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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

May 17th 2018 – 4:30pm

PB Case No.: 05-18

Zone: Central Business District

Address: Proposed Hospital Footprint

Applicant: MVHS

Owner:

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 the completion of the State Environmental Quality Review Act (SEQRA) process.

At the February Meeting, the Planning Board voted to declare itself as Lead Agency, a decision to which no objections or alternatives were received. At the May 7th meeting, the Planning Board completed Part II of the Full Environmental Assessment Form (EAF) and deemed that a “Moderate to large impact may occur” in the following areas: Land, Surface Water, Ground Water, Air, Historic and Archeological Resources, Transportation, Energy, Noise, Odor, Light, Human Health, Community Plans and Community Character. Upon completion of Part III of the Full EAF and based on the potential impacts identified in Part II of the Full EAF, the Board reached the conclusion that this Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impacts and possible mitigation and to explore alternatives to avoid or reduce those impacts. The project was identified as a Type 1 action and issued a Positive Declaration. Additionally, the Board asked the applicant for a Draft Scoping Document to consider.

A packet containing the Planning Board’s May 7th Resolution, Positive Declaration, Parts 1, 2 & 3 of the Full Environmental Assessment Form and List of Involved and Interested Agency Lists has been mailed to all Involved and Interested Agencies.

At tonight’s meeting, the Planning Board will consider accepting the Draft Scoping Document from the applicant. Should the Board accept the document; a Public Scoping Session will be scheduled for a date prior to the regular June Planning Board meeting.

PB Case No.: 11-18

Zone: Community Commercial

Address: 1262 Culver Avenue

Applicant: Clifford Fuel Co., Inc.

Owner: 1262 Culver Ave. Realty LLC.

Site Plan Review

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.

Clifford Fuel is proposing to combine the two parcels into one parcel to be owned by 1262 Culver Ave. Realty LLC.. 1262 Culver Ave. Realty LLC will then lease the one large parcel to Clifford Fuel Co., Inc. Clifford Fuel will demolish the two existing building, and then construct a new 4,333 square foot one-story convenience store. The existing four fuel pumps and underground storage tanks will remain. The canopy over the gas pumps will be reduced in length by about 13ft. the site will be completely renovated per the attached drawings. Clifford will upgrade the services to be provided inside the convenience store, (the existing building is only 1,567 square feet) and will include a new Subway store within the store.

The area of the two combined parcels is .60 acres with two existing buildings with a total gross area of 3,458 square feet and (4) gasoline pumps with an overhead canopy. There are about (10) parking spaces for the convenience store and about (10) for the existing Subway. The parking layout is awkward at best with uncontrolled driveways adjacent to the Subway building. There is also a small environmental structure that will remain for the foreseeable future.

The new building will be a one-story structure with a gross area of 4,333 square feet and a net area of 4,050 square feet. There will be a total of (23) parking spaces (23 required) plus (8) spaces at the pump islands. All of the driveways will be reconstructed to define the points of entry/exit, define the width of the drives, and move some further away from the adjacent intersection. New sidewalks will be installed, and an outdoor seating area incorporated. A screened dumpster enclosure will be constructed. (Currently the dumpsters sit on the open pavement) New landscaping will be installed.

PB Case No.: 12-18

Zone: Planned Development Extraordinary

Address: 2507-2513 Sunset Avenue

Applicant: Dr. Robert Myers/Kelberman Center

Owner:

Site Plan Review

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 Project Site parcel is in the South Utica Neighborhood within a Planned Development Extraordinary (PDE) zoning district which allows for a wide variety of uses. The Kelberman Center (TKC) is requesting Site Plan Approval for the demolition of the existing structures on the aforementioned site and construction of the 60 unit, Kelberman at Sunset Apartments.

The project proposes the demolition of the existing Sunset School building (approximately 27,852 square feet) to build a new 4-story mixed use building containing 60 affordable residential units: 50 one- and 10two-bedroom apartments. The Sunset building/school is located at 2507-2513 Sunset Avenue, Utica, New York on 1.6 acres of land. Approximately 6,900 sf of office/service space will be utilized by the Kelberman Center, a local not-for-profit who assists individuals and families with Intellectual/Developmental Disabilities.

The project will provide an independent living choice with support services for individuals with Intellectual/Developmental Disabilities. The project will provide an independent living choice with support services for individuals with Intellectual/Developmental disabilities (appx. 20% of the units). The project will contain 5-10% ADA and 2-4% A/V impaired units within the unit mix. Amenities will include a community room, common laundry, computer room, fitness room, roof top garden and on-site parking (98 spaces).

PB Case No.: 13-18

Zone: Single Family – Low Density

Address: Utica Zoo

Applicant: New York Power Authority

Site Plan Review

Owner: City of Utica

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 New York Power Authority and the Utica Zoo have been working together to construct the Utica Energy Zone, which will be the Power Authority's Visitor Center for its system wide transmission control center located in Marcy. No prior Planning Board approvals have been sought or obtained for this project.

The project consists of constructing a two story visitor center with a building foot print of approximately 8,000 square feet. In addition to serving as a NYPA visitor center, the facility will also be used as an educational venue and community asset for old and young alike. Access to the site is directly off of Utica Zoo Way which extends from Memorial Parkway to the Zoo entrance. The facility will provide parking for at least 44 vehicles and includes major improvements to the Zoo's lower parking lot. No additional signage will be placed will be installed on Memorial Parkway.

Directional and informational signage will be placed along Utica Zoo Way to assist visitors in accessing the Zoo and the UEZ. The sidewalk from Memorial Parkway to the Zoo entrance will be improved to facilitate pedestrian traffic to the Zoo and the UEZ. A bus loop with ample drop off space will be provided at the entrance to the Zoo. The reconfiguration of the Zoo's lower parking lot will result in a loss of parking spaces but the additional parking at the UEZ will help overcome that loss. A significant increase in parking for the disabled will be provided.

The primary reason for locating the Utica Energy Zone at the Utica Zoo is to reap the synergistic effects that will be realized by the proximity of the two facilities to each other. The Utica Zoo is a major tourist attraction in the region. The Utica Energy Zone will capitalize on the Zoo's role as a destination and bring perhaps a new segment of the population to the Zoo. The proximity to the Zoo is of utmost importance. The Zoo will be impacted by the construction activity. Every effort will be made to minimize those impacts. Stormwater management will be the most important factor in protecting the neighborhood. NYPA intends to fully comply with the City's stormwater management rules and regulations