



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH.315-792-0181 FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA Common Council Chambers January 19, 2023 – 4:30 PM

PB Case No.:	01-23	Zone:	Urban Mixed Use (UMU)
Address:	2214 Whitesboro Street	Requested Action:	Site Plan Review/Approval
Applicant:	Anthony Morali, AIA		
Owner:	579-581 East 39, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b) the applicant is seeking site plan approval of a convert the former industrial building into a mixed-use facility that will focus on work-force housing and provide such amenities as a food court, secondary health care facilities, indoor parking and a spa that offers physical therapy, baths and sauna.

A mix of indoor and outdoor parking totaling approximately 250 vehicle spaces will be provided for the overall development. An outdoor play area is also proposed along with 5,000 square feet of common roof gardens on the roof of the existing 6-story building.

PB Case No.:	15-22	Zone:	Neighborhood Mixed Use
Address:	2632 & 2634 Genesee Street	Requested Action:	Special Use Permit /
Applicant:	Stewart's Shops Corp.		Site Plan Approval
Owner:	Vincent Carfagno (2632)		
	JVCAJ Corp and Jeffrey Lamandia (2634)		

Pursuant to the City of Utica Zoning Code, the applicant is seeking a Special Use Permit and Site Plan Approval for a proposed project at the aforementioned address.

The applicant is proposing to demolish the two existing buildings on both properties and consolidate the two lots for the purpose of constructing a gasoline / convenience station. The proposed plan includes the construction of a 3,975 square foot, wood-framed building, three gasoline pump islands and twenty-four parking spaces; much of the asphalt parking lot that currently exists on the 2634 Genesee Street lot will be removed and replaced with topsoil and grass. Ingress and egress for the proposed project will be via single curb cuts on both Genesee Street and Woodlawn Avenue – West.

Per NYCRR §617.5(c)(9), as this project involves the construction of a primary, non-residential structure of less than 4,000 square feet, this project is considered a Type II action under the State Environmental Quality Review Act and no further action is required by the Planning Board. Additionally, compliance with the §239-l, m and n of General Municipal Law is not required as the project site is not located within 500 feet of any of the listed structures or uses.

The proposed site is located within the City's locally-designated Scenic & Historic Preservation District; as such, referral to the Scenic & Historic Preservation District Commission was made. The Scenic & Historic Preservation reviewed the proposed project and ultimately voted against approving the demolition of the two buildings as proposed by the applicant, though no reason was given to support their position. The State Historic Preservation Office has issued a determination that the two buildings are not contributing properties in the City's S&H District. The City's zoning ordinance does allow the Planning Board to modify or overturn the S&H Preservation Commission decisions.

As gasoline / convenience stations are specially permitted uses within the Neighborhood Mixed Use zoning district at the time this application was received, a public hearing will be required. Notices have been sent to property owners of record within 200' of the subject properties; the required legal notice was also published in the Observer Dispatch.

PB Case No.:	17-22	Zone:	Planned Development
Address:	Tax map #'s 318.8-1-61 & 62	Requested Action:	Site Plan Approval
Applicant:	Bonacci Architects pllc		
Owner:	Aqua Vino Real Estate Holdings, LLC / Utica Harbor Point Development Corp.		

Pursuant to Section 2-29-373(a) of the City of Utica Zoning Code, the applicant is seeking Site Plan Approval for a proposed project at the aforementioned address; the proposal is located within the Planned Development zoning district established for development in and around Harbor Point.

The Planning Board granted Preliminary Site Plan approval to the proposed plan at its November meeting and asked Planning staff that the latest plans be shared with City Engineering, Police and Fire Departments prior to consideration of Final Site Plan approval. At this time, Engineering Department has provided a number of review comments which have been shared with the applicant.



COVER: A-100
AERIAL AND WATER MAP: A-101
1967 SURVEY: S-01
EXISTING SURVEY: S-02
SITE PLAN/SURVEY: A-102
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CELLAR FLOOR PLAN: A-104
FIRST FLOOR PLAN: A-105
SECOND FLOOR PLAN: A-106
THIRD FLOOR PLAN: A-107
OFFICE FLOOR PLAN: A-108
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TOWER FLOOR PLAN: A-111

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NORTH AND SOUTH ELEVATION: A-113
EAST AND WEST ELEVATION: A-114

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN

No.	Description	Date
1	ADDED FIXTURE COUNT	09.28.22
2	FIXED ELEVATIONS REVISED PLANS	09.29.22
3	ADDED INTERIOR IMAGES	10.04.22
4	ADDED BLOCK AND LOT INFORMATION	10.05.22
5	3RD FLOOR LAYOUT REVISED	10.24.22
6	REVISED FLOOR PLANS ADDED CHARTS	11.09.22
7	FILING SET FOR CITY PLANNING BOARD	12.29.22

PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

COVER PAGE

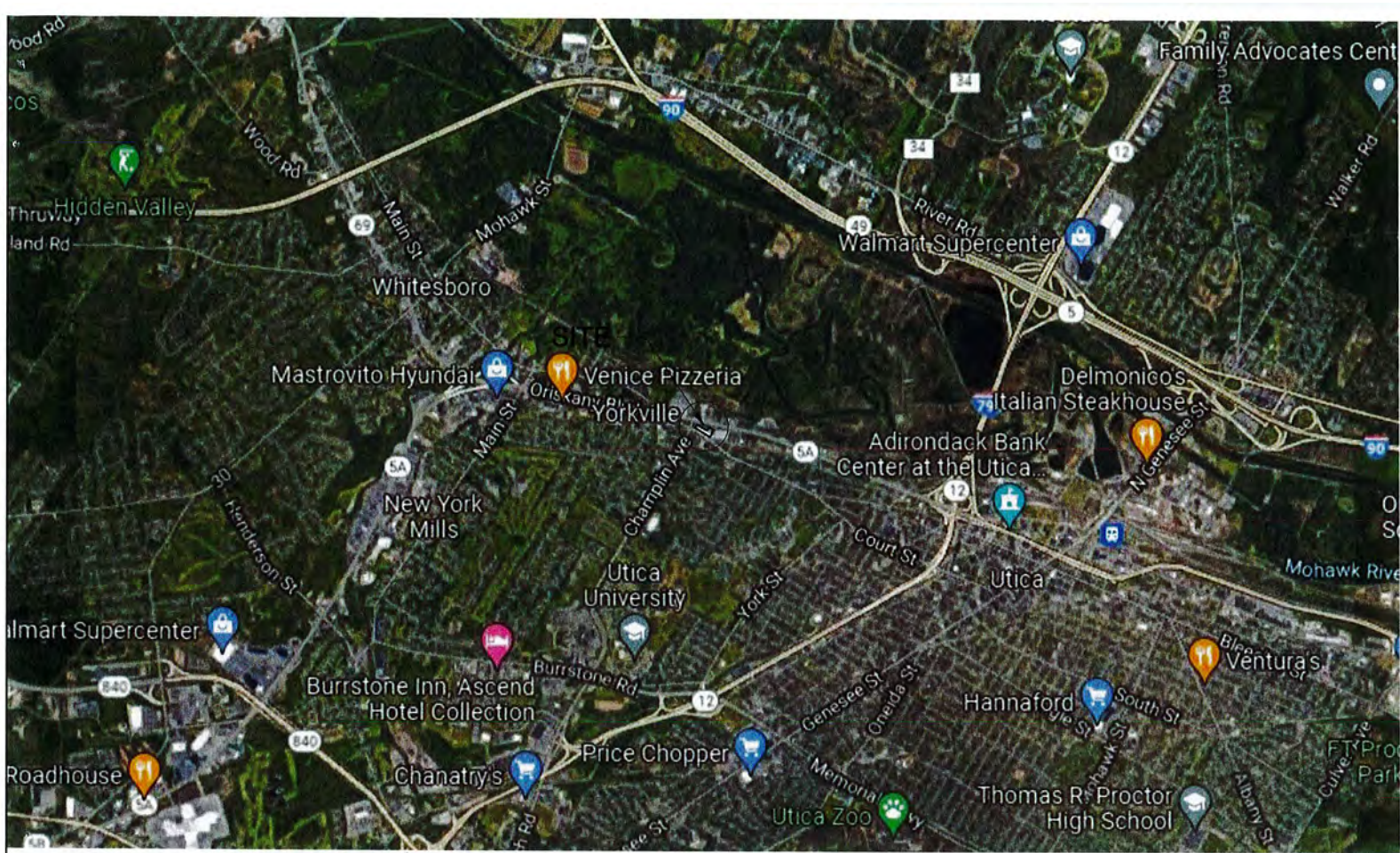
SCALE : AS NOTED

MORALI

ARCHITECTS

305 8TH AVENUE NEW YORK, NY 10018
TEL: 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTURE.COM

SEAL:	Date 12.29.22
	Project Number
	Drawn By
	Checked By
	A-100.00
PAGE # 01 OF 01	



AERIAL MAP SCALE: 1'=2000'



ZONING MAP



OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
minman@erengpc.com
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RIVER LOFTS
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AERIAL AND WATER
MAP

SCALE: AS NOTED

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ARCHITECTS
505 8TH AVENUE NEW YORK, NY 10018
TEL. 212 219 2091
E-MAIL: MORALI@MORALIARCHITECTS.COM

