



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 October 20, 2022 – 4:30 PM

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 applicant has an approved Letter of Intent to purchase the property from the Utica Harbor Point Development Corporation; a purchase and sale agreement is currently being negotiated. The applicant is proposing to construct an 8,000 square foot +/- restaurant which, due to flood plain restrictions, will be elevated over ground-level parking. This proposed restaurant will be connected to the existing 1933 building that sits at the southern end of the Harbor; the connecting element will contain a loading dock, pedestrian walkway and kitchen equipment area. The 1933 building, which is approximately 9,600 square feet in size, will be renovated and re-purposed as an event center. It will be restored based on ongoing discussions between the applicant and the State Historic Preservation Office (SHPO).

In March 2016, the City of Utica Common Council acknowledged the completion of a Generic Environmental Impact Statement (GEIS) which evaluated impacts from “public and private buildout of the Harbor Point Redevelopment Plan”. If the Planning Board determines that the development proposed by this application is not likely to exceed the impacts evaluated by the GEIS, then no further action under SEQRA is required for this particular application.

PB Case No.:	18-22	Zone:	Planned Development
Address:	Lee Street	Requested Action:	Recommendation
Requestor:	City of Utica Common Council		
Owner:	Utica Harbor Point Development Corp.		

Pursuant to Section 2-29-21(b)(6) of the City of Utica Zoning Code, the City of Utica Common Council is seeking a recommendation that the aforementioned property be accepted as a public street.

As part of its charge to redevelop Utica's Harbor Point, the Utica Harbor Point Development Corporation recently effectuated a transfer of historically State owned land. During that transfer, it was noted that a portion of Lee Street had never been appropriately accepted by the City as a public right-of-way. A records search showed that steps had been taken toward that end, but apparently never brought to a final vote. As part of the process to fully complete the acceptance and transfer the property, the Common Council has requested a recommendation on the proposed action by the Planning Board. A public hearing on the matter will be held by the Common Council, as required, in November.

PB Case No.:	19-22	Zone:	Planned Development
Address:	Harbor Lock Road	Requested Action:	Recommendation
Requestor:	City of Utica Common Council		
Owner:	Utica Harbor Point Development Corp.		

Pursuant to Section 2-29-21(b)(6) of the City of Utica Zoning Code, the City of Utica Common Council is seeking a recommendation that the aforementioned property be accepted as a public street.

As part of its charge to redevelop Utica's Harbor Point, the Utica Harbor Point Development Corporation (UHPDC) recently effectuated a transfer of historically State owned land. In order to provide access from Genesee Street to the largest development site at the Harbor (commonly referred to as DSA-1), the Utica Harbor Point Development Corporation partnered with the City to secure grant funds from the State to extend the driveway that has commonly been referred to as Wurz Avenue Extended. Construction of that roadway to City specifications, including necessary infrastructure, as largely been completed. The UHPDC would now like to turn those improvements over to the City, thereby ensuring that the right-of-way is a public street.

As part of the process to fully complete the acceptance and transfer the property, the Common Council has requested a recommendation on the proposed action by the Planning Board. A public hearing on the matter will be held by the Common Council, as required, in November.

TABLED APPLICATIONS

PB Case No.:	16-22	Zone:	Residential Mixed
Address:	1005 Downer Avenue	Requested Action:	Curb Cut Variance
Applicant:	Tatyana Shepelevich		
Owner:	Tatyana Shepelevich		

Pursuant to Section 2-29-21(b)(4) of the City of Utica Zoning Code, the applicant is seeking a curb cut variance at the aforementioned address.

The maximum width for a residential driveway, per §2-2-123 of the City's Code of Ordinances, is 20 feet. The applicant currently has a driveway that is 18 feet wide; she is proposing to increase that width by 9 additional feet, thereby exceeding the permitted maximum width by 7 feet.

The Planning Board tabled further review of this request at its September meeting as the applicant was not present to answer the Board's questions. The Board asked her representative, her son, to ask that she be present at the October meeting.



CITY OF UTICA PLANNING BOARD STANDARD 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***

APPLICATION TYPE

- ☒ Commercial Site Plan Review ☐ Subdivision Review
☐ Residential Site Plan Review ☒ Floodplain Development Review

PROPERTY ADDRESS

LOTS 1 & 2 @ HARBOR POINT DEVELOPMENT

APPLICANT INFORMATION

NAME	Bonacci Architects pllc	ADDRESS	110 Fulton Street		
PHONE	315.797.8666		Utica	NY	13501
			City	State	Zip
FAX	315.735.3605	E-MAIL	djb@bonacciarchitects.com		

OWNER INFORMATION

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

NAME	Aqua Vino Real Estate Holdings, LLC	ADDRESS	16 Harbor Lock Rd		
PHONE	315.732.0116		Utica	NY	13502
			City	State	Zip
FAX		E-MAIL			

CONTRACTOR INFORMATION

NAME	TBD	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:		AGENDA DATE:	

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, prior approvals, etc.)

Former NYS Division of Canals property east of Utica terminal basin barge canal harbor.

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

Properties include newly approved subdivision lots #1 and #2 at Harbor Point. The proposed project will include an 8,000+/- SF restaurant elevated above 100-yr flood elevation with under building parking. The restaurant will be connected to the existing 1933 former Canal Building via a 2-story 800sf element containing loading dock, pedestrian walkway and kitchen equipment area. The 9,600sf 1933 building will be renovated and re-purposed as an event center with SHPO approval. See attached preliminary drawings.

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)

In addition to City of Utica Planning Board review, the project is also being vetted and approved by the Harbor Point Development Corp. for compatibility with their guidelines.

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.**



Application Fee (check or money order only payable to City of Utica)

Site Plan Review

Residential \$ 150.00

Commercial \$ 250.00

Subdivision Review

Residential \$ 150.00

Commercial \$ 250.00

Floodplain Development

\$ 100.00*

***Please note** that an application for preliminary site plan review and approval shall be accompanied by a fee in the amount specified in Article II.

Anticipated costs which the Planning Board expects to incur due to consulting services or other review costs shall be paid by the applicant and placed in an escrow account. Any unspent funds shall be returned to *the applicant within five days of the Planning Board action on the final site plan.*



4 Sets of Detailed Site Plans in 24" X 36" format to include:

(for site plan review applications only)

An area map at the scale of one inch equals 2,000 feet showing the parcel under consideration for site plan review, and all properties, water bodies, streets, and easements within 200 feet of the property boundaries.

A map of site topography at no more than five-foot contour intervals. If general site grades exceed 5% or portions of the site have susceptibility to erosion, flooding, or ponding, a soils overlay and a topographic map showing contour intervals of not more than two feet of elevation should be provided.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic control.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

Adequacy of stormwater and drainage facilities.

Adequacy of water and sewage disposal facilities.

Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

In the case of multifamily dwellings, the adequacy of usable open space for play areas and informal recreation.

Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features

Adequacy of fire lanes/other emergency zones and the provisions of fire hydrants.

Special attention to the adequacy of structures, roadways, and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

Overall sensitivity to the environment.

1 set of the above plans in 11"x17" format.

1 set of plans in a .pdf format e-mailed to clawrence@cityofutica.com



4 Sets of Subdivision Plans in 24" X 36" format to include:
(for subdivision applications only)

Existing property survey

Sketch subdivision plan, including topography, easements, existing & proposed streets, utilities on and adjacent to the tract, ground elevations

Final subdivision plan

1 set of the above plans in 11"x17" format.

