



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 March 16, 2023 – 4:30 PM

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PB Case No.:	02-23	Zone:	Residential Mixed (RM)
Address:	910 Kellogg Avenue	Requested Action:	Special Permit/Site Plan
Applicant:	Matthew Roman		Review
Owner:	Southside Auto Sales, LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b), the applicant is seeking approval of a special use permit and site plan approval of a plan to convert the existing building into a banquet hall that will be available for rental for birthday parties, weddings, business meetings, etc. The existing parking lot that serves this building is estimated to hold between 80 and 100 vehicles. According to the applicant, hours of operation for the banquet facility will be no earlier than 8 AM and no later than midnight.

As there is no definition of the 'banquet hall' use within the City's zoning ordinance, the proposed use has been determined to fall under 'Bar, Restaurant and Café', all of which require approval by the Planning Board of a Special Use Permit. As such, a public hearing is required which has been appropriately noticed by both a legal notice in the Observer Dispatch and notices to property owners within a 200' radius.

Additionally, as this property lies adjacent to the municipal boundary, a request for review under Section 239 of General Municipal Law was sent to the Oneida County Planning Department. The result was a 'No Recommendation as to Final Action'.

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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		

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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.

The Planning Board tabled further review of this application at their January meeting, pending review by the Oneida County Planning Department and other City departments.

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PB Case No.:	03-23	Zone:	Central Business District (CBD)
Address:	1002 Cornelia Street	Requested Action:	Site Plan Review/Approval
Applicant:	Steve Wickham, AIA		
Owner:	CNY Center for Development		

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Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b) the applicant is seeking site plan approval of a proposal to renovate the former YWCA into supportive housing units for the homeless and veterans. The plan calls for a total of fourteen (14) units to be created with one-, two- and three-bedroom options. In addition, a small three-story addition will be constructed in support of the housing units and a one-story addition will be constructed for a boxing ring. The existing pool and locker rooms will be renovated and made available for public use and a new 17-car parking lot will be added.

# 910 Kellogg Avenue

## Materials



# CITY OF UTICA

## PLANNING BOARD

### SPECIAL USE PERMIT APPLICATION

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, as precisely as possible prior to submitting your application. **Incomplete applications will not be accepted!**

#### PROPERTY ADDRESS

910 Kellogg Ave, Utica, NY

#### APPLICANT INFORMATION

NAME Matthew Roman ADDRESS 5682 Walker Rd  
PHONE 315-601-5823 Utica, NY 13502  
City State Zip  
FAX \_\_\_\_\_ E-MAIL Matt7705roman@gmail.com

#### OWNER INFORMATION

(complete only if applicant is not the owner of the property)

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
City State Zip  
FAX \_\_\_\_\_ E-MAIL \_\_\_\_\_

#### CONTRACTOR INFORMATION

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_  
PHONE \_\_\_\_\_  
City State Zip  
FAX \_\_\_\_\_ E-MAIL \_\_\_\_\_

#### OFFICE USE ONLY

RECEIVED BY: \_\_\_\_\_

DATE/TIME RECEIVED: \_\_\_\_\_

FEE AMOUNT: \_\_\_\_\_

CHECK/MONEY ORDER #: \_\_\_\_\_

ZONING: \_\_\_\_\_

FEE TRANSMITTAL DATE: \_\_\_\_\_

FILING DATE: Feb 17

AGENDA DATE: Feb 21 4:30 pm

M. Green 3

M. Green 16



**BRIEF HISTORY OF PROPERTY**

(historic use of property, ownership history, prior approvals, etc.)

this is a 3,008 sq. ft facility. It is classified as mix-used, formally a church and dog shelter. Located at 910 Kellogg Ave, Utica, NY and built in 1990 with a 7,200 sq ft lot.

**DESCRIPTION OF PROPOSED ACTION**

(include specific use proposed, size of construction or addition proposed, details of proposed access, parking provisions and signage, etc.)

the specific use of proposed is a Banquet Hall Rentals, Birthday party rentals, weddings, Business meetings, and etc.

