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MAYOR

# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP  
COMMISSIONER

## PLANNING BOARD AGENDA Common Council Chambers June 17<sup>h</sup> 2021 – 4:30pm

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### PUBLIC HEARING

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PB Case No.: 10-21

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

Applicant: MedMen NY

Owner: 1113 Herkimer Road Utica, LLC

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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 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

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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

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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.

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### NEW BUSINESS

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PB Case No.: 09-21  
Address: 1001 Broad Street  
Applicant: Durham School Services  
Owner: Durham School Services

Zone: Planned Development  
Requested Action: Site Plan Approval

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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.

Durham School Services is proposing to utilize the northern portion of the existing parking lot located at 1001 Broad Street in Utica. The approximate area will be 900ft by 180ft, or almost four (4) acres of fenced area. Included in our application are two proposed designs to the parking area. Both allow for up to 100 large school bus, 52 small school bus and 162 employee parking spaces. Additional parking for

management will be located near the building entrance. All parking spaces will be striped as well as all walking paths and traffic patterns will be clearly visible. Proper signs will be posted for speed limit within the lot (5 MPH), stop signs, pedestrian crossing, etc.

The site will be fenced with eight foot (8') chain link fencing with barbed wire at the top if necessary. Gates will be sliding gates at each ingress and egress. Pedestrian gates will be placed appropriately along the southern fence line. Additional lighting is to be installed on the existing utility poles. Fuel islands, in both scenarios are at least 80 feet from the building. The 18,000 gallon propane tank is 42' x 10'. The two (2) 2,500 gallon gasoline tanks are approximately 10 feet in diameter. The applicant will present a detailed AutoCAD design and necessary fuel system protections to the fire marshal.