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MAYOR

# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP  
COMMISSIONER

## PLANNING BOARD AGENDA

Common Council Chambers

August 16<sup>th</sup> 2017 – 4:30pm

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PB Case No.: 06-17

Address: 319.15-1-4, 319.15-1-6, 319.15-1-6.2, 319.15-1-8

Applicant: Mark Fuller

Owner: Evelyn Jones

Zone: Light Industrial

Final Site Plan Review

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Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Final Site Plan Approval for a project located at the aforementioned address. The proposed DePaul development at the site of the intersection of Gilbert Street and Dwyer Ave includes a three story apartment building and related site improvements including vehicular/pedestrian access, parking, site lighting and landscaping.

The site is approximately 5.31 +/- acres. The proposed building includes 60 apartments and is approximately 23,085 +/- square feet. Parking requirements for a multi-family dwelling require 90 spaces for this development; 690 parking spaces have been provided and 30 additional spaces are land banked for future use. Primary access into the site will be from Dwyer Avenue.

The site is currently zoned light industrial; however a special use permit has been obtained for the proposed multifamily residential use. Required site lighting is provided and dark sky compliant fixtures are proposed. A privacy fence is proposed between adjacent residential parcels and the existing property line. Bio-retention areas are proposed for storm water drainage and will include plantings to help treat storm water runoff.

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PB Case No.: 09-17

Address: 1 Patriot Place

Applicant: Deerfield Place

Owner: Deerfield Place

Zone: Planned Development Extraordinary

Sign Review

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Pursuant to Section 2-29-274 the applicant is seeking approval of signage at the aforementioned address. The proposed double sided monument style sign for the new Deerfield Place residential development measures 12ft x 10.5ft x 1.5ft and will be internally illuminated.

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PB Case No.: 11-17  
Address: 527 Oriskany Street West  
Applicant: Enterprise Rent-A-Car  
Owner: Angela Elefante

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Zone: Central Business District  
Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Final Site Plan Approval for a project located at the aforementioned address. Enterprise Rent-A-Car has proposed to construct a 1,440 square foot wash bay at the rear of the existing building. The new addition will allow for staff to wash and vacuum fleet vehicles more efficiently.

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PB Case No.: 12-17  
Address: 1651 Oneida Street  
Applicant: Michael Leary  
Owner: Rochester Primary Care Network

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Zone: Community Commercial  
Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project located at the aforementioned address. The existing 6,801 square foot health center will be enlarged by 3,758 square feet with a total of 11 medical exam rooms and expanded support facilities.

The applicant has received a variance to lessen the amount of required parking spaces and will provide 23 staff parking spaces on the corner of Pleasant Street and the Parkway. The proposed alteration and addition will transform the façade into a more sleek style suitable for a medical facility, connecting the existing building and addition. The canopy will be aluminum and the existing brick will be matched at the addition.

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PB Case No.: 13-17  
Address: 408 & 412 Elizabeth Street  
Applicant: Gaetano Construction  
Owner: CABVI

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Zone: Neighborhood Commercial  
Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project located at the aforementioned address. The proposed project involves the construction of a 21,800 square foot, single story building for use as a rehabilitation center for the blind and visually impaired. The building will have a structural steel frame with brick, architectural block and cementitious or metal siding. Exterior walls will be finished with aluminum and glass windows and doors.

In addition to the existing 30 space parking lot, the site will add 41 new spaces for employees, clients and visitors. At the area to the south facing Elizabeth Street, a sizeable green space with appropriate landscaping will be included. The city sidewalks will be replaced on all adjoining streets, also a designated pedestrian crossing for the blind and visually impaired at the intersection of Elizabeth Street and Kent Street will be added.