEN TREES						
JV	18	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR		5 FT	B & B
PP	17	PICEA PLUNKERS 'GLAUCA'	COLORADO BLUE SPRUCE		5 FT	B & B

- LEGEND:
- LANDSCAPING NOTES:
- ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF DARK MULCH.
 - DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.
 - TREES AND SHRUBS IDENTIFIED MAY BE SUBSTITUTED AT THE OWNER AND/OR LANDSCAPER'S REQUEST WITH SIMILAR/ALTERNATE SPECIES BASED ON PREFERENCE AND LOCAL AVAILABILITY.



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ISSUE DATES		
A	SUBMITTAL	DATE
		04/21/2025

SHEET LEGEND

PROPOSED LANDSCAPING

CONSULTANT

NAPIERALA CONSULTING
CONSULTING ENGINEER
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CLEVELAND, OH 44115
(216) 521-1111
WWW.NAPIERALACONSULTING.COM

PROJECT GLADIATOR

Chobani
PROJECT GLADIATOR
BUSINESS SERVICES AND
TECHNOLOGY PHASE
ROSELAND, NY

PROJECT INFO

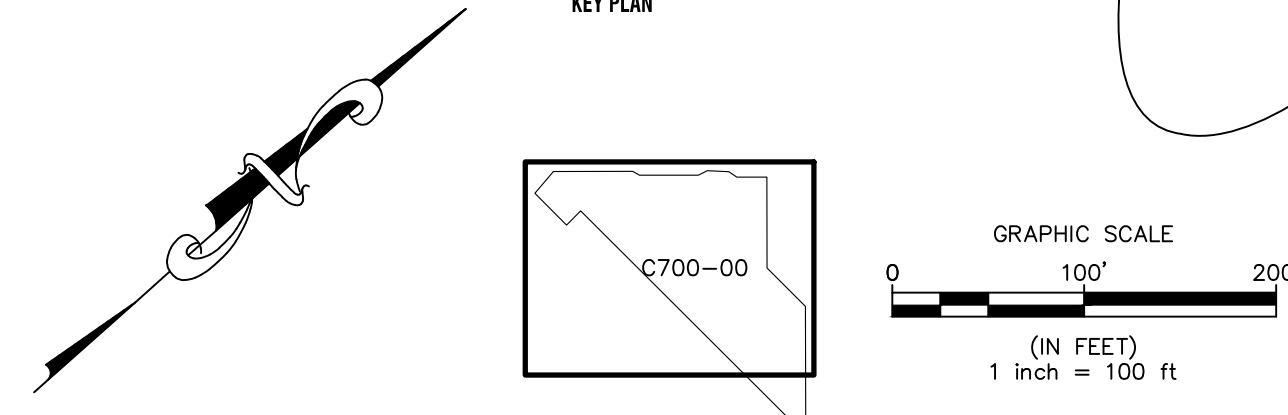
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C700-00-0
OVERALL LANDSCAPING PLAN
1" = 100'

Photometrics Part 1
Scale: 1" = 40'-0"



