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URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP  
COMMISSIONER

## PLANNING BOARD AGENDA Common Council Chambers February 15<sup>th</sup> 2018 – 4:30pm

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PB Case No.: 01-18

Address: 1600 Burrstone Road

Applicant: BBL Construction Services, LLC.

Owner: Utica College

Zone: Single Family Medium Density

Site Plan Review

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Pursuant to Section 2-29-542 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.

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PB Case No.: 02-18

Address: 230 N. Genesee Street

Applicant: Ray Trotta

Owner: Morgan Management LLC

Zone: Community Commercial

Site Plan Review

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Pursuant to Section 2-29-542 of the City of Utica Zoning Code, the applicant is seeking site plan approval for a project to be located at the aforementioned address.

The applicant is proposing to demolish the existing building and construct a new 3,500 square foot commercial building in its place. The new building will be occupied by a 5 Star Urgent Care practice. The developer also looks to improve the subject parcel by updating the utilities servicing the new building, revamp the parking areas surrounding the building, enhance the landscaping along North Genesee Street and develop the overall aesthetic appeal of the property. In addition to these improvements, vehicular circulation will be advanced by closing down one of the two driveways servicing the property. These driveways will be consolidated into one driveway that will allow for ingress/egress to North Genesee Street.

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PB Case No.: 03-18  
Address: 126 Business Park Drive  
Applicant: Phil Sbarra/Bonacci Architects  
Owner: Ronald Cuccaro

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Zone: Planned Development Extraordinary  
Sign 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 address.

The applicant has proposed to modify the existing signage. The existing 6'-0" long x 5'-10" high x 2'-0" wide red brick base will remain and be added onto. The existing base will be extended 3' toward the building to 9'-0" long. The existing galvanized metal coping will be removed and replaced with a single sloped galvanized metal cap that matches the roof design of the existing building.

The peak of the cap will extend up to 9'-10" high with the low end of the cap at 6'-10" high. The existing applied metal letters will be removed and replaced with a new (approximately) 4 foot x 7 foot LED screen to display signage for current building occupants, providing the owner with signage flexibility for any future building tenants.

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PB Case No.: 04-18  
Address: 1445 Kemble Street  
Applicant: Camryn Collins  
Owner: Rodney Santiago

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Zone: Planned Development Extraordinary  
Sign 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 address.

The applicant has proposed to remove the existing signage to make way for the branding of a new tenant in the building.

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PB Case No.: 05-18  
Address: Proposed Hospital Footprint  
Applicant: MVHS  
Owner:

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Zone: Central Business District

As part of its efforts to construct a state-of-the-art, integrated health delivery system for the Mohawk Valley, the Mohawk Valley Health Systems (MVHS) has begun the process of designing and engineering a roughly \$500 million hospital in downtown Utica. As the project moves closer to construction, MVHS will be approaching various agencies and governmental bodies for funding and/or approval of various elements of the project, many of which will require that the State Environmental Quality Review Act (SEQRA) be complete. By way of example, MVHS recently sought financing assistance for the project from the Oneida County Local Development Corporation (OCLDC).

At their meeting on Friday, February 2nd, the OCLDC declared the project a Type I action under SEQRA but declined to act as Lead Agent for the purposes of SEQRA review. Instead, the OCLDC suggested that the City of Utica Planning Board act as Lead Agent, given the Planning Board's expertise in this matter, the professional staff at their disposal and the fact that authority for Final Site Plan approval for the project rests solely with the Planning Board.

In accordance with SEQRA regulations governing coordinated review of Type I actions, letters have been sent to all potential SEQRA Involved Agencies (including the Planning Board) advising them of the action by OCLDC and their desire for the Planning Board to act as Lead Agent. Within the letter, all potential Involved Agencies were given the required 30 calendar days to respond with respect to lead agency designation. As such, the Planning Board will consider a resolution designating itself as Lead Agent for this project.