

**City of Utica, New York  
DRAFT SCOPING DOCUMENT**

**St. Elizabeth’s Campus Reuse Master Plan  
2209 Genesee Street, Utica, New York**

This document identifies the issues to be addressed in the Draft Environmental Impact Statement (“DGEIS”) for the proposed St. Elizabeth’s Campus Reuse Master Plan located 2209 Genesee Street, Utica, New York (“Site”). This Draft Scoping Document was prepared in general accordance with 6 NYCRR Part 617.8 (e)(1) through (7).

**Name of Action:** St. Elizabeth’s Campus Reuse Master Plan

**Lead Agency:** City of Utica Planning Board

**Lead Agency Contact:** Mr. Brian Thomas, AICP  
Commissioner  
Department of Urban and Economic Development  
1 Kennedy Plaza  
Utica, New York 13502

**Classification of Action:** Type I

**Written Scoping Comments:** Written public comments on the draft scoping document will be accepted by the Lead Agency until 5 p.m. on November 15, 2024.

**Description of Proposed Action:**

Mohawk Valley Health System (“MVHS”) in conjunction with the City of Utica (“City”) and Mohawk Valley Edge (“MVE”) (collectively, the “Redevelopment Team”) have embarked on a process to develop a master reuse plan for the former St. Elizabeth hospital campus located at 2209 Genesee Street in the City of Utica. The Site is approximately 21.3 acres and has eight existing buildings totaling approximately 738,460 square feet and a 600-car parking garage. It includes the former hospital complex, the existing St. Elizabeth College of Nursing and the former convent of the Sisters of St. Francis of the Neumann Communities.

The St. Elizabeth Campus Reuse Master Plan process seeks to evaluate the potential reuse scenarios for the former hospital campus. While the nursing school intends to remain, the remainder of the Site is now vacant or greatly underutilized. The Redevelopment Team developed four potential reuse scenarios (single-family residential, townhomes, adaptive reuse multifamily and new multifamily) to be vetted as potential strategies for the master plan for the Site. These four scenarios were viewed as the most likely redevelopment options for the Site and have been subject to initial community input. The scenarios range from fifty-one (51) residential units homes up to two-hundred fifty-two (252) residential units with a limited commercial component in a fully developed historic adaptive reuse proposal.

In furtherance of the master planning process, the Redevelopment Team is submitting the four potential redevelopment scenarios for sketch plan review by the City of Utica Planning Board (“Planning Board”). It is not anticipated that a particular option will be chosen or “approved” by the Planning Board, but rather that their input along with further study of the various scenarios can be completed. Then, a fully vetted master plan will emerge from this process in anticipation of execution by a private developer in the future.

The City of Utica Planning Board declared its intent to act as Lead Agency, for purposes of the State Environmental Quality Review Act (“SEQRA”) review process, on August 16, 2024.

The format and scope of the DGEIS pursuant to 617.9(b) is as follows:

### **Cover Sheet and General Information**

A DGEIS Cover Sheet will be provided that includes:

- Title of the document;
- Title of the Proposed Action;
- Location of the Proposed Action;
- Name, address and phone number of the Lead Agency, including name of the contact person;
- Name, address and phone number of the preparer of the DGEIS and contact person;
- Date and acceptance of the DGEIS (to be inserted at later time); and
- Date of the public hearing and deadline by which comments on the DGEIS should be provided (to be inserted at later time).

In addition:

- The DGEIS will include a list of the participating consultant(s), with their address, telephone number and project responsibilities; and
- The DGEIS will include a Table of Contents, List of Exhibits, List of Tables and List of Appendices.

## **1.0 EXECUTIVE SUMMARY**

- 1.1 Introduction
- 1.2 Brief Description of the Proposed Action (Provide a brief overall description of the Proposed Action).
- 1.3 Lead Agency Designation (Describe the City’s Lead Agency designation process pursuant to SEQRA).
- 1.4 Interested and Involved Agencies (Describe the Involved and Interested agencies identified by the City and the SEQRA coordinated review process. These agencies consist of New York State Department of Transportation, Region 2; Oneida County Department of Water Quality and Water Pollution Control; Oneida County Department of Planning; Mohawk Valley Water Authority; Mohawk Valley EDGE; City of Utica Scenic and Historic Preservation Commission; Department of Labor; State Historic Preservation Office; New York State Department of

Environmental Conservation, Region 6; Empire State Development; Oneida County Board of Legislators; City of Utica Common Council; and New York State Department of Health).

