
Members Present: Mark Esposito (C), Joe Calandra (VC), Eric Gonzalez, Brittany Fumarola, David Smith

Members Absent:

City Representatives: Garret Wyckoff, James Rizzo, Danielle Salisbury, Matt Andrews

Petitioners: Andrew Bailey, Matthew Brobston, Della Pray, Roger Guerrieri

Others:

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 December 2nd, 2025 meeting minutes.
3. Board Vice-Chair Calandra made a motion to approve Agenda Item 1. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (5-0).
4. **Agenda Item 2:** 2. Upcoming Meetings: February 3rd and March 3rd.
5. Informational only. No action was taken.
6. **Agenda Item 3:** Tabled - Environmental Review (SEQR) of a request by Hangar Road Rome, LLC for the construction of an approximately 100,000 square foot office building on Hangar Road (Tax ID #224.000-1-3.1).
7. **Agenda Item 4:** Tabled – Site Plan Review of a request by Hangar Road Rome, LLC for the construction of an approximately 42,000 square foot office building on Hangar Road (Tax ID #224.000-1-3.1).
8. Board Member Fumarola made a motion to remove Agenda Items 3 and 4 from the table. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
9. Petitioner Matthew Brobston, representing the applicant, came forward to present the project and answer questions from members of the Board.
10. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
11. Board Chair Esposito asked for comments from the Department of Community and Economic Development.

12. Staff Comment: *Applicant is seeking to construct an approximate 102,000 sf three-story office building with associated parking and utility connections.*

During the SEQR process, NYS DOT identified the need for a Traffic Impact Study that should include Perimeter Road development as background traffic.

The Department of Community and Economic Development recommends approving the proposed site plan with the condition that the applicant completes the required NYS DOT Traffic Impact Study.

13. Board Vice-Chair Calandra made a motion to issue a SEQR Negative Declaration for Agenda Item 3. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
14. Board Member Fumarola made a motion to approve the site plan for Agenda Item 4 with the conditions as recommended by CED staff. It was seconded by Board Vice-Chair Calandra. A vote was taken and the motion was passed unanimously (5-0).
15. **Agenda Item 5:** Public Hearing of a request by James Donegan for a three-lot minor subdivision at 1814 Black River Boulevard.
16. Board Chair Esposito opened the public hearing.
17. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed subdivision. No members of the public came forward.
18. Board Chair Esposito opened the public hearing.
19. **Agenda Item 6:** Environmental Review (SEQR) of a request by James Donegan for a three-lot minor subdivision at 1814 Black River Boulevard.
20. **Agenda Item 7:** Subdivision Review of a request by James Donegan for a three-lot minor subdivision at 1814 Black River Boulevard.
21. Petitioner Andrew Bailey, land surveyor representing the applicant, came forward to present the proposed subdivision plat and answer questions from members of the Board.
22. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
23. Staff commented that because the proposed subdivision was within 500 feet of a state right-of-way, the proposed subdivision had been forwarded to the Oneida County Department of Planning, as required by New York State General Municipal Law 239. Comments had not yet been received from Oneida County Planning, and 30 days had not yet elapsed, so action on the subdivision request needed to be tabled until the next Planning Board meeting.

Board Member Gonzalez made a motion to table Agenda Items 6 and 7. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (5-0).

24. Board Vice-Chair Calandra made a motion to issue a SEQR Negative Declaration for Agenda Item 7. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).
25. Board Vice-Chair Calandra made a motion to approve the proposed plat for Agenda Item 8. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).
26. **Agenda Item 8:** Request by the Department of Community and Economic Development for a Historic District Opinion for a project located at 210 W. Liberty Street.
27. Petitioner Della Pray, representing the property owner, and Jake Smith, structural engineer for the project, came forward to present the proposed work and answer questions from members of the Board.
28. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
29. Board Member Gonzalez made a motion to recommend approval of the proposed work within the Historic District. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (5-0).
30. **Agenda Item 9:** Request by the Department of Community and Economic Development for a Historic District Opinion for a project located at 215 N. George Street.
31. Petitioner Roger Guerrieri, property owner, came forward to present the proposed work and answer questions from members of the Board.
32. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
33. Board Member Fumarola made a motion to recommend approval of the proposed work within the Historic District. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
34. The meeting was adjourned at approximately 7:30 PM.