

May 21, 2025

Mr. Mark Esposito, Chair
City of Rome Planning Board
c/o Garret Wyckoff, Planner
198 N. Washington Street
Rome, NY 13440

Via email: gwyckoff@romecitygov.com

Re: Chobani Processing Plant, Griffiss Technology Park
Staff Review of Submitted Site Plan

Dear Mr. Esposito,

On behalf of our client, Chobani, and the project team, we are submitting revised site plans to address comments that we have received from comments at the May 6th Planning Board meeting and from City Planning staff. To facilitate a review of the revisions, the following is a response to the comments we received. We appreciate the City's feedback and look forward to continuing the site plan approval process.

Review memo dated May 2, 2025

1. This memo assumes the passage of the currently pending zoning update, including changes to how the number of required bicycle parking spaces are required. The proposed change will reduce the number of bicycle parking spaces required for industrial uses from 1 per 5000 square feet (approximately 360 for this project) to 1 per 20 employees at highest shift count (approximately 20 for this project).

The site plans have been revised to show the required 20 bicycle spaces at the main entry to the building. The spaces are sized per City Code with the appropriate accommodations to secure a bicycle.

2. Please flatten the drawing layers, if possible, when exporting electronic files.

Drawing file management has been performed to the maximum extent possible. Due to the project site, the electronic files are still large.

3. Please add an approximate project timeline to the cover page in the next revision of the site plan package.

Chobani is in the process of hiring a construction management company for the project. Once selected, the design team will work with the company to develop a project timeline and provide that to the City.

4. Please confirm whether lighting is planned for the service driveways connecting the site to Perimeter Road.

Site lighting will be provided along all service driveways connecting to Perimeter Road.

5. Per Section 80-19.4(d)(xiv), site plan review packages should include the location, size, and design and type of construction of all proposed signs. Please include design and specifications for planned signage on site in the next revision of the site plan package.

A sign package has not yet been prepared for the project. A sign package will be prepared and submitted to the Planning Board for its review and approval.



6. Per Section 80-8.5, all development must install sidewalks regardless of interconnectivity or lack thereof. It is recommended that the “standard duty” pavement connections between the main parking area and Perimeter Road be modified to include bicycle and pedestrian connections, as Oneida County anticipates installing a pedestrian/bicycle connection on Perimeter Road to the existing Griffiss Sculpture Garden Trail.

A 12', standard duty asphalt pedestrian and bicycle path has been added along the first driveway that connects to the parking lot. A defined walkway for pedestrians is provided from this point to the main entrance of the building. Bicyclists will travel along the travel lane up to the bicycle racks at the main entrance.

7. Per Section 80-14.8(b)(i-iv), bicycle parking spaces must be a minimum of two feet in width, six feet in length, and with a minimum of seven feet of vertical clearance, and racks must be designed to accommodate U-shaped locking devices. Please include design and specifications for bicycle parking amenities in the next revision of the site plan package.

“Inverted U” type bicycle racks have been added to the north of the main entrance to the facility in conformance with minimum bicycle parking space dimensions.

8. Per Sections 80-14.6(e), 80-14.7(b), and 80-14.9(c), parking, off-street loading areas, and driveways must be surfaced in a “durable all-weather material”. Section 80-14.7(b) defines “durable all-weather material” as “asphalt, concrete, turfstone, or other product”.

The gravel tractor trailer staging area to the east of the loading dock has been replaced with a heavy duty asphalt area in compliance with the City code.

9. Per Section 80-15.3(b), a maintenance agreement describing landscaping responsibilities is required. For the purposes of this application, it will be sufficient to add a note to the applicable sheets within the site plan packaged identifying who will be responsible for landscape maintenance (property owner or lessee) and whether it will be performed by contract or “in-house”.

A general maintenance agreement has been added to the notes on sheets C700-00 & C710-00 describing the lessee as responsible for ongoing landscaping maintenance.

10. Per Section 80-15.4(b), coniferous trees must be at least six feet in height at time of planting. Sheet C700-00-0 lists planting heights of five foot for the proposed evergreens. Please revise in the next revision of the site plan package.

The planting height for coniferous trees has been updated to 6 feet on sheets C700-00 & C710-00.

11. Per Section 80-15.10, new developments of 10,000 square feet or more of impermeable surface must be designed to filter or store the first inch of rainwater during each rain event. Please confirm that the proposed stormwater management practices for the site will satisfy this requirement.

The stormwater management system is being designed to provide the treatment, both water quality and water quantity, in compliance with the NYSDEC SPDES General Permit for Stormwater Discharges from Construction Activity (GP-0-25-001). The Construction General Permit requires water quality practices to be designed in the area of Rome to treat 1.1 inches of rainfall. The project's stormwater system will utilize infiltration basins to allow the calculated runoff from the 1.1-inch rain storm to infiltrate into the ground. Additional stormwater management is provided to properly attenuate runoff from storms up to and including the 100-year, 24-hour design storm (5.93 inches).



Review Memo dated May 8, 2025

12. It was referenced during the Planning Board meeting on 5/6/2025 that signage design for the proposed facility is still pending. We suggest a preliminary signage package based on Chobani's current facilities, with a note that a final signage package will be presented to the Board once complete.

A sign package has not yet been prepared for the project. A sign package will be prepared and submitted to the Planning Board for its review and approval.

13. We recommend that the sidewalk shown on Sheet C400 of the revised plans be changed to a 10'-12' shared-use path to match the existing Griffiss Sculpture Garden Trail that runs along State Route 825. It is anticipated that improvements to Perimeter Road will be designed similarly, and this will provide a safe, convenient multi-use connection between the proposed facility and the surrounding community. Usage for the shared-use path located on the Mohawk River Trail just south of the Route 825 parking area recorded an average monthly user count of 5,000 people, with peak monthly usage in September 2024 of 8,500 people.

The sidewalk has been revised to a multi-purpose path with a 12-foot width.

We appreciate the City's efforts and coordination with the project team and we look forward to coming before the Planning Board on June 3rd. Please feel free to reach out to our office with any questions or comments.

