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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

July 18^h 2019 – 4:30pm

PB Case No.: 06-19

Address: 2150 Bleecker Street

Applicant: J.D. Landis (SFCS Inc.)

Owner: Masonic Care Community

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.

Masonic Care Community of New York (MCCNY) has recently completed an overall master planning effort to introduce new residential living product, support services, campus amenities for its current and future residents. Additionally, construction and refinement of existing structures will be completed to allow MCCNY to extend its engagement with community at large. (See Current Plan Attached) MCCNY is seeking site approval for the entire campus to construct new independent living housing, memory care and support infrastructure, based on the master plan to include:

- 73 - Independent Living Cottages
- 8 - Independent Living Garden Apartments (Single Story Quadruplex Homes)
- 5 - Villa / Hybrid Apartments 2 to 3 Floors
- 4 - Co-op Residential Housing Units
- 1 – Memory Care Expansion to the Current Assisted Living Structure

Currently the campus is divided into two major areas, the North end of the campus which houses health care services, assisted living and research with access from Bleecker Street and the independent living located to the South known as Acacia Village with additional access from Welshbush Road. The master plan completed by SFCS, Inc., bridges the space between the two principal areas of the campus. This is accomplished with the introduction of single family home cottages, quadruplex housing, and villa/hybrid apartments.

To support the new population, MCCNY will be renovating, and adding new elements to the campus to enhance and update the resident amenities. While these amenities are to enhance the campus experience, they

are also being designed to engage the community at large. In addition to the independent living, MCCNY is planning to add a new horticultural center, renovate the North campus administration building, create a new wellness center complete with pool, fitness and cardio center. As part of the wellness center, MCCNY is planning to add a clinic for both inside and outside clientele to further engage the community outside of the campus.

PB Case No.: 07-19

Address: Oregon Avenue, Miles Avenue & Oak Avenue

Applicant: City of Utica

Owner: City of Utica

Zone: Single Family Low Density
Recommendation

Pursuant to Section 2-29-45(b)(5) of the Zoning Code and Section 27(14)(a) of General Cities Law, the Common Council is seeking a recommendation from the Planning Board on a proposed street discontinuance.

When the neighborhood was originally planned, Dewey Avenue should have extended all the way to Edgewood Road. Oregon Avenue, Miles Avenue and Oak Avenue would have extended north from Dewey Avenue but that never came to be. Over the years, the lots originally planned for homes were left vacant and became natural screening between the neighborhood and Utica Catholic Academy property.

Once discontinued for street purposes, it may be purchased by the adjacent property owner and consolidated into his or her property.

The Planning Board will make a recommendation favorable or unfavorable to the Common Council. The Common Council will then schedule a public hearing and make the ultimate decision.

PB Case No.: 08-19

Address: Multiple Addresses

Applicant: Robert Scholefield

Owner: MVHS

Zone: Central Business District (CBD)
Preliminary 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 properties subject to this plan review consist of a mix of existing commercial, residential, institutional, and vacant properties. Many of the properties are unoccupied and/or dilapidated. At the time of application, MVHS owns, or has purchase options on most of the properties. The remainder are anticipated to be acquired through other legal means, in parallel with the site plan review process.

The proposed action consists of the construction of a new 373-bed acute care medical center on the properties between NYS Route 8/12, Broadway, Columbia Street and Oriskany Street. The medical center will be 10 stories (162'-6") high, and will include the construction of access drives, surface parking lots, a helipad, a Central Utility Plant (CUP) in the existing Mohawk Medical building, and a utility/pedestrian bridge between

the medical center and CUP. Also included in the project will be utility relocations and roadway improvements required as mitigation of traffic related impacts.

Ancillary to, but not included in the review of, this project will be a parking garage and medical office building. Both of these elements will be designed and constructed by others in parallel with this project.

During construction and development of the site, continuous and coordinated access will be provided to the adjacent police and court facilities, as well as for emergency vehicles to, and around the site.

Under the State Environmental Quality Review (SEQR) process that culminated in the preparation of a Final Environmental Impact Statement (FEIS), negative impacts to the adjoining development and neighboring properties have been considered. Mitigation for negative impacts is described in the FEIS.

The design of the new downtown medical center has been developed to compliment the historic City architecture as well as newer projects in the area such as the Aud. Pedestrian facilities are being designed to allow circulation through the campus, and connecting with existing surrounding pedestrian networks (such as the Rayhill Trail) to enhance the overall walkability of the neighborhood.

PB Case No.: 09-19	Zone: Highway Commercial
Address: Tax I.D. #306.18-1-9	Site Plan Review
Applicant: Buck Construction	
Owner: Elite Car Wash of Utica, LLC.	

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 3,500+/- sf single story building to be used as a showroom, repair shop and retail sales shop for a business called Rasmussen Rents. Rasmussen Rents is a family-owned company engaged in daily and weekly rentals of heavy equipment and construction tools. The company operates five locations in Central New York and the Southern Tier.

A Short Environmental Assessment Form has been submitted by the applicant.

PB Case No.: 10-19	Zone: Two-Family Low Density
Address: 1629 – 1631 Kemble Street	Site Plan Review
Applicant: Dr. Mohsin Syed	
Owner: Dr. Mohsin Syed	

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.

Currently, 1629 Kemble Street is occupied by a 2-story residence with a driveway onto Kemble Street while 1631 Kemble Street has a 1-story residence which was expanded several years ago for use as a mosque. The

existing structure which houses the mosque will be demolished and the area will become a parking lot for the new 4400 sf mosque to be constructed behind the existing building on 1629 Kemble Street

Services are held daily at the following times: Before sunrise, 1:00pm, 5:00pm, 6:30pm and 8:00pm for generally 10-15 worshipers. On Fridays at 1:00pm there is a one-hour service for 40-60 worshipers

A Short Environmental Assessment Form and Engineer's Report has been provided by the applicant.