



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH.315-792-0181 FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA Common Council Chambers May 20th 2021 – 4:30pm

PUBLIC HEARING

PB Case No.: 07-21	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 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.

PB Case No.: 13-21
Address: 385 North Genesee Street
Applicant: Clifford Fuel Company, Inc.
Owner: Clifford Fuel Company, Inc.

Zone: Urban Mixed Use
Requested Action: Special Use Permit
Site Plan Approval

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

Clifford fuel has operated this facility for over forty (40) years. During that time period the nature of their business has changed, and the current application is being made to enable them to bring the facility up to current industry standards, as well as to improve the physical appearance of the property. Currently there is on site an existing gasoline/ diesel fuel pump station with six pumps, a small, 510 square foot, office/retail building, a 3,600 sq.ft. tunnel type car wash, underground storage tanks, and three vacuum stations.

The proposed plan would demolish and remove the office/retail building, the car wash building, and the vacuum stations. The gasoline pump area will be renovated to provide six gasoline fuel pumps, to service up to 12 vehicles. The canopy will have a new fascia, soffit and lighting. A new separate diesel fuel pump island will be constructed south of the gas canopy with pumps to fuel two vehicles at a time. There will be a new canopy over the diesel island. The old underground fuel tanks will be removed, and two new underground tanks will be installed between the two fuel canopies.

In addition, the owner will construct a new 4,410sq.ft. one story convenience store on the west side of the site, with parking for 25 vehicles. This will allow Clifford Fuel to provide a full-service convenience store with prepared food to serve their customers. This building will be similar to the Cliff's Market that was constructed in 2018 on Culver Avenue in the City. The existing site will be reconstructed to provide better access, traffic control, drainage, lighting, and landscaping. Recently, the City of Utica adopted a new zoning ordinance that re-zoned the property from Community Commercial to Urban Mixed Use. Along with the change of zone the city adopted a new set of corresponding regulations.

OLD BUSINESS

PB Case No.: 06-21
Address: 318.8-1-15 (71 North Genesee Street)
Applicant: Utica Lodging Group Outparcel LLC.
Owner: Utica Lodging Group LLC

Zone: Planned Development
Requested Action: Site Plan Approval

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.

NEW BUSINESS

PB Case No.: 10-21

Zone: Planned Development

Address: Tax I.D. #307.16-1-18

Requested Action: Site Plan Approval

Applicant: MedMen NY, Inc.

Owner: 1113 Herkimer Road Utica, LLC

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

The existing greenhouse facility at 1113 Herkimer Road, the former C.F. Baker and Sons operation was founded in the 1920's. It is one of the largest facilities situated in the northeast. The facility consists of more than 750,000 square feet of greenhouses with another 250,000 plus square feet of supporting buildings and acres of open cultivation fields.

The proposal is designed as a four-phase project for the development of a state-of-the-art medical marijuana cultivation and production facility. Phase 1 is approximately 21,500 square feet of previously constructed building and construction of an additional 8,600 square feet of offices and associated rooms. Access to the development will be provided from a new paved driveway beginning at the property line to the end of Georgetown Avenue. Under Phase 1, parking spaces will be provided for 50 vehicles. A second phase, will double the size of the building and include an additional 26 parking spaces. Phase 2 is programmed for future development and has been considered in all site engineering, including stormwater management.

This proposed project is on a site that is currently an active and operating greenhouse facility. Adjoining areas include residential houses and Zion Church. The proposed use is consistent with current use of the parcel and consistent with the special zoning of the property. The proposed development area is located at the western edge of the parcel, away from the residential properties to the east. Sufficient screening and buffers are proposed to augment the existing screening that is in place between the active agricultural use and neighboring residences.

PB Case No.: 11-21

Zone: Central Business District

Address: 70 Genesee Street

Requested Action: Site Plan Approval

Applicant: Mannion O'Connor

Owner: Utica Traveler's Building LLC

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

The 5 stories along Genesee Street with the rear one story and mezzanine level total approximately 45,000 square feet closing out the lower corner of the Genesee Street historic district. The project will

consist of mixed-use redevelopment. The first floor will include a commercial tenant space on the west side along Burchard Lane, a fitness room, community room, and a dog wash in the center and co-working space on the east side of the building.