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A-101.00	
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OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
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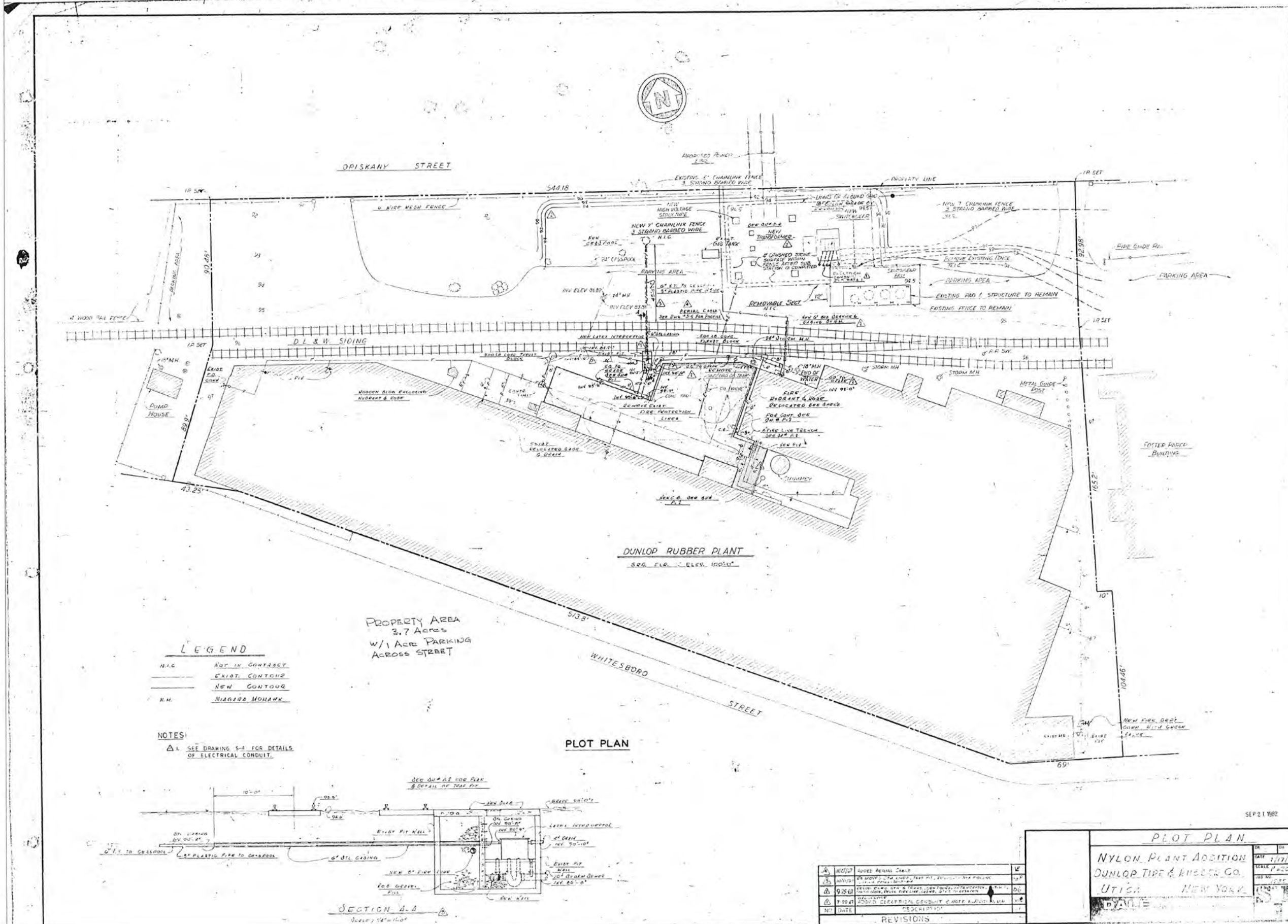
1967 SURVEY
NYLON PLANT ADDITION
DUNLOP TIRE & RUBBER CO.

SCALE: AS NOTED

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Checked By		
		S-01
PAGE #	01 OF 01	

MORALI
ARCHITECTS
505 8TH AVENUE NEW YORK, NY 10018
TEL: 212.219.2001
E-MAIL: AMORALI@MORALIARCHITECTS.COM

1967 SURVEY



Upper Mohawk Valley
Regional Water Board
(Now or Formerly)
Liber 2770 / Page 1

Water Easement
Liber 2388 / Page 77

Reciprocal Access Easement
Instrument No. R2006-000907

Utility Line Easement
Instrument No. R2006-000908

2160 Erie, LLC
(Now or Formerly)
Instr. No. 2016-002339

20' Wide Driveway Easement
Liber 753 / Page 45

John Maurine, III
(Now or Formerly)
Liber 2134 / Page 1009

James G. & Judith L.
Pauquette
(Now or Formerly)
Liber 1981 / Page 845

Jack B. & Theresa M.
Sprague
(Now or Formerly)
Liber 1847 / Page 331

SMB Properties, LLC
(Now or Formerly)
Instr. No. 2011-017205

Michael W. Synakowski
(Now or Formerly)
Liber 2103 / Page 791

Jonathan P. Marcella
(Now or Formerly)
Instr. No. 2016-014209

EXISTING SURVEY

ORISKANY BOULEVARD WEST

S77°47'35"E 544.18'

3.580± ACRES

LOT 60

WHITESBORO STREET

ERIE STREET

LOT 66

1.079± Acres

COUNTY: ONEIDA
TOWN: YORKVILLE
SWIS: 307005
SECTION: 318.005
BLOCK: 9
LOT: 66



OWNER:
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26 COBECK COURT
BROOKLYN, NY

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RIVER LOFTS
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UTICA, NY 13502

EXISTING SURVEY

SCALE: AS NOTED

SEAL:	Date 12.29.22
Project Number	
Drawn By	
Checked By	
	S-02
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NATIVE TREES



ALTERNATE-LEAVED DOGWOOD
(CORNUS ALTERNIFOLIA)
HEIGHT/SPREAD: 20'/10'
SOIL: MOIST, WELL DRAINED



RED MAPLE
(ACER RUBRUM)
HEIGHT/SPREAD: 50'/30'
SOIL: DRY-WET



EASTERN RED CEDAR
(JUNIPERUS VIRGINIANA)
HEIGHT/SPREAD: 40'/15'
SOIL: DRY-MOIST, WELL DRAINED



NANNYBERRY
(VIBURNUM LENTAGO)
HEIGHT/SPREAD: 25'/15'
SOIL: MOIST-WET



NORTHERN BUSH-HONEYSUCKLE
(DIERVILLA LONICERA)
HEIGHT/SPREAD: 3'/3'
SOIL: DRY-MOIST



BAYBERRY
(MORELLA CAROLINIENSIS)
HEIGHT/SPREAD: 10'/10'
SOIL: DRY-WET

NATIVE SHRUBS



Upper Mohawk Valley
Regional Water Board
(Now or Formerly)
Liber 2770 / Page 1

ZONING NOTES

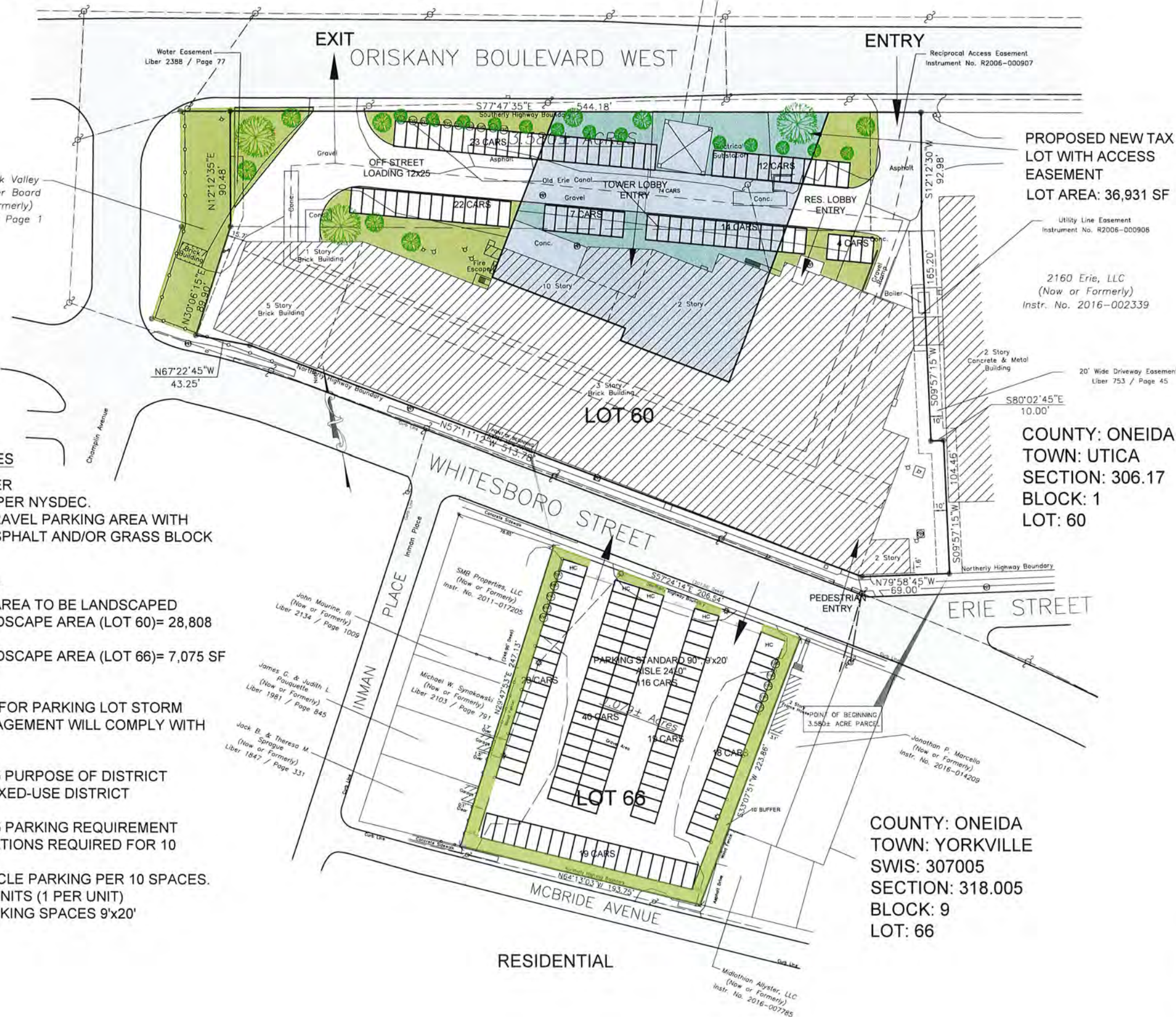
STORM WATER
RUN OFF AS PER NYSDEC.
CRUSHED GRAVEL PARKING AREA WITH
PERVIOUS ASPHALT AND/OR GRASS BLOCK
PAVERS

SEC. 2-29-169
MIN 10% OF AREA TO BE LANDSCAPED
ACTUAL LANDSCAPE AREA (LOT 60)= 28,808
SF (±18%)
ACTUAL LANDSCAPE AREA (LOT 66)= 7,075 SF
(±15%)

STANDARDS FOR PARKING LOT STORM
WATER MANAGEMENT WILL COMPLY WITH
NYSDEC

SEC. 2-29-165 PURPOSE OF DISTRICT
(b) URBAN MIXED-USE DISTRICT

SEC. 2-29-165 PARKING REQUIREMENT
(d) (2) EV STATIONS REQUIRED FOR 10
VEHICLES.
(3) ONE BICYCLE PARKING PER 10 SPACES.
LIVE WORK UNITS (1 PER UNIT)
TYPICAL PARKING SPACES 9'x20'



