



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

July 21, 2022 – 4:30 PM

PB Case No.:	05-19	Zone:	Urban Mixed Use
Address:	80 Harbor Point Road	Requested Action:	SEQRA
Applicant:	City of Utica		
Owner:	City of Utica		

In January 2020, the Planning Board issued a Negative Declaration under SEQRA for this Unlisted Action. Since that time, the description of the project has changed. Under the previously approved project, the City was proposing to utilize an existing 34" X 53" elliptical storm sewer pipe which was constructed by NYS DOT in 1986. The revised project calls for the use of an existing 48" diameter storm sewer pipe that was constructed by MVHS in 2020.

Additionally, under the previously approved project, the existing junction chamber that is just north of the Railroad Interceptor was to be rebuilt with a new pipe, approximately 300' in length. The revised project calls for two new 36" diameter pipes to be constructed instead, each being approximately 200' in length.

Environmental Facilities Corporation, which is funding a portion of the project, has asked that the Planning Board undertake a new coordinated review for SEQRA in light of the change to the project.

A Short Environmental Assessment Form (SEAF) has been submitted.

PB Case No.:	08-22	Zone:	Planned Development
Address:	County tax ID # 306.020-1-12	Requested Action:	Subdivision Approval
Applicant:	Utica Harbor Point Development Corp.		
Owner:	Utica Harbor Point Development Corp.		

Pursuant to the City of Utica Zoning Code, the applicant is seeking Subdivision Approval for a proposed project at the aforementioned address.

Per State legislation that was enacted in 2008, the applicant recently took title to land around the Utica Harbor that was historically owned by the State of New York. The master plan for the Harbor calls for private redevelopment of much of the land. To that end, the applicant is in discussion with a private developer for the existing building located at the southern end of the Harbor (colloquially referred to as the '1933 Building') and the now-vacant land that lies immediately west of the building to Lee Street.

The applicant is seeking subdivision approval of the larger parcel to create two lots (#'s 1 and 2 on the attached survey) that are intended for private redevelopment and a third lot that will likely be deeded to the City of Utica, upon acceptance by the Common Council, as necessary for that portion of Lee Street to be a public right-of-way.

As this proposed subdivision was contemplated as part of the Generic Environmental Impact Statement that was completed for this project in 2016, no further review of this proposed request under SEQRA is required.

PB Case No.:	09-22	Zone:	Central Business District
Address:	Carton Avenue	Requested Action:	Recommendation
Applicant:	City of Utica		
Owner:	City of Utica		

Pursuant to Section 2-29-21(b)(6) of the Zoning Ordinance and Section 27(14)(a) of General Cities Law, the Common Council is seeking a recommendation from the Planning Board relative to a proposal to discontinue Carton Avenue in its entirety from its intersection with State Street to its intersection with LaFayette Street.

As part of the master plan for the new Wynn Hospital campus, several City streets were proposed to be either modified or outright eliminated. In the plan, the proposed public parking garage being constructed by Oneida County is slated to be located on the block bounded by Oriskany Boulevard as well as LaFayette, Cornelia and State Streets. As such, Carton Avenue will cease to exist, thereby necessitating discontinuance as a public right-of-way by the Common Council.

PB Case No.:	10-22	Zone:	Central Business District
Address:	Cornelia Street	Requested Action:	Recommendation
Applicant:	City of Utica		
Owner:	City of Utica		

Pursuant to Section 2-29-21(b)(6) of the Zoning Ordinance and Section 27(14)(a) of General Cities Law, the Common Council is seeking a recommendation from the Planning Board relative to a proposed discontinuance of a portion of Cornelia Street from its intersection with State Street to its intersection with LaFayette Street.