Sincerely,
Napierala Consulting Professional Engineer, PC

Rod Ives, PE
Project Manager



CONSTRUCTION SEQUENCE:

1. TAXIWAY ALONG THE WEST TO BE USED FOR MATERIAL STORAGE, CONSTRUCTION TRAFFIC, PARKING, ETC. COORDINATE LOCATION WITH COUNTY OF ONEIDA DURING CONSTRUCTION OF NEW ACCESS ROAD.
2. CONSTRUCT STABILIZED CONSTRUCTION ROADS ALONG POINTS SHOWN ON PLANS.
3. CLEAR AND GRUB STORMWATER MANAGEMENT AREAS. EXCAVATE PRACTICES FOR FILL TO BE PLACED IN BUILDING PAD DISTURBED AREAS TO BE LIMITED TO FIVE (5) ACRES AT ANY POINT IN TIME.
4. BUILDING PAD AREAS ARE TO BE STABILIZED WITH COMPACTED STRUCTURAL FILL PER GEOTECHNICAL AND STRUCTURAL ENGINEERING REQUIREMENTS.
5. FOUNDATION EXCAVATION/CONSTRUCTION IN WORK AREAS TO PROGRESS AS BUILDING PAD AREAS ARE BROUGHT TO SUBGRADE.
6. PARKING GRADING AND STABILIZATION.
7. UNDERGROUND UTILITY CONSTRUCTION.
8. REMOVAL OF CONCRETE TAXIWAY. CONCRETE TO BE CRUSHED AND USED AS FILL FOR PHYSICAL PLANT, WASTEWATER TREATMENT PLANT, PARKING LOTS, AND BLOW MOLDING BUILDINGS. STABILIZE EXPOSED AREAS WITH TOPSOIL, SEED AND MULCH.
9. SITE CONCRETE WORK (SIDEWALK, CURBING, ETC.).
10. PAVING WORK.
11. FINAL GRADING, SEEDING AND MULCHING.
12. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES UPON FINAL STABILIZATION.

EROSION AND SEDIMENT CONTROL PLAN NOTES:

1. LAND DISTURBANCE TO BE LIMITED TO FIVE (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 WITH GRASS SEED AND MULCH OR STONE IN CONFORMANCE WITH NYSDEC "NEW YORK STATE STANDARDS AND SPECIFICATION FOR EROSION AND SEDIMENT CONTROL."
3. AREAS OF BARE SOIL ARE TO BE STABILIZED IF NO WORK HAS BEEN PERFORMED, OR IS EXPECTED TO BE PERFORMED WITHIN SEVEN (7) DAYS.



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ISSUE DATES		
A	SUBMITTAL	04/21/2025
B	GEN. REV.	05/02/2025
C	GEN. REV.	05/18/2025

SHEET LEGEND

CONSULTANT
NAPIERALA
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100 COUNTY STREET
MADISON, NY 12554
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WWW.NAPIERALACONSULTING.COM

PROJECT GLADIATOR

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Chobani
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TECHNOLOGY PRACTICES
ROSELIE, NY

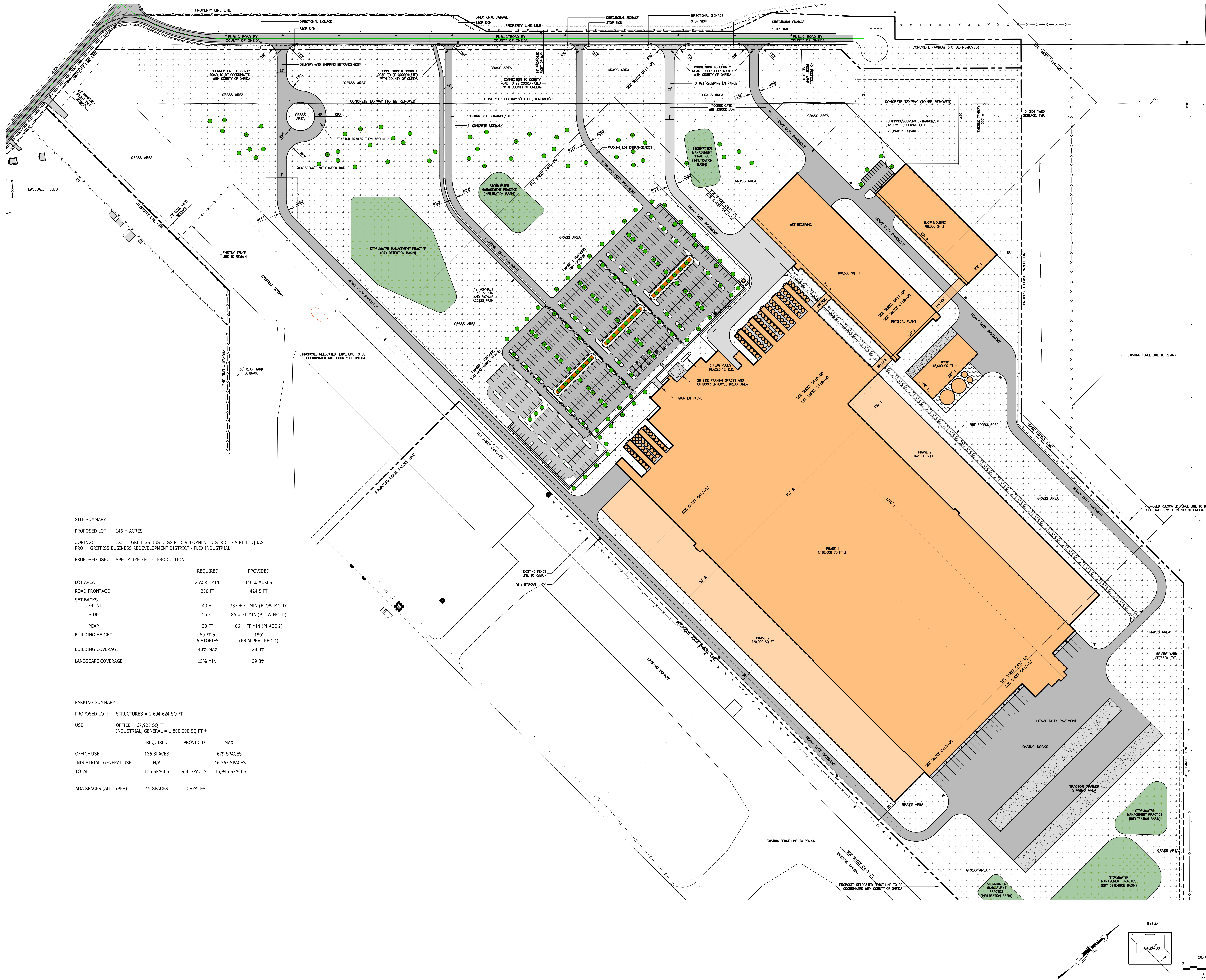
PROJECT INFO
2025-0308 PROJECT GLADIATOR