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MATTHEW INMAN

UHAUL

PROPOSED NEW TAX
LOT WITH ACCESS
EASEMENT
LOT AREA: 36,931 SF

Utility Line Easement
Instrument No. R2006-000908

2160 Erie, LLC
(Now or Formerly)
Instr. No. 2016-002339

COUNTY: ONEIDA
TOWN: UTICA
SECTION: 306.17
BLOCK: 1
LOT: 60

COUNTY: ONEIDA
TOWN: YORKVILLE
SWIS: 307005
SECTION: 318.005
BLOCK: 9
LOT: 66

RESIDENTIAL

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	ADDED CHARTS	
	FILING SET FOR CITY	
	PLANNING BOARD	

PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

SURVEY/SITE PLAN

SCALE: AS NOTED



SEAL:	Date: 12/29/22
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A-102	
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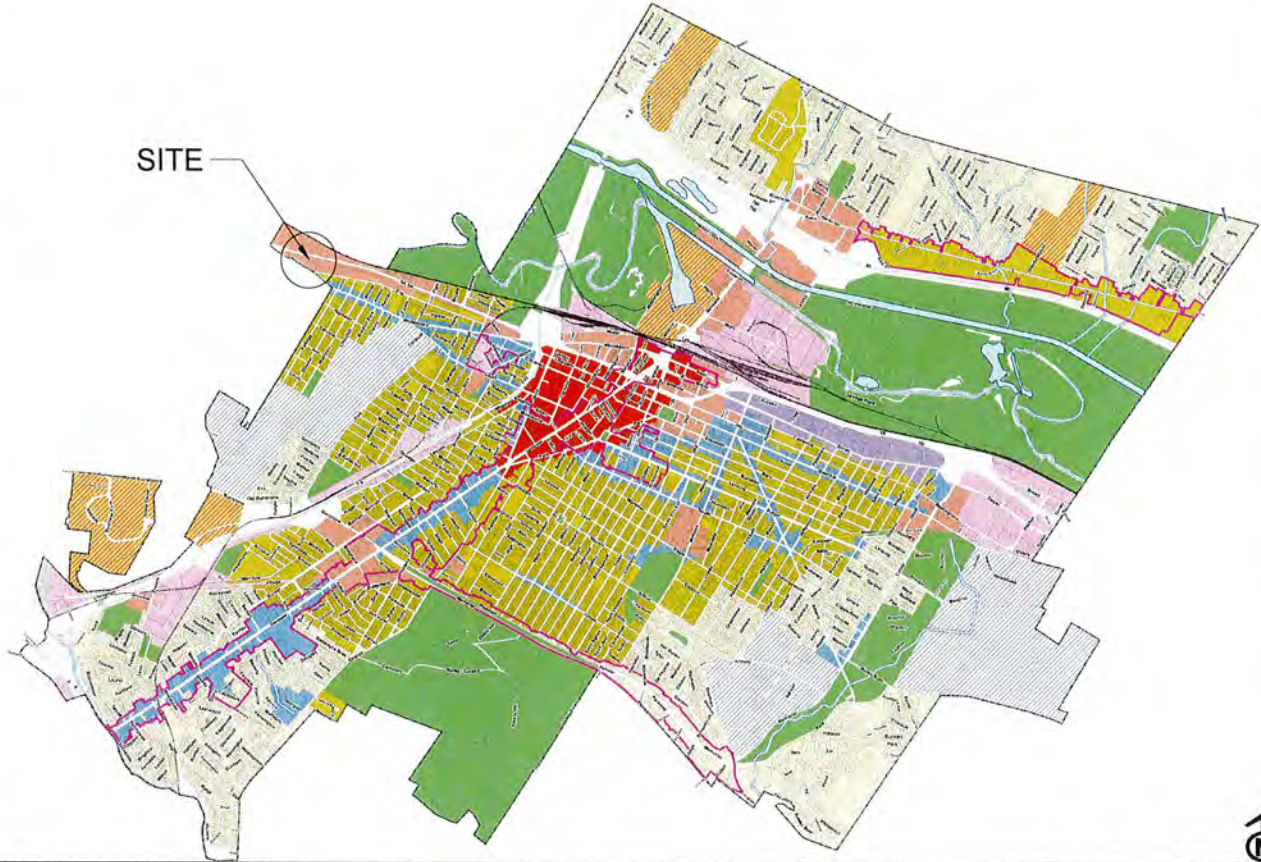
2111 ORISKANY STREET WEST AND 2214 WHITESBORO STREET

BLOCK: 1,9 LOT: 60,66

	REQ'D / PERMITTED	PROPOSED	ZR SECTION
USE:			
URBAN MIXED-USE (UMU)			2-29-125 (USE TABLE)
LOT DIMENSIONS			
LOT AREA (MINIMUM)	NO MINIMUM	156,270 SF	2-29-126
LOT WIDTH (MINIMUM/MAXIMUM)	10'		
LOT COVERAGE (MAXIMUM-CORNER)	90%	80,615 SF (51.5%)	
ACCESSORY STRUCTURE MAX. TOTAL FOOTPRINT	NA		
BUILDING SETBACKS			
FRONT YARD (MINIMUM/MAXIMUM)	0 FEET/ 12 FEET		2-29-126
FACADE LENGTH (MAXIMUM)	NA		
SIDE YARDS (MINIMUM TOTAL)	NA		
REAR YARD (MINIMUM)	NA		
PARKING SETBACK	5'	10'	
ACCESSORY STRUCTURE	NA		
BUILDING HEIGHT			
BUILDING HEIGHT (MAXIMUM)	NA	(TOWER) 115'-6"	2-29-126
FIRST STORY MINIMUM HEIGHT	12'	13'	
STORY HEIGHT (MINIMUM)	9'	9'-4"	
ACCESSORY STRUCTURE HEIGHT	NA		
PEDESTRIAN ACCESS			
MAIN ENTRANCE (REQUIRED)	FACING SIDEWALK	COMPLIES	2-29-126
FUNCTIONAL ENTRY SPACING	30' MAXIMUM		
PARKING REGULATIONS			
RESIDENTIAL	1 PER 1 RESIDENTIAL UNIT		
RETAIL	3 FOR EVERY 1000 RETAIL		
HEALTH FACILITY	3 FOR EVERY 1000 HEALTH FACILITY		
OPEN SPACE REGULATIONS			
LANDSCAPE (10%)	LOT 60	28,808 SF (±18%)	
	LOT 66	7,075 SF (±15%)	

District	
CBD	Central Business District
UMU	Urban Mixed-Use
NMU	Neighborhood Mixed-Use
RM	Residential Mixed
R1	Residential Single
I	Industrial
IMU	Industrial Mixed-Use
LC	Land Conservation
MUC	Mixed-Use Campus

Key To Symbols	
P	Permitted By Right
D	Department Review
S	By Site Plan Review (Article X, Division 3)
SP	By Special Use Permit (Article X, Division 4) and Site Plan Review
Blank	Not Allowed
X	Supplemental Regulations



c. Commercial										
Adult use							S	S		
Addiction clinic	SP	SP	SP				SP			
Extended stay addiction clinic								SP		SP
Amusement, recreation, or entertainment (indoor)	D	P	S				SP	S		S
Amusement, recreation, or entertainment (outdoor)	S	S	S					S		S
Bar, restaurant, or cafe	P	P	P	SP			P	P		S
Brewery (industrial)							P			
Brewery (micro)	P	P	S	P				P		P
Day-care center	P	P	P							P
Dog day-care	SP	SP	SP				SP	SP		X
Drive-through, accessory	S	P	P					P		P
Dry-cleaning establishment		SP					SP	SP		
Family day-care	P	P	P	P	SP					
Funeral home		P	S							
General retail	S	P	S				S	S		
Medical care facility	SP	SP	SP							
Mixed-use building (large)	S	S	SP					S		
Neighborhood retail	P	P	P				P	P		P
Health/sport club	D	P	SP				SP	S		P
Nightclub/cabaret	SP	S	SP				S	S		
Office	P	P	D				P	P		P
Outdoor cafe, accessory	P	P	P	SP			P	P		P
Repair shop		S	S				P	P		P
Smoke shop	P	P	P					P		
Private clubs	D	P					SP	P		P
Shopping center		D	D				SP	D		
Service establishment	P	P	D	SP			SP	P		P
Theater	S	S	S				SP	S		P
Vending lot	SP	SP	SP					SP		P
Marijuana dispensaries/retail	SP	SP						SP		

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ZONING MAP AND
CHART

SCALE: AS NOTED

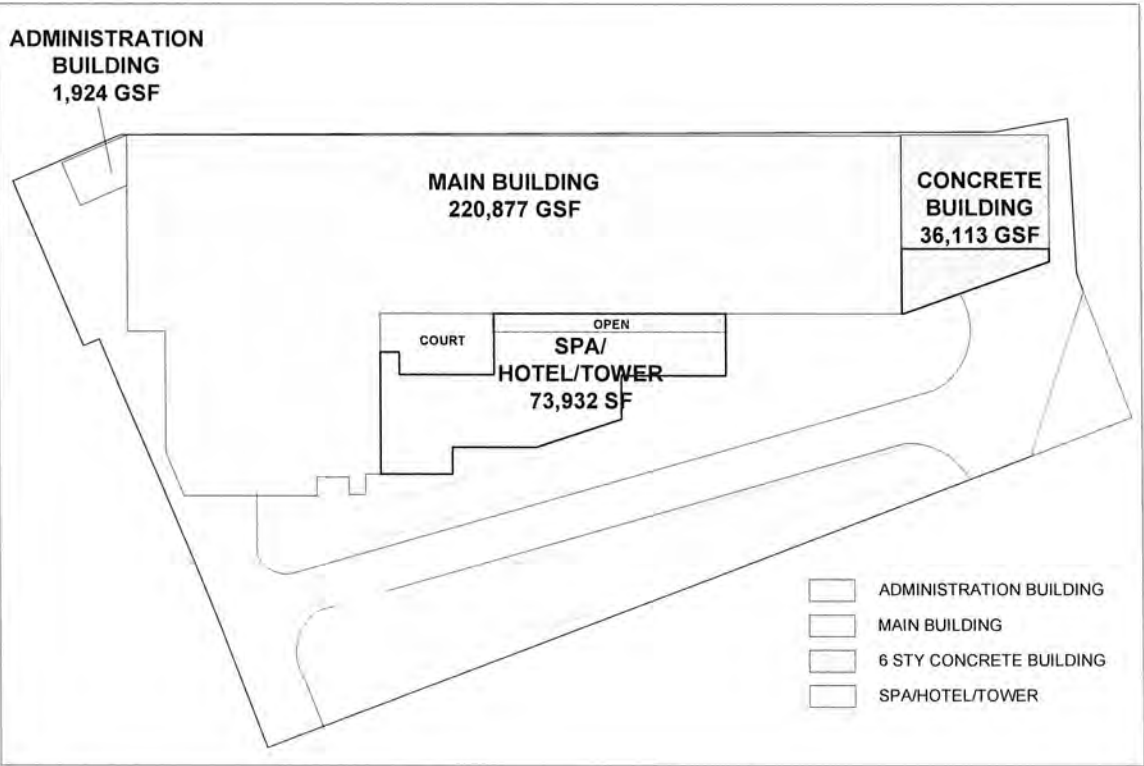
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MORALI
ARCHITECTS