**VARIANCE STANDARDS**

(§ 2-29-67(d)(2))

A special use is defined the authorization of a particular land use which is permitted by the zoning ordinance, subject to certain requirements to ensure that the neighborhood is not adversely affected. An example of a special use is a church in a residential neighborhood. Prior to approving a special use permit for the church, the Zoning Board of Appeals must ensure that specific issues such as lighting, parking, business hours, etc. are adequately addressed.

this is a 3,008 sq. ft facility. It is classified as mix-use. the parking lot will fit 80-100 vehicles. An average car is roughly 45 sq. ft<sup>2</sup>, with plenty of lighting around the building. Business hours are no ~~earlier~~ earlier than 8am and no later than ~~open~~ 12:00 am

**DETAILS OF SITE DEVELOPMENT FOR PROPOSED USE**

(include description of available off-street parking facilities, access to the parking area, signage needs, and modifications to existing buildings)

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**COMPATIBILITY WITH NEIGHBORHOOD**

(describe the manner by which the proposed development will be consistent with adjoining development and will not cause substantial injury to neighboring properties)

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**APPLICATION COMPONENTS**

*To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. **Failure to provide all of the applicable materials listed below may result in refusal of your application.***

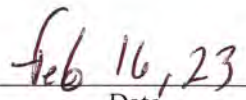
- ☐ \$150.00 Application Fee (check or money order only payable to City of Utica)
- ☐ Detailed Site Plan (see example on following page)
- ☐ Detailed Drawings for Parking Layout, Landscaping and Signage
- ☐ Photographs of Existing Conditions

**OWNER AFFIRMATION**

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE PLANNING BOARD MEMBERS.

  
\_\_\_\_\_  
Signature of Applicant

  
\_\_\_\_\_  
Date

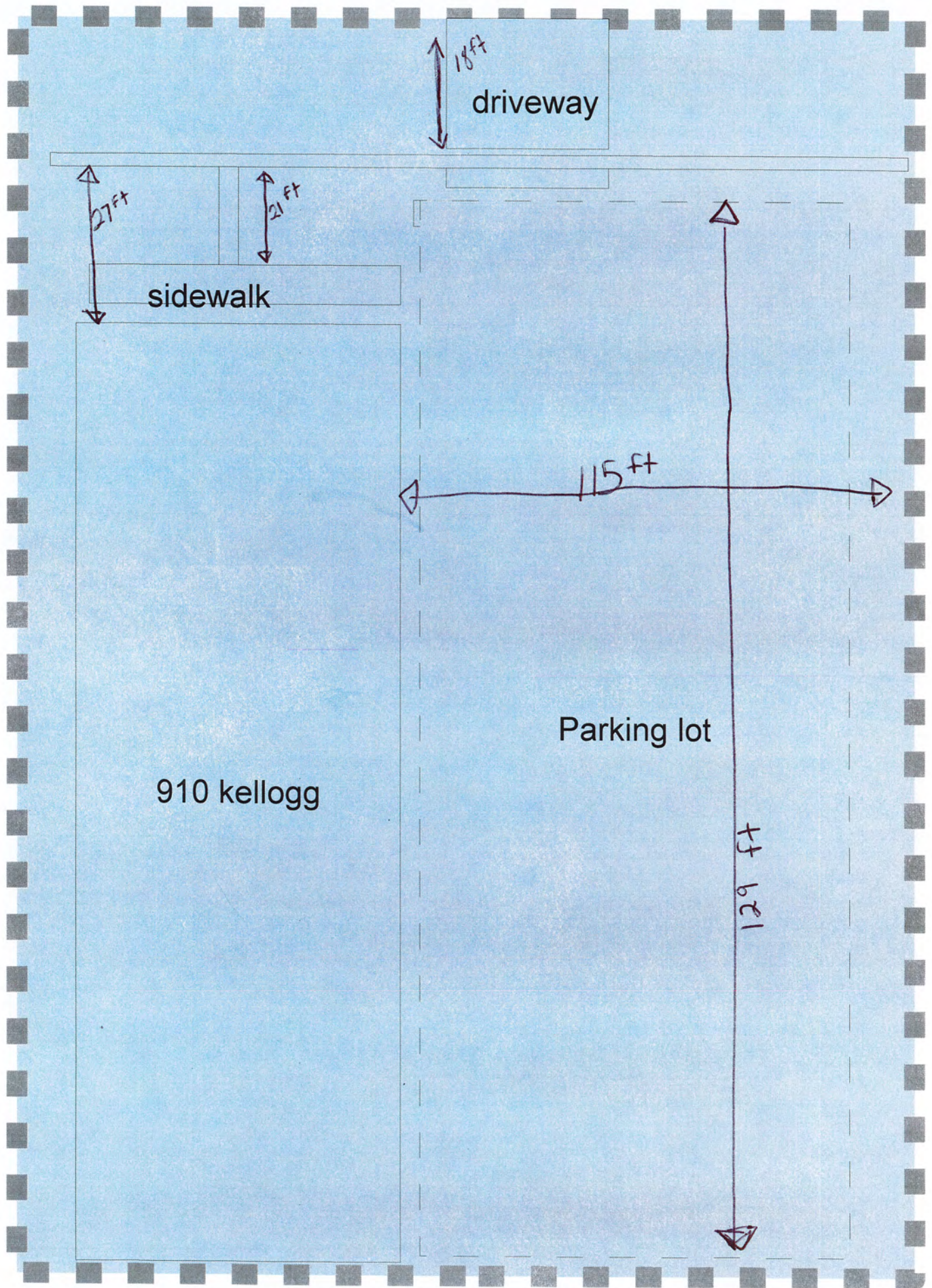
**IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:**