- 1.5 Required Reviews and Approvals (Identify the required agency reviews and approvals necessary for the Proposed Action).
- 1.6 Potential Impacts and Mitigation Measures (Provide a brief summary of the potential adverse impacts of the Proposed Action; provide brief summaries of the identified impact avoidance and mitigation techniques and strategies, if any, to be used as part of the Proposed Action).
- 1.7 Project Alternatives (Provide a brief description of the alternative actions considered in lieu of the Proposed Action, including SEQRA's requisite "No-Action Alternative" and the Proposed Action Alternative).

## **2.0 DESCRIPTION OF PROPOSED ACTION**

- 2.1 Description of the Proposed Action (Describe the Proposed Action, providing its general location, proposed building/site dimensions and features, and applicable zoning).
- 2.2 Site Location and Description (Describe and map the location of the Proposed Action in terms of its general character, land use pattern and overall environmental conditions and/or significant features)
- 2.3 Project Purpose, Need, and Benefits (Provide a brief description of the Proposed Action's benefits to the local and surrounding communities, its benefits on real estate and sales taxes, and construction and operational employment).
- 2.4 Required Reviews and Approvals (Provide brief discussion and/or list of the required agency permits, reviews and approvals necessary for the Proposed Action).

## **3.0 ENVIRONMENTAL SETTING, POTENTIAL IMPACTS, AND MITIGATION**

- 3.1 Community Character
  - 3.1.1 Setting (Include a qualitative narrative of existing community character in the vicinity of the project site including a description of the current built environment, visual character, land uses, the proposed project's scale, siting, design and function, and the Site's proximity to any historic districts or buildings).
  - 3.1.2 Potential Impacts (Evaluate the balance between commercial and residential uses in the area in the context of the Proposed Action and determine the level of potential impact, if any, including whether it will impact visual character and whether its scale, design, layout, etc. will be in sharp contrast to surrounding land uses. An assessment regarding whether the Proposed Action will create odors, light, noise or traffic impacts that are sharply different than what currently exists will also be included in this section).
    - 3.1.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.1.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.1.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

- 3.1.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.1.3 Mitigation (Describe mitigation measures).
  - 3.1.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
  - 3.1.3.2 Action Alternative #2 (Describe Townhouses Alternative).
  - 3.1.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
  - 3.1.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.2 Community Resources
  - 3.2.1 Setting ((Include a qualitative narrative of existing community resources in the vicinity of the project site including a description of the current public schools, fire districts, police districts, EMS services, and other municipal services within the Site's vicinity).
  - 3.2.2 Potential impacts (Evaluate the balance between the existing demand and use of above services and the expected demand as a result of the Proposed Action, including each of its alternatives, including whether the Proposed Action will detract from the existing available services and whether new resources will be needed to adequately accommodate the existing demand in addition to the Proposed Action. An assessment regarding the Proposed Action's impact on tax revenue and potential necessary public subsidies will also be included in this section).
    - 3.2.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.2.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.2.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.2.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.2.3 Mitigation (Describe mitigation measures).
    - 3.2.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.2.3.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.2.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.2.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.3 Historic Resources
  - 3.3.1 Setting (Include a qualitative narrative of the Site's location within existing historic district).
  - 3.3.2 Potential Impacts (Evaluate consistency of Project with location in historic district and surrounding area).
    - 3.3.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.3.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.3.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.3.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.3.3 Mitigation (Describe mitigation measures).
    - 3.3.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.3.3.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.3.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.3.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

