

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607

PLANNING BOARD AGENDA
Common Council Chambers
June 20, 2024 – 4:30 PM

PUBLIC HEARING

PB Case No.:	10-24	Zone:	Urban Mixed Use (UMU)
Address:	805 – 807 Court Street	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Verizon Wireless		
Owner:	The Boilermaker Road Race, Inc.		

Pursuant to City of Utica Zoning Code Section 2-29-274(a), the applicant is seeking approval of a Special Use Permit and Site Plan approval for a proposal to erect and operate commercial telecommunications antennas and equipment on the roof of the existing building.

The applicant proposes to place three arrays of antennas on the roof, two at the northern end of the building and one at the southern end. They will extend approximately 9' above the roof line. In addition, an area measuring approximately 8' X 18' feet on the southeastern corner of the building will house the necessary ground equipment, including cabinets and bollards on a concrete slab.

As a Special Use Permit is required, a public hearing must be held prior to final approval.

OLD BUSINESS

PB Case No.:	01-23	Zone:	Urban Mixed Use (UMU)
Address:	2214 Whitesboro Street	Requested Action:	Site Plan Review
Applicant:	Anthony Morali, AIA		
Owner:	579-581 East 39, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b) the applicant is seeking site plan approval of a proposal to convert the former industrial building into a mixed-use facility that will focus on work-force housing and provide such amenities as a food court, secondary health care facilities, indoor parking and a spa that offers physical therapy, baths and sauna.

A mix of indoor and outdoor parking totaling approximately 250 vehicle spaces will be provided for the overall development. An outdoor play area is also proposed along with 5,000 square feet of common roof gardens on the roof of the existing 6-story building.

Early last year, the Planning Board designated itself Lead Agent for the purposes of SEQRA and declared the project to be an Unlisted action. However, Oneida County Planning cited the fact that over 100,000 square feet will be affected and, as such, should rightly be declared a Type I action. Therefore, at this time, the Planning Board should re-designate itself as Lead Agent, declare the project a Type I and ask Planning staff to conduct a coordinated review ahead of any final approvals. At its February 15, 2024 meeting, the Planning Board re-designated itself as Lead Agent, declared the project to be a Type I action under SEQRA and directed Planning staff to conduct a coordinated review.

Plans were shared with the NYS Dept. of Transportation (DOT) and the State Historic Preservation Office (SHPO). SHPO offered “no concerns with the proposal to rehabilitate this historic building” and suggested that the developer may want to consider applying for the federal rehabilitation tax credit. DOT offered several comments, including:

1. A stormwater management plan is required.
 - a. Stormwater runoff should be mitigated. Runoff should be eliminated from flowing onto the State Highway.
2. Confirm number of hotel rooms and apartment rooms. Conflicting information has been submitted.
3. The geometry of the proposed exit to Oriskany Blvd will need to be modified to not permit left turns. A no left turn sign will not be a sufficient deterrent.
4. Sidewalk should be added along Champlin Ave and Oriskany Boulevard. Sidewalk on Whitesboro Street should be improved/replaced to meet ADA compliance.

PB Case No.:	11-24	Zone:	Mixed Use Campus
Address:	1203 Hilton Avenue	Requested Action:	Curb Cut Variance
Applicant:	Alan Swierczek		
Owner:	Utica City School District		

Pursuant to City of Utica Zoning Code Section 2-29-21(b)(4), the applicant is seeking approval of a curb cut variance for the above-noted property.

Section 2-23-123 of the City of Utica Zoning Code limits the width of non-residential curb cuts to no more than forty (40) feet. The applicant is proposing a two-lane drive measuring 24’ in width as a ‘Fire Lane’ from the rear of Proctor High School to Eagle Street. The applicant indicates that the considerable width is necessary to accommodate fire trucks, school buses and larger commercial vehicles. As such, the applicant is proposing a curb cut that measures 90’ in width.

At its May 2024 meeting, the Planning Board tabled further review of the proposed variance and asked the applicant to provide the following materials:

- Existing site plan that includes the existing curb cut, the driveway in question and any portion of the building(s) nearby;
- Proposed site plan for purposes of comparison in same scale and including the same information as the existing site plan;

- An explanation for the basis of the request at this time;
- Photographs of the existing condition of the site.

To date, the applicant has provided site plans as requested by the Board, but has not provided an explanation as to the purpose of the request or photographs of the area where the proposed curb cut and driveway are to be located.

NEW BUSINESS

PB Case No.: 12-24	Zone: Neighborhood Mixed Use (NMU)
Address: 1810 Eagle Street	Requested Action: Site Plan Review
Applicant: Eagle’s Nest-Utica, LLC	
Owner: Parkway Drugs Holdings, LLC	

Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b) the applicant is seeking site plan approval of a proposal to construct thirty-four units of market-rate apartments at the above-noted property.

The applicant is proposing to construct a gated community comprised of seven 4-unit buildings and one 6-unit building; the plan also calls for the construction of a resident center. According to the applicant, the proposed development has been designed to enhance the character and integrity of the existing neighborhood so as to not have a negative impact on the surrounding properties.