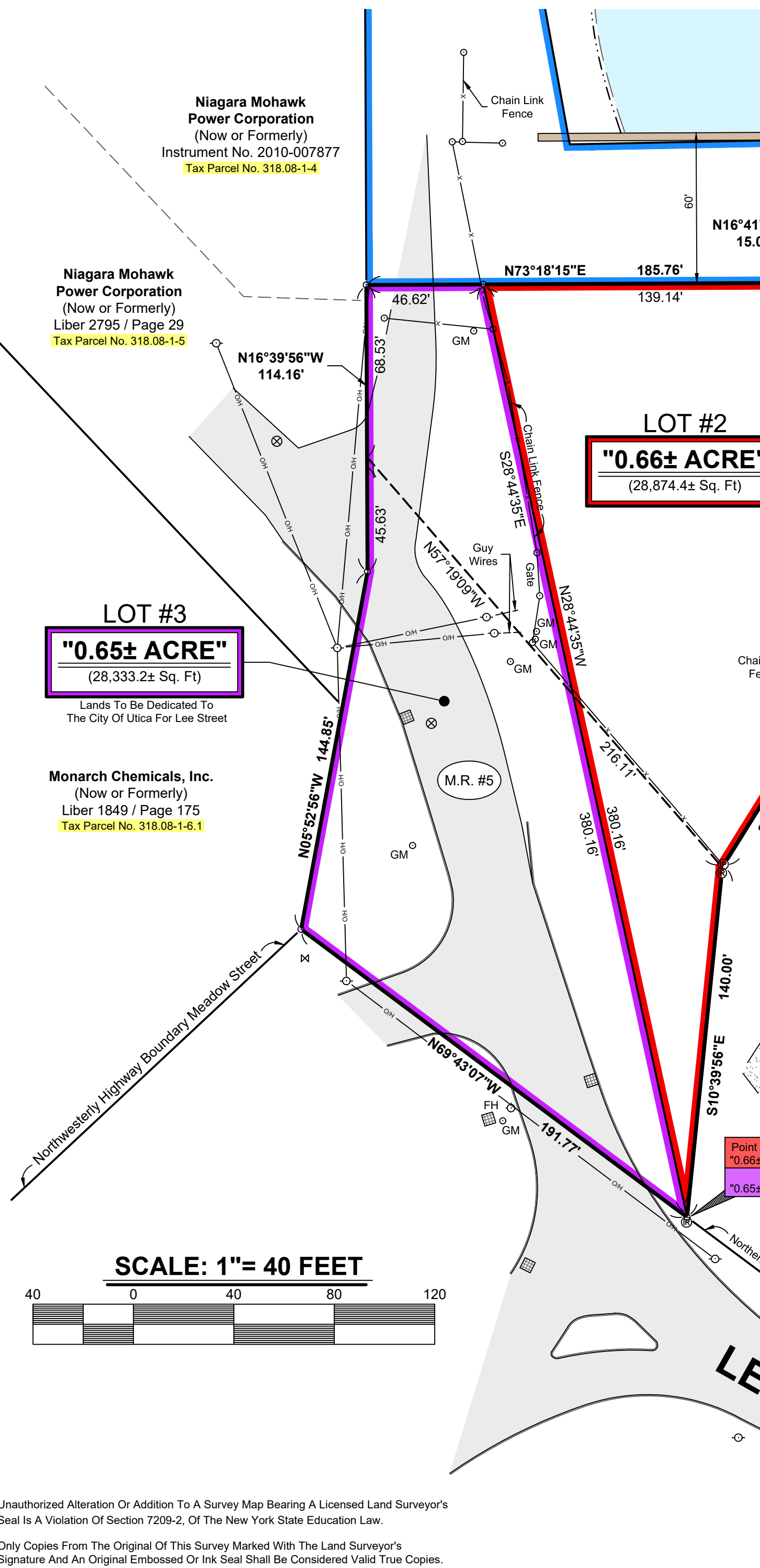
As part of the master plan for the new Wynn Hospital campus, several City streets were proposed to be either modified or outright eliminated. In the plan, one of the main entrances/exits from the proposed public parking garage being constructed by Oneida County is to Cornelia Street. As such, Cornelia Street has been proposed to become a private drive, thereby necessitating discontinuance as a public right-of-way by the Common Council.

PB Case No.:	11-22	Zone:	Central Business District
Address:	LaFayette Street	Requested Action:	Recommendation
Applicant:	City of Utica		
Owner:	City of Utica		

Pursuant to Section 2-29-21(b)(6) of the Zoning Ordinance and Section 27(14)(a) of General Cities Law, the Common Council is seeking a recommendation from the Planning Board relative to a proposed discontinuance of a portion of LaFayette Street from its intersection with Broadway to its intersection with State Street.

As part of the master plan for the new Wynn Hospital campus, several City streets were proposed to be either modified or outright eliminated. In the plan, one of the main entrances/exits from the proposed public parking garage being constructed by Oneida County is to Cornelia Street. Access to that section of Cornelia Street will be from LaFayette Street between Broadway and Cornelia Street. As such, LaFayette Street has also been proposed to become a private drive from Broadway to Cornelia, thereby necessitating discontinuance as a public right-of-way by the Common Council.

Additionally, the section of LaFayette Street between State Street and Cornelia (approximately) is proposed to be a pedestrian walkway between the new Hospital and the public parking garage. Therefore, this section must also be discontinued as a public right-of-way.