1 set of plans in a .pdf format email to clawrence@cityofutica.com



Photographs of Existing Conditions



SEQRA (State Environmental Quality Review Act)

Short or Full Environmental Assessment Form (EAF)

*******Applicants must consult Planning Staff to determine minimum compliance requirements and appropriate form*******

If a Full EAF is required, it is the responsibility of the applicant to complete Parts I & II



Floodplain Development Permit Application

According to Zoning Code Section 2-10-12:

All applications for a floodplain development permit shall be accompanied by an application fee of \$100. In addition, the applicant shall be responsible for reimbursing the City of Utica for any additional costs necessary for review, inspection and approval of this project.

The local administrator may require a deposit of no more than \$500 to cover these additional costs.



Stormwater Pollution Prevention Plan (SWPPP)

Applicants proposing a project involving the disturbance of one (1) acre of land or greater will be required to submit a SWPPP along with their application.

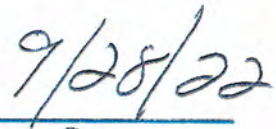
OWNER AFFIRMATION

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.



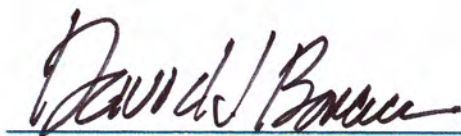
Signature of Applicant



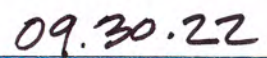
Date

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

PHOTOGRAPHS OF EXISTING CONDITIONS



VIEW OF HARBOR FROM 1933 CANAL MACHINE SHOP



VIEW OF WEST END OF 1933 CANAL MACHINE SHOP



PARKING AREA SOUTH OF 1933 CANAL MACHINE SHOP



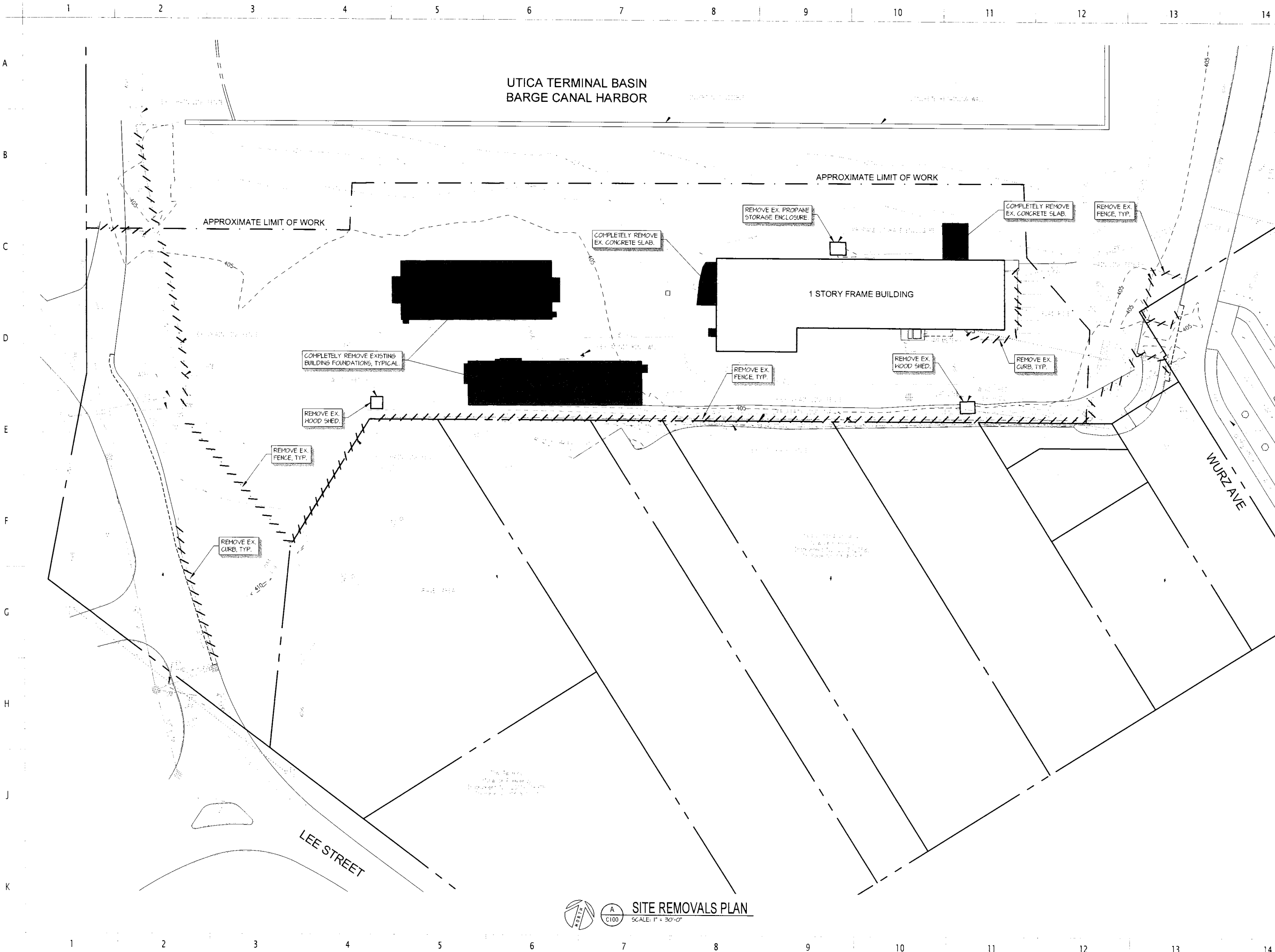
PARKING AREA SOUTH OF 1933 CANAL MACHINE SHOP



SOUTH EAST CORNER OF 1933 CANAL MACHINE SHOP



NORTH EAST CORNER OF 1933 CANAL MACHINE SHOP

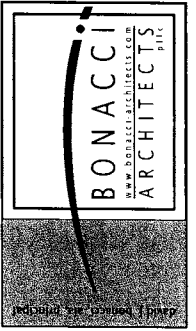


SITE REMOVALS PLAN
SCALE: 1" = 30'-0"

REVISIONS			
no.	description	date	by

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Bonacci Architects job # 19034.01

