

**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: 310-12 South James Street

County Tax ID #: 242.065-2-7.1

**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: Niagara Mohawk Power Corp. d/b/a National Grid Address: 300 Erie Boulevard West, Attn: James Butkevitch, PM  
Phone: 929-279-7689 City: Syracuse State: NY Zip: 13202  
E-Mail: Craig.Pavel@nationalgrid.com

**Property Owner Information**  (Check if same as applicant)

Name: Efficienite, LLC Address: 310-312 South James Street  
Phone: 315-601-9612 City: Rome State: NY Zip: 13440  
E-Mail: vklyachko@greenignite.com

**Agent Information**

Name: Bond, Schoeneck & King, PLLC Address: One Lincoln Center  
Phone: 315-218-8279 City: Syracuse State: NY Zip: 13202  
E-Mail: nkokkoris@bsk.com



**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.*

**City of Rome, New York**  
Application for Planning Board Review

**Subdivision Supplement**

*Please complete this section if you are applying for property subdivision.*

**Existing parcel size(s):** 1.815 acres

**New parcel sizes:** 0.229 acres; 1.586 acres

**Proposed number of parcels to result from subdivision:** 2

**Will all parcels have frontage on a public right-of-way and take access from it?**

Yes    No

**Does the proposed subdivision anticipate the creation of new roads, power lines, or water and sewer infrastructure that will be maintained by the City of Rome?**

No

**For major subdivision - have copies of the proposed plat been sent to the Oneida County Department of Health for approval?**

Yes    No

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Preliminary Plat, Minor Subdivision)**

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$50 base fee plus \$35 per lot)(Make checks payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- Legal description of the parcels resulting from the proposed subdivision
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - North arrow and scale bar
  - Name and address of applicant
  - Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - Layout, number, dimensions, and area of each lot within the proposed subdivision
  - Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

*Please note that the Planning Board or City departments may, at their discretion, require the submission of additional information beyond what is listed above. Commonly requested information includes, but is not limited to, the following:*

- Topography map with contours at specified intervals
- Cross-section of proposed rights-of-way, showing roadway widths and grades, bicycle and pedestrian facilities, green infrastructure, and street trees
- The proposed location of water, gas, electric, cable, data delivery, and telephone outlets or lines
- Elevation drawing(s)

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Pre-Application Conference, Major Subdivision)**

- Sketch plan showing a general layout of proposed streets, lots, and other improvements
- Location map indicating the proposed subdivision in relation to the surrounding area
- Depiction of land to be reserved for streets, stormwater management, sewers, water, fire protection, public buildings, utilities, and other facilities
- Map of general locations of obvious conservation features
- Conservation Features Inventory (required only if the proposed subdivision contains previously undeveloped or agricultural land)

**Application Submittals Checklist (Preliminary Plat, Major Subdivision)**

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Application Fee (\$150 base fee plus \$35 per lot)(Make checks payable to City of Rome)
- Completed Short or Long Form Environmental Assessment Form, Part 1, as applicable
- Legal description of the parcels resulting from the proposed subdivision
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - North arrow and scale bar
  - Name and address of applicant
  - Name, address, and stamp of the Engineer or Land Surveyor who prepared the drawing
  - Layout, number, dimensions, and area of each lot within the proposed subdivision
  - Boundary lines of the proposed parcels, including angles and distances, and a statement of the total areas of those parcels
  - The location, dimensions, and layout of rights-of-way, blocks, easements, improvements, and utilities within and contiguous to the proposed subdivision, as well as the location and dimensions of such major features as railroad lines, waterways, and exceptional topography
  - The location of all existing and proposed connections with existing and proposed water, sewer, and other utility lines, and an indication of provisions for and location of stormwater management facilities
  - If applicable - location, dimensions, and layout of all parcels of land intended to be dedicated for public use or reserved as common space for subdivision property owners (such as parks or walking trails)
  - If applicable - outline and description of all public improvements (such as roads), together with preliminary drawings