REFERENCE
NOT FOR CONSTRUCTION

ROSELIE, NY, LICENSE #077842
EXPIRATION DATE 02/28/2027

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C300-00-0
EROSION AND SEDIMENT
CONTROL PLAN
1 of 100



SITE SUMMARY

PROPOSED LOT: 146 ± ACRES
ZONING: EX: GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - AIRFIELD/US
PRO: GRIFFISS BUSINESS REDEVELOPMENT DISTRICT - FLEX INDUSTRIAL
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 APPRVL REQ'D)
BUILDING COVERAGE	40% MAX	28.3%
LANDSCAPE COVERAGE	15% MIN.	39.8%

PARKING SUMMARY

PROPOSED LOT:	STRUCTURES = 1,694,624 SQ FT		
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	

ISSUE DATES

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SHEET LEGEND

PRO. CHAIN LINK FENCE
EX. CHAIN LINK FENCE
PRO. GRASS AREA
PRO. CONCRETE PAVEMENT
PRO. ASPHALT PAVEMENT
PROPOSED LANDSCAPING

CONSULTANT

NAPIERALA
CONSULTING
ARCHITECTURE
1111 CLEVELAND STREET
CLEVELAND, OH 44115
2025-10308 PROJECT GLADIATOR

PROJECT GLADIATOR

Chobani
PROJECT GLADIATOR
TECHNOLOGY PARK
ROSELAND, NY

PROJECT INFO

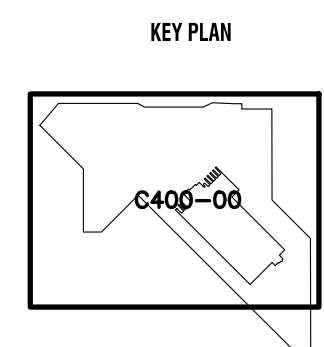
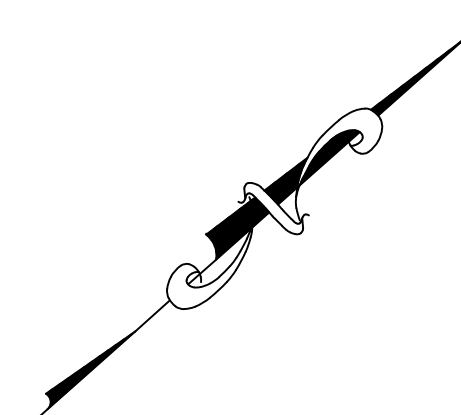
2025-10308 PROJECT GLADIATOR

REFERENCE

NOT FOR CONSTRUCTION

ROBERTA, RES. JR., LICENSE #077842
EXPIRATION DATE 12/28/2027

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

C400-00
PROJECT SITE LAYOUT PLAN
1" = 100'



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[illegible]

	PRO. CHAIN LINK FENCE
	EX. CHAIN LINK FENCE
	PRO. GRASS AREA
	PRO. CONCRETE PAVEMENT
	PRO. ASPHALT PAVEMENT
	PROPOSED LANDSCAPING
	DIRECTION OF TRAVEL (NOT TO BE PAINTED)
	SITE LIGHTING FIXTURE

NAPIERALA CONSULTING
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MANHATTAN, NEW YORK 10114
email: 5NAP@NAPICON.COM
PH (212) 682-5580 FAX (212) 682-5544

[illegible]

obani

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GRIFFISS BUSINESS AND
TECHNOLOGY PARK
ROCKY HILL, CT

2025-03-08 PROJECT GLADIATOR

— 114 —

11

DETAILED LAYOUT PLAN
1" = 40'



DETAILED LAYOUT PLAN
1" = 40'



RADIATOR	
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Chobani

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EXPIRATION DATE: 02/28/2027

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411-00-0

$$\frac{1^\circ}{1'} = 40'$$



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SHEET LEGEND

— 480 — EXISTING CONTOUR

480 PROPOSED CONTOUR

PRO. CATCH BAS
FY. STORM PIPE

— ST — PRO. STORM PIPE


NAPIERALA

THE MCGRAW-HILL COMPANIES
 SELL • DESIGN • ENGINEERING
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PROJECT GLADIATOR

