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COMMISSIONER

PLANNING BOARD AGENDA WebEx Meeting

April 15th 2021 – 4:30pm

<https://cityofutica.webex.com/cityofutica/j.php?MTID=m06eaa5d5f1014be1342825d8f47701c4>

To join this **Webex** meeting:

Meeting number (access code): **132 157 3540**

Meeting password: **Q29BdMTtBb3**

Join by Phone

1-408-418-9388 United States Toll

PUBLIC HEARING

PB Case No.: 07-21

Address: 317.020-1-63

Applicant: Grayson Road Holding LLC

Owner: New York and Susquehanna & Western Railway

Zone: Industrial

Requested Action: Special Use Permit

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking a Special Use Permit for a proposed project to be located at the aforementioned address.

The applicant is proposing to construct a single sided digital LED billboard on the north side of Route 5 between the Burrstone Road interchanges and the Burrstone Road bridge. The sign will be visible to motorists heading eastbound. The proposed sign is 10'6" tall x 36' wide (381.6 SF) with a total height of the 30'.

The proposed digital LED billboard will be located approximately 130' west of Burrstone Road and 17' north of the nearest rail.

PB Case No.: 08-21	Zone: Industrial
Address: 317.020-1-63	Requested Action: Special Use Permit
Applicant: Grayson Road Holding LLC	
Owner: New York and Susquehanna & Western Railway	

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking a Special Use Permit for a proposed project to be located at the aforementioned address.

The applicant is proposing to construct a double sided digital LED billboard on the north side of Route 5, between the Burrstone Road and French Road interchanges. The sign will be visible to motorists heading westbound. The proposed signs are 10'6" tall x 36' wide, respectively (at total of 763.2 SF) with a total height of the 30'.

The proposed digital LED billboard will be located approximately 1,270' east of the French Road entrance and 25' south of the nearest rail.

OLD BUSINESS

PB Case No.: 02-21	Zone: Central Business District
Address: 600 State Street	Requested Action: Site Plan Approval
Applicant: Phil Sbarra	
Owner: GSBC, LLC	

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking Site Plan Approval for a proposed project to be located at the aforementioned address.

The applicant plans to complete a certified historic renovation to the vacant 90,000 sf structure. The project will result in the availability of new mixed-use, commercial and residential space.

The residential floors will comprise 62 apartments with a mix of studios, one-bedrooms and two-bedrooms. On site amenities will include fitness center, tenant community room, rooftop patio, dog wash station, storage and 55 parking spaces. Owners are in talks with various prospective tenants to fill the retail and commercial space, with a goal of securing two food and beverages tenants and one or two commercial/office tenants.

A Full Environmental Assessment Form (FEAF) has been provided.

PB Case No.: 03-21	Zone: Mixed Use Campus
Address: 1600 Burrstone Road	Requested Action: Site Plan Approval
Applicant: Appel Osborne L.A.	
Owner: Utica College	

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking Site Plan Approval for a proposed project to be located at the aforementioned address.

The applicant is proposing to construct a new 8x8 NCAA outdoor running track, field events, and 225'x360' synthetic turf field. Site improvements include associated LED sports lighting, scoreboard, 500+/- seat bleachers, prefabricated press box, asphalt walkways, and fencing. All existing parking areas on the college campus will be utilized for access to this facility.

The proposed track and field will be consistent with the other athletic facilities that are around the site, including Gaetano Field and the varsity baseball field. The track is further away from the neighboring properties to the east, than the existing baseball field. The scoreboard will be facing away from the neighbors. Sports lighting will have to cut off capabilities, so there will be no light spill beyond the track PA sound will be available for spectators attending events.

A Short Environmental Assessment Form (SEAF) has been provided.

PB Case No.: 04-21	Zone: Urban Mixed Use
Address: 106 Memorial Parkway	Requested Action: Site Plan Review
Applicant: Elan Planning and Design, PLCC	
Owner: Integrated Community Alternatives Network (ICAN)	

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking Site Plan Approval for a proposed project to be located at the aforementioned address.

The property was acquired by ICAN for the expansion of their organization's offices and operations. In addition to administrative uses, the site will add an institutional use through the Children's Museum, which will enhance the organization's mission as an innovative, community-based provider facilitating individual and family driven services to restore social, emotional and behavioral health.

Aside from interior renovations, improvements include a new handicapped accessible entrance and a 4,300-sf rotunda style addition to the rear, which will provide additional space for Children's Museum programming. The proposed development will provide for 104 parking spaces inclusive of 5 handicapped spaces, 2 bus parking stalls and a bus staging area for riders to disembark at the proposed south façade addition. A portion of the existing parking is being repositioned away from the neighboring properties which will minimize overhead glare onto neighboring residential properties. Vehicular site ingress and egress at Memorial Parkway and Holland Avenue will remain unchanged.

Existing mature landscaping will remain unchanged. The proposed architecturally compatible handicapped accessible entrance and rotunda addition will be located in the rear of the building with site with limited views of it from the Memorial Parkway Historic District. Additional site improvements include removal of the building's degraded front entrance at Memorial Parkway, including the plaza, planters, stairs to the building and the doorways to the building entrance at this location. A new ground mounted facility sign will be installed in the location of the existing signage, at the northwest corner of the property. A decorative screen fence 6 foot in height is proposed along the existing hedges at the south boundary. Vehicular site ingress and egress at Memorial Parkway and Holland Avenue will remain unchanged.

A Full Environmental Assessment Form has been provided.

NEW BUSINESS

PB Case No.: 06-21

Zone: Planned Development

Address: 318.8-1-15 (71 North Genesee Street)

Requested Action: Site Plan Approval

Applicant: Utica Lodging Group Outparcel LLC.

Owner: Utica Lodging Group LLC

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking Site Plan Approval for a proposed project to be located at the aforementioned address.

The owner is proposing to subdivide the existing parcel for the construction of a drive thru restaurant. Updated site plan drawings have been provided for the re-approval pertaining to the current site specific improvements, including building footprint, drive thru lanes, parking areas, and necessary utilities.

The proposed action is the construction of a drive thru restaurant, including necessary parking areas, drive thru lanes, and utility connections. The proposed action also includes a subdivision of the existing property to create separate parcels for the existing hotel and the proposed restaurant.

A Short Environmental Assessment Form (SEAF) has been provided.