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER(S) IN FURTHERANCE OF THE REQUEST.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date







910 Kellogg Ave Utica NY 13502

DOOR

11 \* 20

Office

4x16

OFFICE

8x9

~~10x16~~

q

10x16

BATHROOM

8x10

7x27

STORAGE

8x7

30x60

DOOR



Anthony J. Picente Jr.  
County Executive



James J. Genovese II  
Commissioner

ONEIDA COUNTY DEPARTMENT OF PLANNING

Boehlert Center at Union Station ♦ 321 Main Street ♦ Utica, NY 13501  
Phone: 315-798-5710

Submission Date

2/27/2023

INSTRUCTIONS

Pursuant to Section 239 -l, -m and -n of New York State General Municipal Law, if a municipality has adopted zoning and subdivision regulations, any such non-ministerial zoning or subdivision action must be referred to this department for review, if such actions involve real property lying within **500 feet** of the following.

Does your project meet any of the following criteria? (check all that apply):

\*

A municipal boundary

The right of way of an existing county or state road

The boundary of a county or state park or other recreation area

The boundary of any county or state owned property on which a public building or institution is located

The boundary of a farm operation located within the Agricultural District, as defined by Article 25-AA of the Agricultural & Markets Law (excluding area variances)

County \*

Oneida County

Oneida County Municipality \*

City of Utica

Oneida County Legislator

Referring Body

Planning Board

Municipality Contact Name: \*

Brian Thomas

Municipality Contact Phone Number: \*

3157920185

Municipality Contact Email Address: \*

bthomas@cityofutica.com

**Project Information**

Applicant Name: \*

Matthew Roman

Project Location \*

910 Kellogg Avenue Utica, NY 13502

**Nearest Intersecting Road:**

Name	Direction	Distance
Whitesboro Street	North	178 feet

Tax Map Parcel (Map, Block, Lot) \*

318.02-1-46

Dimensions/Area of Property

60' X 120'

Existing Zoning District

Residential Mixed

Brief written summary of proposed action \*

Applicant is proposing to use the building as a banquet hall for rentals, weddings, business meetings, etc.

