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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA WebEx Meeting

October 15th 2020 – 4:30pm

<https://cityofutica.my.webex.com/cityofutica.my/j.php?MTID=m3131b083fc760285c9331b5d398993fd>

To join this **Webex** meeting.

Meeting number (access code): **132 836 2910**

Meeting password: **zTrt5BBa5m6**

Join by phone

Tap to call in from a mobile device (attendees only)

+1-408-418-9388 United States Toll

PB Case No.: 07-20

Address: Tax Map # 308.17-04-28

Applicant: Liberty Affordable Housing, Inc.

Owner: Liberty Affordable Housing, Inc.

Zone: Planned Development Residential

Requested Action: Site Plan Approval

Curb Cut Variance

Pursuant to Section 2-29-274(1) the applicant is seeking site plan approval for a project to be located at the aforementioned address.

The applicant has proposed to construct a 1,940 square foot office and community center for the Parkedge Townhouse complex. Site improvements will include: new driveway, equipment storage shed, 12 parking spaces, patio, sidewalks, utilities, sight lighting and landscaping. Ingress and egress will be located off of Parkedge Drive.

At the September 24th meeting, the Board granted Preliminary Site Plan Approval contingent upon favorable 239 review and satisfaction of comments by the Engineering Department.

PB Case No.: 08-20
Address: 1259 Hammond Avenue
Applicant: Asim Hukic
Owner: Asim Huskic

Zone: Single Family Medium Density
Requested Action: Curb Cut Variance

Pursuant to Section 2-29-45(b)(3) the applicant is seeking a variance in order to legitimize an illegal curb cut at the aforementioned address. According to this section, the Planning Board has the authority to grant curb cut variances and driveway approach variances in accordance with Section 2-23-82 of this Code.

The applicant has proposed a curb cut of approximately 30 feet in length on the Hammond Ave side of his corner lot. The existing driveway is located on the Arthur Street side of the property. The applicant is also on the agenda for the October 13 Zoning Board of Appeals meeting as he is seeking an Area Variance to allow for parking in the front yard.

Section 2-23-82 states that the Planning Board may grant, in writing, variances from the strict application of the provisions of this article, provided the Board first determines that the following conditions are present:

1. The exception or variance desired arises from peculiar physical conditions not ordinarily existing in similar districts in the City or is because of the nature of the business or operation on the abutting property.
2. The exception or variance desired is not against the public interest, particularly the safety, convenience and general welfare.
3. The granting of the permit for the exception or variance will not adversely affect the rights of adjacent property owners or tenants.
4. The strict application of the terms of this article will work unnecessary hardship on the property owner or tenant.

PB Case No.: 09-20
Address: 1015 Rutger Street
Applicant: Eldar Hodzic
Owner: Eldar Hodzic

Zone: Multi Family Low Density
Requested Action: Curb Cut Variance

Pursuant to Section 2-29-45(b)(3) the applicant is seeking a variance in order to legitimize an illegal curb cut at the aforementioned address. According to this section, the Planning Board has the authority to grant curb cut variances and driveway approach variances in accordance with Section 2-23-82 of this Code.

The applicant has proposed a curb cut to widen his driveway apron from 14 feet to 28 feet across.

Section 2-23-82 states that the Planning Board may grant, in writing, variances from the strict application of the provisions of this article, provided the Board first determines that the following conditions are present:

1. The exception or variance desired arises from peculiar physical conditions not ordinarily existing in similar districts in the City or is because of the nature of the business or operation on the abutting property.
2. The exception or variance desired is not against the public interest, particularly the safety, convenience and general welfare.
3. The granting of the permit for the exception or variance will not adversely affect the rights of adjacent property owners or tenants.

4. The strict application of the terms of this article will work unnecessary hardship on the property owner or tenant.

PB Case No.: 10-20

Address: 1002 Oswego Street

Applicant: James Trasher

Owner: 1002 Oswego Street, LLC.

Zone: Planned Development Extraordinary

Requested Action: Site Plan Approval

Pursuant to Section 2-29-45(a)(1) the applicant is seeking preliminary site plan review for a commercial/warehousing development at the aforementioned address.

The applicant has proposed to develop the remaining 6 +/- acres of the former Bossert site by constructing a new 21,600 square foot structure to be occupied by United Auto Supply for warehouse/distribution and limited retail use. Proposed site improvements include 95 additional parking spaces, site lighting, new ingress and egress at Oswego Street, 2,000 square foot canopy, loading dock, landscaping along Oswego Street, Lenox Avenue and between the two parking lots.

As per SEQRA compliance, the applicant has submitted a Full Environmental Assessment Form (EAF). As the project is categorized as an Unlisted Action, it will require coordinated review with the appropriate agencies. Additionally, the project is located within 500 feet of a State Highway and will require a 239 Review by the Oneida County Planning Department.