LOT #4
"12.22± ACRES"
(532,385.4± Sq. Ft)

LOT #1
"1.79± ACRES"
 (77,968.0± Sq. Ft)

LOT #2
"0.66± ACRE"
 (28,874.4± Sq. Ft)

LOT #3
"0.65± ACRE"
(28,333.2± Sq. Ft)

Monarch Chemicals, Inc.
(Now or Formerly)
Liber 1849 / Page 175
Tax Parcel No. 318.08-1-6.1

Utica Lodging Group LLC
(Now or Formerly)
Instrument No. 2013-20588
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. 2013-20592
Part Of Tax Parcel No. 318.08-1-13

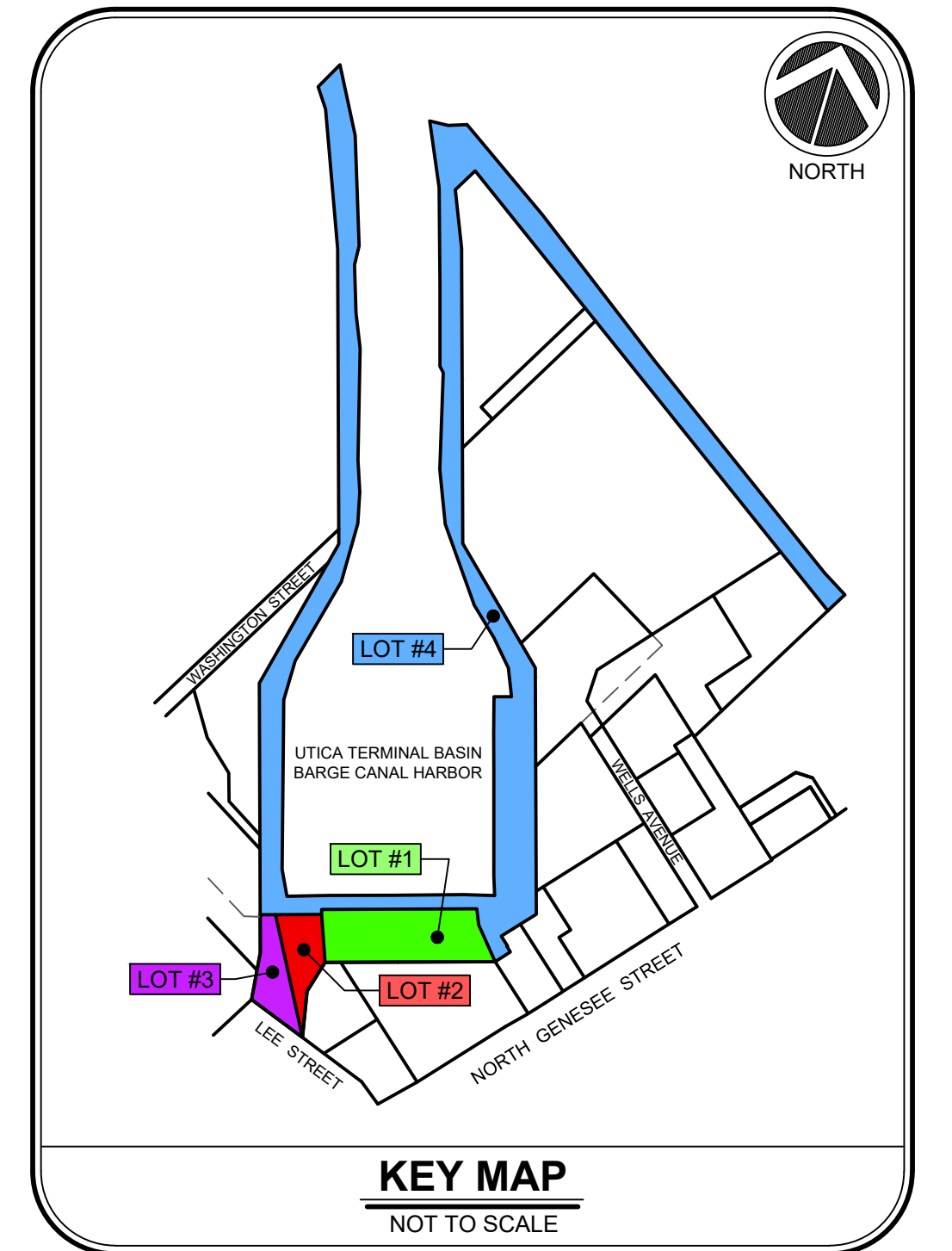
Utica Lodging Group LLC -
(Now or Formerly)
Instrument No. 2013-20592
Part Of Tax Parcel No. 318.08-1-15

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. 2013-20591
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

TOTAL ACREAGE THIS SUBDIVISION IS "15.32± ACRES"
(667,561.0± Sq. Ft.)



*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. 210-02-1-10-1

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 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, 1911 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
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 May 20, 2020 and filed in the Oneida County Clerk's Office
on March 28, 2021 as Map M2022-000055.

(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.

DEED REFERENCE:

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

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 Monitoring Well
- 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

[illegible]

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.



"PROPOSED 4-LOT SUBDIVISION"

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