505 8TH AVENUE NEW YORK, NY 10018
TEL: 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTS.COM

TABLE A : GROSS SF SUMMARY

	ADMINISTRATION	MAIN	CONCRETE	SPA/HOTEL/TOWER	TOTAL
GROUND FLOOR	962 SF	60,726 SF	7,648 SF	11,279 SF	80,615 GSF
SECOND FLOOR <small>INCLUDES MEZZ.</small>	962 SF	73,191 SF	5,693 SF	12,848 SF	92,694 GSF
THIRD FLOOR <small>INCLUDES MEZZ.</small>	—	73,191 SF	5,693 SF	11,941 SF	90,825 GSF
FOURTH FLOOR	—	13,769 SF	5,693 SF	4,733 SF	24,195 GSF
FIFTH FLOOR	—	—	5,693 SF	4,733 SF	10,426 GSF
SIXTH FLOOR	—	—	5,693 SF	4,733 SF	10,426 GSF
SEVENTH FLOOR	—	—	—	4,733 SF	4,733 GSF
EIGHTH FLOOR	—	—	—	4,733 SF	4,733 GSF
NINTH FLOOR	—	—	—	4,733 SF	4,733 GSF
TENTH FLOOR	—	—	—	4,733 SF	4,733 GSF
ELEVENTH FLOOR	—	—	—	4,733 SF	4,733 GSF
TOTAL	1,924 SF	220,877 SF	36,113 SF	73,932 SF	332,846 GSF



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GROUND FLOOR BREAKDOWN

BUILDING	PROGRAM	SF	TOTAL
ADMINISTRATION	OFFICE	962 SF	962 SF
MAIN	(58) INDOOR PARKING	10,485 SF	60,726 SF
	DRIVEWAY	17,287 SF	
	STORES	24,542 SF	
	BATHROOMS	683 SF	
	STAIRS/ELEV.	947 SF	
	LOBBY	4,594 SF	
	STORAGE	345 SF	
	MISC. <small>(EXTERIOR WALLS, HALLWAYS, SMALL SPACES, ETC.)</small>	1,843 SF	
	COMM./RES.	5,286 SF	
CONCRETE	STAIRS AND ELEV.	407 SF	7,648 SF
	DRIVEWAY	663 SF	
	MISC. <small>(EXTERIOR WALLS, SPACES, ETC.)</small>	1,292 SF	
	LOBBY	3,164 SF	
HOTEL TOWER	CAFE	1,286 SF	11,279 SF
	RESTAURANT	4,585 SF	
	STAIRS AND ELEV.	386 SF	
	DELIVERY SERVICE	1,858 SF	

SECOND FLOOR BREAKDOWN

BUILDING	PROGRAM	SF	TOTAL
ADMINISTRATION	OFFICE	962 SF	962 SF
MAIN	(50) UNITS <small>INTERIOR</small>	49,698 SF	73,191 SF
	ADDITIONAL MEZZ AREA	12,465 SF	
	LAUNDRY	2,195 SF	
	PUBLIC CORRIDOR	7,886 SF	
	STAIRS AND ELEV.	947 SF	
CONCRETE	(5) UNITS <small>INTERIOR</small>	4,636 SF	5,693 SF
	PUBLIC CORRIDOR	650 SF	
	STAIRS AND ELEV.	407 SF	
HOTEL TOWER	(8) UNITS	3,198 SF	12,848 SF
	SPA	6,817 SF	
	MECHANICAL	175 SF	
	PUBLIC CORRIDOR	941 SF	
	STAIRS AND ELEV.	386 SF	
	STORAGE	348 SF	
	TERRACE	983 SF	

THIRD FLOOR BREAKDOWN

BUILDING	PROGRAM	SF	TOTAL
MAIN	(51) UNITS <small>INTERIOR</small>	47,887 SF	73,191 SF
	ADDITIONAL MEZZ AREA	12,465 SF	
	LAUNDRY	1,742 SF	
	PUBLIC CORRIDOR	5,556 SF	
	STAIRS AND ELEV.	947 SF	
	ROOF GARDEN	4,594 SF	
CONCRETE	(5) UNITS <small>INTERIOR</small>	4,636 SF	5,693 SF
	PUBLIC CORRIDOR	650 SF	
	STAIRS AND ELEV.	407 SF	
HOTEL TOWER	(8) UNITS	3,198 SF	11,941 SF
	MECHANICAL	175 SF	
	PUBLIC CORRIDOR	941 SF	
	STAIRS AND ELEV.	386 SF	
	STORAGE	348 SF	
	ROOF GARDEN	6,893 SF	

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6	REVISED FLOOR PLANS ADDED CHARTS	11.09.22
7	FILING SET FOR CITY PLANNING BOARD	12.29.22

PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

PROJECT SUMMARY

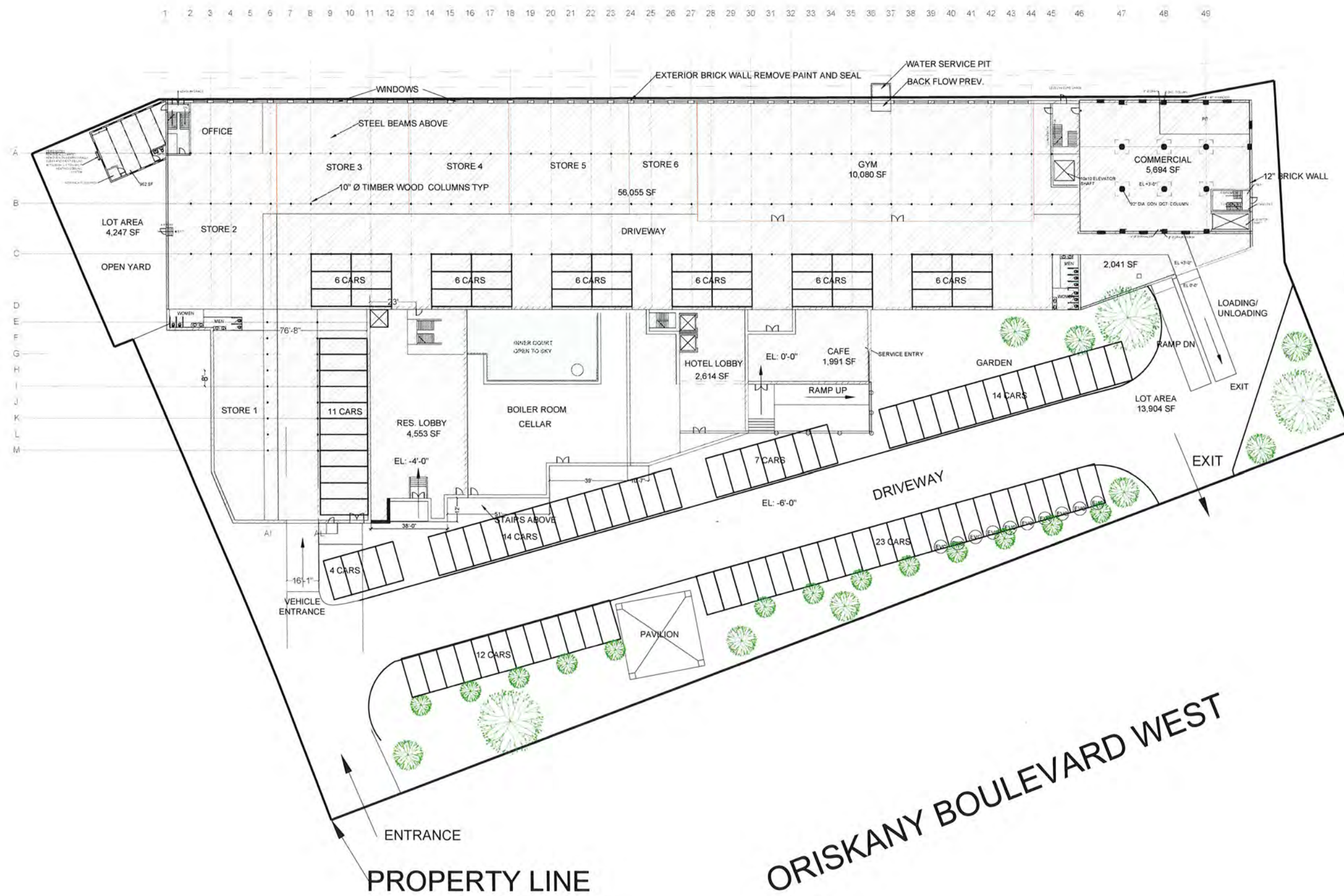
SCALE : AS NOTED

MORALI
ARCHITECTS

505 8TH AVENUE NEW YORK, NY 10018
TEL: 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTS.COM

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PAGE #	01 OF 01

WHITESBORO STREET



OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN

No.	Description	Date
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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