SITE PLAN
Sep 30, 2022
SUBMISSION
NOT FOR CONSTRUCTION

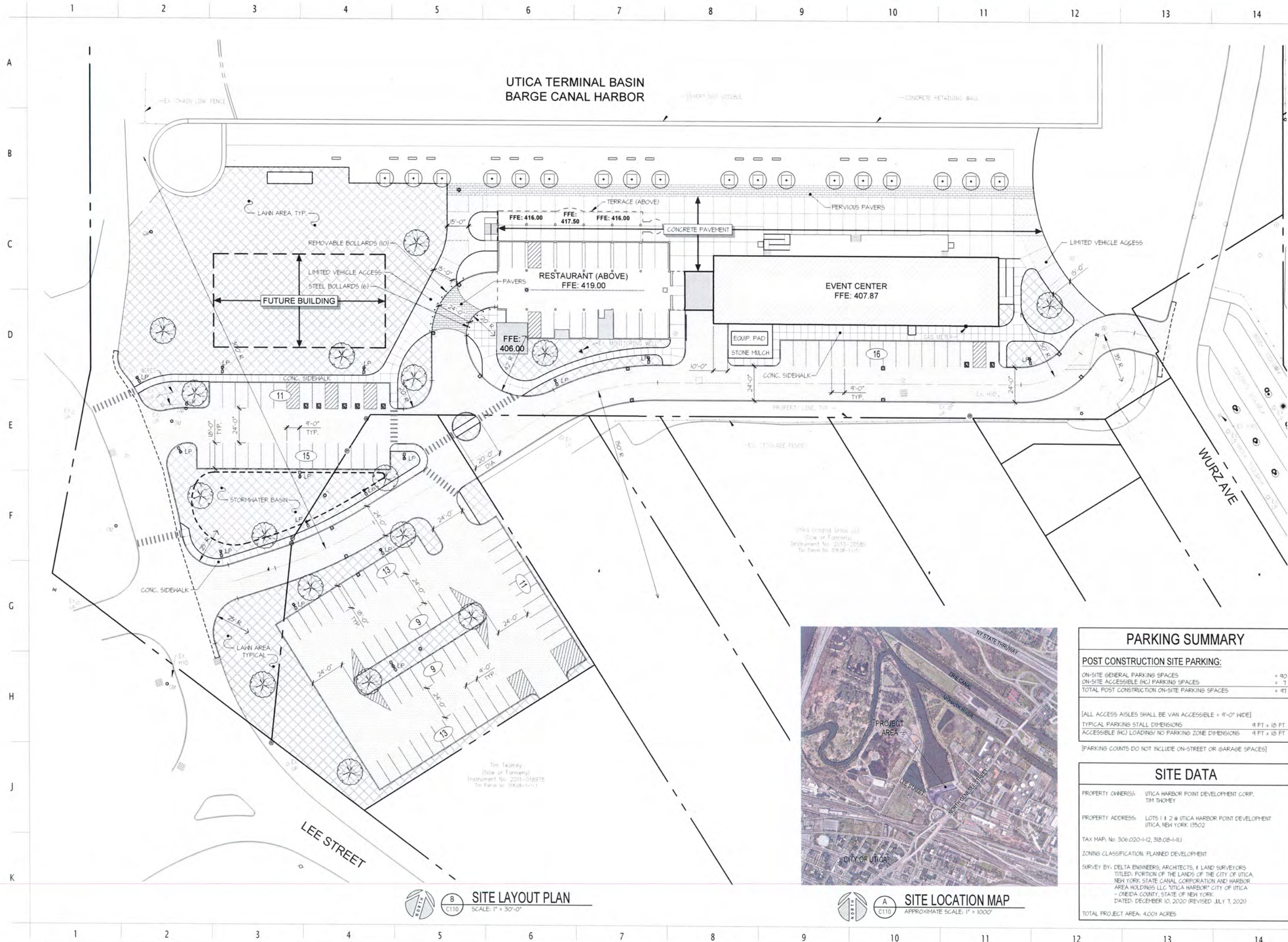


PROPOSED ALTERATION TO:
AQUAVINO EVENT CENTER AT
CANAL BUILDING
HARBOR POINT
UTICA, NEW YORK

sheet title
**SITE
REMOVALS
PLAN**

drawn ADG
checked GPH
date 09/30/2022
file no 19034.01

sheet no **C100**



UTICA TERMINAL BASIN
BARGE CANAL HARBOR

RESTAURANT (ABOVE)
FFE: 419.00

EVENT CENTER
FFE: 407.87

FUTURE BUILDING

LEE STREET

WURZE AVE

Tim Thomey
(Now or Formerly)
Instrument No. 2011-018975
Tax Parcel No. 318.08-1-11.1

Utility Easement (Shade) (S)
(Now or Formerly)
Instrument No. 2013-20580
Tax Parcel No. 318.08-1-11.1



SITE LAYOUT PLAN
SCALE: 1" = 30'-0"

SITE LOCATION MAP
APPROXIMATE SCALE: 1" = 1000'

PARKING SUMMARY	
POST CONSTRUCTION SITE PARKING:	
ON-SITE GENERAL PARKING SPACES	= 90
ON-SITE ACCESSIBLE (HC) PARKING SPACES	= 7
TOTAL POST CONSTRUCTION ON-SITE PARKING SPACES	= 97
[ALL ACCESS AISLES SHALL BE VAN ACCESSIBLE = 9'-0" WIDE]	
TYPICAL PARKING STALL DIMENSIONS	9 FT x 18 FT
ACCESSIBLE (HC) LOADING/NO PARKING ZONE DIMENSIONS	9 FT x 18 FT
[PARKING COUNTS DO NOT INCLUDE ON-STREET OR GARAGE SPACES]	

SITE DATA	
PROPERTY OWNER(S):	UTICA HARBOR POINT DEVELOPMENT CORP. TIM THOMEY
PROPERTY ADDRESS:	LOTS 1 & 2 @ UTICA HARBOR POINT DEVELOPMENT UTICA, NEW YORK 13502
TAX MAP:	No. 306.020-1-12, 318.08-1-11.1
ZONING CLASSIFICATION:	PLANNED DEVELOPMENT
SURVEY BY:	DELTA ENGINEERS, ARCHITECTS, & LAND SURVEYORS TITLED: PORTION OF THE LANDS OF THE CITY OF UTICA, NEW YORK STATE CANAL CORPORATION AND HARBOR AREA HOLDINGS LLC "UTICA HARBOR" CITY OF UTICA - ONEIDA COUNTY, STATE OF NEW YORK DATED: DECEMBER 10, 2020 (REVISED JULY 7, 2021)
TOTAL PROJECT AREA:	4.001 ACRES

REVISIONS

no.	date	description

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Bonacci Architects job # 19034.01