**City of Rome, New York**  
Application for Planning Board Review

**Application Submittals Checklist (Final Plat, Major Subdivision)**

*This checklist **must** be completed if you are applying for property subdivision in order for your application to be considered complete.*

- Completed Application for Planning Board Review
- Formal offers of dedication, when not set forth on the final plat, of any public rights-of-way or parks, accompanied by the appropriate deeds bearing a certification of approval by the City Corporation Counsel.
- An endorsement from abstract or title company certifying that there are no liens against the land to be subdivided arising from nonpayment of City taxes, water or sewer charges, or fines
- A preliminary plat map prepared by a Professional Engineer or Licensed Land Surveyor at a scale not exceeding 1"=100' and showing the following:
  - All information from the approved preliminary plat
  - Date of preparation of the final plat and by whom it was prepared
  - The boundary of the plat, based on accurate traverse, with angles and linear dimensions
  - The exact location, width, and name of all rights-of-way within and adjoining the plat
  - True angles and distances to the nearest established right-of-way line or official monuments (no less than three)
  - Municipal, township, county, and section lines accurately tied to the lines of the subdivision by distances and angles
  - Radii, internal angles, points, curvatures, tangent bearings, and lengths of all arcs
  - All easements established for public use and utilities
  - All lot numbers and lot lines, with accurate dimensions given in hundredths of a foot
  - Accurate outlines of all areas dedicated or reserved for public use, with the proposed uses indicated, and all areas to be reserved for the common use of the property owners, with the proposed uses indicated
- A certification by all who have an interest in the property to be subdivided, authorizing and acknowledging the preparation of the subdivision plat and the dedication of any thoroughfares and other public areas
- Documentation of the approval of the City Engineer that the subdivision agrees with the City survey and is mathematically correct
- Certification from the Oneida County Health Department and any other applicable authorities that the final plat meets required specifications.

**City of Rome, New York**  
Application for Planning Board Review

**General Information and Certification**

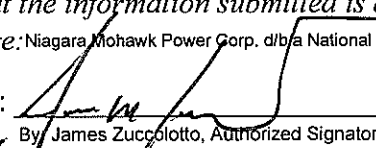
The City of Rome's Planning Board regularly meets the first Tuesday of every month. To be placed on an agenda, a complete application must be submitted to the City's Department of Community and Economic Development at least sixteen (16) calendar days in advance of the upcoming meeting.

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:* Niagara Mohawk Power Corp. d/b/a National Grid

Applicant Signature:   
By James Zuccolotto, Authorized Signatory

Owner Signature: \_\_\_\_\_

Date: 5/11/2026

Date: \_\_\_\_\_

**City of Rome, New York**  
Application for Planning Board Review

**General Information and Certification**

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

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*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.* Niagara Mohawk Power Corp. d/b/a National Grid

