



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH.315-792-0181 FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

June 21st 2018 – 4:30pm

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.

At the last meeting, the Board declared itself as Lead Agency and identified the project as an Unlisted Action. The Board requested that the applicant submit a more detailed traffic study prior to the meeting and begin coordination with Oneida County by initiating a 239 Review as well as New York State Department of Transportation.

PB Case No.: 11-18

Zone: Community Commercial

Address: 1262 Culver Avenue

Applicant: Clifford Fuel Co., Inc.

Site Plan Review

Owner: 1262 Culver Ave. Realty 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.

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.

At their May meeting, the City of Utica Zoning Board of Appeals acted as Lead Agency and issued a Negative SEQRA Declaration. Mr. Matrulli inquired as to the environmental status of the site, noting that there was a fuel spill in 2012. Recognizing the Negative Declaration, Mr. Matrulli asked if the Department of Environmental Conservation (DEC) was aware of the proposed project and provided any comments regarding the project. Mr. Clifford acknowledged that his team has been working with the DEC and they've determined that the project would yield no negative impacts to the environment. The Board voted unanimously to grant Site Plan Approval contingent upon DEC's confirmation that the project would have no negative environmental impact.

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 effect 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.