PARTIAL CELLAR
FLOOR PLAN

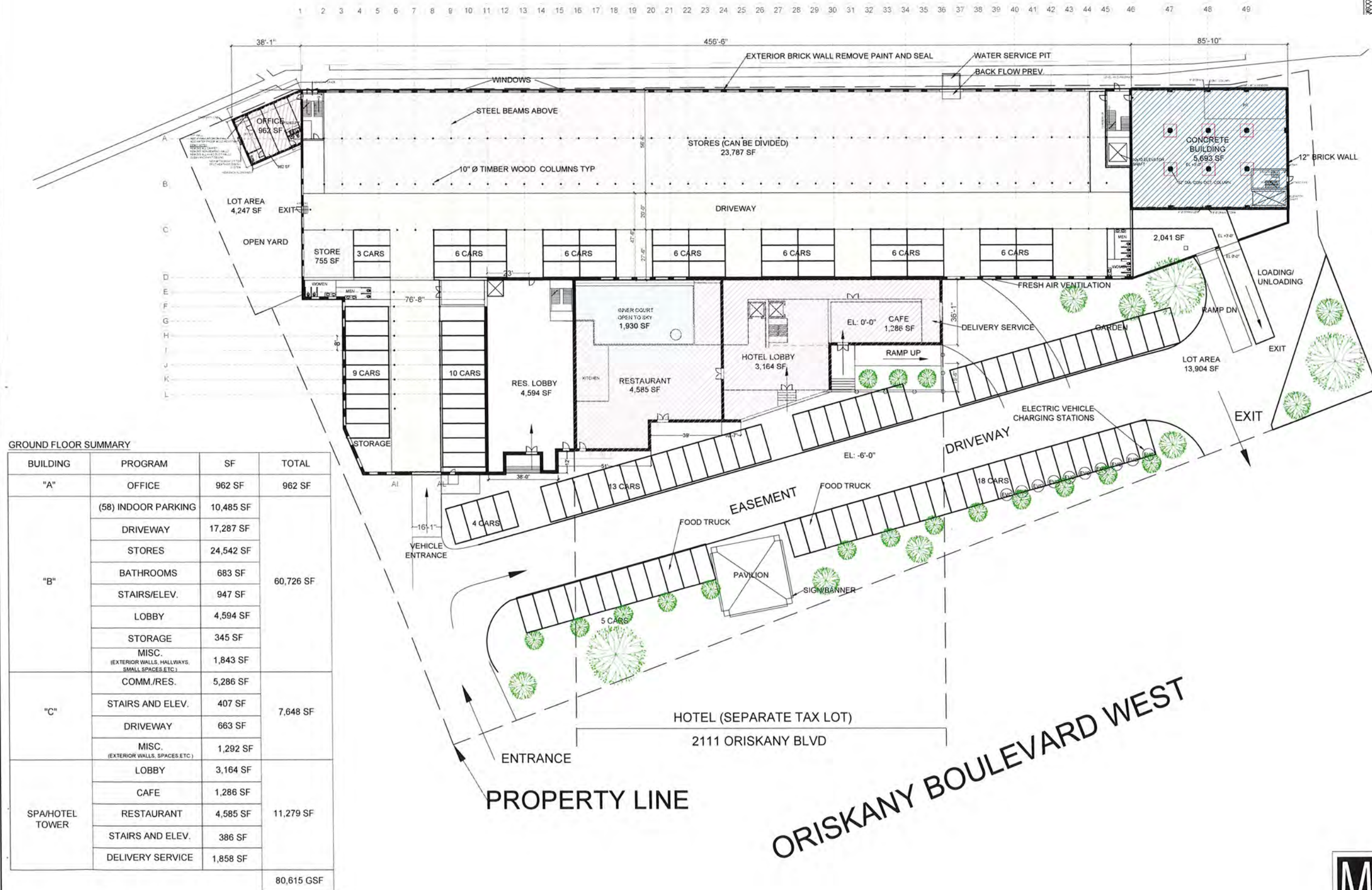
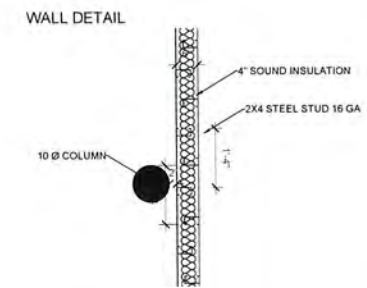
SCALE : AS NOTED

SEAL:	Date	12.29.22
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PARTIAL CELLAR FLOOR PLAN

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291 Genesee St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN




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	ADDED CHARTS	
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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

GROUND FLOOR PLAN

SCALE : AS NOTED

SEAL:	Date	12.29.1
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	Project Number
	Drawn By
	Checked By

	<p>A-105.00</p>
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REC-10 STATE OF

MORALI
ARCHITECTS
505 8TH AVENUE, NEW YORK, NY 10018
TEL. 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTURE.COM

WHITESBORO STREET



SECOND FLOOR SUMMARY			
BUILDING	PROGRAM	SF	TOTAL
"A"	OFFICE	962 SF	962 SF
"B"	(50) UNITS INTERIOR	49,698 SF	73,191 SF
	ADDITIONAL MEZZ AREA	12,465 SF	
	LAUNDRY	2,195 SF	
	PUBLIC CORRIDOR	7,886 SF	
"C"	STAIRS AND ELEV.	947 SF	5,693 SF
	(5) UNITS INTERIOR	4,636 SF	
	PUBLIC CORRIDOR	650 SF	
SPA/HOTEL TOWER	STAIRS AND ELEV.	407 SF	12,848 SF
	(8) UNITS	3,198 SF	
	SPA	6,817 SF	
	MECHANICAL	175 SF	
	PUBLIC CORRIDOR	941 SF	
	STAIRS AND ELEV.	386 SF	
	STORAGE	348 SF	
	TERRACE	983 SF	
		92,694 GSF	

SECOND FLOOR PLAN

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesse St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN

TOTAL NUMBER OF UNITS:
49
WATER CLOSETS: 55
SHOWERS: 55
LAVATORIES: 55

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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

SECOND FLOOR PLAN

SCALE: AS NOTED

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MORALI
ARCHITECTS
505 6TH AVENUE NEW YORK NY 10018
TEL 212 219 2001
EMAIL: INFO@MORALIARCHITECTS.COM

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE. PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesse St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN

TOTAL NUMBER OF UNITS:
51
WATER CLOSETS: 65
SHOWERS: 65
LAVATORIES: 65

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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

THIRD FLOOR PLAN

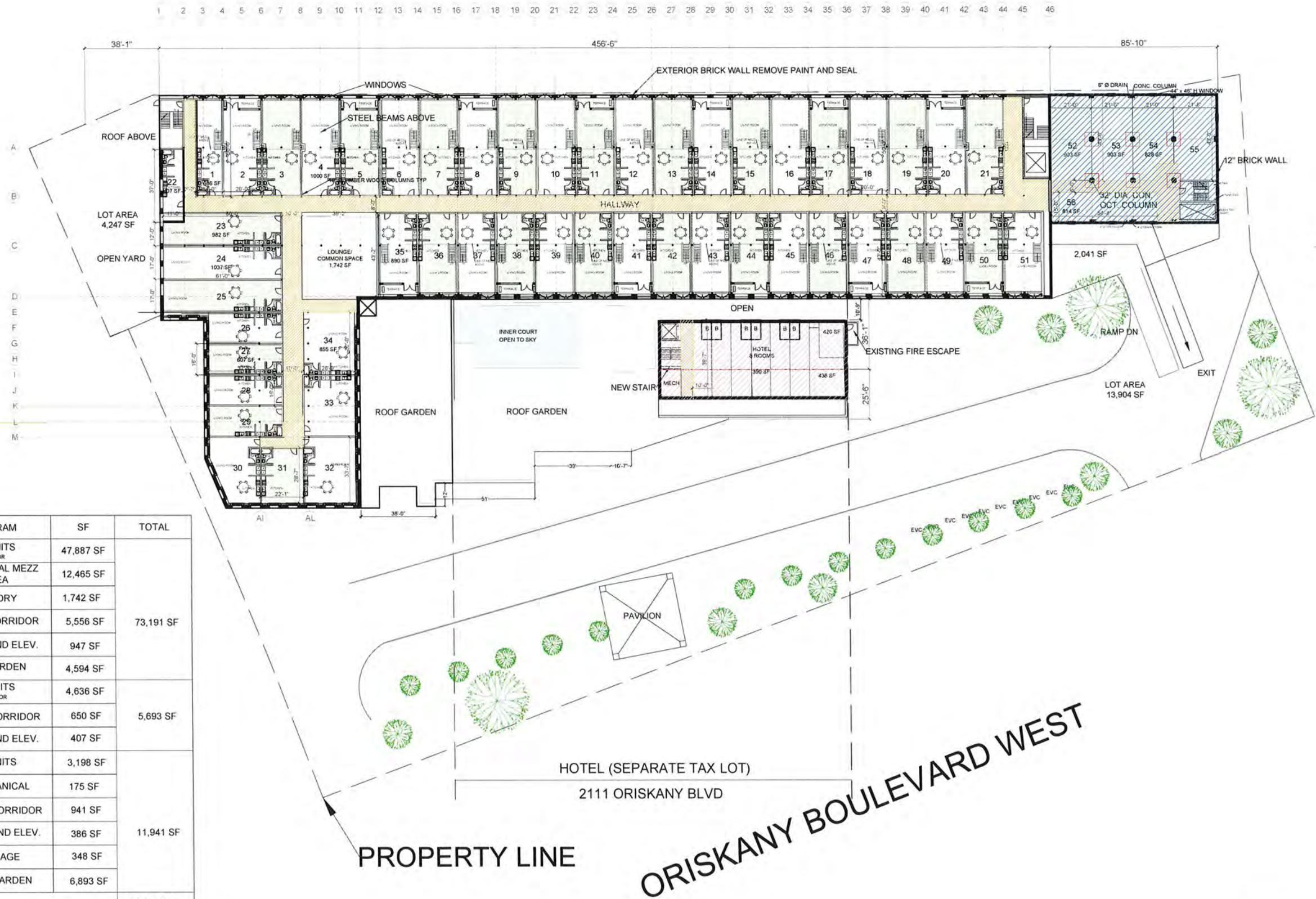
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ARCHITECTS
505 8TH AVENUE NEW YORK, NY 10018
TEL. 212 219 2591
E-MAIL: AMORALI@MORALIARCHITECTS.COM

THIRD FLOOR SUMMARY			
BUILDING	PROGRAM	SF	TOTAL
"B"	(51) UNITS INTERIOR	47,887 SF	73,191 SF
	ADDITIONAL MEZZ AREA	12,465 SF	
	LAUNDRY	1,742 SF	
	PUBLIC CORRIDOR	5,556 SF	
	STAIRS AND ELEV.	947 SF	
	ROOF GARDEN	4,594 SF	
"C"	(5) UNITS INTERIOR	4,636 SF	5,693 SF
	PUBLIC CORRIDOR	650 SF	
	STAIRS AND ELEV.	407 SF	
SPA/HOTEL TOWER	(8) UNITS	3,198 SF	11,941 SF
	MECHANICAL	175 SF	
	PUBLIC CORRIDOR	941 SF	
	STAIRS AND ELEV.	386 SF	
	STORAGE	348 SF	
	ROOF GARDEN	6,893 SF	
			90,825 GSF