Applicant Signature: \_\_\_\_\_  
By: James Zuccolotto, Authorized Signatory

Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: 4/22/26

# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

### Instructions for Completing

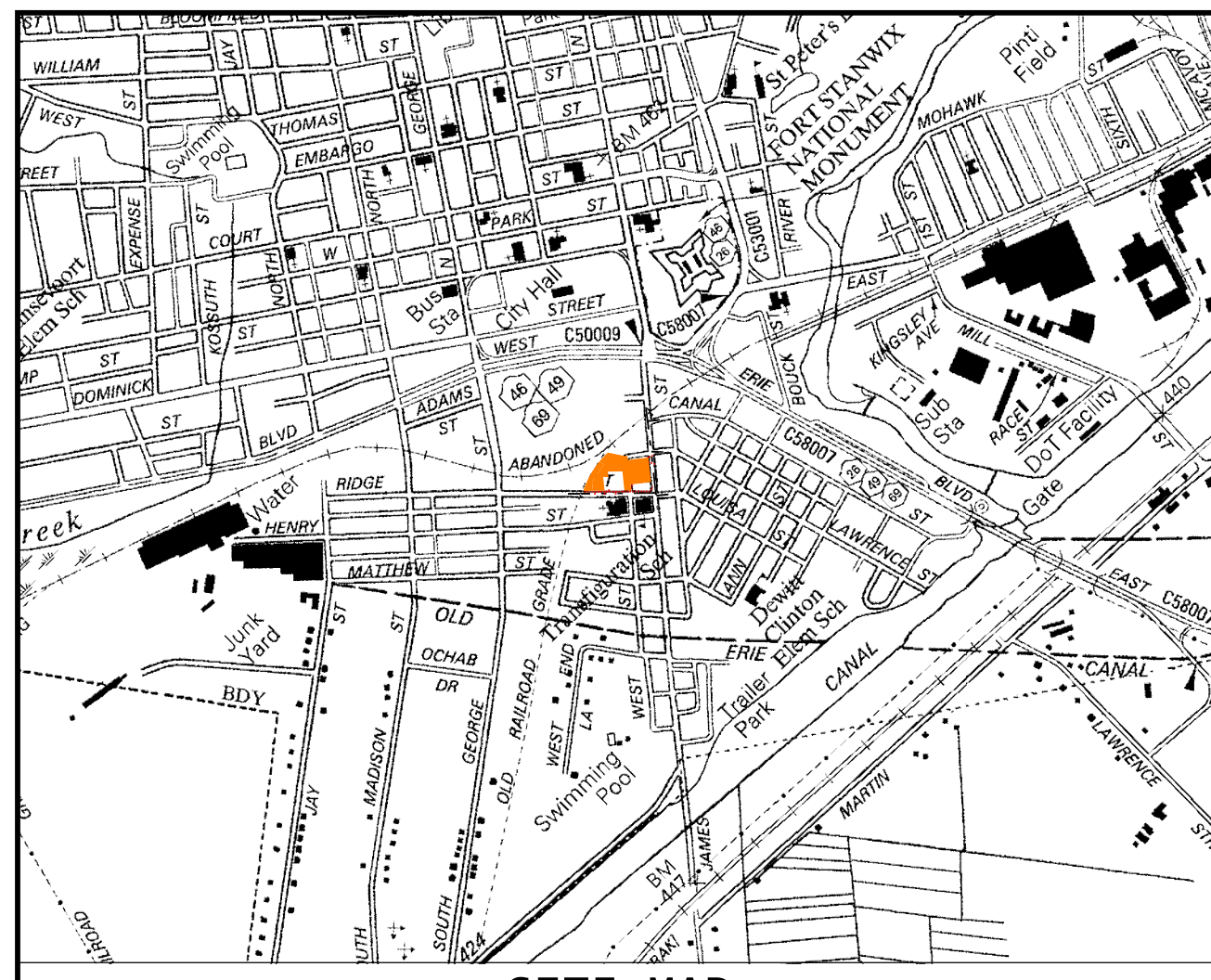
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. 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?  b. 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?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest    Agricultural/grasslands    Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban    Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: _____ Date: _____ Signature: <u>   <i>Steve B. B...</i>   </u> Title: _____		



**SITE MAP**  
(NOT TO SCALE)

**ZONING INFORMATION:**

ZONE C-1 LOCAL COMMERCIAL (SEE TABLE BELOW)

Table 7-1: Commercial Districts Dimensional Standards C-1	
C-1 BULK	
Minimum Lot Area	None
Minimum Density for Multi-Family	N/A
Maximum Building Height	42
Minimum Building Height	N/A
C-1 SETBACKS	
Minimum Front Setback	0' to 15' Build-To Zone
Minimum Interior Side Setback	None, unless abutting residential district then 10'
Minimum Corner Side Setback	0' to 15' Build-To Zone
Minimum Rear Setback	10', unless abutting residential district then 15'

