
Members Present:	Mark Esposito (C), Joe Calandra (VC), Brittany Fumarola, Eric Gonzalez
Members Absent:	David Smith
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury, Matt Andrews, Joseph Guiliano
Petitioners:	Paul Schlick, Tim Hogan,
Others:	Amanda Cortese-Kolasz, Shaun Kaleta

PLANNING BOARD AGENDA

1. Board Chair Esposito called the meeting to order at approximately 7:00 PM
2. **Agenda Item 1:** Review and approval of the April 1st, 2025 meeting minutes.
3. Board Member Vice-Chair Calandra made a motion to approve the April 1st, 2024 meeting minutes. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
4. **Agenda Item 2:** Upcoming Meeting Dates: June 3rd and July 1st.
5. Informational only, no action was taken.

OLD BUSINESS:

NEW BUSINESS:

6. **Agenda Item 3:** Site Plan Review of a request by Paul Schlick, LLC for the construction of an approximately 4,400 square foot expansion to an existing warehouse at 511 W Court Street.
7. Petitioner Tim Hogan, project Engineer, came forward to present the project and answer questions from members of the Board along with Paul Schlick, representing the applicant.
8. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.
9. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
10. Staff Comment: The proposed expansion constitutes an unlisted action for the purposes of SEQR, as it exceeds 4000 square feet of gross floor area. The 30-day comment window has elapsed and no comments were received. The applicant has provided a Letter of No-Impact from the state historic preservation office as part of the application.

The parking area on-site is currently unmarked, and will need to be striped in accordance with the requirements set forth in the zoning code. The site has a preexisting nonconforming 113 ft curb cut/driveway, which substantially exceeds the 24 ft maximum allowable under current code. Given the neighborhood context of the site, requiring the driveway to be reduced would likely yield significant pedestrian safety benefits.

The northwestern portion of the site abuts Wood Creek. Any parking spaces abutting the northwestern edge of the parking area should incorporate wheel stops, curbs, or other devices to prevent the hazard of accidental encroachment onto the bank of the creek. We recommend issuing a SEQR negative declaration for this project and a conditional approval for the site plan subject to the conditions suggested below.

1) Prior to receiving a building permit, the applicant shall amend the site plan to show striping for all parking on-site in accordance with the applicable portions of the parking regulations set forth in the zoning code. Any spaces facing Wood Creek shall incorporate wheel stops or similar to prevent hazardous encroachment.

2) Prior to receiving a building permit, the applicant shall amend the site plan to show the primary Court Street driveway narrowed to a maximum of 30 feet and restoration of sidewalks between the extant sections.

3) Prior to receiving a certificate of occupancy, the property owner shall complete an administrative subdivision to merge the existing lots involved in the project.

11. Board Vice-Chair Calandra made a motion to conditionally approve the site plan for Agenda Item 3 subject to the following conditions:

- Prior to receiving a building permit, the applicant shall amend the site plan to show striping for all parking on-site in accordance with the applicable portions of the parking regulations set forth in the zoning code. Any spaces facing Wood Creek shall incorporate wheel stops or similar to prevent hazardous encroachment.
- Prior to receiving a building permit, the applicant shall amend the site plan to include a sidewalk across the W. Thomas Street side of the property.
- Prior to receiving a certificate of occupancy, the property owner shall complete an administrative subdivision to merge the existing lots involved in the project

It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).

12. **Agenda Item 4:** Recommendation to the Common Council regarding Ordinance No. 9787 - Amending Rome Code of Ordinances Chapter 80 – Zoning Code: Griffiss Business and Technology Park Development Districts Map and Table 80-14-1.

13. Matt Andrews, Deputy Director of Community & Economic Development came forward to present the proposed changes to the code and answer questions from members of the Board.

14. Board Chair Esposito asked if there were any members of the public who wished to comment on the proposed changes. No members of the public came forward.

15. Board Vice-Chair Calandra made a motion to recommend approval of the proposed changes to the code as presented. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
16. **Agenda Item 4:** Site Plan Review of a request by Chobani, LLC for the construction of an approximately 1.8 million square foot dairy processing plant on Perimeter Road (County Tax ID#s 224.000-1-4.1 and 224.000-1-5).
17. Kevin McAuliffe, attorney representing the applicant, and Rodney Ives, project engineer, came forward to present the project and answer questions from members of the Board.
18. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
19. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
20. Garret Wyckoff, Planner in the Department of Community and Economic Development, stated that the project was currently pending a coordinated SEQR review led by Oneida County, and that the Board therefore needed to table consideration of the project until that review was concluded.
21. Board Vice-Chair Calandra made a motion to table Agenda Item 4. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
1. Board Vice-Chair Calandra made a motion to adjourn the meeting. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
2. The meeting was adjourned at approximately 8:00 PM.