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PRO
GRIFF
TE

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11

2025-0308 PROJECT GLADIATOR

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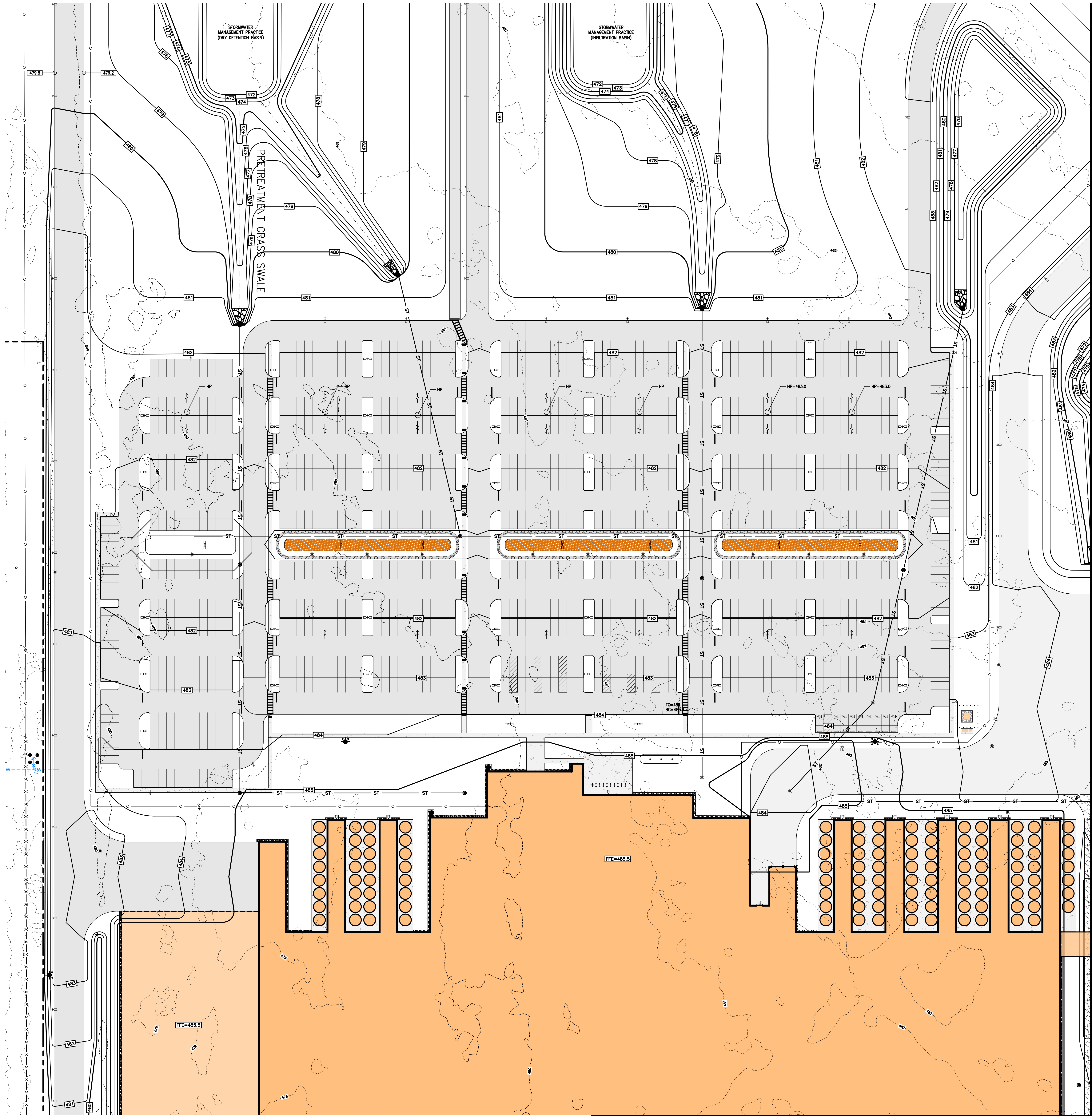
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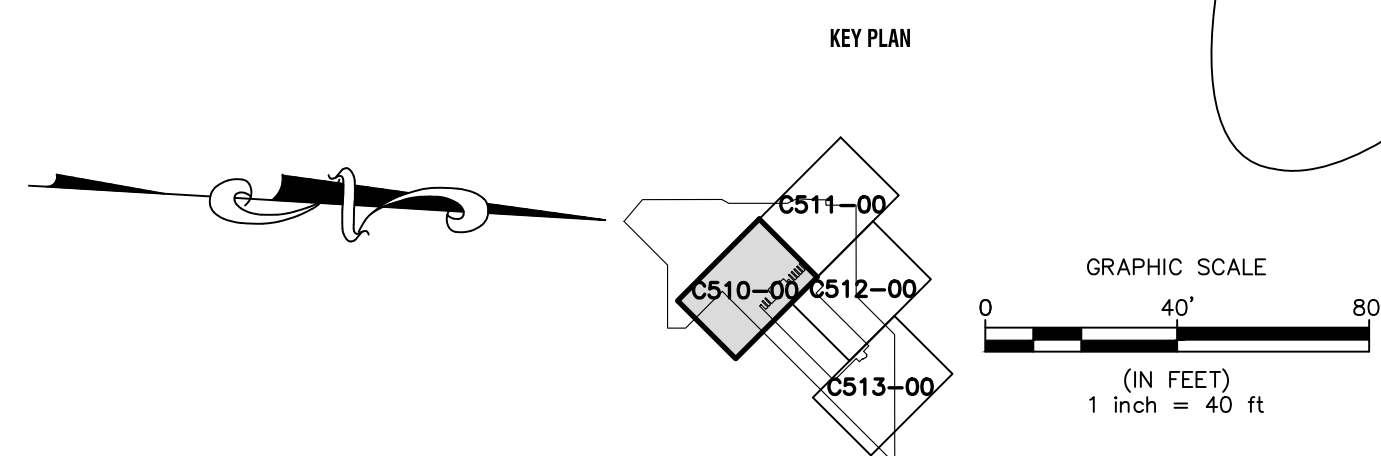


OVERALL GRADING PLAN
1" = 100'



MATCHLINE: SEE SHEET C511-00

MATCHLINE: SEE SHEET C512-00



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ISSUE DATES		
A	SUBMITTAL	04/21/2025
B	GEN. REV.	05/02/2025
C	GEN. REV.	05/18/2025

SHEET LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
⊗	PRO. CATCH BASIN
---	EX. STORM PIPE
---	PRO. STORM PIPE

CONSULTANT

NAPIERALA CONSULTING
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Fax: 847.440.1101
www.napierala.com

PROJECT GLADIATOR

Chobani
PROJECT GLADIATOR
EXPRESS DELIVERY AND
TECHNOLOGY PARK
ROSELAND, NY

PROJECT INFO

2025-0308 PROJECT GLADIATOR

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ROBERTA, RES. JR. LICENSE #077842
EXPIRATION DATE 12/28/2027

C510-00 C511-00 C512-00 C513-00

KEY PLAN

GRAPHIC SCALE

0 40' 80'

(IN FEET)
1" = 40'

C510-00-0

DETAILED GRADING PLAN

1" = 40'



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ISSUE DATES		
A	SUBMITTAL	04/21/2025
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C	GEN. REV.	05/18/2025

SHEET LEGEND	
— W —	WATER PIPE
— FS —	FIRE SUPPLY PIPE
— G —	GAS PIPE
— SAN —	SANITARY GRAVITY PIPE
— FM —	SANITARY FORCE MAIN PIPE
— L —	UNDERGROUND ELECTRIC CONDUIT
— ST —	STORM PIPE
— WP —	WATER SERVICE SHUT OFF VALVE
— SH —	SITE HYDRANT

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1101 CLEVELAND STREET
CLEVELAND, OH 44115
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PROJECT GLADIATOR

