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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

January 17<sup>th</sup> 2019 – 4:30pm

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PB Case No.: 01-19

Address: 2150 Bleecker Street

Applicant: SFCS, Inc.

Owner: Masonic Care Community of New York

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Zone: Single Family Medium Density

Sketch Plan Review

Pursuant to Section 2-29-561 of the City of Utica Zoning Code, the applicant is seeking Sketch Plan Review of a proposed project to be located at the aforementioned address.

Masonic Care Community of New York (MCCNY) has recently completed an overall master planning effort to introduce new residential living product, support services, campus amenities for its current and future residents. Additionally, construction and refinement of existing structures will be completed to allow MCCNY to extend its engagement with community at large. MCCNY is seeking site approval for the entire campus to construct new independent living housing, memory care and support infrastructure, based on the master plan.

- 73 - Independent Living Cottages
- 8 - Independent Living Garden Apartments (*Single Story Quadruplex Homes*)
- 5 - Villa / Hybrid Apartments 2 to 3 Floors
- 4 - Co-op Residential Housing Units
- 1 – Memory Care Expansion to the Current Assisted Living Structure

Currently the campus is divided into two major areas, the North end of the campus which houses health care services, assisted living and research with access from Bleecker Street and the independent living located to the South known as Acacia Village with additional access from Welshbush Road. The master plan completed by SFCS, Inc., bridges the space between the two principal areas of the campus. This is accomplished with the introduction of single family home cottages, quadruplex housing, and villa/hybrid apartments. To support the new population, MCCNY will be renovating, and adding new elements to the campus to enhance and update the resident amenities. While these amenities are to enhance the campus experience, they are also being designed to engage the community at large. In addition to the independent living, MCCNY is planning to add a new horticultural center, renovate the North campus administration building, and create a new wellness center complete with pool, fitness and cardio center. As part of the wellness center, MCCNY is planning to add a clinic for both inside and outside clientele to further engage the community outside of the campus.