Type of Referral \*

A. Use Variance

C. Special/Conditional Use Permit

E. Zoning Text Amendment

H. Subdivision Proposal

B. Area Variance

D. Site Plan Review

F. Zoning Map Amendment

Other

**ENCLOSURES**

Location on Map

SEQR Environmental Assessment Form

Site Plan

Local Application

Other

Upload Location Map

Kellogg\_910\_Location Map.pdf

402.62KB

Upload Local Application

Kellogg\_910\_PB application.pdf

1.13MB

Other involved agencies

NYS Dept. of Transportation

NYS Dept. of Environmental Conservation

Adirondack Park Agency

Oneida County Health Department

Oneida County Dept. of Public Works

Additional Information:

**Contact Information:**

Oneida County Planning Department

Boehlt Center at Union Station

321 Main Street

Utica, NY 13501

Phone: (315) 798-5710

Fax: (315) 798-5852

ANTHONY MYERS  
PO BOX 8215  
UTICA, NY 13505

CODY JAMES HOWE  
PO BOX 306  
CLARK MILLS, NY 13321

CZESLAWA MOSKAL  
2012 HIGHLAND AVE  
UTICA, NY 13502

DMG WESTSIDE IRREV TRUST  
231 ELIZABETH ST  
UTICA, NY 13501

GREGARIO PICART  
2101 HIGHLAND AVE  
UTICA, NY 13502

JOSHUA MULLEN REALTY, LLC  
8566 ELMER HILL RD  
ROME, NY 13440

KIMBERLY HOY CHEA  
634 WALNUT ST  
LYNN, MA 1905

KIMBERLY HOY CHEA  
907 KELLOGG AVE  
UTICA, NY 13502

LUCAS SALTSMAN  
2011 WHITESBORO ST  
UTICA, NY 13502

MARK LYNCH  
2101 WHITESBORO ST  
UTICA, NY 13502

MICHELE DADE  
919 KELLOGG AVE  
UTICA, NY 13502

RANDY A GOLDSTEIN  
2105 HIGHLAND AVE  
UTICA, NY 13502

SAM'S MINI MARKET, INC  
2107 WHITESBORO ST  
UTICA, NY 13502

SCOTT MURRAY  
25 FAIRFAX PL  
UTICA, NY 13502

SHEILA J SEARS  
2103 HIGHLAND AVE  
UTICA, NY 13502

SOUTHSIDE AUTO SALES, LLC  
2101 WHITESBORO ST  
UTICA, NY 13502

STEADFAST PROPERTY MGMT, LLC  
PO BOX 101  
MARCY, NY 13403



# 1002 Cornelia Street

## Materials



# CITY OF UTICA

## PLANNING BOARD

### SPECIAL USE PERMIT APPLICATION

*It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, as precisely as possible prior to submitting your application. **Incomplete applications will not be accepted!***

**PROPERTY ADDRESS** 1002 Cornelia Street Utica, New York 13502

#### **APPLICANT INFORMATION**

NAME	<u>Steve Wickman, AIA</u>	ADDRESS	<u>258 Genesee Street, Suite 300</u>		
PHONE	<u>315 733-3344</u>		<u>Utica</u>	<u>New York</u>	<u>13502</u>
			<i>City</i>	<i>State</i>	<i>Zip</i>
FAX	<u>315 733-3331</u>	E-MAIL	<u>swickman@marchassoc.com</u>		

#### **OWNER INFORMATION** (complete **only** if applicant is not the owner of the property)

NAME	<u>CNY Center for Development</u>	ADDRESS	<u>726 Washington Street</u>		
	<u>Vincent Scalise, Exc. Director</u>				
PHONE	<u>315 765-0795</u>		<u>Utica</u>	<u>New York</u>	<u>13502</u>
			<i>City</i>	<i>State</i>	<i>Zip</i>
FAX	<u></u>	E-MAIL	<u>vscalise@ucdevelopment.org</u>		

#### **CONTRACTOR INFORMATION**

NAME	<u>Gaetano Construction Corp</u>	ADDRESS	<u>258 Genesee Street, 6th floor</u>		
PHONE	<u>315 733-4611</u>		<u>Utica</u>	<u>New York</u>	<u>13502</u>
			<i>City</i>	<i>State</i>	<i>Zip</i>
FAX	<u>315 733-8287</u>	E-MAIL	<u>mbushardt@gaetanoconst.com</u>		

#### **OFFICE USE ONLY**

RECEIVED BY: _____	DATE/TIME RECEIVED: _____
FEE AMOUNT: _____	CHECK/MONEY ORDER #: _____
ZONING: _____	FEE TRANSMITTAL DATE: _____
FILING DATE: _____	AGENDA DATE: _____

**BRIEF HISTORY OF PROPERTY**

(historic use of property, ownership history, prior approvals, etc.)

