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Members Present: Mark Esposito (C), Eric Gonzalez, Brittany Fumarola, David Smith  
Members Absent: Joseph Calandra (VC),  
City Representatives: Garret Wyckoff, James Rizzo, Danielle Salisbury  
Petitioners: Peter Vars, Michael Waters, Michele Corigliano  
Others:

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**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 7th, 2026 meeting minutes.
3. Board Member Fumarola made a motion to approve Agenda Item 1. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
4. **Agenda Item 2:** Upcoming Meetings: June 2<sup>nd</sup> and July 14<sup>th</sup>.
5. Informational only. No action was taken.
6. **Agenda Item 3:** Tabled - SEQR Review of a request by Indus Hospitality Group for a three-lot minor subdivision and construction of three commercial buildings (91 room hotel, 100 room hotel, and 9,900 square foot multi-tenant office/retail space) on a 5.9-acre lot at the intersection of Geiger Road and Hill Road (Tax ID# 243.000-1-1.2) with associated parking and site improvements.
7. **Agenda Item 4:** Tabled -Subdivision Review of a request by Indus Hospitality Group for a three-lot minor subdivision at the intersection of Geiger Road and Hill Road (Tax ID# 243.000-1-1.2).
8. **Agenda Item 5:** Tabled - Site Plan Review of a request by Indus Hospitality Group for the construction of three commercial buildings (91 room hotel, 100 room hotel, and 9,900 square foot multi-tenant office/retail space) on a 5.9-acre lot at the intersection of Geiger Road and Hill Road (Tax ID# 243.000-1-1.2) with associated parking and site improvements.
9. Board Member Gonzalez made a motion to remove Agenda Items 3, 4, and 5 from the table. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
10. Petitioner Peter Vars, of BME Associates, engineer for the project, came forward to present updates on the project and answer questions from members of the Board.

11. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
12. Board Chair Esposito asked for Comments from the Department of Community and Economic Development.
13. Staff Comment: *“At this time the 30-day window for comments under SEQRA and GML-239 has closed, with comments received from NYSDEC, NYSDOT, OC Health, and OC Planning. None of the agencies opposed the Planning Board serving as Lead Agency or raised substantial concerns about the project. NYSDOT noted they will require additional traffic analyses as part of issuing their permits for the project and asked for modifications to add additional ADA curb ramps, carry the concrete sidewalk through the driveway, and remove the third lane from the Geiger Road curb cut.*

*Applicant is proposing two structures which exceed the maximum height allowed by code by approximately one-story and will require the receipt of an area variance from the ZBA.*

*The Department of Community and Economic Development recommends issuing a SEQR Negative Declaration for the project and approving the preliminary plat as proposed. We recommend issuing conditional approval of the proposed site plan subject to the stipulations below:*

1. *Modifications as required by NYSDOT for permitting.*
  2. *Receipt of an area-variance for building height from the Zoning Board of Appeals.*
  3. *Addition of continuous shrubberies, hedges, or other buffering in accordance with the requirements set forth in Section 80-15.8 (Required Buffer Yard) of the Zoning Code to the southwestern property line shared with 63 Geiger Road to delineate the property boundaries and discourage pedestrian cross-traffic onto private property.*
  4. *Elder/mature trees should be avoided during scrub clearing to the extent possible.*
  5. *Due to the adjacent property's use for medical services, the applicant is requested to provide emergency contacts during construction to the adjacent property owner in case of unexpected utility shutoff.”*
14. Board Member Fumarola 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 (4-0).
  15. Board Member Fumarola made a motion to approve the preliminary plat as presented for Agenda Item 4; it was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
  16. Board Member Fumarola made a motion to approve the site plan for Agenda Item 5 subject to the aforementioned conditions recommended in the staff report; it was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).

17. **Agenda Item 6:** Public Hearing of a request by James Acchino for a two-lot minor subdivision at 1309 Floyd Avenue.
18. Board Chair Esposito opened the public hearing.
19. 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.
20. Board Chair Esposito closed the public hearing.
21. **Agenda Item 7:** SEQR Review of a request by James Acchino for a two-lot minor subdivision at 1309 Floyd Avenue.
22. **Agenda Item 8:** Subdivision Review of a request by James Acchino for a two-lot minor subdivision at 1309 Floyd Avenue.
23. Petitioner Mike Waters, land surveyor for the applicant, came forward to present the project and answer questions from members of the Board.
24. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
25. Staff Comment: *“Proposed parcel dimensions are compliant with zoning code minimums with the exception of the rear setback of Parcel 2, which is approximately 15’, which is less than the 20’ minimum specified under the code for the Woodhaven Revitalization District Subarea A. However, the Zoning Code empowers the Planning Board to grant leniency on dimensional requirements when the overall proposal is substantially consistent with the zoning criteria for the district.*  
  
*Our Department recommends issuing a SEQR negative declaration via uncoordinated review and approving the proposed subdivision plat as presented.”*
26. Board Member Gonzalez made a motion to issue a SEQR Negative Declaration for Agenda Item 7. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
27. Board Member Gonzalez made a motion to approve the preliminary plat as presented for Agenda Item 8. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (4-0).
28. **Agenda Item 9:** Public Hearing of a request by Michele Corigliano for a two-lot minor subdivision at 8221 Rome-Westernville Road.
29. Board Chair Esposito opened the public hearing.
30. 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.

31. Board Chair Esposito closed the public hearing.
32. **Agenda Item 10:** SEQR Review of a request by Michele Corigliano for a two-lot minor subdivision at 8221 Rome-Westernville Road.
33. **Agenda Item 11:** Subdivision Review of a request by Michele Corigliano for a two-lot minor subdivision at 8221 Rome-Westernville Road.
34. Petitioner Michele Corigliano, applicant, came forward to present the project and answer questions from members of the Board.
35. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
36. Staff Comment: *“Applicant is seeking a minor subdivision to separate the commercial restaurant structure from the residential structure. The proposed subdivision will result in parcels smaller than the minimum 5-acre parcels required for the Airport Approach District, and will thus require an area variance from the Zoning Board of Appeals.*  
  
*Our Department recommends issuing a SEQR negative declaration via uncoordinated review, and approving the proposed plat subject to receipt of a minimum lot size variance from the ZBA.”*
37. Board Member Fumarola made a motion to issue a SEQR Negative Declaration for Agenda Item 10. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
38. Board Member Fumarola made a motion to approve the preliminary plat conditioned on the receipt of the aforementioned area variance from the Zoning Board of Appeals for Agenda Item 11. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
39. The meeting was adjourned at approximately 7:30 PM.