**SURVEYOR'S DESCRIPTION (PARCEL A):**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF ROME, COUNTY OF ONEIDA, STATE OF NEW YORK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE EAST AND LANDS NOW OR FORMERLY OF EFFICIENTE, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2019-013594 ON THE NORTH; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH 46°08'17" WEST, 85.45 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); SAID POINT ALSO BEING THE POINT OR PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH 46°08'17" WEST, 36.00 FEET TO A POINT; THENCE NORTH 40°21'18" WEST, 34.82 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF GENESSE & MOHAWK VALLEY RAILROAD CO., INC. AS DESCRIBED IN INSTRUMENT NUMBER 2023-010458 ON THE NORTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE SOUTHWEST; THENCE ALONG SAID PROPERTY DIVISION LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, AN ARC LENGTH OF 248.22 FEET AND A CHORD BEARING NORTH 73°10'10" EAST, 244.82 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE RUNNING THROUGH SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC SOUTH 11°36'42" EAST, 38.00 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE SOUTH 78°23'18" WEST, 154.48 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE SOUTH 37°38'37" WEST, 64.92 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 9,980 SQUARE FEET OR 0.229 ACRES, BEING MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

**SURVEYOR'S DESCRIPTION (PARCEL B):**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF ROME, COUNTY OF ONEIDA, STATE OF NEW YORK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE EAST AND LANDS NOW OR FORMERLY OF EFFICIENTE, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2019-013594 ON THE NORTH; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH 46°08'17" WEST, 85.45 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE RUNNING THROUGH SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC NORTH 37°38'37" EAST, 64.92 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE NORTH 78°23'18" EAST, 154.48 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE NORTH 11°36'42" WEST, 38.00 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); SAID POINT ALSO BEING AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF GENESSE & MOHAWK VALLEY RAILROAD CO., INC. AS DESCRIBED IN INSTRUMENT NUMBER 2023-010458 ON THE NORTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE SOUTHWEST; THENCE ALONG SAID PROPERTY DIVISION LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, AN ARC LENGTH OF 89.74 FEET AND A CHORD BEARING NORTH 87°37'14" EAST, 89.68 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF ACCESS FEDERAL CREDIT UNION AS DESCRIBED IN INSTRUMENT NUMBER 2014-014003 ON THE SOUTHWEST AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE SOUTHWEST; THENCE ALONG SAID PROPERTY DIVISION LINE SOUTH 33°41'44" EAST, 125.19 FEET TO A POINT; THENCE SOUTH 52°17'10" EAST, 20.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS REPUTEDLY OF POLISH AMERICAN VETERANS ON THE SOUTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE WEST; THENCE SOUTH 37°42'50" WEST, 30.00 FEET TO A POINT; THENCE SOUTH 52°17'10" EAST, 150.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH JAMES STREET (FORMERLY OLD ROME TURNPIKE); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH JAMES STREET SOUTH 37°42'50" WEST, 180.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SAID LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE SOUTHWEST AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE NORTH; THENCE ALONG SAID PROPERTY DIVISION LINE NORTH 52°17'10" EAST, 150.00 FEET TO A POINT; THENCE SOUTH 37°42'50" WEST, 43.87 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH 46°08'17" WEST, 30.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE AFOREMENTIONED LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. ON THE NORTHWEST AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE EAST; THENCE ALONG SAID PROPERTY DIVISION LINE NORTH 37°42'50" EAST, 140.00 FEET TO A POINT; THENCE NORTH 46°17'32" WEST, 105.00 FEET TO A POINT; THENCE SOUTH 37°27'32" WEST, 40.00 FEET TO A POINT; THENCE NORTH 46°47'59" WEST, 40.00 FEET TO A POINT; THENCE SOUTH 37°48'58" WEST, 100.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 89,105 SQUARE FEET OR 1.586 ACRES, BEING MORE OR LESS.

