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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

March 19th 2020 – 4:30pm

PB Case No.: 01-20
Address: 1600 Burrstone Road
Applicant: CS Arch Architecture/Engineering
Owner: Utica College

Zone: Single Family-Medium Density
Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project to be located at the aforementioned address.

The applicant is seeking to construct a new science building containing teaching laboratories, support and administrative spaces. The building is expected to be two stories, no higher than 50 feet. Total area is targeted at 25,000 gross square feet. The building is intended to replace obsolete science laboratory space with state of the art facilities. Reallocation of existing space will allow nominal program capacity expansion.

Because the project does not propose recognizable increase in the site capacity of traffic, no additional parking is proposed as part of this project. (Recent parking expansions across the campus loop drive address overall campus capacity concerns.). New walkways will connect the new building to the nearest existing parking area. Modifications to existing buildings will be limited to limited interior alterations needed to for interconnecting access between the new and existing buildings. No additional site signage is proposed other than architectural lettering on the building. Site disturbance will be minimal as the site is relatively flat and new building's first floor will be set at grade level. Storm water management will be integrated into the campus's existing underground infrastructure which connects to the existing municipal system.

The 2 story height of the new construction will be keeping with the rest of the campus which includes some taller than three and four story structures,. Rooftop equipment will be screened. The front yard setback from Champlin Avenue will be preserved. As an educational facility, the proposed building will be in keeping with the existing surrounding site uses. Likewise, exterior finishes are expected to be durable materials in keeping with the rest of the campus. Hours of operation and traffic load will not change from historic precedence.

PB Case No.: 02-20
Address: 55 Wurz Ave
Applicant: Truck 63 LLC
Owner: ESK Realty

Zone: Light Industrial
Site Plan Review

Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project to be located at the aforementioned address.

The applicant is proposing to construct a 9,600 square foot truck repair facility. This facility will service all Empire Recycling vehicles and trailers. No outside work for hire will be performed on location. Access to building will use existing entrance to property. Parking will remain as is with accommodations for at least 50 vehicles fully contained within said plot. No provision for signage is needed.

The property was previously the Clifford Fuel terminal ERL Intermodal acquired the property in 2018 and rehabilitated the main office at 98 Railroad Street. There are many industrial buildings on Wurz Ave of similar construction and use. Nathan Steel, Utica DPW, harbor Point Minerals ad Midway Industrial. The proposed construction will be of similar exterior finish and height of surrounding buildings.

PB Case No.: 03-20
Address: 117 Business Park Drive
Applicant: Burrstone Road Associates
Owner: 111-117 Business Park Realty Corp.

Zone: Planned Development Extraordinary

Pursuant to City of Utica Zoning Code Section 2-29-276, the applicant is seeking approval for a change in use at the aforementioned address.

Burrstone Road Associates is in the process of purchasing the property and building located at 117 Business Park Drive. They along with their tenant, Slocum Dickson Medical Group (SDMG) are seeking approval for a change in use of the property.

SDMG is a multi-specialty physician group, providing a variety of ancillary services, which compliment overall care needs. The following are many of the services currently offered, though not all inclusive: laboratory, rehabilitation therapies (physical, occupational, vestibular, multiple cervical unit, etc), radiology, (arthography, bone mineral density, digital mammography, ductography, fluoroscopy, CAT scan, PET scan, X-Ray, MRI, Cardiac Imaging, nuclear medicine, ultrasound, etc) urgent care, pediatric urgent care, employer services, etc.

The building previously occupied by United Health Care, was used as a call and claims processing center.