



ROBERT M. PALMIERI  
MAYOR

# CITY OF UTICA

## URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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BRIAN THOMAS, AICP  
COMMISSIONER

### PLANNING BOARD AGENDA

#### Common Council Chambers

August 15<sup>th</sup> 2019 – 4:30pm

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

Zone: Highway Commercial  
Site Plan Review

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Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Final 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.

At the July 19<sup>th</sup> meeting, the Board granted Preliminary Site Plan Approval.

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PB Case No.: 11-19  
Address: 116 Business Park Drive  
Applicant: March Associates  
Owner: 116 Business Park Associates, LLC.

Zone: Planned Development Extraordinary  
Site Plan Review

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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 Utica Business Park was constructed in the mid-1980's as a Planned Development. Lot #14, developed as 116 Business Park Drive was completed in 1989. The business park offers Class A office space, for professional and commercial enterprises, on-site parking and attractive landscaped grounds. The building is a two-story masonry structure, approximately 25,938 gross square feet. Parcel size is 3.499 acres. The current tenant is Mohawk Valley Endoscopy Center which occupies the second floor. The first floor is currently vacant.

The proposed project includes the renovation to the buildings first floor to house digestive Disease medicine of CNY, the clinical component to Mohawk Valley Endoscopy Center that is currently located on the second floor of the building. It will be an occupancy Type B business – Clinic Outpatient with 12,969 gross square feet. Site Improvements include the development of 97 additional parking spaces on the property, site lighting, storm drainage, storm water management system and landscaping. The demand for parking is consistent with what the DDM currently utilizes at their 110 Business Park Drive location.

The existing exterior signage will remain as is, with possible updates to the logo.

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PB Case No.: 12-19

Address: 111 Business Park Drive

Applicant: Brian Freiburger

Owner: Indium Corporation

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Zone: Planned Development Extraordinary

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 42,000 square foot property at 111 Business Park Drive was built in 1987. In 1997 a nearly 20,000 square foot warehouse addition was constructed by the prior owners. In 2008, the property was purchased by Indium Corporation.

Indium Corporation is seeking site plan approval in order to build a parking lot in the rear of their facility. The new lot would be roughly 11,000 sq. ft. of paved surface area and would provide approximately 27 parking spaces. A pedestrian walkway will be provided to connect the existing parking lot/walkway.

The storm water will be handled by watershed which would be directed towards an existing drainage swale located on the property. The parking lot will be lit by LED fixtures located on the backside of the building. Proper signage and striping will be installed upon completion.

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PB Case No.: 13-19

Address: 1900 Bleecker Street

Applicant: 1900 Bleecker Street LLC.

Owner: 1900 Bleecker Street LLC.

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Zone: Light Industrial

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 proposed project includes abatement and demolition of a 225,000 +/- square foot former industrial/manufacturing building and will be completed in 3 phases.

- Phase 1: The first phase of the project shall involve hazardous material abatement (asbestos, lead paint, etc.) PCB-containing transformer removal, underground storage tank removal, and building demolition activities.

- Phase 2: Once abatement and demolition activities have been completed construction of a new 64,100 square foot pre-fabricated metal building and 5,120 square foot office will commence at the site. Portions of the rear section of building shall be saved and incorporated into the design of the new building.
- Phase 3: Once the building has been constructed and a tenant has been identified, the final site package shall be completed (which shall include new parking areas, sidewalks etc.)

The applicant has proposed to utilize the existing loading dock on the southeast side of the building and to build a new loading dock with separate means of ingress and egress off of Oscar Street, in addition to a terminal for small deliveries and waste removal at the southwest corner of the building. Restoration of this property will result in the creation of a new, state-of-the-art facility which will attract industrial, manufacturing, and warehousing/distribution tenants. Once a tenant is identified, design considerations shall be evaluated as to avoid any adverse impacts to the neighboring properties.

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PB Case No.: 14-19

Address: Cornelia Street & Sayres Alley

Applicant: City of Utica

Owner: City of Utica

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Zone: Central Business District

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.

It is proposed to discontinue Sayres Alley and a portion of Cornelia Street, so that the property can be incorporated into the Mohawk Valley Health System Downtown Hospital Project. Once discontinued, the property will be conveyed to the MVHS, which owns (or will own prior to sale of the street property) all the adjacent properties.

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.