THIRD FLOOR PLAN



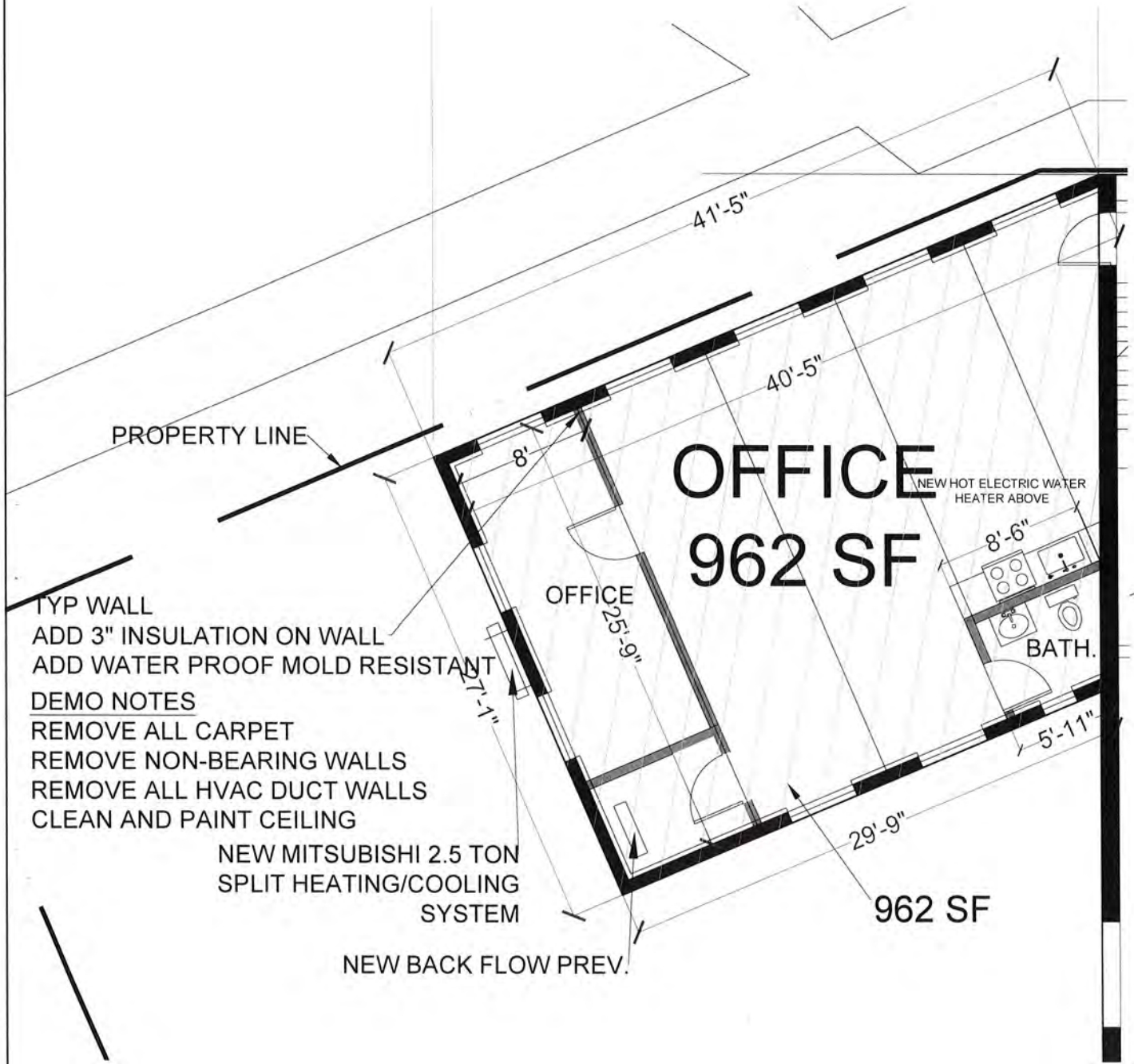
OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

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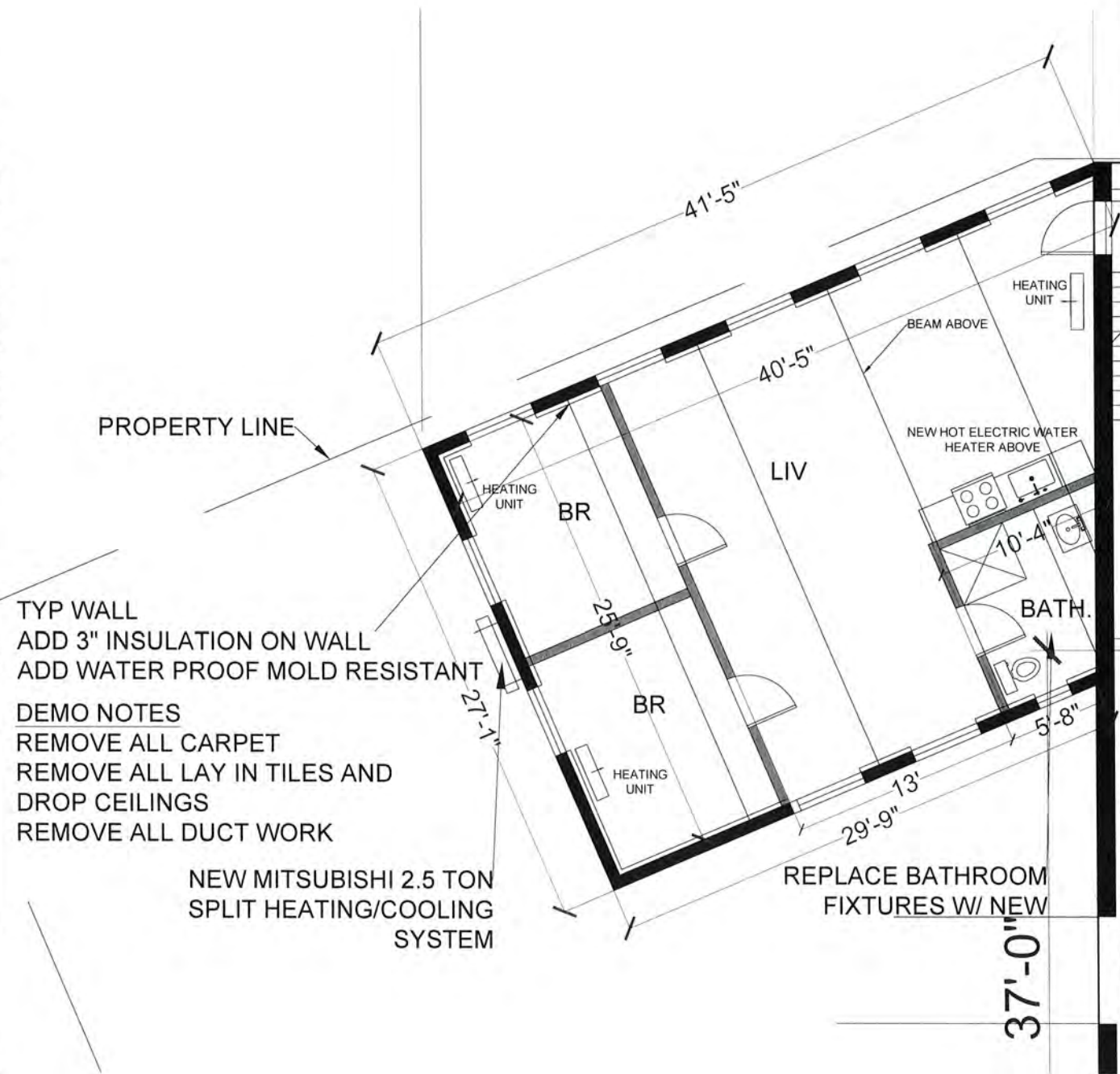
315-797-6088
don.ehre@gmail.com
DONALD D. EHRE, PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesse St. Utica NY,
13501
minman@erengpc.com
MATTHEW INMAN



GROUND FLOOR



SECOND FLOOR

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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
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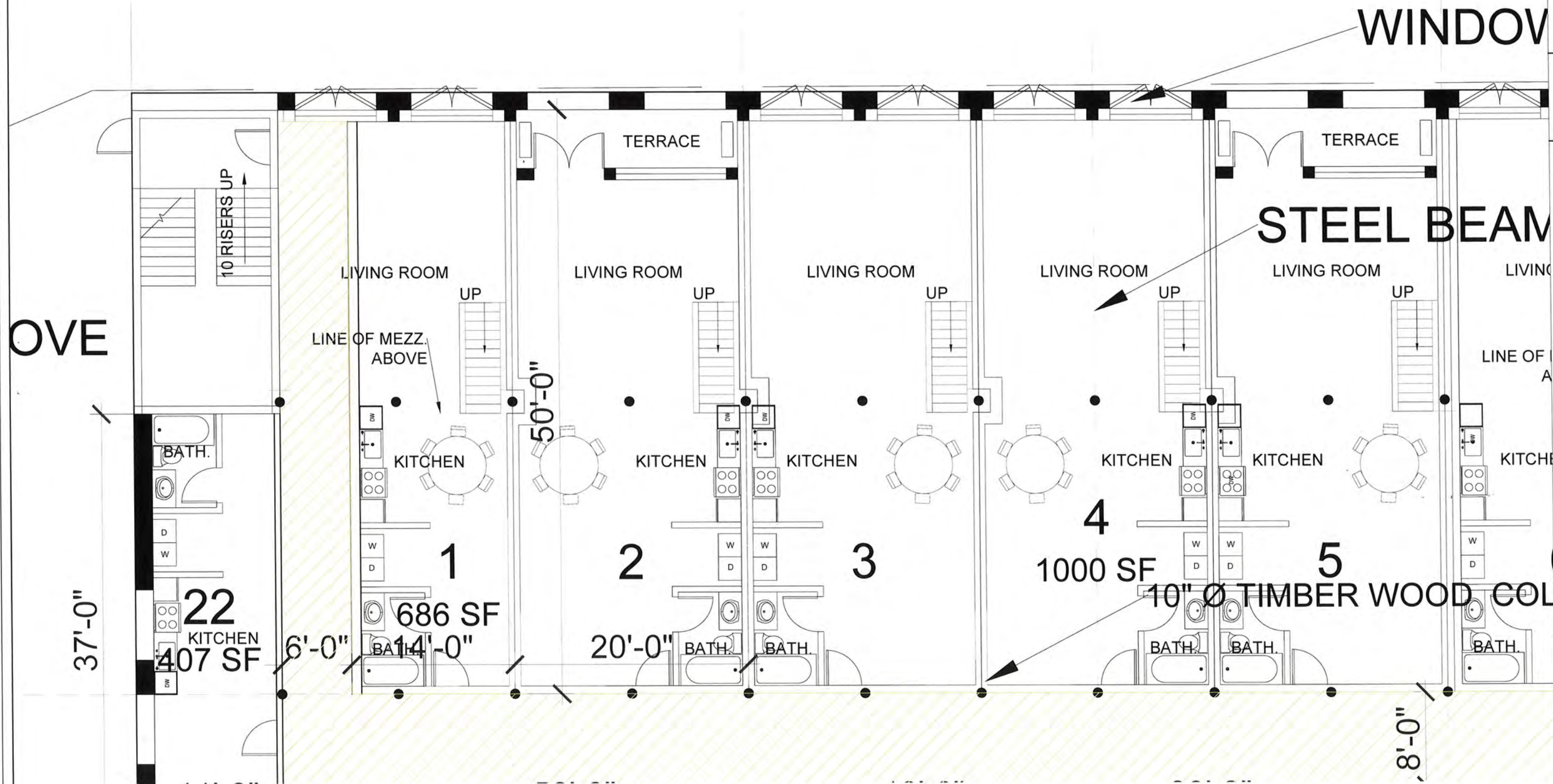
TYPICAL UNIT FLOOR
PLAN

SCALE: AS NOTED

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TYPICAL UNIT FLOOR PLAN

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26 COBECK COURT
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315-797-6088
don.ehre@gmail.com
DONALD D. EHRE. PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
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TYPICAL UNIT FLOOR
PLAN

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ARCHITECTS

505 8TH AVENUE NEW YORK, NY 10018
TEL: 212 219 2091
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Project Number:

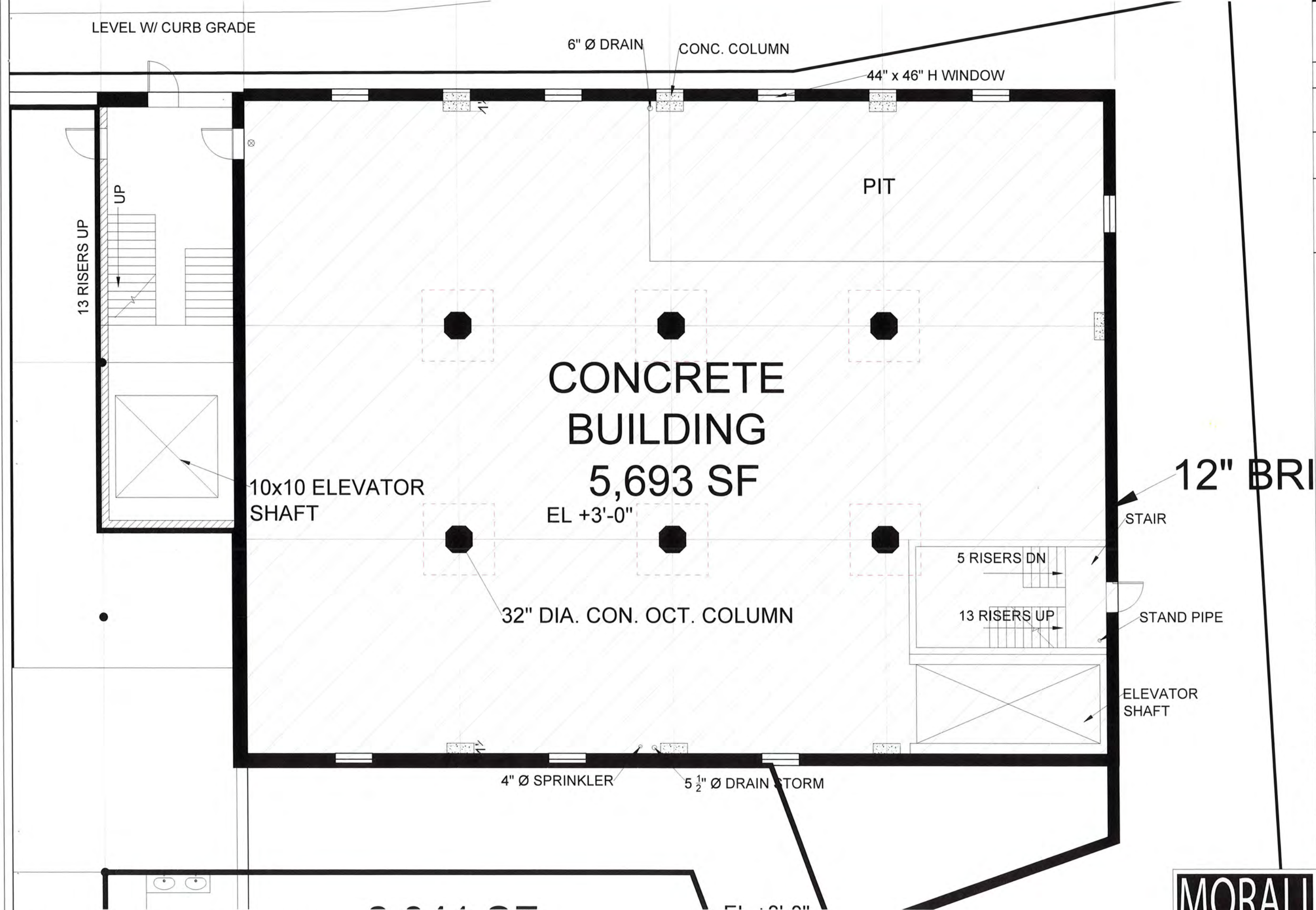
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PAGE # 01 OF 01

10" Ø TIMBER WOOD COL



COMMERCIAL FLOOR PLAN

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

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315-797-6088
don.ehre@gmail.com
DONALD D. EHRE. PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
minman@erengpc.com
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PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

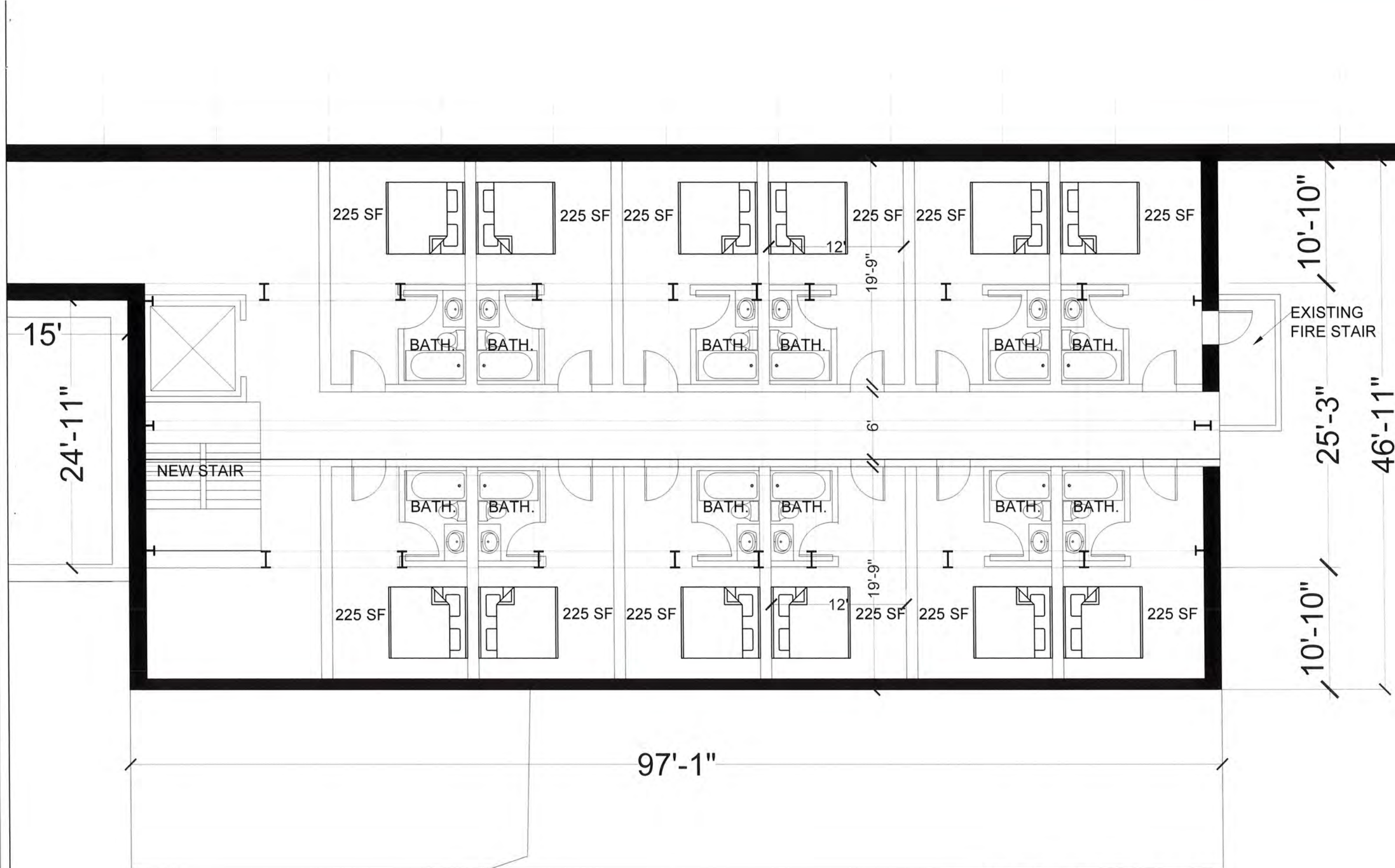
CONCRETE BUILDING
FLOOR PLAN

SCALE: AS NOTED

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ARCHITECTS

505 8TH AVENUE NEW YORK, NY 10018
TEL. 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTS.COM

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HOTEL TOWER (TYPICAL FLOORS)

NUMBER OF UNITS PER FLOOR: 12 UNITS

TOTAL NUMBER OF UNITS FOR HOTEL: 60 UNITS

PARTIAL TYPICAL HOTEL FLOOR PLAN

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
don.ehre@gmail.com
DONALD D. EHRE. PE.

716-570-1295
Jbattaglia@ensolinc.com
JOHN B. BATTAGLIA, PE

E&R ENGINEER
291 Genesee St. Utica NY,
13501
minman@erengpc.com
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PROJECT

RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

PARTIAL TYPICAL
HOTEL FLOOR PLAN

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Date: 12.29.22
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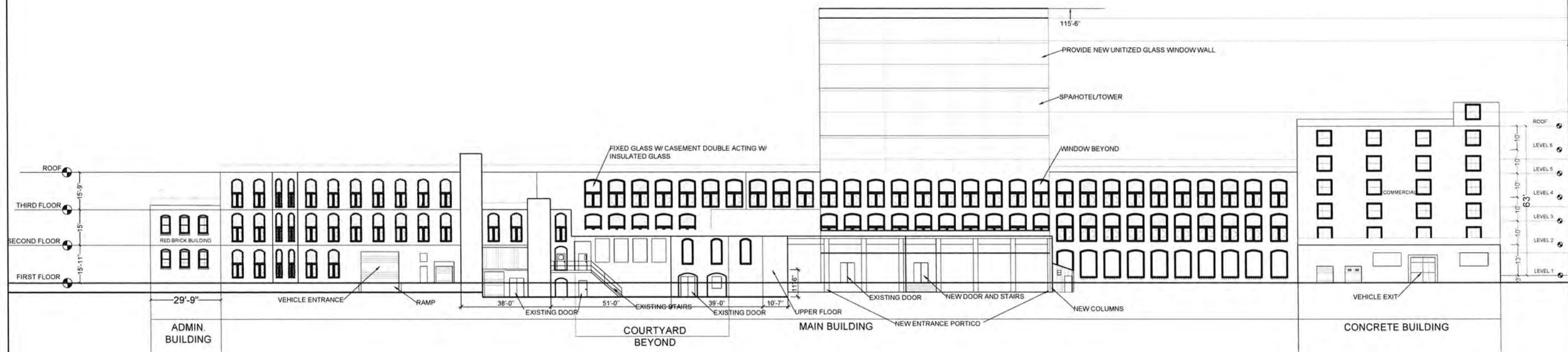
505 6TH AVENUE NEW YORK, NY 10018
TEL. 212 219 2091
E-MAIL: AMORALI@MORALIARCHITECTS.COM