- 3.4 Traffic and Pedestrian Safety
  - 3.4.1 Setting (Describe the existing local road and state highway network as well as existing Average Annual Daily Traffic (“AADT”) in the vicinity of the Site).
    - 3.4.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.4.1.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.4.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.4.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.4.2 Potential Impacts (Based on a Trip Generation and Distribution Analysis, describe the distribution of the new trips and pass-by trips generated by the Project onto the adjacent roadway network during the morning and evening peak hours and its potential impact on the roadway network).
  - 3.4.3 Mitigation (Describe mitigation measures).
    - 3.4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.4.3.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.5 Public Services and Community Plans
  - 3.5.1 Setting (Include a qualitative narrative of Site’s context within City’s land use plan).
  - 3.5.2 Potential Impacts (Describe consistency of Project with current surrounding land use pattern(s)).
    - 3.5.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.5.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.5.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.5.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.5.3 Mitigation (Describe mitigation measures).
    - 3.5.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.5.3.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.5.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.5.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.6 Land Use and Zoning
  - 3.6.1 Setting (Describe the Site’s current “Neighborhood Mixed-Use (NMU)” zoning and its permitted uses; bulk requirements including building height requirements; lot coverage; side yards; rear yards; setbacks; and off-street parking).
  - 3.6.2 Potential Impacts (Describe the Proposed Action’s compliance with the requirements and regulations of the NMU zoning district including proposed use, building height, lot coverage, side yard setback, rear yard setback, and front yard setback).
    - 3.6.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.6.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.6.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.6.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

- 3.6.3 Mitigation (Describe mitigation measures).
  - 3.6.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
  - 3.6.3.2 Action Alternative #2 (Describe Townhouses Alternative).
  - 3.6.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
  - 3.6.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
  
- 3.7 Human Health
  - 3.7.1 Setting (Include a qualitative narrative of existing community uses in the vicinity of the Site, including schools, hospitals, licensed daycare centers, group homes, nursing homes, or retirement communities).
  - 3.7.2 Potential Impacts (Describe any potential impact on human health from exposure to new or existing sources of contaminants).
    - 3.7.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.7.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.7.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.7.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.7.3 Mitigation (Describe mitigation measures).
    - 3.7.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.7.3.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.7.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.7.3.4 Action Alternative #4 (Describe Multifamily New Alternative).
  
- 3.8 Aesthetic Resources
  - 3.8.1 Setting (Include a qualitative narrative of the current conditions at the Site related to current land use patterns between the Project and a nearby aesthetic resource).
    - 3.8.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.8.1.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.8.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.8.1.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.8.2 Mitigation (Describe mitigation measures).
    - 3.8.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.8.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.8.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.8.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  
- 3.9 Energy
  - 3.9.1 Setting (Describe existing energy usage at the Site and surrounding area).
  - 3.9.2 Potential Impacts (Describe Project's anticipated energy usage and evaluate any change between anticipated use and current use at Site).
    - 3.9.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
    - 3.9.2.2 Action Alternative #2 (Describe Townhouses Alternative).
    - 3.9.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
    - 3.9.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
  - 3.9.3 Mitigation (Describe mitigation measures).
    - 3.9.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

- 3.9.3.2 Action Alternative #2 (Describe Townhouses Alternative).
- 3.9.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
- 3.9.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

### 3.10 Stormwater and Drainage

- 3.10.1 Setting (Describe the general setting of the Site's existing drainage patterns, topography and floodplains).
- 3.10.2 Potential Impacts (Describe the potential impacts from the Project on its potential to increase erosion and sedimentation and flooding. The analysis will be based on the Project Stormwater Pollution Prevention Plan ("SWPPP") and the proposed stormwater management facilities proposed for the Site and its conformance with the latest version of the New York State Stormwater Design Manual ("SDM") and the State Pollutant Discharge Elimination System General Permit for Stormwater Discharges from Construction Activity ("SPDES"). The geotechnical investigation report will also be reviewed and assessed to identify any impacts).
  - 3.10.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).
  - 3.10.2.2 Action Alternative #2 (Describe Townhouses Alternative).
  - 3.10.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).
  - 3.10.2.4 Action Alternative #4 (Describe Multifamily New Alternative).
- 3.10.3 Mitigation (Describe mitigation measures).
  - 3.10.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).
  - 3.10.3.2 Action Alternative #2 (Describe Townhouses Alternative).
  - 3.10.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).
  - 3.10.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