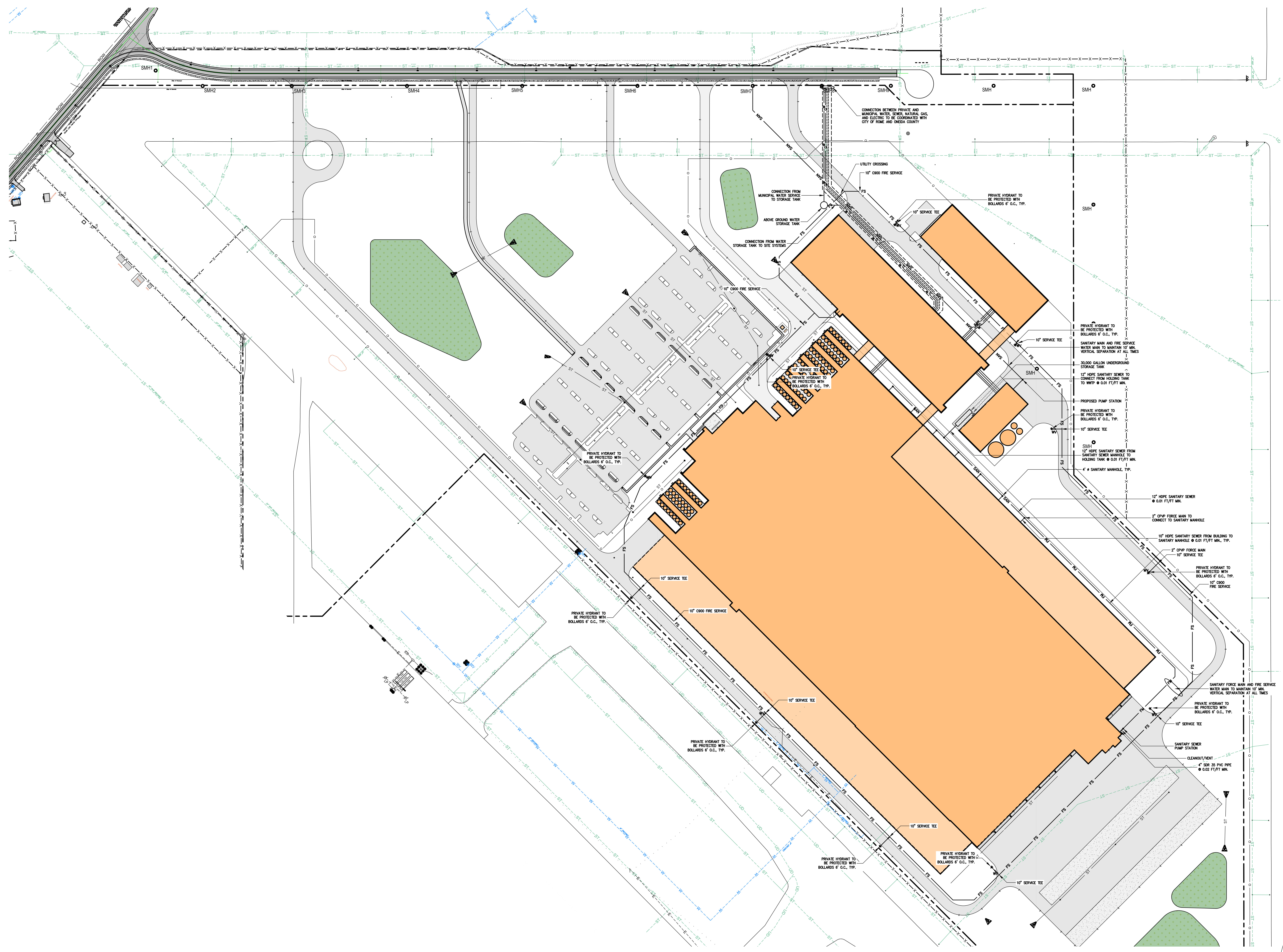
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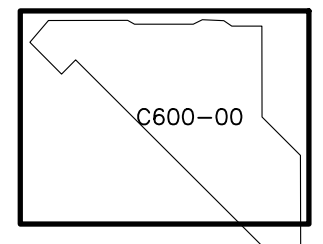
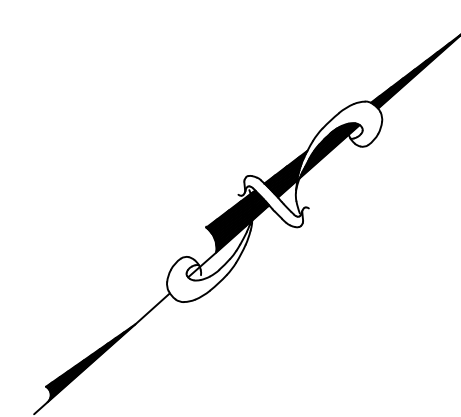
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EXPIRATION DATE 02/28/2027

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- NOTES
1. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER PIPES AND WASTEWATER (PROCESS) AND SANITARY PIPES IS 10 FEET. OUTSIDE OF PIPE TO OUTSIDE OF PIPE - IF 10 FEET OF HORIZONTAL CANNOT BE ACHIEVED, THE WASTEWATER PIPE MUST MEET OR EXCEED THE PRESSURE RATING OF THE WATER PIPE.
 2. MINIMUM VERTICAL SEPARATION AT CROSSINGS BETWEEN WATER PIPES AND WASTEWATER PIPES IS 18 INCHES. WASTEWATER PIPES ARE TO CROSS BELOW WATER PIPES. WHEN WASTEWATER PIPES MUST PASS ABOVE WATER PIPES, THE MINIMUM SEPARATION IS TO BE 18 INCHES AND THE WASTEWATER PIPE MUST BE SUPPORTED A MINIMUM OF 10 FEET FROM BOTH SIDES OF THE CROSSING TO PREVENT MIS-AUGMENT OF WASTEWATER PIPES.



C600-00-0
OVERALL UTILITY PLAN
1" = 100'




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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

PROJECT GLADIATOR

PROJECT INFO

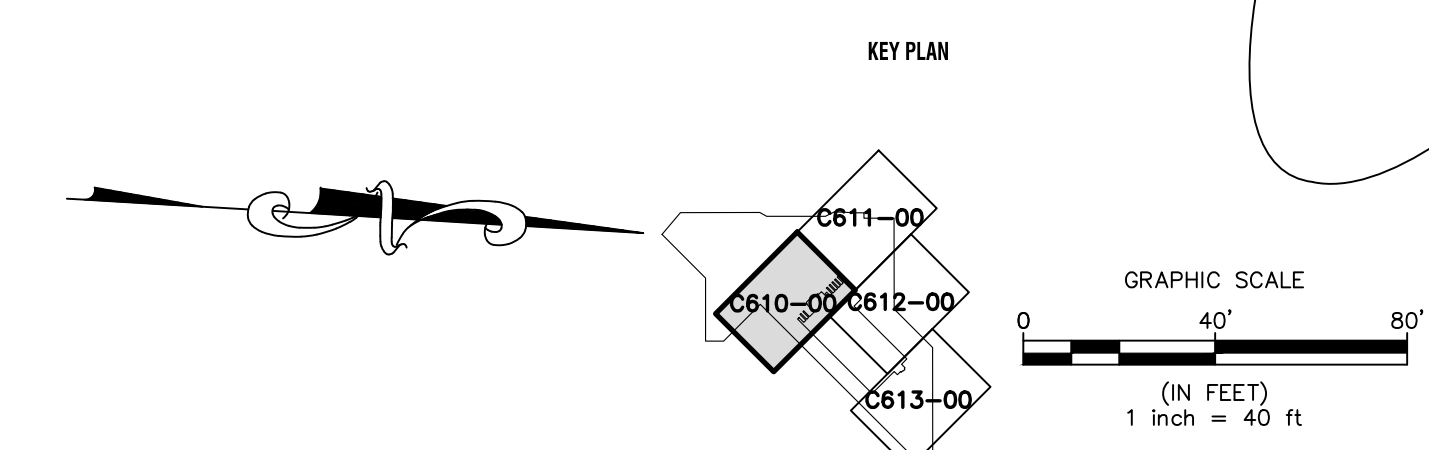
RODNEY C. IVES JR., LICENSE #077842
EXPIRATION DATE: 02/28/2027