SITE PLAN
SEP. 30, 2022
SUBMISSION
NOT FOR CONSTRUCTION

BONACCI
ARCHITECTS
P.L.L.C.
www.bonacciarchitects.com

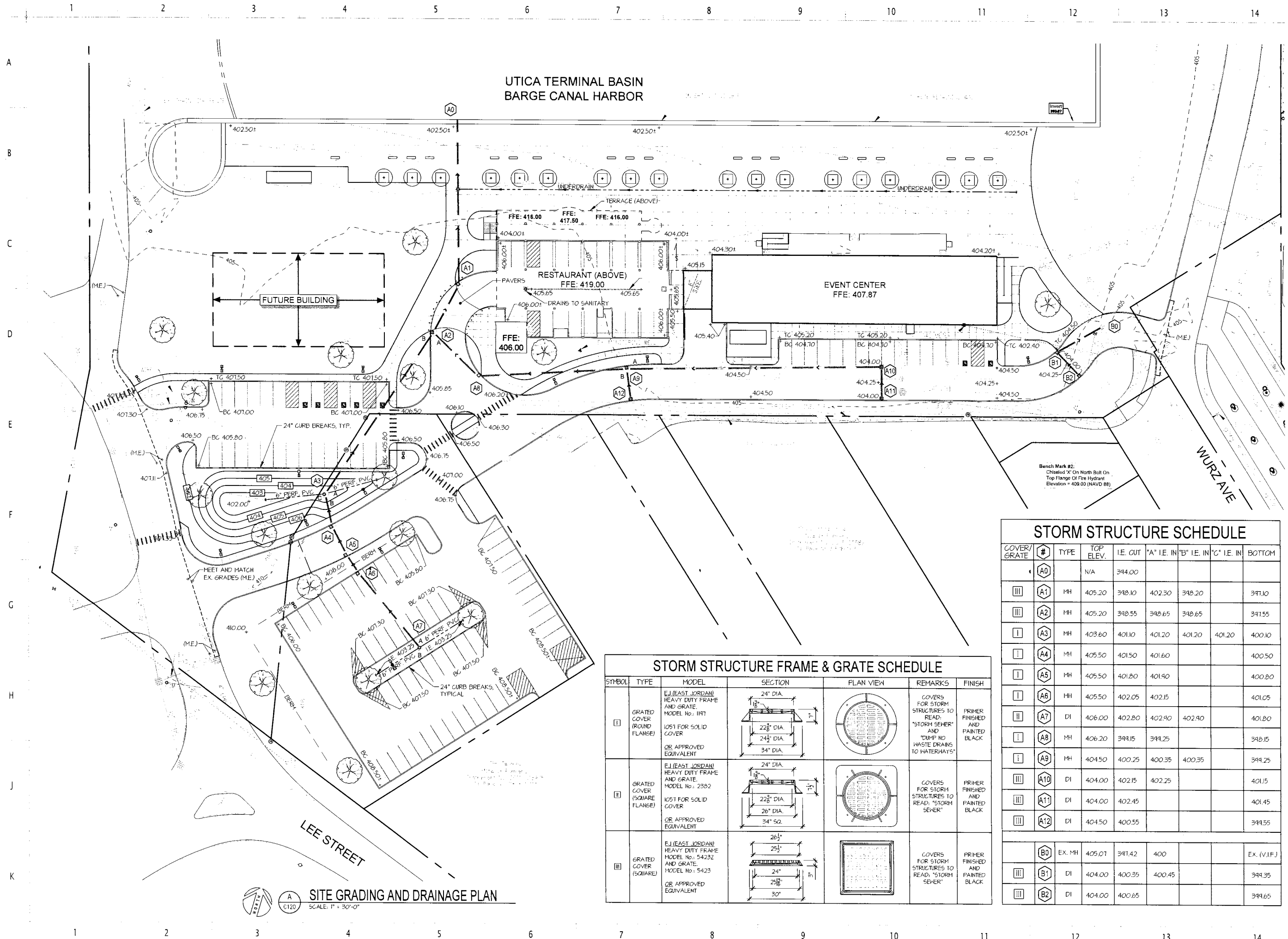
david J. Bonacci, AIA, Principal

It is a violation of the New York State education law for any person, unless acting under the direction of a licensed, registered architect, to alter an item on this document in any way. (Title VIII, part 65, § 65.5(b))
Do not use any asbestos-containing materials in the work. The Contractors shall submit written certification of same at completion of project.

PROPOSED ALTERATION TO:
AQUAVINO EVENT CENTER AT
CANAL BUILDING
HARBOR POINT
UTICA, NEW YORK

SITE LAYOUT PLAN

drawn: ADG
checked: GPH
date: 09/30/2022
file no: 19034.01
sheet no: **C110**



STORM STRUCTURE FRAME & GRATE SCHEDULE						
SYMBOL	TYPE	MODEL	SECTION	PLAN VIEW	REMARKS	FINISH
I	GRATED COVER (ROUND FLANGE)	EJ (EAST JORDAN) HEAVY DUTY FRAME AND GRATE, MODEL No. 1191 1051 FOR SOLID COVER OR APPROVED EQUIVALENT	24" DIA. 22 1/2" DIA. 24 1/2" DIA. 34" DIA.		COVERS FOR STORM STRUCTURES TO READ: "STORM SEWER" AND "DUMP NO WASTE DRAINS TO WATERWAYS"	PRIMER FINISHED AND PAINTED BLACK
II	GRATED COVER (SQUARE FLANGE)	EJ (EAST JORDAN) HEAVY DUTY FRAME AND GRATE, MODEL No. 2392 1051 FOR SOLID COVER OR APPROVED EQUIVALENT	24" DIA. 22 1/2" DIA. 26" DIA. 34" SQ.		COVERS FOR STORM STRUCTURES TO READ: "STORM SEWER"	PRIMER FINISHED AND PAINTED BLACK
III	GRATED COVER (SQUARE)	EJ (EAST JORDAN) HEAVY DUTY FRAME AND GRATE, MODEL No. 5423 OR APPROVED EQUIVALENT	26 1/2" x 25 1/2" x 24" x 25 1/2" x 30"		COVERS FOR STORM STRUCTURES TO READ: "STORM SEWER"	PRIMER FINISHED AND PAINTED BLACK

STORM STRUCTURE SCHEDULE								
COVER/GRATE	#	TYPE	TOP ELEV.	I.E. OUT	"A" I.E. IN	"B" I.E. IN	"C" I.E. IN	BOTTOM
	A0		N/A	394.00				
III	A1	MH	405.20	398.10	402.30	398.20		397.10
III	A2	MH	405.20	398.55	398.65	398.65		397.55
I	A3	MH	403.60	401.10	401.20	401.20	401.20	400.10
I	A4	MH	405.50	401.50	401.60			400.50
I	A5	MH	405.50	401.80	401.90			400.80
I	A6	MH	405.50	402.05	402.15			401.05
II	A7	DI	406.00	402.80	402.90	402.90		401.80
I	A8	MH	406.20	399.15	399.25			398.15
I	A9	MH	404.50	400.25	400.35	400.35		399.25
III	A10	DI	404.00	402.15	402.25			401.15
III	A11	DI	404.00	402.45				401.45
III	A12	DI	404.50	400.55				399.55
	B0	EX. MH	405.01	397.42	400			EX. (V.I.F.)
III	B1	DI	404.00	400.35	400.45			399.35
III	B2	DI	404.00	400.65				399.65

SITE GRADING AND DRAINAGE PLAN
SCALE: 1" = 30'-0"

REVISIONS

NO.	DATE	DESCRIPTION	BY
1			

© Bonacci Architects, PLLC
Bonacci Architects job # 19034.01

SITE PLAN
Sep-30-2022
SUBMISSION
NOT FOR CONSTRUCTION

BONACCI
ARCHITECTS
P.L.L.C.
www.bonacci-architects.com

PROPOSED ALTERATION TO:
AQUAVINO EVENT CENTER AT
CANAL BUILDING
UTICA, NEW YORK
HARBOR POINT

SITE GRADING
AND
DRAINAGE
PLAN

drawn: ADG
checked: GPH
date: 09/30/2022
file no: 19034.01
sheet no: C120

It is a violation of the New York State education law for any person, unless acting under the direction of a licensed, registered architect, to alter an item on this document in any way. (file VIII, part 69, § 5b)
Do not use any asbestos-containing materials in the work. The Contractors shall submit written certification of same at completion of project.

