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URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

January 18st 2018 – 4:30pm

PB Case No.: 01-18

Address: 1600 Burrstone Road

Applicant: BBL Construction Servies, LLC.

Owner: Utica College

Zone: Single Family Medium Density

Site Plan Review

Pursuant to Section 2-29-274 of the City of Utica Zoning Code, the applicant is seeking site plan approval for a project to be located at the aforementioned addresses.

The project includes the construction of three (3) student housing buildings with a total of 144 beds (totaling approximately 56,460 square feet), a community space building, with a residence director apartment (totaling approximately 3,060 square feet) and a maintenance building (totaling approximately 770 square feet). These buildings as well as an access road to already existing campus ingress/egress points and 183 parking spaces will be constructed on the 6.3 acre site owned by Utica College.

Where site development will occur adjacent to the Nye Avenue neighborhood and homes, additional landscaping will be planted and a fence installed on Utica College property to provide an aesthetically pleasing and deliberate border between the campus property and the adjacent neighborhood. The new buildings constructed will be of residential type architecture with shingled gabled roofs, and clapboard siding with stone accents. The proposed use of the 6.3 acre site is consistent with the use of the overall 128 acre college campus. Development will neither impact, nor cause injury to the neighboring properties.