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

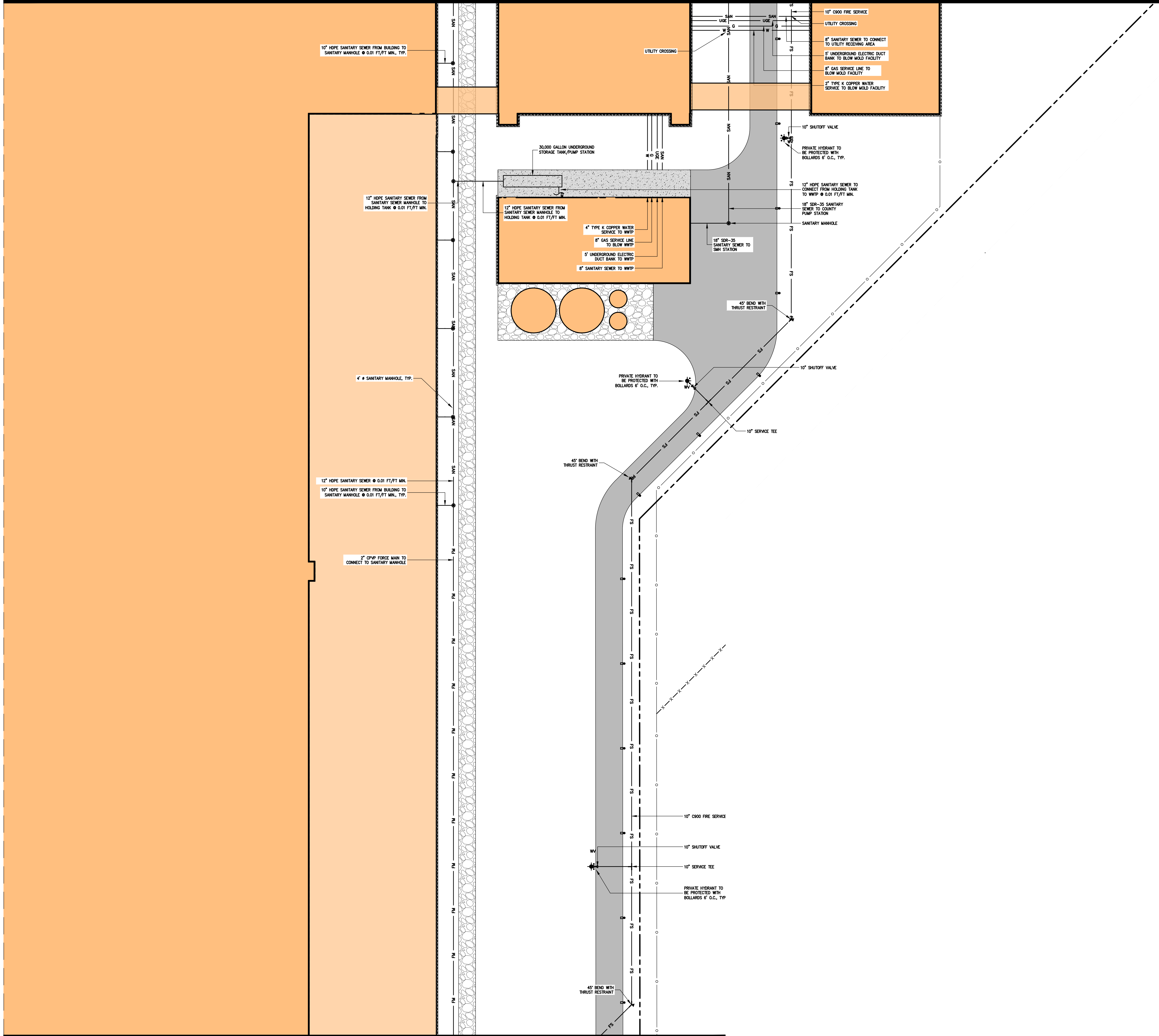


MATCHLINE: SEE SHEET C612-00



MATCHLINE: SEE SHEET C610-00

MATCHLINE: SEE SHEET C611-00



MATCHLINE: SEE SHEET C613-00



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ISSUE DATES

ISSUE	DATE	DESCRIPTION
A	04/21/2025	SUBMITTAL
B	05/02/2025	GEN. REV.
C	05/18/2025	GEN. REV.