Submitted to council by: Mayors Office

Proposed Ordinance No. 22

Submitted to council on: 08 / 31 / 22

Proposed Resolution No. _____

Sent to Council Attorney on: 08 / 31 / 22

Thursday Rule Waiver Required? N

Date of Legislation: 09 / 07 / 22

Explanation provided to council on: / /

CITY OF UTICA
Department of Legislation
Common Council

Sponsored by: **Councilmembers Meola, Williamson**

**ORDINANCE ACCEPTING PROPERTY IN
THE HARBOR POINT AREA AS A
PUBLIC STREET**

WHEREAS, Utica Harbor Point Development Corporation (UHPDC) is the owner of a parcel of real property described below, which is a portion of a larger tract commonly known as the Harbor Point Area. , and

WHEREAS, Utica Harbor Point Development Corporation proposes to convey said parcel to the City of Utica to be used as a public street, and

WHEREAS, a public hearing has been held on _____, 2022, and the matter has been referred to the Planning Board which has duly reported thereon.

NOW, THEREFORE BE IT ORDAINED, that the City of Utica hereby accepts and declares the parcel of real property described below to be a public street and agrees to maintain and repair the same for public purposes.

BE IT FURTHER ORDAINED, pursuant to Section 99 of the Second Class City's Law, the City Engineer is hereby directed to fix the grade for said street.

BE IT FURTHER ORDAINED, the Common Council hereby designates the name of the street to be Lee Street.

BE IT FURTHER ORDAINED, the City Engineer is directed to cause the official map for the City of Utica to be amended in accordance with this Ordinance.

BE IT FURTHER ORDAINED, the premises are described as follows:

See attached.

April 25, 2022

**PROPOSED DESCRIPTION
PORTION OF THE LANDS OF
UTICA HARBOR POINT DEVELOPMENT
CORPORATION**

LEE STREET

LOT #3

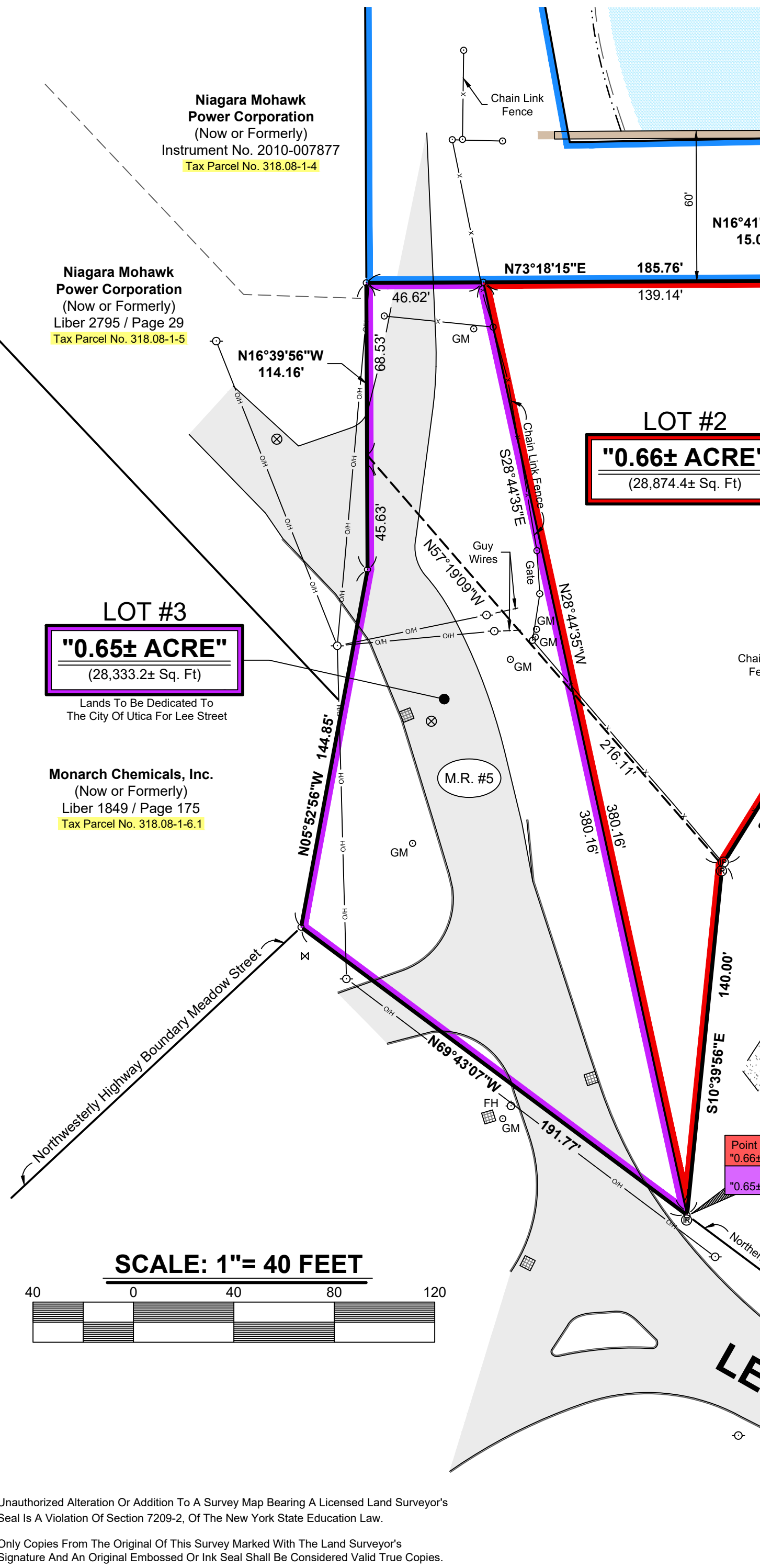
PROPOSED LEE STREET DEDICATION

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF UTICA, COUNTY OF ONEIDA AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the northerly highway boundary of Lee Street, said point standing at the intersection of the northerly highway boundary of Lee Street with the westerly boundary of Tim Twomey (Now or Formerly) as described in a Deed dated December 5, 2011 and filed in the Oneida County Clerk's Office in Instrument Number 2011-018975; thence **N69°43'07"W 191.77 feet** along the northerly highway boundary of Lee Street to a point standing on the easterly boundary of Monarch Chemicals, Inc. (Now or Formerly); thence **N05°52'56"W 144.85 feet** along the easterly boundary of Monarch Chemicals, Inc. and the easterly boundary of Niagara Mohawk Power Corporation (Now or Formerly) to a point; thence **N16°39'56"W 114.16 feet** along the easterly boundary of Niagara Mohawk Power Corporation and the easterly boundary of other lands of Niagara Mohawk Power Corporation (Now or Formerly) to a point; thence **N73°18'15"E 46.62 feet** to a point; thence **S28°44'35"E 380.16 feet** to the point and place of beginning.

The above described premises containing **0.65± acre** (28,333.2± sq. ft.) of land more or less.

Subject to any easements, covenants or restrictions of record.



LOT #4

"12.22± ACRES"

(532,385.4± Sq. Ft)

WASHINGTON STREET

UTICA TERMINAL BASIN
BARGE CANAL HARBOR

LOT #4

LOT #1

LOT #2

LOT #3

LEE STREET

NORTH GENESEE STREET

NORTH

KEY MAP

NOT TO SCALE

*Proposed Subdivision Of Property Owned Now Or Formerly By
GRE Tri-State Property, LLC and Dominick Paternoster*
City of Utica, Oneida County, State of New York
prepared by CHA dated January 2017 and filed in
the Oneida County Clerk's Office on July 20, 2018
as Map No. M2018-000139.