The upper floors will be converted from office space to 32 new loft style apartments. There will be twenty-eight 1- bedroom units and 4 studio units.

On the exterior of the building, all windows will be replaced with windows similar to those that were original to the building. All openings that are currently infilled with brick, glass block or wood will be reopened, and new windows will be placed in the openings. A new aluminum and glass storefront will be added where existing overhead door is found in the loading dock. A new set of concrete steps up to this door will be constructed.

All existing storefront doors are to be replaced with new aluminum and glass doors. A new entry will be added on the southside of the single story 1905 portion of the building for a new commercial tenant. This tenant will include a new door in addition to a new canopy over above it as well as a new set of concrete steps up the door. The existing signage will be removed from the building and a new sign that will be illuminated from above with gooseneck lighting will be added.

Both the north and south parking lots as well as the one located on the west side of Burchard Lane will be restriped. The existing chain link fencing will be removed and replaced with brick piers similar to those along the Genesee Street side of the property. Site lighting will be added on the northern side of the building with wall mounted lights. The southern lot is lit by a singular pole mounted light that is to remain. The project has been approved by the City of Utica Scenic and Historic Commission, SHPO and has been passed on to the NPS for final approval.

PB Case No.: 12-21

Address: 1 Arnold Avenue

Applicant: Francesco Salamone

Owner: Francesco Salamone

Zone: Urban Mixed Use

Requested Action: Site Plan Approval

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

In 2016 the site was developed with a 4-bay car wash, 4 vacuum stations and driveway to access the carwash building. The applicant is proposing to convert two of the present wash bays into a wash tunnel and equipment room with a 34' x 80' building addition at the rear. Other proposed work includes:

- Moving the existing vacuums and adding 6 vacuums
- Moving the existing shed
- Adding a driveway leading to the wash tunnel
- Two pay stations
- Adding a driveway leading to the new vacuums
- Moving the existing shed

Solid vinyl fencing will be installed around the perimeter of the project so that it cannot be seen from the neighboring yards.

PB Case No.: 14-21
Address: Harbor Point
Applicant: Utica Harbor Point Local Development Corp.
Owner: Utica Harbor Point Development Corp.

Zone: Planned Development
Requested Action: Subdivision Approval

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

The applicant is seeking to reconfigure/subdivide 4 largely vacant parcels into 6 new parcels. The lands had historically been used by the New York State Canal Corporation for maintenance activities. One parcel was previously owned by Artic Ice and was used for ice storage.

The parcels created by the proposed subdivision are intended to be redeveloped at a future date. The redevelopment is intended to be consistent with the 2013 Utica Harbor Pont Master Plan that is intended to revitalize this underutilized portion of the city.

PB Case No.: 15-21
Address: Ash Street
Applicant: City of Utica
Owner: City of Utica

Zone: Industrial
Requested Action: Recommendation

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking the recommendation of the Planning Board regarding a proposed street discontinuance.

It has been proposed to discontinue a .139 acre portion of Ash Street, so that the property can be conveyed to an adjoining landowner. This is a paper street and is not used for street purposes or maintained as a street by the City.

Because the property is shown on the Official Map as part of a City street, the proper procedure to follow is to discontinue the property for street purposes so that it may be purchased by the adjacent property owner and consolidated into their property.

In order to accomplish this, it will be necessary for the Common Council to adopt a resolution calling for a Public Hearing on the proposed discontinuance of the property for street purposes and a referral to the Planning Board for report. The Common Council can then authorize discontinuance and sale of the property to the adjacent owners at a price determined by the Board of Estimate and Apportionment. The Common Council is expected to conduct a public hearing and must make findings that the property is no longer needed for public purpose and that its discontinuance will not have any adverse impact on City services.