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

Members Absent:

City Representatives: Garret Wyckoff, James Rizzo, Danielle Salisbury

Petitioners: Angela Eicholtz, Stephen Fantuzzo, Nolan Kokkoris

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 May 5th, 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 (5-0).
4. **Agenda Item 2:** Upcoming Meetings: July 14th and August 11th.
5. Informational only. No action was taken.
6. **Agenda Item 3:** Site Plan Review of a request by Pennrose NY LLC to reaffirm a previously approved site plan for the construction of a 312,500 square foot mixed-use development in Rome's waterfront district, between Savoy Avenue, Washburn Boulevard, and Baptiste Avenue.
7. Petitioner Angela Eicholtz, representing the applicant, came forward to discuss the project and answer questions from members of the Board.
8. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
9. Board Vice-Chair Calandra made a motion to reaffirm the previously granted site plan approval for Agenda Item 3. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).
10. **Agenda Item 4:** Public Hearing of a request by Tarpon Towers III, LLC and Verizon for the construction of a 190' telecommunications tower facility with associated accessory equipment at 6507 Lowell Road (State Route 26).
11. Board Chair Esposito opened the public hearing.

12. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed site plan. No members of the public came forward.
13. Board Chair Esposito closed the public hearing.
14. **Agenda Item 5:** Environmental Review (SEQR) of a request by Tarpon Towers III, LLC and Verizon for the construction of a 190' telecommunications tower facility with associated accessory equipment at 6507 Lowell Road (State Route 26).
15. **Agenda Item 6:** Site Plan Review of a request by Tarpon Towers III, LLC and Verizon for the construction of a 190' telecommunications tower facility with associated accessory equipment at 6507 Lowell Road (State Route 26).
16. Steve Fantuzzo, Esq., with Nixon-Peabody, legal counsel for the applicant, came forward to discuss the project and answer questions from members of the Board.
17. Board Chair Esposito asked for comments from the Department of Community and Economic Development. Garret Wyckoff responded that the project was still within the 30-day coordinated review comment window, and not all agency comments had been received. Therefore, Agenda Items 5 and 6 would need to be tabled.
18. Board Member Gonzalez made a motion to table Agenda Items 5 and 6. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (5-0).
19. **Agenda Item 7:** Public Hearing of a request by National Grid for a two-lot minor subdivision at 310-312 S. James Street.
20. Board Chair Esposito opened the public hearing.
21. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed site plan. No members of the public came forward.
22. Board Chair Esposito closed the public hearing.
23. **Agenda Item 8:** Environmental Review (SEQR) of a request by National Grid for a two-lot minor subdivision at 310-312 S. James Street.
24. **Agenda Item 9:** Subdivision Review of a request by National Grid for a two-lot minor subdivision at 310-312 S. James Street.
25. Nolan Kokkoris, legal representation for the applicant, came forward to present the proposed subdivision and answer questions from members of the Board.
26. Board Chair Esposito asked for comments from the Department of Community and Economic Development.

27. Staff Comment: *Proposed subdivision is compliant with minimum lot sizes and dimensional standards for the C-1 Local Commercial District.*

Our department recommends issuing a SEQR Negative Determination and approving the proposed plat as presented.

28. Board Member Gonzalez made a motion to issue a SEQR Negative Declaration for Agenda Item 8. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (5-0).

29. Board Member Gonzalez made a motion to approve the preliminary plat as presented for Agenda Item 9. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (5-0).

30. **Agenda Item 10:** Public Hearing regarding Ordinance No. 9867 – Authorizing the Creation of a Residential Planned Development District (PD-R) 7900-7902 Turin Road.

31. Board Chair Esposito opened the public hearing.

32. Board Chair Esposito called three times for any members of the public wishing to comment on the proposed site plan. No members of the public came forward.

33. Board Chair Esposito closed the public hearing.

34. **Agenda Item 11:** Recommendation to the Common Council regarding Ordinance No. 9867 – Authorizing the Creation of a Residential Planned Development District (PD-R) 7900-7902 Turin Road.

35. Mike Lasell, project engineer for the development project associated with the proposed planned development district, came forward to present the project and answer questions from member of the Board.

36. Board Member Fumarola made a motion to recommend approving the proposed Planned Development District subject to the addition of sidewalks on at least one side of the proposed private roadways and addition of sound mitigation measures for the proposed pickleball courts. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (5-0).

37. **Agenda Item 12:** Public Hearing Regarding Ordinance No. 9869 – Authorizing a Six (6) Month Moratorium with Respect to the Establishment, Installation and Construction of Battery Energy Storage Systems Within the City of Rome.

38. Board Chair Esposito opened the public hearing.

39. Brook Sutter, Owen Major, and Hayden Butler, students from the Rome school district, came forward to express concerns related to potential environmental impacts from the project.
40. Scott Aaronson, of Michigan, came forward to advocate for granting an exemption to projects submitted prior to the passage of Ordinance No. 9869.
41. Board Chair Esposito asked if any further members of the public wished to comment. No members of the public came forward.
42. Board Chair Esposito closed the public hearing.
43. **Agenda Item 13:** Recommendation to the Common Council Regarding Ordinance No. 9869 – Authorizing a Six (6) Month Moratorium with Respect to the Establishment, Installation and Construction of Battery Energy Storage Systems Within the City of Rome.
44. There was substantial discussion among members of the Board.
45. Board Member Fumarola made a motion to issue a recommendation to amend the proposed ordinance to exclude residential battery energy systems and to consider exclusion from the moratorium for any projects submitted prior to the enactment of the moratorium. The motion also further recommended that the Common Council take into account battery type, battery size, inclusion of fire suppression systems, inclusion of gas detection systems, and addressing integrated battery and solar projects in any future BESS legislation. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed by a vote of 4-0-1, with Board Vice-Chair Calandra abstaining due to a potential conflict-of-interest.
46. The meeting was adjourned at approximately 9:00 PM.