Members Present:	Mark Esposito (C), David Smith, Brittany Fumarola
Members Absent:	Joseph Calandra (VC), Eric Gonzalez
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury
Petitioners:	Steve Licciardi (Remote), Brennan Marks, Mike Lasell
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 September 1st, 2026 meeting minutes.
3. Board Member Fumarola a motion to approve Agenda Item 1. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).
4. **Agenda Item 2:** Upcoming Meetings: November 3rd and December 8th.
5. Informational only. No action was taken.
6. **Agenda Item 3:** Tabled - Environmental Review (SEQR) of a request by Demeter Land Holdings, LLC for the construction of an approximately 4.97 MW battery energy storage system at 600 Canal Street.
7. **Agenda Item 4:** Tabled - Site Plan Review of a request by Demeter Land Holdings, LLC for the construction of an approximately 4.97 MW battery energy storage system at 600 Canal Street.
8. Board Chair Esposito announced that, pursuant to a determination from the City of Rome Office of Corporation Counsel, Agenda Items 3 and 4 would be allowed to proceed as normal despite the citywide prohibition on Battery Energy Storage Systems, as they were filed prior to the legislation enacting the prohibition.
9. James Rizzo, Assistant Corporation Counsel for the City of Rome, elaborated on the determination.
10. As the applicant was not present at the meeting, Agenda Items 3 and 4 remained on the table.
11. **Agenda Item 5:** Site Plan Review of a request by Bonacio Development for an extension to the previously granted site plan approval for phase 2 of the Woodhaven redevelopment project.
12. Petitioner Steve Licciardi, representing the applicant, appeared remotely to discuss the requested extension and answer questions from members of the Board.

13. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.

14. Board Chair Esposito asked for comments from the Department of Community and Economic Development. Planner Garret Wyckoff indicated that the Department of Community and Economic Development had no opposition to granting the requested extension.

15. Board Member Fumarola made a motion to grant a 12-month extension to the previously granted approval for Agenda Item 5. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).

16. **Agenda Item 6:** Site Plan Review of a request by Bonacio Development for an extension to the previously granted site plan approval for phase 3 of the Woodhaven redevelopment project.

17. Petitioner Steve Licciardi, representing the applicant, appeared remotely to discuss the requested extension and answer questions from members of the Board.

18. Board Member Smith made a motion to grant a 12-month extension to the previously granted approval for Agenda Item 6. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (3-0).

19. **Agenda Item 7:** Environmental Review (SEQR) of a request by Marks Engineering on behalf of Friendly Crysler Dodge Jeep Ram of Rome for the construction of an approximately 10,000 square foot expansion with associated site work to the existing commercial dealership at 5827 Rome-Taberg Road.

20. **Agenda Item 8:** Site Plan Review of a request by Marks Engineering on behalf of Friendly Crysler Dodge Jeep Ram of Rome for the construction of an approximately 10,000 square foot expansion with associated site work to the existing commercial dealership at 5827 Rome-Taberg Road.

21. Petitioner Brennan Marks, representing the applicant, came forward to present the project and answer questions from members of the Board.

22. Board Chair Esposito asked if there were any comments from members of the public. No members of the public came forward.

23. Board Chair Esposito asked for comments from the Department of Community and Economic Development. Planner Garret Wyckoff indicated that the 30-day SEQR comment window was still open and not all involved agencies had issued comments yet.

24. Board Member Fumarola made a motion to place agenda items 7 and 8 on the table. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).

25. **Agenda Item 9:** Public Hearing of a request by Visiting Nurses Association of Central NY, Inc. for an 84-lot subdivision at 7900 Turin Road.

26. Board Chair Esposito opened the public hearing.

27. 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.

27. Board Chair Esposito closed the public hearing.

28. **Agenda Item 10:** Subdivision Review (Preliminary Plat, Major Subdivision) of a request by Visiting Nurses Association of Central NY, Inc. for an 84-lot subdivision at 7900 Turin Road.

29. Petitioner Mike Lasell, representing the applicant, came forward to provide an update on the project and answer questions from the Board.

30. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.

31. Board Chair Esposito asked from comments from the Department of Community and Economic Development.

32. Staff Comment: *This application falls under the SEQR Negative Declaration issued by the Rome Common Council as part of the Nascentia PDD.*

    Proposed parcel sizes are compliant with zoning code minimums and the layout aligns with the PDD approved by the Rome Common Council. We therefore recommend approving the preliminary plat as presented.

33. Board Member Smith made a motion to approve the preliminary plat for Agenda Item 10 as presented. It was seconded by Board Member Fumarola. A vote was taken and the motion was passed unanimously (3-0).

34. **Agenda Item 11:** Environmental Review (SEQR) of a request by Visiting Nurses Association of Central NY, Inc. for the construction of 12 “park model” RV-style cottages with associated site work at 7900 Turin Road.

35. **Agenda Item 12:** Site Plan Review of a request by Visiting Nurses Association of Central NY, Inc. for the construction of 12 “park model” RV-style cottages with associated site work at 7900 Turin Road.

36. Petitioner Mike Lasell, representing the applicant, came forward to provide an update on the project and answer questions from the Board.

37. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.

38. Board Chair Esposito asked from comments from the Department of Community and Economic Development. Planner Garret Wyckoff indicated that the 30-day SEQR comment window was still open and not all involved agencies had submitted comments.

39. Board Member Fumarola made a motion to place Agenda Items 11 and 12 on the table. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (3-0).

40. The meeting was adjourned at approximately 7:45 PM.