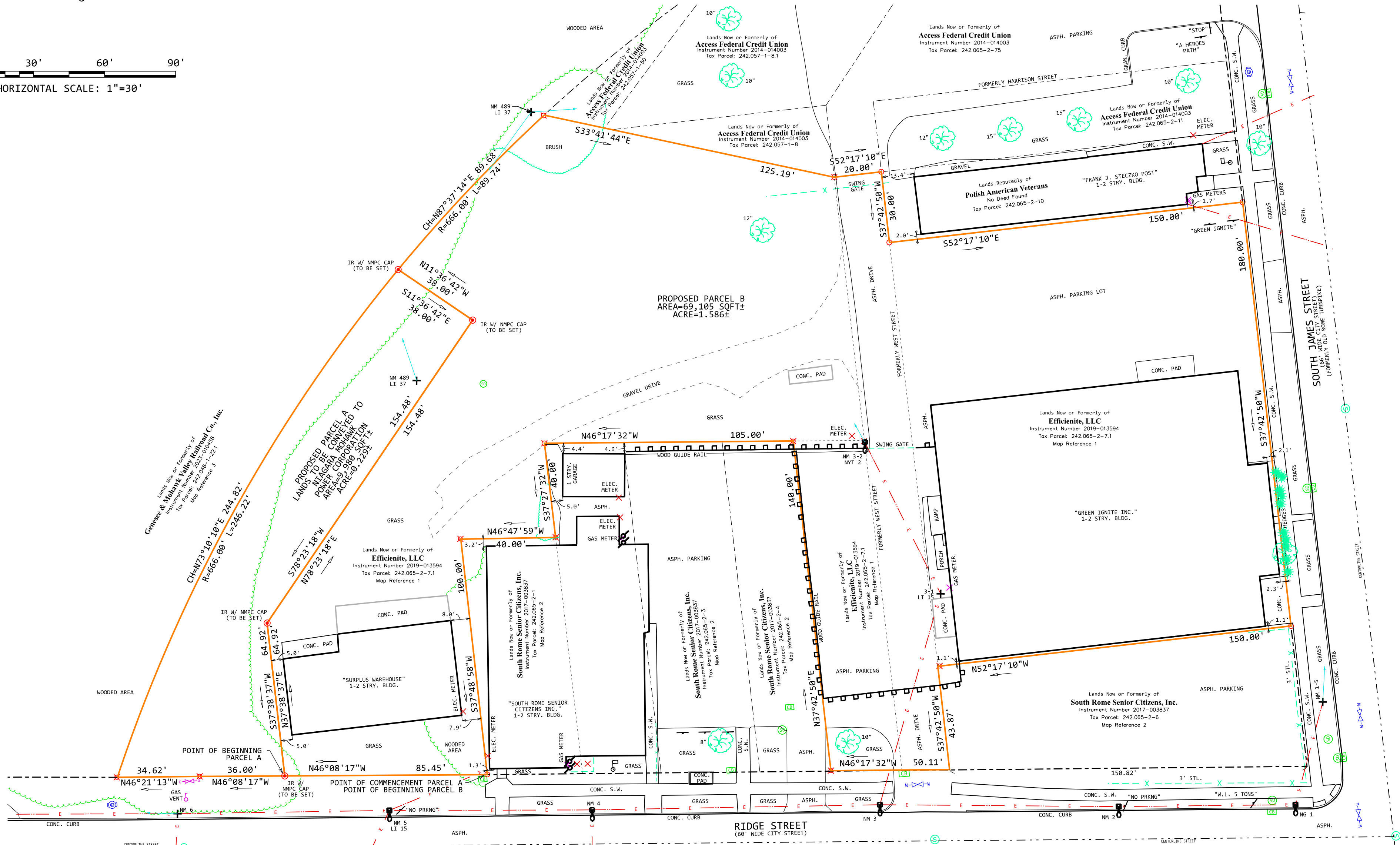
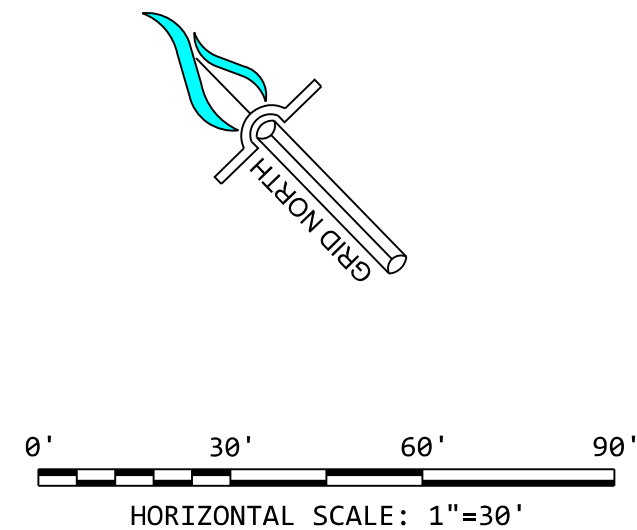
SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

