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# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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BRIAN THOMAS, AICP  
COMMISSIONER

## PLANNING BOARD AGENDA Common Council Chambers September 20<sup>th</sup> 2018 – 4:30pm

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PB Case No.: 15-18

Address: 632 Varick Street

Applicant: Silverscape Property Management c/o Steven Mancuso

Owner: Silverscape Property Management

Zone: Neighborhood Commercial

Site Plan Approval

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Pursuant to Section 2-29-542 of the City of Utica Zoning Code, the applicant seeks to construct a new building to operate as a bar. The new construction will be one-story, wood framed building and will tie into the existing outdoor deck.

632 Varick Street is located within the City of Utica's Scenic and Historic district. The most recent structure located on the site has been taken down. Before it was taken down, the Greek revival style building, located in the Utica Brewery district, was a public bar which operated under several names, including: Hollyrock, Blue and Fuel. It was a two story building with a rear deck and stage. There was also a two-story deck in the back of the building for patrons to use.

There will be a new rooftop patio which will tie into the existing second story deck. Entry to the bar will be accessible directly from Varick Street and the back of the building. The interior of the new building will be approximately 1,438 square feet. The new rooftop patio will be approximately 1,569 square feet. There will be a full basement that is approximately 1,424 square feet.

On street parking is available as it was in the past. There will be no freestanding signage associated with the new building.

In order to fit in with the current neighborhood, the building will be finished with a rustic brick veneer to match the surrounding buildings. The existing building west of the site is finished entirely with brick veneer and the lot to the east fronts Varick Street with a small brick wall and, brick piers and decorative fence. The exterior of the new building is consistent with its neighboring properties.

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PB Case No.: 16-18

Address: Thomas R. Proctor Park

Applicant: City of Utica

Owner: City of Utica

Zone: Single Family Medium Density

SEQRA

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Pursuant to Section 2-29-542 the applicant is seeking to receive SEQRA approval for a project to be located within Thomas R. Proctor Park, in East Utica.

The City of Utica is undertaking the construction of a new multi-use sports field in the western portion of T.R. Proctor Park. The project site is located along Culver Avenue, north of Park Street across from the existing ballfields. The construction is anticipated to result in approximately 2.5 acres of field with supporting amenities.

Specific elements to be considered in the design include:

- Bleachers to accommodate 1,000 spectators on the north and south ends of the field;
- Press box and seating;
- Expanded field house with mechanical and electrical systems;
- NCAA stadium lighting levels to contain, at a minimum, 4 poles with approximately 15 fixtures per pole
- Scoreboard at the north end of the park.

Existing parking spaces located throughout the park will accommodate tournaments and events. Future parking areas have been identified by the City to provide additional spaces. The City of Utica has secured funding through the New York State Dormitory Authority to fund the engineering, planning and design for this project.