- The property has operated as YWCA.
- The original building dates to the 1920's
- The property was vacant and used as storage until 2022

**DESCRIPTION OF PROPOSED ACTION**

(include specific use proposed, size of construction or addition proposed, details of proposed access, parking provisions and signage, etc.)

- The Cornelia Street Supportive Housing and Rev. Dr. Mary Webster Wellness Center project consists of renovation the existing YWCA into Homeless and Veteran housing units. There will be (14 ) one, two and three bedroom units. In support of the housing units a three story addition will be placed on the west end of the building. A one story addition will be used for a boxing ring. The existing basement pool and locker rooms will be renovated for public use. The Basement level at the addition will house a fitness center. A new 17 space parking lot with green space will be provided.

**VARIANCE STANDARDS**

(§ 2-29-67(d)(2))

A special use is defined the authorization of a particular land use which is permitted by the zoning ordinance, subject to certain requirements to ensure that the neighborhood is not adversely affected. An example of a special use is a church in a residential neighborhood. Prior to approving a special use permit for the church, the Zoning Board of Appeals must ensure that specific issues such as lighting, parking, business hours, etc. are adequately addressed.

- Existing parking lot will be revised but not enlarged. New site lighting is wall wash units on the building. A 6' high black vinyl chain link fence will be provided at the parking lot. Plantings, sidewalk and curbing will match existing. A public green space will be added to connect Mandeville Street to the parking lot on Aiken Street.



**DETAILS OF SITE DEVELOPMENT FOR PROPOSED USE**

(include description of available off-street parking facilities, access to the parking area, signage needs, and modifications to existing buildings)

- Existing parking lot will be revised to include a new 17 space parking lot which includes 2 accessible spaces, existing sidewalk will be reconstructed and a public green space will be added to connect Mandeville Street to the parking lot on Aiken Street.
- Off street parking will remain with adjacent parking lot on Cornelia street available to public and tenants.
- 

**COMPATIBILITY WITH NEIGHBORHOOD**

(describe the manner by which the proposed development will be consistent with adjoining development and will not cause substantial injury to neighboring properties)

- The surrounding properties are residential and commercial. The planned parking lot for the facility will replace an existing parking lot.
- Plantings will be consistent with the surrounding commercial properties.
- 
- The project will revise the existing building facade enhancing the existing building appearance.

**APPLICATION COMPONENTS**

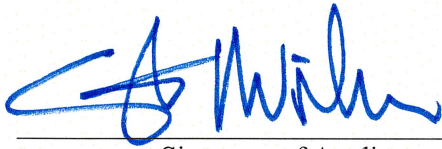
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- ☒ Detailed Site Plan (see example on following page)
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- ☒ Photographs of Existing Conditions

**OWNER AFFIRMATION**

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FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE PLANNING BOARD MEMBERS.



\_\_\_\_\_  
Signature of Applicant

2.28.23

\_\_\_\_\_  
Date

**IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:**

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER(S) IN FURTHERANCE OF THE REQUEST.

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

## Short Environmental Assessment Form

### Instructions for Completing

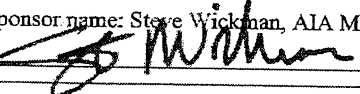
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Rev Dr. Mary Webster Pool – Cornelia Street Supportive Housing			
Project Location (describe, and attach a location map): 2001 Cornelia Street, Utica, NY 13502			
Brief Description of Proposed Action: The project includes Renovation of the existing 3 story building to residential apartments and Basement pool. A 1 story addition to house the boxing ring and a 3 and three story addition to the West end of the existing building for apartments. The existing parking lot will be reconstructed for 17 space parking and green space.			
Name of Applicant or Sponsor: MARCH Associates Architects and planners		Telephone: 315 733-3344 E-Mail: swickman@marchassoc.com	
Address: 258 Genesee Street, Suite 300			
City/PO: Utica		State: New York	Zip Code: 13502
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
3. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
4. Approval by City of Utica, Building permit			X
3.a. Total acreage of the site of the proposed action?		.68 _____ acres	
b. Total acreage to be physically disturbed?		.09 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.77 _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other (specify): _____
<input type="checkbox"/> Parkland			