**LINestyle LEGEND:**

- HIGHWAY FEE
- - - TAX MAP BOUNDARY (APPROX.)
- INTERNAL DEED LINE
- PROPOSED SUBDIVISION LINE
- EDGE OF WOODS / BRUSH
- EDGE OF PLANTER BED
- GRAVEL DRIVEWAY
- FENCE LINE
- GUIDE RAIL
- BUILDING FOOTPRINT
- OVERHEAD ELECTRIC LINE

**SYMBOL LEGEND:**

- IRON ROD W/ NMPC CAP (TO BE SET)
- FOUND REBAR
- FOUND PIPE
- FOUND STAKE/SPIKE
- SIGN
- FLAG POLE
- POST (OR AS NOTED)
- SHRUB / HEDGE
- DECIDUOUS TREE
- WOOD UTILITY POLE
- UTILITY POLE WITH LIGHT
- GUY ANCHOR
- ELECTRIC METER
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS MARKER
- GAS METER
- UNKNOWN UTILITY (AS NOTED)
- STORM CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE



**APPLICANT:**

NIAGARA MOHAWK POWER CORPORATION d/b/a NATIONAL GRID  
300 ERIE BOULEVARD  
SYRACUSE, NEW YORK 13202

**TAX PARCEL DESIGNATION:**

CITY OF ROME, COUNTY OF ONEIDA, STATE OF NEW YORK  
SECTION 242.065 - BLOCK 2 - LOT 7.1

**DEED REFERENCES:**

- HEATHER BRADY AND AMIE J. BRADY TO EFFICIENTE, LLC, DATED SEPTEMBER 13, 2019 AND RECORDED IN THE ONEIDA COUNTY CLERK'S OFFICE ON OCTOBER 2, 2019 AS INSTRUMENT NUMBER 2019-013594.

**MAP REFERENCES:**

- MAP ENTITLED "MAP OF PROPERTY OF MARK A. & AMIE J. BRADY TO BE CONVEYED BY: BEACON FEDERAL CREDIT UNION, PREPARED BY SUSAN M. ANACKER, DATED AUGUST 30, 2007 AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON OCTOBER 16, 2007 AS FILED MAP NUMBER M2007-000241.
- MAP ENTITLED "SURVEY MAP OF PART OF TRANSFIGURATION CHURCH OF ROME, NEW YORK PROPERTIES, CITY OF ROME", PREPARED BY J.D. PLUMLEY LAND SURVEYING, DATED AUGUST 25, 2016 AND FILED IN THE ONEIDA COUNTY CLERK'S OFFICE ON MARCH 13, 2017 AS FILED MAP NUMBER M2017-000057.
- MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, NEW YORK CENTRAL RAILROAD OPERATED BY THE NEW YORK CENTRAL RAILROAD COMPANY, ROME OLD LINE BRANCH", PREPARED BY THE OFFICE OF VALUATION ENGINEER, DATED JUNE 30, 1917 AND DESIGNATED AS VALUATION MAP V723.