**Utica Harbor Point
Development Corporation**
(Now or Formerly)
Instrument No. 2019-9107
Tax Parcel No. 318.08-1-19.1

D.R. #1 The People Of The State Of New York
to
Utica Harbor Point Development Corporation
Deed - Dated: April 13, 2022
Instrument No. 2022-008016

(M.R. #1) "Map Showing Abandoned Barge Canal Terminal Lands"
City Of Utica, Oneida County, State Of New York
By State of New York Department of Transportation
Design and Construction Division
dated June 8, 1971 and recorded as Map No. 617.

(M.R. #2) "New York State Canal Corporation Map
Showing Proposed Abandoned Utica Harbor Canal Lands"
City Of Utica, Oneida County, State Of New York
By Delta Engineering, Architects & Land Surveyors
dated November 18, 2011 and recorded as Map No. 930.

(M.R. #3) "New York State Canal Corporation Map
Showing Abandoned Erie Canal Lands"
City Of Utica, Oneida County, State Of New York
By Shumaker Consulting Engineers & Land Surveyors D.P.C.
dated July 19, 2014 and last revised June 4, 2016
and recorded as Map No. 952.

(M.R. #4) "Proposed 6-Lot Subdivision
Lands of Harbor Area Holdings LLC and
Utica Harbor Point Development Corporation"
City Of Utica, Oneida County, State Of New York
By Delta Engineering, Architects & Land Surveyors
dated July 30, 2020 and filed in Oneida County Clerk's Office
on March 28, 2022 as Map M022-00055.

(M.R. #5) "Map Showing Abandoned Barge Canal Lands"
City Of Utica, Oneida County, State Of New York
By State of New York Department of Transportation
Design and Construction Division
dated November 30, 1981 and recorded as Map No. 736.

- ⊗ Denotes Existing Iron Rod
- ⊗ Denotes Existing Valve
- ◇ Denotes Existing Power Pole
- ^{FI} ◇ Denotes Existing Fire Hydrant
- ^{LP} ◇ Denotes Existing Light Pole
- ⊗ Denotes Existing Manhole
- ⊗ Denotes Existing Round Catch Basin
- ^{MW} ● Denotes Existing Monitoring Well
- Denotes Existing Square Catch Basin
- Denotes Existing Gas Meter
- ^{EM} ■ Denotes Existing Electric Meter
- ⊗ Denotes Existing Electrical Box
- ^{GM} ○ Denotes Existing Gas Marker
- Denotes Existing Bollard
- Denotes Existing Sign
- Denotes Overhead Utility Line

"Lands Of Utica Lodging Group LLC"
City of Utica, Oneida County, State of New York
prepared by Moore Land Surveying, P.C. dated March 24, 2021
and filed in the Oneida County Clerk's Office
on July 13, 2021 as Map No. M2021-000121.

Utica Lodging Group LLC -
(Now or Formerly)
Instrument No. 2013-20592
Part Of Tax Parcel No. 318.08-1-15

Utica Lodging Group LLC –
(Now or Formerly)
Instrument No. 2013-20592
Part Of Tax Parcel No. 318.08-1-15

Utica Lodging Group LLC
(Now or Formerly)
Instrument No. 2013-20591
Part Of Tax Parcel No. 318.08-1-15

Utica Lodging Group LLC —
(Now or Formerly)
Instrument No. 2013-20592
Part Of Tax Parcel No. 318.08-1-15

— **Utica Lodging Group LLC**
(Now or Formerly)
Instrument No. 2013-20589
Part Of Tax Parcel No. 318.08-1-15

Utica Lodging Group LLC
(Now or Formerly)
Instrument No. 2013-20588
Part Of Tax Parcel No. 318.08-1-15

Tim Twomey
(Now or Formerly)
Instrument No. 2011-018975
Tax Parcel No. 318.08-1-11.1

Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.

Only Copies From The Original Of This Survey Marked With The Land Surveyor's Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

NO.	DATE	REVISION	BY

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS
AN ACCURATE MAP OF AN ACTUAL FIELD SURVEY
DATED: April 25, 2022 AND
THAT BOTH MAP AND SURVEY ARE CORRECT.



Utica Harbor Point Development Corporation

City Of Utica - Oneida County
State Of New York



Designed by:	N/A
Drawn by:	J. Ariglio
Reviewed by:	T. Parker
Date:	April 25, 2022
Last Revised:	
Scale:	1"= 40 Feet
Project Number:	2016.353.001 '4L'

SHEET
1
OF
1

Submitted to council by: Mayors Office

Proposed Ordinance No. 24

Submitted to council on: 08 / 31 / 22

Proposed Resolution No. _____

Sent to Council Attorney on: 08 / 31 / 22

Thursday Rule Waiver Required? N

Date of Legislation: 09 / 07 / 22

Explanation provided to council on: _____

CITY OF UTICA
Department of Legislation
Common Council

Sponsored by: **Councilmembers Meola, Williamson**

**ORDINANCE ACCEPTING PROPERTY IN
THE HARBOR POINT AREA AS A
PUBLIC STREET**

WHEREAS, Utica Harbor Point Development Corporation (UHPDC) is the owner of a parcel of real property described below, which is a portion of a larger tract commonly known as the Harbor Point Area, and

WHEREAS, Utica Harbor Point Development Corporation proposes to convey said parcel to the City of Utica to be used as a public street, and

WHEREAS, a public hearing has been held on _____, 2022, and the matter has been referred to the Planning Board which has duly reported thereon.

NOW, THEREFORE BE IT ORDAINED, that the City of Utica hereby accepts and declares the parcel of real property described below to be a public street and agrees to maintain and repair the same for public purposes.

BE IT FURTHER ORDAINED, pursuant to Section 99 of the Second Class City's Law, the City Engineer is hereby directed to fix the grade for said street.

BE IT FURTHER ORDAINED, the Common Council hereby designates the name of the street to be Harbor Lock Road.

BE IT FURTHER ORDAINED, the City Engineer is directed to cause the official map for the City of Utica to be amended in accordance with this Ordinance.

BE IT FURTHER ORDAINED, the premises are described as follows:

See attached.