5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
		X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?		X	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES Existing storm runoffs will be directed to existing storm water management system.	NO	YES	
	X		
		X	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO X	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>Steve Wickman, AIA MARCH Associates</u> Date: <u>2/28/2023</u> Signature: <u></u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions, the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	X	
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	



	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Utica Center for Development

Date 2/28/2023

Print or Type Name of Responsible Officer in Lead Agency

Vincent Scalise

Executive Director

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

February 03, 2023

Vincent Scalise  
Founder/Executive Director  
The Utica Center for Development Inc.  
726 Washington Street  
Utica, NY 13502

Re: OTDA  
The Rev. Dr. Mary Webster Wellness Center  
1002 Cornelia St, Utica, NY 13502  
23PR00881

Dear Vincent Scalise:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

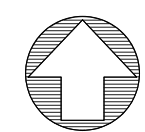
R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation

rev: E. Czernecki

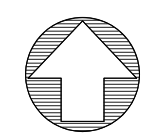
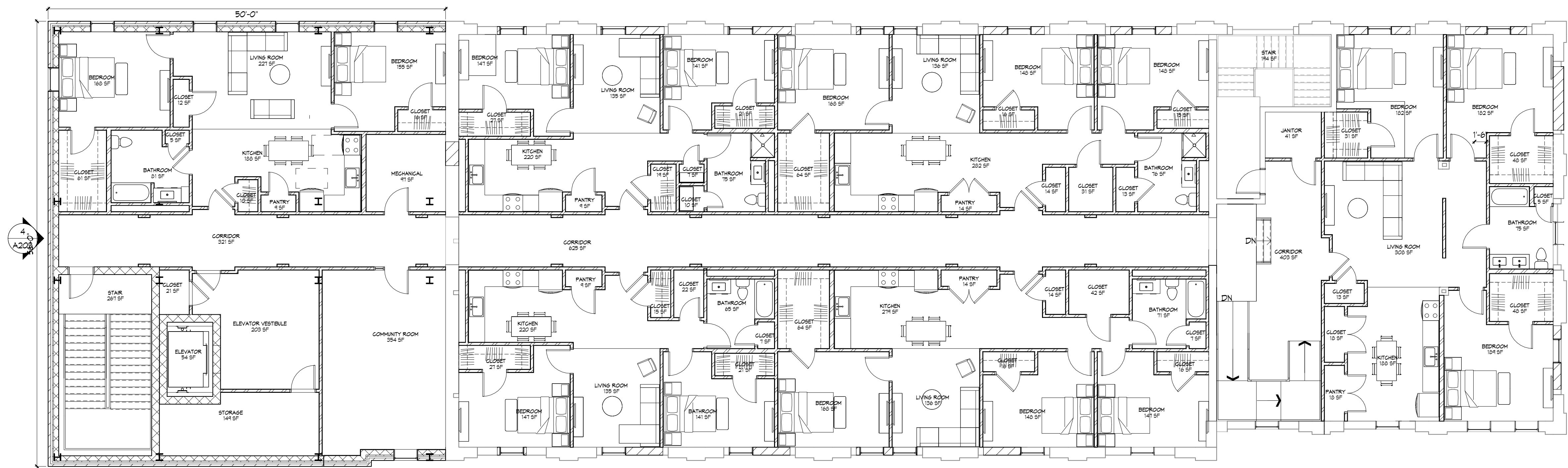
# APARTMENT TOTALS

1 BEDROOM APARTMENTS: 2  
2 BEDROOM APARTMENTS: 1  
3 BEDROOM APARTMENTS: 5  
ADDITION SF: 10,228 ± SF  
TOTAL BUILDING SF: 36,899 ± SF