**NOTES:**

- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND/OR COPYRIGHT HOLDER IS OBTAINED.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- SURVEYED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY SMPR TITLE AGENCY, INC., ORDER NUMBER S-90807 WITH AN EFFECTIVE DATE OF DECEMBER 3, 2025.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.
- SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- HORIZONTAL DATUM AND NORTH ORIENTATION ARE PER NAD83 CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983. BEARINGS SHOWN ARE REFERENCED TO THIS DATUM AND THEREFORE MAY NOT MATCH RECORDED BEARINGS.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- SUBSURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.
- THE CONTRACTOR SHALL COMPLY WITH NEW YORK STATE INDUSTRIAL CODE RULE 753 - 48 HOURS PRIOR TO DIGGING CALL UDI-NY 1-800-962-7962 TO HAVE PUBLIC UTILITY LOCATIONS PAINTED.

**APPROVED:**

City of Rome Planning Department \_\_\_\_\_ Date \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

- CERTIFIED TO:
- NIAGARA MOHAWK POWER CORPORATION
  - SMPR TITLE AGENCY, INC.

I HEREBY CERTIFY THAT THIS SURVEY MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED IN JULY 2024 AND THAT THIS SURVEY MAP WAS MADE BY ME OR UNDER MY DIRECTION, AND CONFORMS WITH THE MINIMUM STANDARD OF PRACTICE ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.



Joseph M. Fernald, P.L.S., NYS #051188  
EXP: 12/31/2027  
300 State Street, Suite 201, Rochester, NY 14614

ISSUE DATE	04/08/2026
FILE NUMBER	13-2-R1-0-M49
MAP NUMBER	89080
SHEET NUMBER	SHEET 1 OF 1
PREPARED BY	2 LOT MINOR SUBDIVISION MAP
DES.	LANDS NOW OR FORMERLY OF EFFICIENTE, LLC
DR.	SOUTH JAMES AND RIDGE STREETS
CK.	CITY OF ROME, ONEIDA COUNTY, NEW YORK STATE
APP.	PREPARED BY
DES.	JDM
DR.	KDS
CK.	JMF
APP.	
DATE	DESCRIPTION OF ISSUE OR REVISION



ACCOUNT NUMBER: W09R00R241228

### **Legal Description – Parcel A**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF ROME, COUNTY OF ONEIDA, STATE OF NEW YORK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE EAST AND LANDS NOW OR FORMERLY OF EFFICIENITE, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2019-013594 ON THE NORTH; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH  $46^{\circ}08'17''$  WEST, 85.45 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET), SAID POINT ALSO BEING THE POINT OR PLACE OF BEGINNING.

THENCE FROM SAID POINT OF BEGINNING AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH  $46^{\circ}08'17''$  WEST, 36.00 FEET TO A POINT; THENCE NORTH  $46^{\circ}21'13''$  WEST, 34.62 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF GENESEE & MOHAWK VALLEY RAILROAD CO., INC. AS DESCRIBED IN INSTRUMENT NUMBER 2023-010458 ON THE NORTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC ON THE SOUTHEAST; THENCE ALONG SAID PROPERTY DIVISION LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, AN ARC LENGTH OF 246.22 FEET AND A CHORD BEARING NORTH  $73^{\circ}10'10''$  EAST, 244.82 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE RUNNING THROUGH SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC SOUTH  $11^{\circ}36'42''$  EAST, 38.00 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE SOUTH  $78^{\circ}23'18''$  WEST, 154.48 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE SOUTH  $37^{\circ}38'37''$  WEST, 64.92 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 9,980 SQUARE FEET OR 0.229 ACRES, BEING MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