April 25, 2022

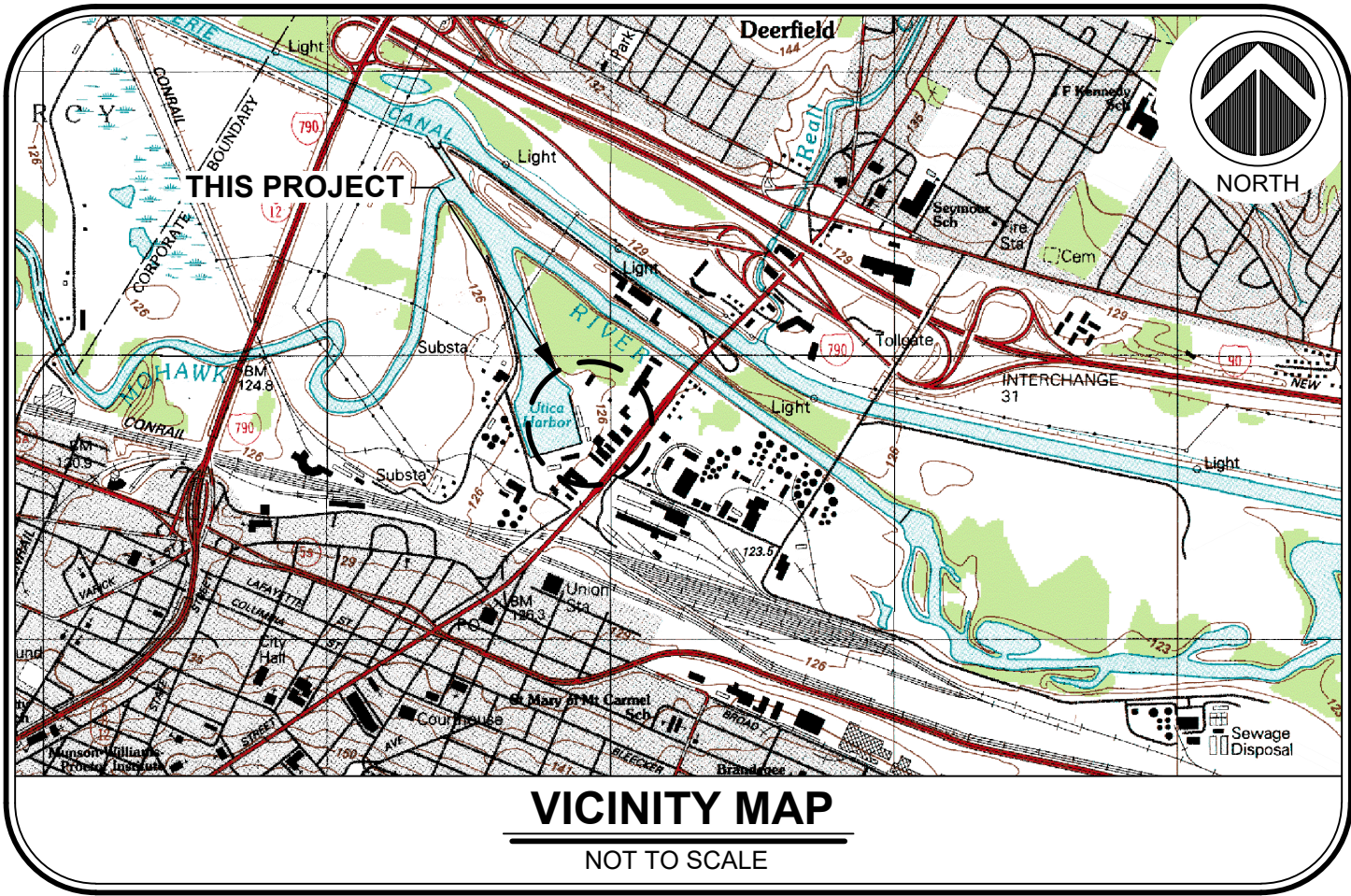
**PROPOSED DESCRIPTION
LANDS OF
THE CITY OF UTICA,
UTICA HARBOR POINT DEVELOPMENT AND
NEW YORK STATE CANAL CORPORATION
NORTH GENESEE STREET**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF
UTICA, COUNTY OF ONEIDA AND STATE OF NEW YORK, BOUNDED AND
DESCRIBED AS FOLLOWS:

Beginning at a point on the northwesterly highway boundary of North Genesee Street (North Genesee Street Arterial Highway),(Oriskany Street to Wells Avenue), said point standing at the intersection of the northwesterly highway boundary of North Genesee Street with the northeasterly boundary of Utica Lodging Group LLC (Now or Formerly) as described in a Warranty Deed dated November 20, 2013 and filed in the Oneida County Clerk's Office in Instrument Number 2013-020592; thence **N48°54'09"W 186.46 feet** along the northeasterly boundary of Utica Lodging Group LLC, the northeasterly boundary of other lands of Utica Lodging Group LLC (Now or Formerly) and the northeasterly boundary of even other lands of Utica Lodging Group LLC (Now or Formerly) to a point; thence **N04°09'57"W 346.27 feet** to a point; thence **N16°39'56"W 251.76 feet** to a point; thence **N02°29'29"W 248.00 feet** to a point; thence **N73°20'04"E 118.38 feet** to a point; thence **S48°36'38"E 138.20 feet** to a point; thence **S29°48'04"W 51.23 feet** to a point standing on the northeasterly boundary of North Utica Lodging Associates 2 LLC (Now or Formerly); thence **N48°38'56"W 51.03 feet** along the northeasterly boundary of North Utica Lodging Associates 2 LLC to a point standing on the westerly boundary of North Utica Lodging Associates 2 LLC; thence **S29°48'04"W 190.43 feet** along the westerly boundary of North Utica Lodging Associates 2 LLC to a point; thence **S16°39'56"E 553.59 feet** continuing along the westerly boundary of North Utica Lodging Associates 2 LLC and the westerly boundary of Utica Harbor Point Development Corporation (Now or Formerly) to a point standing on the southwesterly boundary of Utica Harbor Point Development Corporation; thence **S48°53'58"E 150.47 feet** along the southwesterly boundary of Utica Harbor Point Development Corporation to a point standing on the northwesterly highway boundary of North Genesee Street; thence **S41°06'02"W 125.00 feet** along the northwesterly highway boundary of North Genesee Street to the point and place of beginning.

The above described premises containing **2.160± acres** of land more or less.

Subject to any easements, covenants or restrictions of record.



DEED REFERENCES:

- (D.R. #1) Michael T. Cerminaro, City Comptroller of the City of Utica to
The City of Utica
City Tax Deed - Dated: August 22, 2013
Instrument No. 2013-014389
Being Tax Parcel No. 318.08-1-18
- (D.R. #2) Harbor Area Holdings LLC to
City Of Utica
Bargain And Sale Deed - Dated: September 18, 2020
Instrument No. 2020-012454
Being Part Of Tax Parcel No. 306.20-1-8
- (D.R. #3) The People Of The State Of New York to
Utica Harbor Point Development Corporation
Deed - Dated: July 2, 2018
Instrument No. 2018-011045
Being Part Of Tax Parcel No. 306.20-1-11

MAP REFERENCES:

- (M.R. #1) "Map Showing Abandoned Barge Canal Terminal Lands"
City Of Utica, Oneida County, State Of New York
By State of New York Department of Transportation
Design and Construction Division
dated June 6, 1971 and recorded as Map No. 617.
- (M.R. #2) "New York State Canal Corporation Map
Showing Proposed Abandoned Utica Harbor Canal Lands"
City Of Utica, Oneida County, State Of New York
By Delta Engineering, Architects & Land Surveyors
dated November 18, 2011 and recorded as Map No. 930.
- (M.R. #3) "New York State Canal Corporation Map
Showing Abandoned Erie Canal Lands"
City Of Utica, Oneida County, State Of New York
By Shumaker Consulting Engineering & Land Surveying D.P.C.
dated July 19, 2014 and last revised June 4, 2016
and recorded as Map No. 952.
- (M.R. #4) "Proposed 6-Lot Subdivision
Lands Of Harbor Area Holdings LLC and
Utica Harbor Point Development Corporation"
City Of Utica, Oneida County, State Of New York
By Delta Engineering, Architects & Land Surveyors
dated July 30, 2020 and filed in the Oneida County Clerk's Office
on March 28, 2022 as Map M2022-00055.

