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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

May 7th 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 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.

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 this time, the Planning Board will declare that there have been no objections from any potential involved agencies regarding its resolution to declare itself as Lead Agency and will consider a resolution confirming itself as Lead Agency. It will also consider making a Finding of Significance relative to the proposed project.

PB Case No.: 07-18

Zone: Planned Development Extraordinary

Address: Tax Parcel I.D. # 307.16-1-18

Applicant: Med Med NY, Inc.

Owner: 1113 Herkimer Road Utica, LLC

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 proposal is designed as a two-phase project for the development of a state of the art medical marijuana cultivation and production facility. Phase 1 is approximately 45,000 square feet of building with associated infrastructure on a portion of the 64.3 acre parcel. The initial phase will include the construction of a 30,000 square foot greenhouse on a mat-slab and a 15,000 square foot light manufacturing space.

The proposed building is anticipated to be a one-story steel framed structure. Access to the development will be provided from a new paved driveway beginning at the property line at the end of Georgetown Avenue. Under Phase 1, parking spaces will be provided for 55 vehicles. A second phase, not included in this application, will double the size of the development and has been considered in all site engineering, but is not included in this application for approval.

This proposed project is on a site that is already an active and operating greenhouse facility. Adjoining areas include residential houses and Zion Church. The proposed use is consistent with the current use on the parcel and consistent with the special use zoning of the property. The proposed development area has been sited at the western edge of the parcel, away from the existing residential properties to the east. Ample screening and buffers are proposed, in order to augment the existing screening that is in place between the active commercial agricultural use and the neighboring residences.

PB Case No.: 09-18

Zone: Highway Commercial/Auto Overlay

Address: 1706 Oriskany Street

Applicant: SMSA Architectural Services

Site Plan Review

Owner: Buck Construction

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 build an 1,800 square foot addition to the existing 2,560 square foot building which previously housed a Fastrac gas station and convenience store. The proposed new use of the site is as a car wash and auto detailing business. The proposed use is permitted within the Highway Commercial zone in an Auto Overlay and will be constructed with materials to complement the existing building.

PB Case No.: 10-18
Address: Charles Street
Applicant: City of Utica
Owner: City of Utica

Zone: Highway Commercial

Council Recommendation

Pursuant to Section 101 of Second Class Cities Law and Section 27(14)(a) of General Cities Law, the Common Council is seeking a recommendation from the Planning Board on a proposed street discontinuance.

The Council has proposed to discontinue Charles Street between Liberty Street and Whitesboro Street, so that the property can be incorporated into the redevelopment of the area around the auditorium. Once discontinued, the property will be conveyed to the Upper Mohawk Auditorium Authority, which owns all the adjacent properties. Because the owners of adjacent properties are public entities, the property can be conveyed on terms and conditions determined by the Board of Estimate and Appropriation.

TABLED CASE

PB Case No.: 02-18
Address: 230 N. Genesee Street
Applicant: Ray Trotta
Owner: Morgan Management LLC

Zone: Community Commercial

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 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.