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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

January 15th 2020 – 4:30pm

PB Case No.: 05-19
Address: 80 Harbor Point Road
Applicant: City of Utica
Owner: City of Utica

Zone: Light Industrial
SEQRA

In accordance with the New York State Environmental Quality Review Act (SEQRA), the City of Utica is seeking to initiate SEQRA for a project it will be undertaking which will utilize an existing 34-inch by 53-inch elliptical storm sewer pipe, constructed by NYSDOT in 1986.

The elliptical pipe crosses over the Railroad Interceptor, west of Potter Street, and outlets to Nail Creek at an undesirable location (upstream of the CSX railroad bridge, which is a known hydraulic bottleneck).

The existing junction chamber that is just north of the Railroad Interceptor will be rebuilt. A new pipe will be constructed from this chamber, crossing under the railroad, and discharging to a ponded area that has hydraulic connection to the Mohawk River. The horizontal boring under the railroad tracks will be in accordance with railroad standards and include a steel casing jacked/bored under the tracks. An estimated 300 linear feet of new piping is proposed.

PB Case No.: 19-19
Address: 1532 Erie Street
Applicant: C2C Construction Solutions, LLC
Owner: Alex Carbone D/B/A The Fitness Mill

Zone: Highway Commercial
Final Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project to be located at the aforementioned address.

The applicant has proposed the construction of a new 35,750 square foot Fitness Center. The plans call for 151 parking spaces and will utilize approximately 3.3 acres of the 4.3 acre site. The remainder of the parcel may be subdivided in the future for sale or lease. Ingress and egress has been proposed at Oriskany Street West, as well as on Erie Street – will apply to NYSDOT and City of Utica for permits.

A Storm water management concept has been provided on the site, however the Site Engineer will follow with calculations. As this project is disturbing more than an acre of land it is subject to a Storm Water Pollution Prevention Plan (SWPPP).

The applicant must apply for an area variance from the Zoning Board of Appeals for the required minimum rear setback is 40' and they are proposing a 20' setback.