LEGEND:

- ⊙ Denotes Existing Iron Rod
⊕ Denotes Existing Valve
⊖ Denotes Existing Power Pole
⊕ Denotes Existing Fire Hydrant
⊕ Denotes Existing Light Pole
⊕ Denotes Existing Manhole
⊕ Denotes Existing Round Catch Basin
⊕ Denotes Existing Square Catch Basin
⊕ Denotes Existing Gas Meter
⊕ Denotes Existing Electric Meter
⊕ Denotes Existing Electrical Box
⊕ Denotes Existing Gas Marker
⊕ Denotes Existing Bollard
⊕ Denotes Existing Sign
— Denotes Overhead Utility Line
■ Denotes Existing Concrete Area

Unauthorized Alteration Or Addition To A Survey Map Bearing A Licensed Land Surveyor's
Seal Is A Violation Of Section 7209-2, Of The New York State Education Law.
Only Copies From The Original Of This Survey Marked With The Land Surveyor's
Signature And An Original Embossed Or Ink Seal Shall Be Considered Valid True Copies.

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THOMAS A. PARKER L.S. #050268



"PROPOSED ROAD DEDICATION SURVEY"

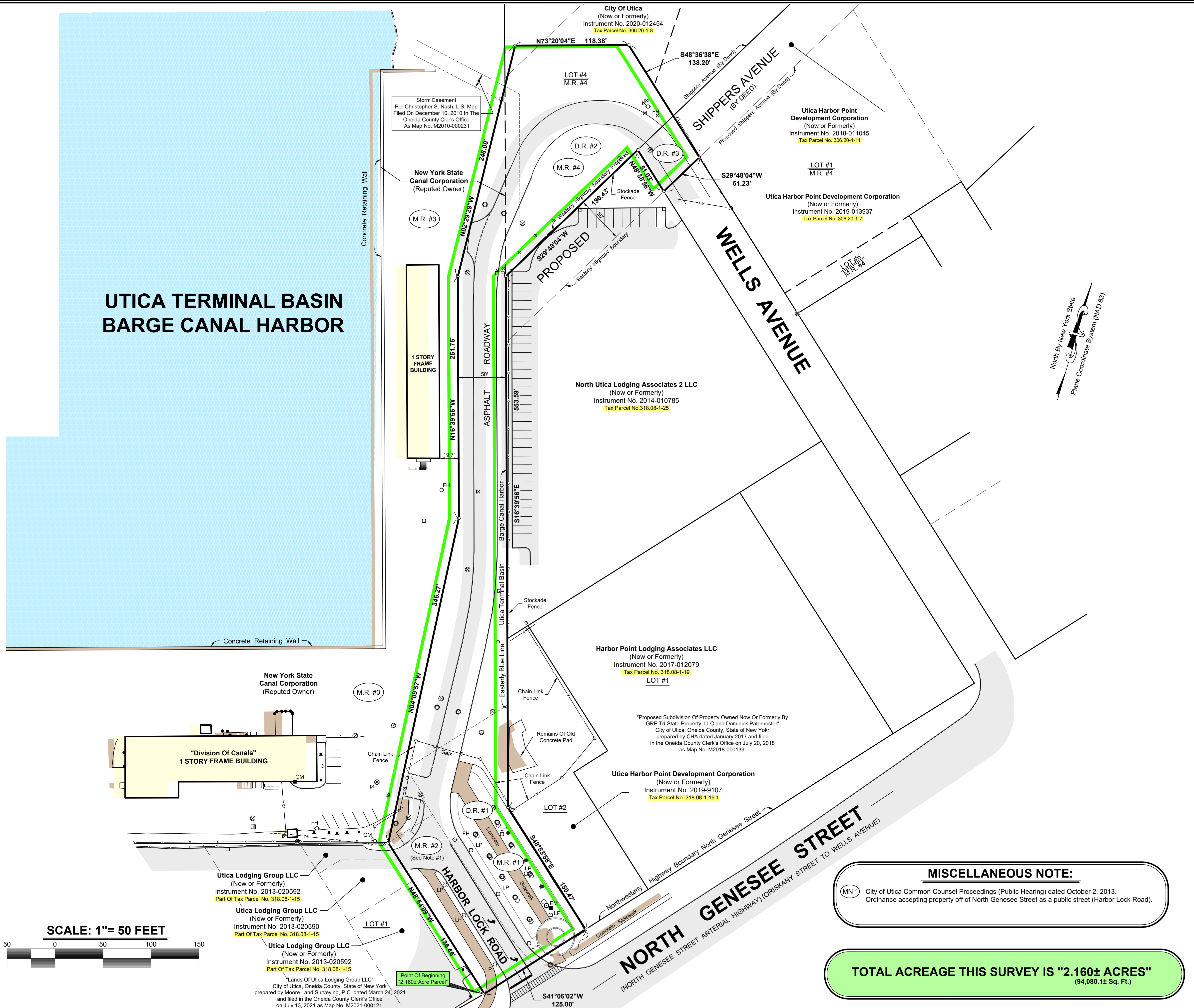
Lands Of
The City Of Utica, New York State Canal Corporation
And Utica Harbor Point Development Corporation
City Of Utica - Oneida County
State Of New York

DELTA
ENGINEERS, ARCHITECTS, & LAND SURVEYORS
4873 NYS Route 5, Vernon, NY 13476
Tel: 315.953.4200
Fax: 315.953.4202
Website: www.delta-eas.com

Designed by: N/A
Drawn by: J. Ariglio
Reviewed by: T. Parker
Date: April 25, 2022
Last Revised:
Scale: 1"= 50 Feet
Project Number: 2020.526.001 'RD'

SHEET
1
OF
1

UTICA TERMINAL BASIN
BARGE CANAL HARBOR



Curb Cut Application

Date of Application: 8/8/2022

Property Owner's Name: Tatyana Shepelerich

Property Owner's Telephone Number(s): 315 520 6383

Property Owner's E-Mail Address: _____

Location of Curb Cut: 1005 Downer AVE Utica NY

Reason for Curb Cut: _____

Dimensions of Curb Cut: _____

Other Information: _____

I, the property owner, understand and hereby agree to abide by the **TERMS & CONDITIONS** on page 1 of this application.

Property Owner's Signature: 

Date: 8/8/2022

Street Excavation Permit No.: _____

Contractor: _____ /Address: _____

Telephone No.: _____ /E-Mail: _____

FOR OFFICE USE ONLY

Street Excavation Permit No.: _____

Approved: _____ Denied: _____

Comments: _____

Inspected by: _____ Date: ____/____/____

SIDEWALK - FINAL MEASUREMENT

NAME: PROPOSED CURB ALTERATION

DATE:

PROPERTY ADDRESS: 1005 DOWNER AVE.

PHONE #:

C.T.M.:

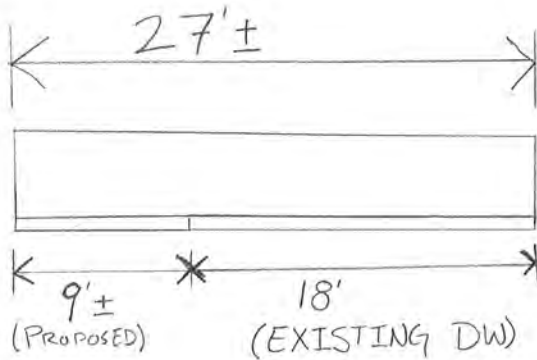
FRONTAGE:

EXISTING D/W:

KEY #:

CONDITIONS:

DRAWING



NOTE: DRAWING NOT TO SCALE

MEASURED BY:

DATE:



