
Members Present:	Mark Esposito (C), David Smith, Joseph Calandra (VC), Eric Gonzalez
Members Absent:	Brittany Fumarola
City Representatives:	Garret Wyckoff, James Rizzo, Danielle Salisbury
Petitioners:	Michael Atkinson, Scott Aaronson, Byron Elias, Aaron Kolb, Peter Jones
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 August 11th, 2026 meeting minutes.
3. Board Vice-Chair Calandra 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: October 6th and November 3rd.
5. Informational only. No action was taken.
6. Board Vice-Chair Calandra made a motion to move Agenda Items 5, 6, and 7 forward on the agenda and placing Agenda Items 3 and 4 at the end of the agenda. It was seconded by Board Member Smith. A vote was taken and the motion was passed unanimously (4-0).
7. **Agenda Item 5:** Tabled - Environmental Review (SEQR) of a Request by First Source Federal Credit Union for a Two-Lot Minor Subdivision 5781 Rome-Taberg Road.
8. **Agenda Item 6:** Tabled - Subdivision Review of a Request by First Source Federal Credit Union for a Two-Lot Minor Subdivision 5781 Rome-Taberg Road.
9. Board Member Gonzalez made a motion to remove Agenda Items 5 and 6 from the table. It was seconded by Board Member Smith, a vote was taken and the motion was passed unanimously (4-0).
10. Byron Elias, representing the applicant, came forward to provide an update on the project and answer questions from 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: *The proposed subdivision is compliant with minimum lot sizes and dimensional standards for the C-2 General Commercial district. We recommend issuing a SEQR negative declaration and approving the proposed plat as presented.*
14. Board Vice-Chair Calandra made a motion to issue a SEQR Negative Declaration for Agenda Item 5. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
15. Board Vice-Chair Calandra made a motion to approve the preliminary plat for Agenda Item 6 as presented. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
16. **Agenda Item 7:** Site Plan Review of a request by Peter Jones for the construction of a 7,250 square foot single-story private landscaping equipment storage and maintenance building at 7871 Rome-Westernville Road.
17. Petitioners Aaron Kolb, project architect, and applicant Peter Jones came forward to present their project and answer questions from members of the Board.
18. Board Chair Esposito asked if any members of the public wished to comment on the proposed project. No members of the public came forward.
19. Board Chair Esposito asked for comments from the Department of Community and Economic Development.
20. Staff Comment: *This project received variances from the Zoning Board of Appeals for gravel parking/driveway surfacing and for the proposed use within the R-1-8 zoning district. Proposal appears to be otherwise compliant with the applicable zoning requirements.*

The ZBA completed the SEQR process for this project. We therefore recommend approving the proposed site plan as presented.
21. Board Vice-Chair Calandra made a motion to approve the proposed site plan for Agenda Item 7 as presented. It was seconded by Board Member Gonzalez. A vote was taken and the motion was passed unanimously (4-0).
22. **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.
23. **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.

24. Board Chair Esposito announced that due to the recently passed prohibition on battery energy storage systems, the ability for the Board to issue a ruling regarding Agenda Items 3 and 4 was still undergoing legal review, and as such would remain on the table. However, petitioners Mike Atkinson and Scott Aaronson did appear virtually to discuss the project and answers questions from members of the Board.
25. The meeting was adjourned at approximately 7:45 PM.