ADDITIONAL EMPTY LOT: 47,000 SF

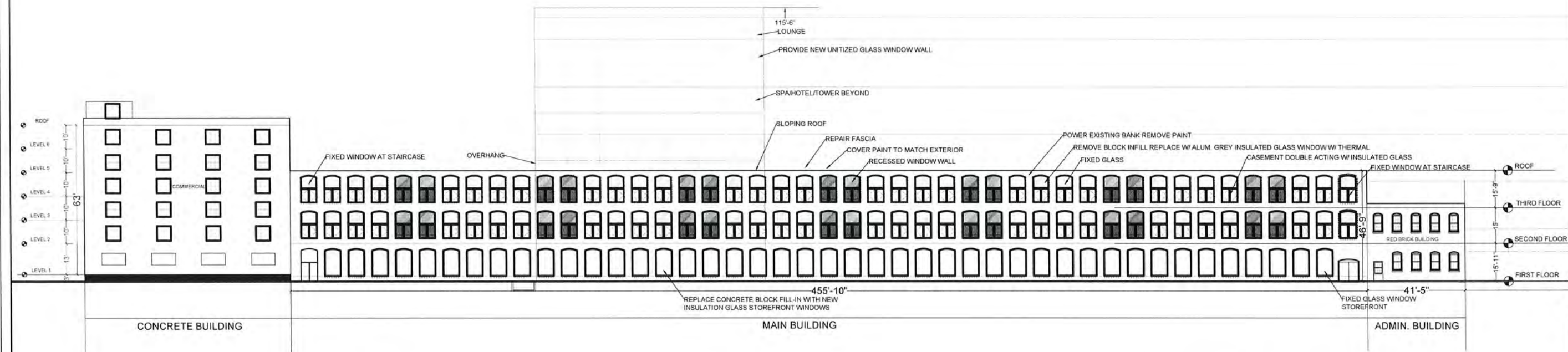
PAGE # 01 OF 01





MAIN BUILDING FACADE: 13,296 SF
71 WINDOWS: 5,108 SF
BRICK FACADE: 8,188 SF

(NORTH ELEVATION) ORISKANY STREET WEST



MAIN BUILDING FACADE: 21,301 SF
135 WINDOWS: 10,800 SF
BRICK FACADE: 10,501 SF

(SOUTH ELEVATION) WHITESBORO STREET

OWNER:
579-581 EAST 39 LLC
26 COBECK COURT
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315-797-6088
don.ehre@gmail.com
DONALD D. EHRE. PE.

716-570-1295
Jbattaglia@ensolinc.com
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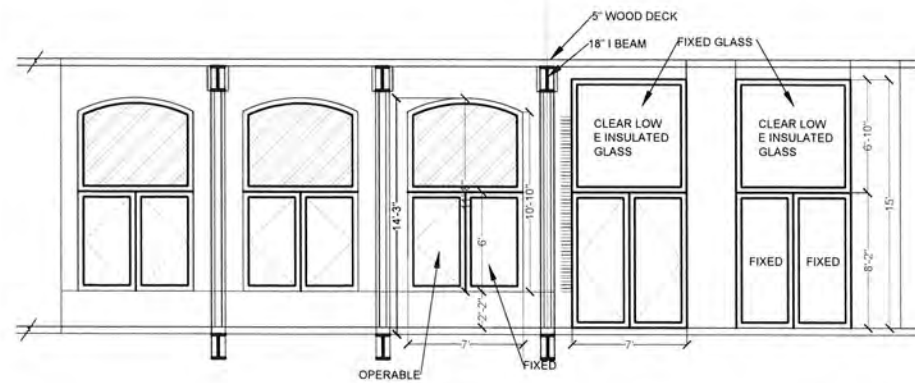
PROJECT
RIVER LOFTS
2214 WHITESBORO ST.
UTICA, NY 13502

NORTH AND SOUTH
ELEVATION

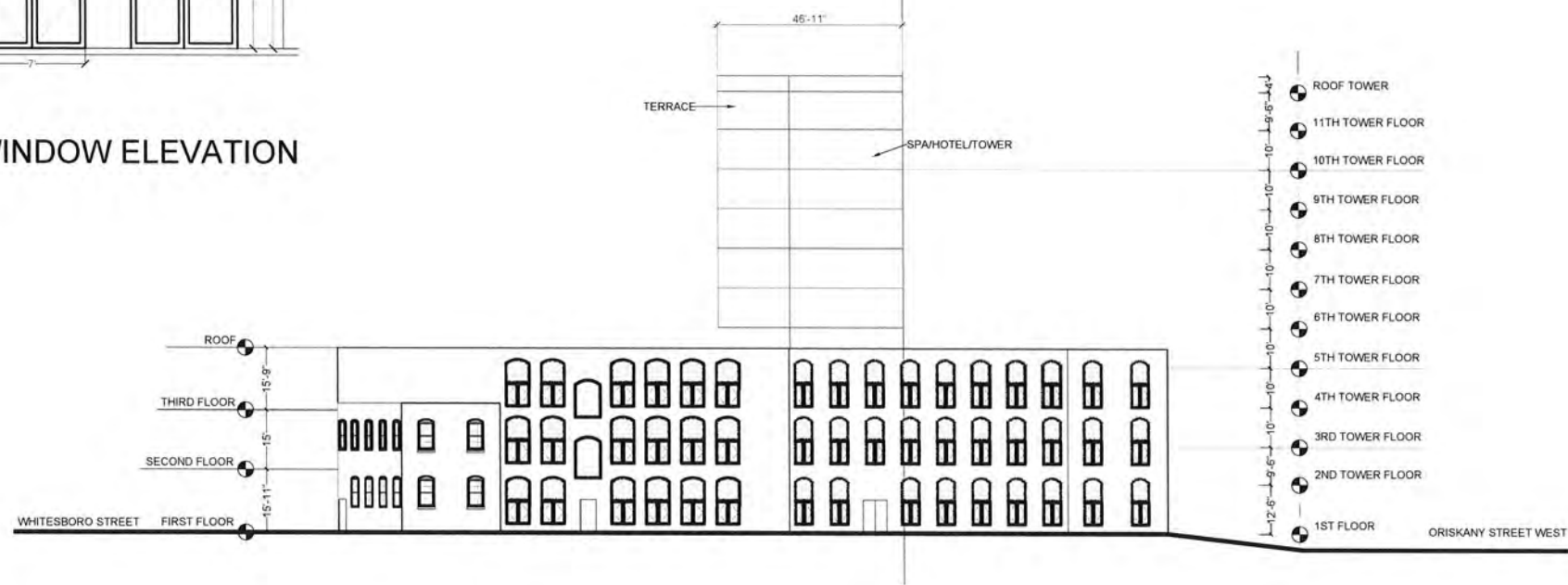
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	A-113.00
PAGE #	01 OF 01

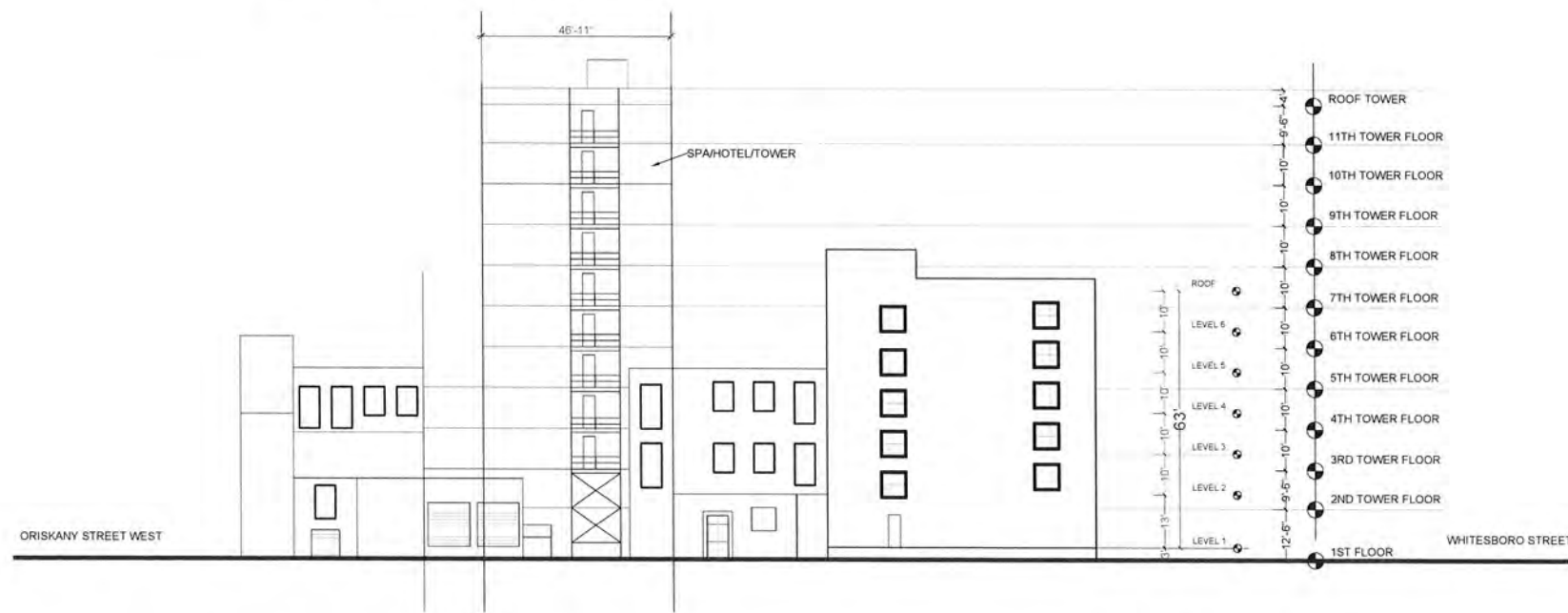


WINDOW ELEVATION



MAIN BUILDING FACADE: 8,492 SF
 49 WINDOWS: 3,046 SF
 BRICK FACADE: 5,446 SF

EAST ELEVATION



MAIN BUILDING FACADE: 2,557 SF
 15 WINDOWS: 623 SF
 BRICK FACADE: 1,934 SF

WEST ELEVATION

OWNER:
 579-581 EAST 39 LLC
 26 COBECK COURT
 BROOKLYN, NY

BOULDER CONSULTING

315-797-6088
 don.ehre@gmail.com
 DONALD D. EHRE. PE.

716-570-1295
 Jbattaglia@ensolinc.com
 JOHN B. BATTAGLIA, PE

E&R ENGINEER
 291 Genesee St. Utica NY,
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 minman@erengpc.com
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PROJECT
RIVER LOFTS
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EAST AND WEST
 ELEVATION

SCALE : AS NOTED

MORALI
ARCHITECTS

505 8TH AVENUE NEW YORK, NY 10018
 TEL. 212.219.2091
 E-MAIL: AMORALI@MORALIARCHITECTS.COM

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