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
- WS WATER SERVICE SHUT OFF VALVE
- SH SITE HYDRANT

CONSULTANT

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PROJECT GLADIATOR

Chobani
PROJECT GLADIATOR
BUSINESS AND TECHNOLOGY PARTNERS
ROCKY HILL, CT

PROJECT INFO

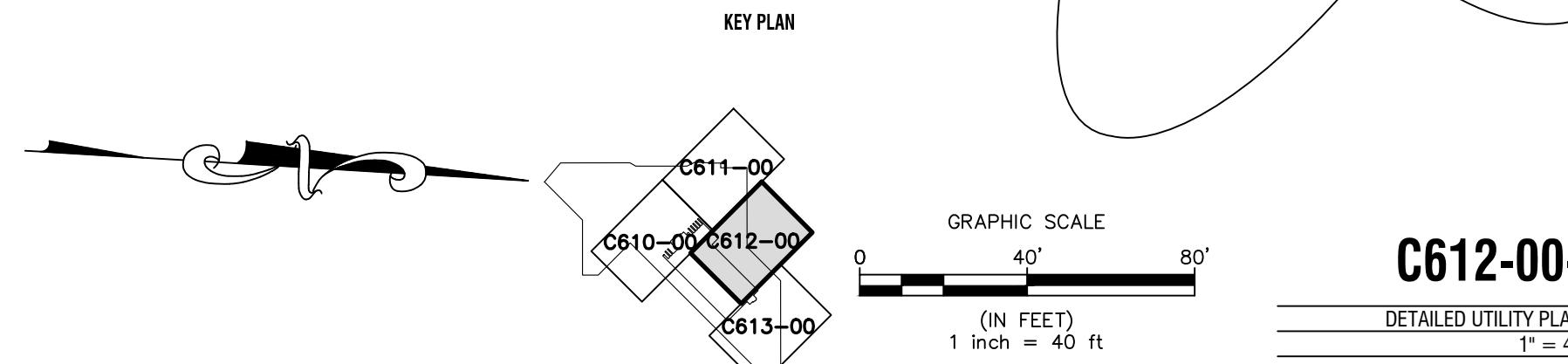
2025-03-08 PROJECT GLADIATOR

REFERENCE

NOT FOR CONSTRUCTION

ROBERTA, RES. JR. LICENSE #07745
EXPIRATION DATE 02/28/2027

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C612-00-0

DETAILED UTILITY PLAN



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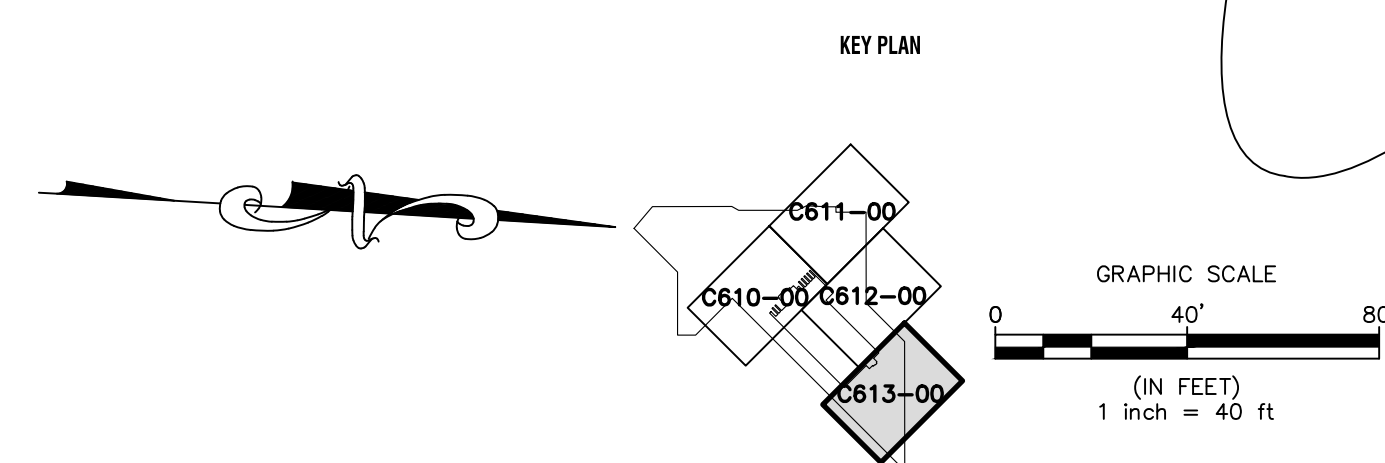
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— ST —	STORM PIPE
 WSV	WATER SERVICE SHUT OFF VALVE
	SITE HYDRANT

