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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA WebEx Meeting

March 18th 2021 – 4:30pm

<https://cityofutica.my.webex.com/cityofutica.my/j.php?MTID=m1923b143fae20676d503bddcc6559095>

To join this **Webex** meeting:

Meeting number (access code): **132 566 4374**

Meeting password: **5KueisxAv54**

Join by Phone

1-408-418-9388 United States Toll

PB Case No.: 02-21
Address: 600 State Street
Applicant: Phil Sbarra
Owner: GSBC, LLC

Zone: Central Business District
Requested Action: Site Plan Approval

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking site plan approval for a proposed project to be located at the aforementioned address.

The applicant plans to complete a certified historic renovation to the vacant 90,000 sf structure. The project will result in the availability of new mixed-use, commercial and residential space.

The residential floors will comprise 62 apartments with a mix of studios, one-bedrooms and two-bedrooms. On site amenities will include fitness center, tenant community room, rooftop patio, dog wash station, storage and 55 parking spaces. Owners are in talks with various prospective tenants to fill the retail and commercial space, with a goal of securing two food and beverages tenants and one or two commercial/office tenants.

A Full Environmental Assessment Form (FEAF) has been provided.

PB Case No.: 03-21
Address: 1600 Burrstone Road
Applicant: Appel Osborne L.A.
Owner: Utica College

Zone: Mixed Use Campus
Requested Action: Site Plan Approval

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking site plan approval for a proposed project to be located at the aforementioned address.

The applicant is proposing to construct a new 8x8 NCAA outdoor running track, field events, and 225'x360' synthetic turf field. Site improvements include associated LED sports lighting, scoreboard, 500+/- seat bleachers, prefabricated press box, asphalt walkways, and fencing. All existing parking areas on the college campus will be utilized for access to this facility.

The proposed track and field will be consistent with the other athletic facilities that are around the site, including Gaetano Field and the varsity baseball field. The track is further away from the neighboring properties to the east, than the existing baseball field. The scoreboard will be facing away from the neighbors. Sports lighting will have to cut off capabilities, so there will be no light spill beyond the track PA sound will be available for spectators attending events.

A Short Environmental Assessment Form (SEAF) has been provided.

PB Case No.: 04-21
Address: 106 Memorial Parkway
Applicant: Elan Planning and Design, PLCC
Owner: Integrated Community Alternatives Network (ICAN)

Zone: Urban Mixed Use
Requested Action: Site Plan Review

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking site plan approval for a proposed project to be located at the aforementioned address.

The property was acquired by ICAN for the expansion of their organization's offices and operations. In addition to administrative uses, the site will add an institutional use through the Children's Museum, which will enhance the organization's mission as an innovative, community-based provider facilitating individual and family driven services to restore social, emotional and behavioral health.

Aside from interior renovations, improvements include a new handicapped accessible entrance and a 4,300-sf rotunda style addition to the rear, which will provide additional space for Children's Museum programming. The proposed development will provide for 104 parking spaces inclusive of 5 handicapped spaces, 2 bus parking stalls and a bus staging area for riders to disembark at the proposed south façade addition. A portion of the existing parking is being repositioned away from the neighboring properties which will minimize overhead glare onto neighboring residential properties. Vehicular site ingress and egress at Memorial Parkway and Holland Avenue will remain unchanged.

Existing mature landscaping will remain unchanged. The proposed architecturally compatible handicapped accessible entrance and rotunda addition will be located in the rear of the building with site with limited views of it from the Memorial Parkway Historic District. Additional site improvements include removal of the building's degraded front entrance at Memorial Parkway, including the plaza, planters, stairs to the building and the doorways to the building entrance at this location. A new ground mounted facility sign will be installed in the location of the existing signage, at the northwest corner of the property. A decorative screen fence 6 foot

in height is proposed along the existing hedges at the south boundary. Vehicular site ingress and egress at Memorial Parkway and Holland Avenue will remain unchanged.

A Full Environmental Assessment Form has been provided.

PB Case No.: 05-21

Address: 300 Catherine Street

Applicant: Limited Auto Sales, Inc.

Owner: Custom Pak, LLC

Zone: Urban Mixed Use

Requested Action: Site Plan Approval

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking site plan approval for a proposed project to be located at the aforementioned address.

The building has been used for warehousing as well as used car and powersports for the past ten years. During the course of the last two years, retail sales have been added in order to accommodate Clemente Novelties, who was forced to relocate as their previous headquarters was located within the footprint of the new MVHS Downtown Medical Campus.

The applicant is currently seeking Site Plan Approval for the addition of a repair shop to the existing used car dealership. The additional use will not result in the modification to the building footprint, nor will it require any additional parking or site improvements. A Short Environmental Assessment Form (SEAF) has been provided.