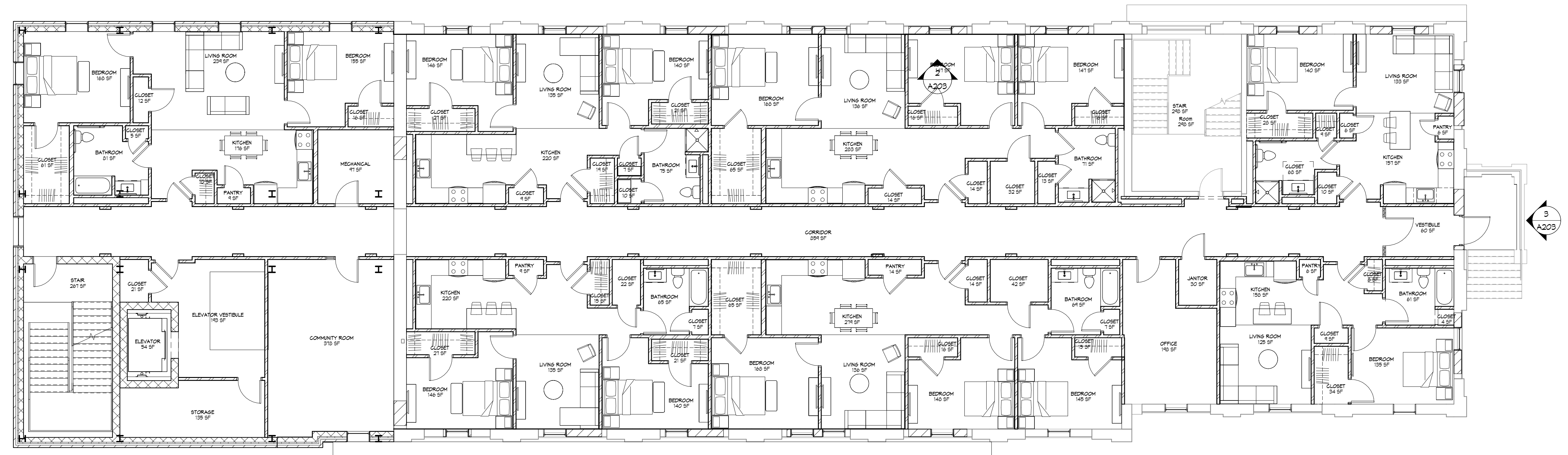
## SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



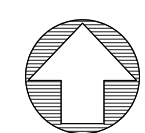
## FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



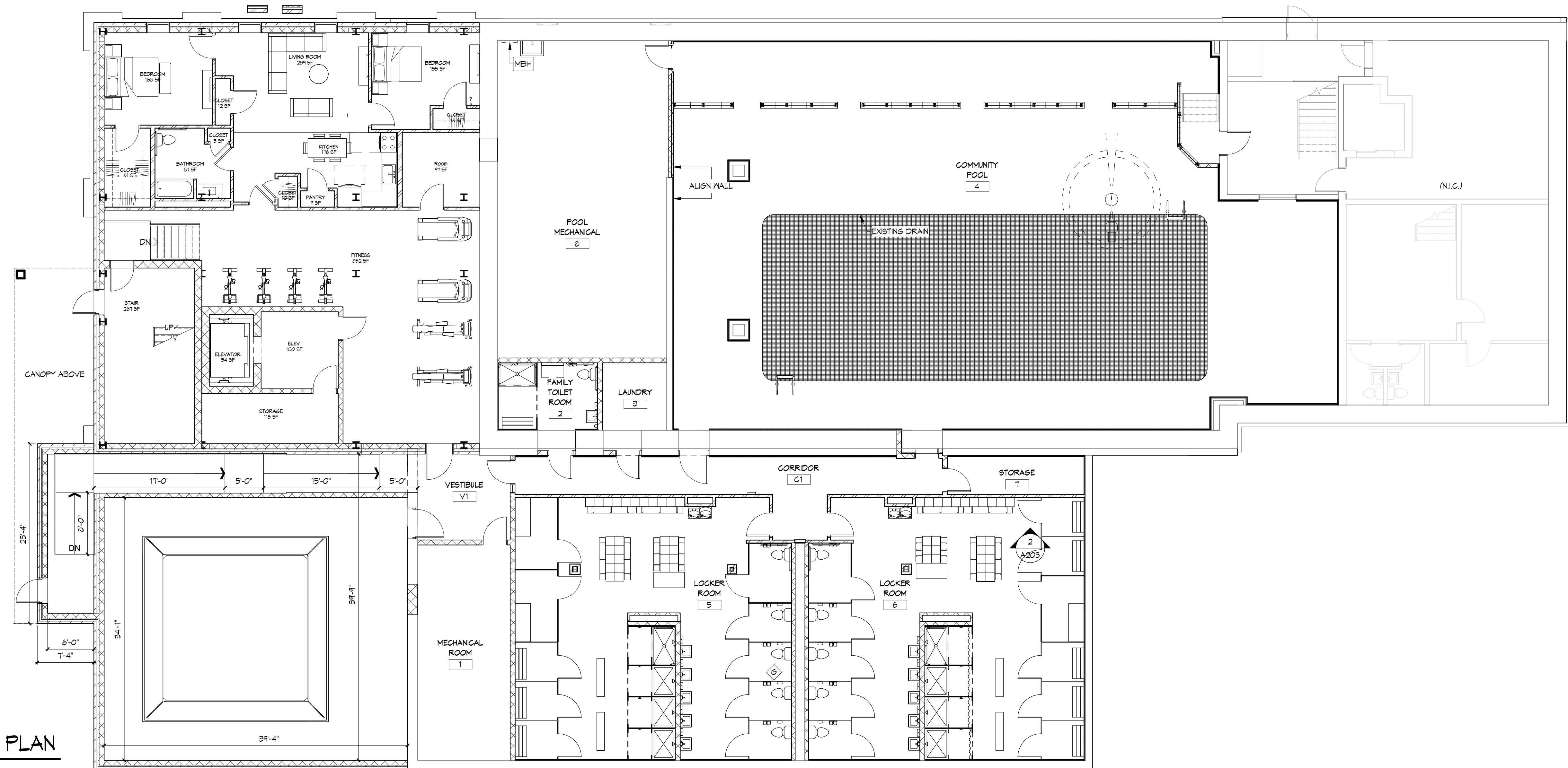
# FLOOR PLAN LEGEND

- DENOTES NEW GNB & METAL STUD PARTITION OR INFILL.
- DENOTES NEW GNB PARTITION OR INFILL.
- DENOTES EXISTING CONSTRUCTION TO REMAIN.
- WALL TAG - DENOTES PARTITION TYPE. SEE DWG A801.
- DOOR TAG - DENOTES DOOR NUMBER. SEE DWG A801.
- WINDOW TAG - DENOTES WINDOW TYPE. SEE DWG \_\_\_\_.
- PLAN DETAIL - DENOTES PLAN DETAIL NUMBER & SHEET NUMBER.
- SECTION - DENOTES SECTION DIRECTION NUMBER & SHEET NUMBER.
- DENOTES INTERIOR ELEVATION & SHEET NUMBER.
- FLOOR DRAIN, COORDINATE WITH "F" DWGS.
- DENOTES FIRE EXTINGUISHER AND/OR CABINET. NOT TO EXCEED 150 FEET APART IN CORRIDORS.
- DENOTES LOCATION OF ELECTRICAL PANEL.



## PARTIAL BASEMENT FLOOR PLAN

SCALE: 1/8" = 1'-0"



**MARCH ASSOCIATES**  
ARCHITECTS & PLANNERS, P.C.

258 Genesee Street, Suite 300  
Utica, New York 13502  
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Web marchassoc.com

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CNY VETERANS OUTREACH CENTER  
CORNELIA STREET PERMANENT SUPPORTIVE HOUSING  
RECONSTRUCTION  
CORNELIA STREET, UTICA, NEW YORK

NO.	DESCRIPTION	BY	DATE
REVISIONS			
1	DATE	JANUARY 23, 2023	
2	DRAWN BY	BLS	
3	CHECKED BY	SMH	
4	SCALE	1/8" = 1'-0"	
5	PROJECT NO.	2262	
DRAWING TITLE			
FLOOR PLANS			

DRAWING NO.  
**A103**