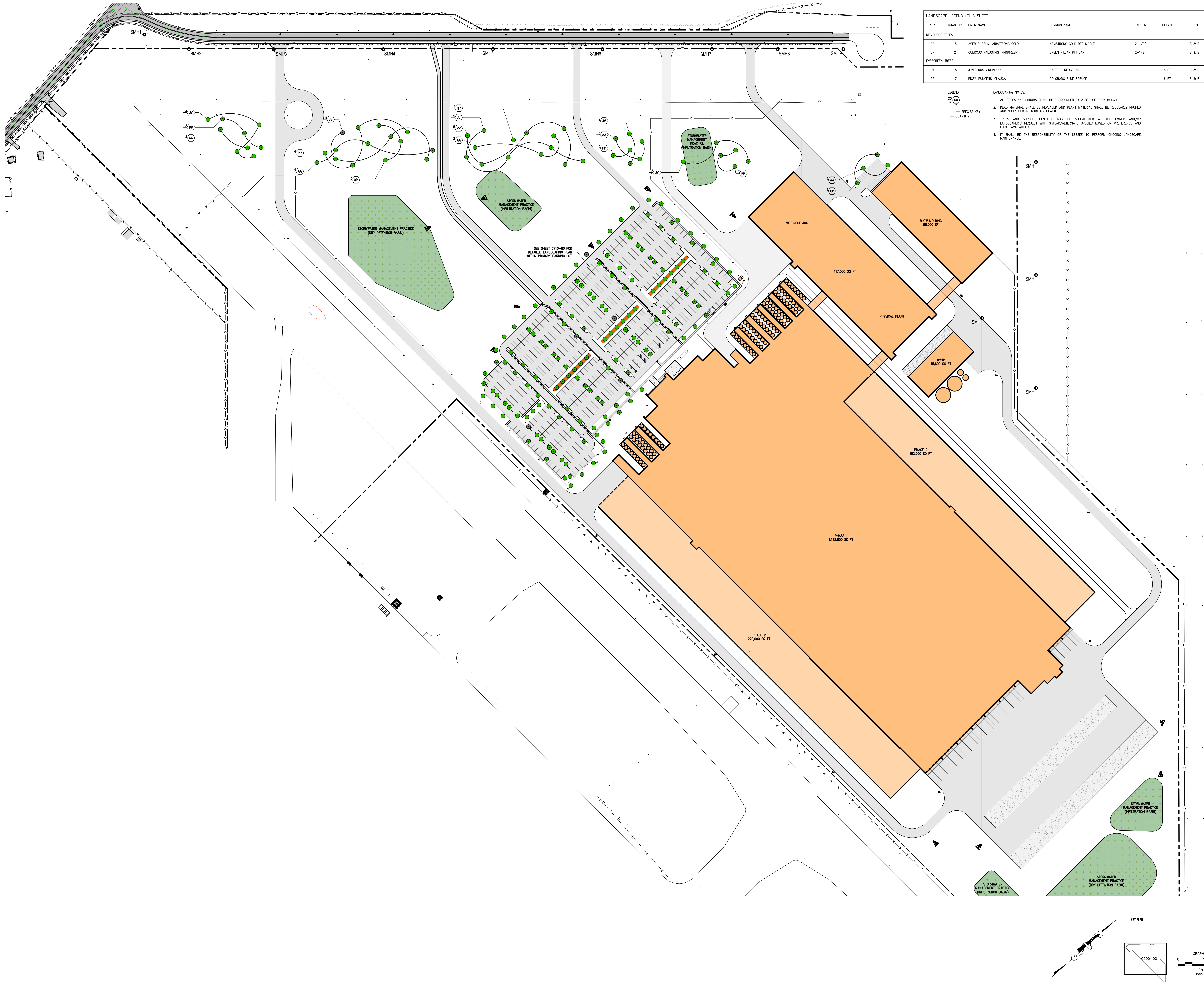
PROJECT GLADIATOR

PROJECT INFO

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

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 'PRINCEGREEN'	GREEN PILLAR PIN OAK	2-1/2"		B & B
EVERGREEN TREES						
JV	18	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR		6 FT	B & B
PP	17	PICEA PLUNKERS 'GLAUCOA'	COLORADO BLUE SPRUCE		6 FT	B & B

- LEGEND:
- SMH1 SMH2 SMH3 SMH4 SMH5 SMH6 SMH7 SMH8 SMH9
- SMH10 SMH11 SMH12 SMH13 SMH14 SMH15 SMH16 SMH17 SMH18 SMH19 SMH20 SMH21 SMH22 SMH23 SMH24 SMH25 SMH26 SMH27 SMH28 SMH29 SMH30 SMH31 SMH32 SMH33 SMH34 SMH35 SMH36 SMH37 SMH38 SMH39 SMH40 SMH41 SMH42 SMH43 SMH44 SMH45 SMH46 SMH47 SMH48 SMH49 SMH50 SMH51 SMH52 SMH53 SMH54 SMH55 SMH56 SMH57 SMH58 SMH59 SMH60 SMH61 SMH62 SMH63 SMH64 SMH65 SMH66 SMH67 SMH68 SMH69 SMH70 SMH71 SMH72 SMH73 SMH74 SMH75 SMH76 SMH77 SMH78 SMH79 SMH80 SMH81 SMH82 SMH83 SMH84 SMH85 SMH86 SMH87 SMH88 SMH89 SMH90 SMH91 SMH92 SMH93 SMH94 SMH95 SMH96 SMH97 SMH98 SMH99 SMH100
- LANDSCAPING NOTES:
1. ALL TREES AND SHRUBS SHALL BE SURROUNDED BY A BED OF BARK MULCH.
 2. DEAD MATERIAL SHALL BE REPLACED AND PLANT MATERIAL SHALL BE REGULARLY PRUNED AND NOURISHED TO MAINTAIN HEALTH.
 3. 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.
 4. IT SHALL BE THE RESPONSIBILITY OF THE LESSEE TO PERFORM ONGOING LANDSCAPE MAINTENANCE.



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ISSUE DATES			
A	SUBMITTAL	04/21/2025	
B	GEN. REV.	05/02/2025	
C	GEN. REV.	05/18/2025	

SHEET LEGEND

PROPOSED LANDSCAPING

CONSULTANT

NAPIERALA CONSULTING
CONSULTING ENGINEER
10000 WOODBURN AVE., SUITE 100
CINCINNATI, OH 45241
(513) 533-1111
www.napieralac.com

PROJECT GLADIATOR

Chobani
PROJECT GLADIATOR
PROCESS, DESIGN, AND
TECHNOLOGY PHASE
ROSELAND, NY

PROJECT INFO

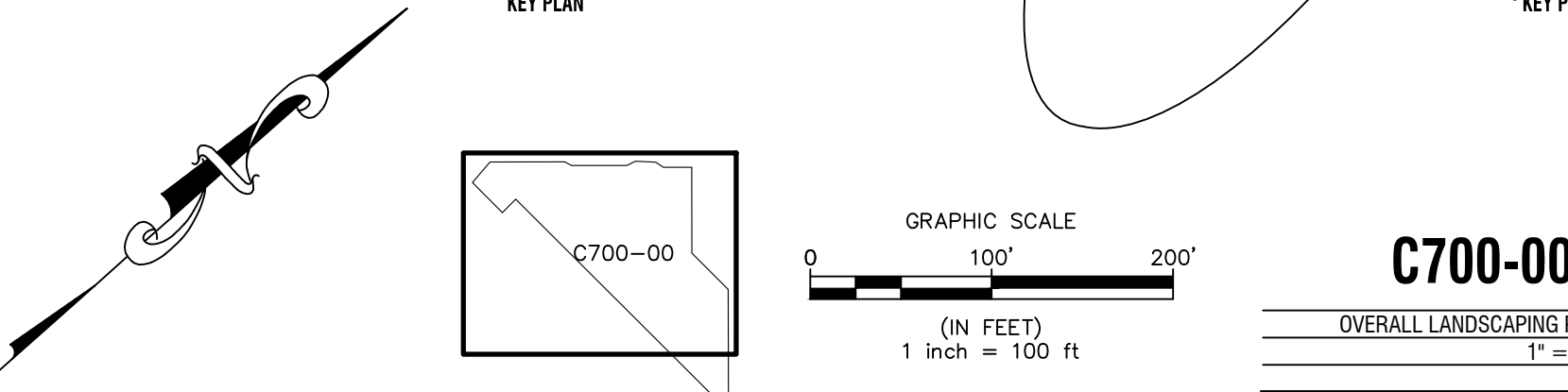
2025-03-08 PROJECT GLADIATOR

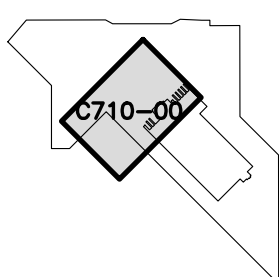
REFERENCE

NOT FOR CONSTRUCTION

ROBERTA, RES. JR., LICENSE #077842
EXPIRATION DATE 02/28/2027

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PURPOSES. MANY FEATURES ARE
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LEGEND:

- LANDSCAPING NOTES:

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SHEET LEGEND

 PROPOSED LANDSCAPING

PROJECT GLADIATOR

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C710-00-0
DETAILED LANDSCAPING PLAN
1" = 40'