

Minutes of the meeting of the Rome Planning Board held on May 5, 2020 at 7:00 PM in the Common Council Chambers, second floor, City Hall, Rome, NY.

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Members Present:	Mark Esposito (C), Tom Arcuri (VC), Karim Madmoune, Joe Calandra
Members Absent:	David Troutman
City Representatives:	Gerard Feeney, Kristy Barhite, Matthew Andrews
Others:	None

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1. Chairman Mark Esposito called the meeting to order at 7:01 PM.
2. **Agenda Item 1:** Review and approval of the April 7, 2020 meeting minutes.
3. A motion was made and seconded to approve the April 7, 2020 meeting minutes. There was no discussion. A vote was taken and the motion was approved unanimously (4-0).
4. **Agenda Item 2:** TABLED – SEQR Review of a request by 211 Rome Realty Corporation for a 3-lot minor subdivision located at 199 and 201 Mill Street.
5. **Agenda Item 3:** TABLED – Preliminary Plat Review of a request by 211 Rome Realty Corporation for a 3-lot minor subdivision located at 199 and 201 Mill Street.
6. Chairman Esposito stated that both Agenda Items 2 and 3 remain on the table, as the project is required to be reviewed by the Zoning Board of Appeals for a use variance.
7. **Agenda Item 4:** SEQR Review of a request by B240, LLC to construct six total multi-story, multi-use buildings in three phases located in the Griffiss Business and Technology Park.
8. **Agenda Item 5:** Site Plan Review of a request by B240, LLC to construct six total multi-story, multi-use buildings in three phases located in the Griffiss Business and Technology Park.
9. Chairman Esposito asked petitioner to state names for the record and asked Mr. Matthew Andrews if the petitioner was now able to control the presentation.
10. Ms. Jessy Marquard from Larch Landscape Architecture and Engineering, PLLC came forward to present and stated that Ms. Kate Jarosh from B240, LLC (Bonacio Construction, Inc.) was present as well.
11. Mr. Brian Snow, IT Support for the City turned over presentation abilities to Ms. Marquard.

12. Ms. Marquard presented the proposed Phase II-IV of Air City Lofts project. Phase I was approved last year and is currently under construction. A total of six more buildings will be built. Two in each phase, starting in August 2020 with expected completion in October 2023.
13. Ms. Marquard continued her description of the project, including shared parking, covered parking areas, and stormwater management, sidewalks, landscaping, fencing, dumpster enclosures, and road and utility connections.
14. Mr. Karim Madmoune asked the question if the buildings in Phase I and the remaining phases will all have a similar appearance. Ms. Marquard responded with, yes.
15. Mr. Madmoune asked if each building would have commercial space. Ms. Marquard displayed the table of square footage of different uses within all phases.
16. Mr. Joe Calandra asked if there will be designated parking for residential. Ms. Marquard responded, stating the covered parking would be for residents.
17. Mr. Calandra asked about the total number of parking spaces. Ms. Marquard stated that for Phase II-IV there is 717 spaces proposed, including on-street parking spaces. The maximum by City code is 880 spaces.
18. Mr. Calandra asked if there is one space for each tenant. Ms. Marquard responded that there was one space for each dwelling unit.
19. Mr. Calandra asked how many covered parking spaces are being proposed. Ms. Marquard stated that there are 213 covered spaces proposed, including a few handicapped accessible spaces.
20. Mr. Madmoune asked Ms. Marquard to explain the on-street parking. Mr. Esposito asked if the on-street parking would be under City regulations, such as no on-street parking at night through the winter. Ms. Jarosh stated that as a city street it would follow all city regulations.
21. Mr. Esposito asked that with COVID-19, are all phases still on schedule. Ms. Jarosh stated that with a start date of August 2020 and several first-floor spaces are slated for essential businesses.
22. Mr. Madmoune and Mr. Calandra asked if 1A and 1B are on schedule and fully staffed. Ms. Jarosh answered yes to both.
23. Chairman Esposito asked the Board if there were any other questions. There were none.
24. Chairman Esposito asked Ms. Kristy Barhite if the City received any public comments. Ms. Barhite stated that there were no comments received by the City Clerk.
25. Chairman Esposito asked Ms. Kristy Barhite from Community and Economic Development if there were any staff comments for the proposed project.
26. Ms. Barhite stated, "At this time all interested and involved agencies have had the opportunity to comment on the proposed site plan. The Department of Environmental Conservation (DEC) has no

objections to the City of Rome Planning Board being Lead Agency for this project and has no further comments regarding this project as presented.

Oneida County Department of Planning responded with Recommendation of Approval for the Site Plan.

NYS DOT responded with the following comments:

- A NYS DOT Highway Work Permit will be required for any work performed within the highway right-of-way. This permit is required prior to the start of work.
- Any proposed signage, parking, advertising, service poles, plantings and landscaping will need to be located on private property and not on NYSDOT right-of-way.
- Please provide a copy of the Traffic Impact Analysis Study to this office. This report should show full-build out of the project for Phases II-IV with trip generation to see what impacts, if any, there are to the State Highway (roundabout) and the local system.

All items related to the staff review memo have been addressed through plan revisions and responses in a letter dated May 4, 2020 from Jessica Marquard. All other City Department comments were addressed via plan updates as well. The applicant will continue corresponding with the DPW and Engineering Departments in regard to utilities, street design, and R.O.W. development.

The Department of Community and Economic Development recommends issuing a SEQR Negative Declaration and Site Plan Approval as presented and contingent on delivery of the traffic study to the Regional DOT Office.”

27. Ms. Marquard asked if the NYS DOT saw the traffic memo from 2016 that was prepared for Griffiss Local Development Corporation (GLDC). Ms. Barhite stated that they may have seen the memo back in 2016, however the NYS DOT requested an impact analysis using present data, including building square footages, number of residents, etc.
28. Mr. Andrews interjected and stated that he spoke to the Regional Director of the DOT who made the request for the updated traffic impact analysis, on the information and plan as presented today.
29. Chairman Esposito asked the Board if he could get a motion for the SEQR.
30. A motion was made and seconded to issue a SEQR negative declaration. There was no discussion. A vote was taken and the motion was approved unanimously (4-0).
31. Chairman Esposito asked the Board if he could get a motion for the Site Plan with the suggested condition.
32. Mr. Calandra wanted clarification on the condition.
33. Ms. Marquard stated that the 2016 memo outlined four case scenarios that were all much greater development of the site than as planned. There should not be an issue with any traffic study on the proposed development.
34. Mr. Gerard Feeney clarified the condition.

35. A motion was made and seconded to issue site plan approval with the condition that prior to construction, the Regional NYS DOT office will receive an updated traffic impact analysis using project data as proposed. There was no discussion. A vote was taken and the motion was approved unanimously (4-0).
36. On a motion that was seconded the meeting was adjourned at 7:34 PM.