### **Legal Description – Parcel B**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE LYING AND BEING IN THE CITY OF ROME, COUNTY OF ONEIDA, STATE OF NEW YORK BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE EAST AND LANDS NOW OR FORMERLY OF EFFICIENITE, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2019-013594 ON THE NORTH; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET NORTH  $46^{\circ}08'17''$  WEST, 85.45 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE RUNNING THROUGH SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC NORTH  $37^{\circ}38'37''$  EAST, 64.92 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE NORTH  $78^{\circ}23'18''$  EAST, 154.48 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET); THENCE NORTH  $11^{\circ}36'42''$  WEST, 38.00 FEET TO AN IRON ROD WITH NMPC CAP (TO BE SET), SAID POINT ALSO BEING AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF GENESEE & MOHAWK VALLEY RAILROAD CO., INC. AS DESCRIBED IN INSTRUMENT NUMBER 2023-010458 ON THE NORTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC ON THE SOUTHEAST; THENCE ALONG SAID PROPERTY DIVISION LINE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 666.00 FEET, AN ARC LENGTH OF 89.74 FEET AND A CHORD BEARING NORTH  $87^{\circ}37'14''$  EAST, 89.68 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS NOW OR FORMERLY OF ACCESS FEDERAL CREDIT UNION AS DESCRIBED IN INSTRUMENT NUMBER 2014-014003 ON THE SOUTHEAST AND SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC ON THE SOUTHWEST; THENCE ALONG SAID PROPERTY DIVISION LINE SOUTH  $33^{\circ}41'44''$  EAST, 125.19 FEET TO A POINT; THENCE SOUTH  $52^{\circ}17'10''$  EAST, 20.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN LANDS REPUTEDLY OF POLISH AMERICAN VETERANS ON THE SOUTH AND SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC ON THE WEST; THENCE SOUTH  $37^{\circ}42'50''$  WEST, 30.00 FEET TO A POINT; THENCE SOUTH  $52^{\circ}17'10''$  EAST, 150.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH JAMES STREET (FORMERLY OLD ROME TURNPIKE); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH JAMES STREET SOUTH  $37^{\circ}42'50''$  WEST, 180.00 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN SOUTH ROME SENIOR CITIZENS, INC. AS DESCRIBED IN INSTRUMENT NUMBER 2017-003837 ON THE SOUTHWEST AND SAID LANDS NOW OR FORMERLY OF EFFICIENITE, LLC ON THE NORTH; THENCE ALONG SAID PROPERTY DIVISION LINE NORTH  $52^{\circ}17'10''$  WEST, 150.00 FEET TO A POINT; THENCE SOUTH  $37^{\circ}42'50''$  WEST, 43.87 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF RIDGE STREET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY

LINE OF RIDGE STREET NORTH  $46^{\circ}17'32''$  WEST, 50.11 FEET TO A POINT AT ITS INTERSECTION WITH THE PROPERTY DIVISION LINE BETWEEN THE AFOREMENTIONED LANDS NOW OR FORMERLY OF SOUTH ROME SENIOR CITIZENS, INC. ON THE NORTHWEST AND SAID LANDS NOW OR FORMERLY OF EFFICIENTE, LLC ON THE EAST; THENCE ALONG SAID PROPERTY DIVISION LINE NORTH  $37^{\circ}42'50''$  EAST, 140.00 FEET TO A POINT; THENCE NORTH  $46^{\circ}17'32''$  WEST 105.00 FEET TO A POINT; THENCE SOUTH  $37^{\circ}27'32''$  WEST, 40.00 FEET TO A POINT; THENCE NORTH  $46^{\circ}47'59''$  WEST, 40.00 FEET TO A POINT; THENCE SOUTH  $37^{\circ}48'58''$  WEST, 100.00 FEET TO THE POINT OR PLACE OF BEGINNING.

CONTAINING 69,105 SQUARE FEET OR 1.586 ACRES, BEING MORE OR LESS.

SUBJECT TO ALL COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.