### 3.11 Noise, Odor, and Light

- 3.11.1 Setting (Describe the ambient noise environment in and around the Site including noise from nearby residential activities (e.g., entering and exiting vehicles, car doors, air conditioning units, lawn mowers) and ambient noise from traffic along Genesee Street; Describe the Site's existing artificial lighting and spillover artificial lighting from adjacent streetlights).
- 3.11.2 Potential Impacts (Provide a qualitative analysis of noise associated with the Proposed Action's construction activities including noises from construction equipment, machinery, and generators for the demolition of the current structures, grading of the site, construction, and site preparations including paving of the proposed parking and sidewalks, landscaping, and construction of the proposed privacy fence; Provide a qualitative analysis of noise associated with the Proposed Action during operation including entering and exiting vehicles, delivery vehicles, customer/employee

vehicles, opening and closing vehicle doors, limited noise from pedestrians/customers entering and exiting the store, and noise from building operations such as air conditioning units; Determine whether the Proposed Action's operations will produce loud, discordant, or disagreeable noise in comparison with existing ambient noise environment and whether ambient noise associated with activities adjacent to and near the Site are anticipated to change during construction or store operation; Describe the potential impacts from the Project's artificial safety and security lighting and their spillover impacts on adjacent properties. The photometric lighting plans developed for the project site will be used as the basis for determining potential lighting impacts from the Proposed Action).

3.11.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.11.2.2 Action Alternative #2 (Describe Townhouses Alternative).

3.11.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.11.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

3.11.3 Mitigation (Describe mitigation measures).

3.11.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

3.11.3.2 Action Alternative #2 (Describe Townhouses Alternative).

3.11.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

3.11.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

#### **4.0 OTHER ENVIRONMENTAL IMPACTS**

4.1 Unavoidable Adverse Environmental Impacts (Provide a list and brief descriptions of those adverse impacts that cannot be avoided).

4.1.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.1.2 Action Alternative #2 (Describe Townhouses Alternative).

4.1.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.1.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.2 Irreversible and Irretrievable Commitment of Resources (Identify the natural and human resources to be substantially consumed, converted, or made unavailable for future use as a result of the Proposed Action).

4.2.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.2.2 Action Alternative #2 (Describe Townhouses Alternative).

4.2.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.2.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.3 Growth-Inducing, Cumulative and Secondary Impacts (Identify growth-inducing aspects of the Proposed Action including its effects on the expansion of jobs in the community, the City's population, or its potential impacts on any municipal or community service provider (e.g., police, fire, ambulance; Describe the potential impacts on lands surrounding the Project Site and its consistency with the City Master Plan and Zoning Code; Describe whether the Proposed Action represents a



precedent-setting action which would spur additional development, either small-scale or large-scale, in this area).

4.3.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.3.2 Action Alternative #2 (Describe Townhouses Alternative).

4.3.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.3.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.4 Energy Use and Conservation (Provide a discussion of those aspects of the Proposed Action that would contribute to an increase in energy use, as well as potential options for energy conservation).

4.4.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.4.2 Action Alternative #2 (Describe Townhouses Alternative).

4.4.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.4.4 Action Alternative #4 (Describe Multifamily New Alternative).

4.5 Climate Change (Provide a discussion of measures to avoid or reduce both the Proposed Action's impacts on climate change and associated impacts due to the effects of climate change such as sea level rise and flooding).

4.5.1 Action Alternative #1 (Describe Single Family Houses Alternative).

4.5.2 Action Alternative #2 (Describe Townhouses Alternative).

4.5.3 Action Alternative #3 (Describe Residential Reuse Alternative).

4.5.4 Action Alternative #4 (Describe Multifamily New Alternative).

## **5.0 ALTERNATIVES**

5.1 No Build Alternative (Evaluate the scenario where the status of existing land use remains unchanged).

5.2 Proposed Action Alternative #1 (design and scale of the proposed action alternative, Single Family Houses).

5.3 Proposed Action Alternative #2 (design and scale of the proposed action alternative, Townhouses).

5.4 Proposed Action Alternative #3 (design and scale of the proposed action alternative, Residential Reuse).

5.5 Proposed Action Alternative #4 (design and scale of the proposed action alternative, Multifamily New).

## **6.0 REFERENCES** (Provide listing of the various documents and information sources utilized in the preparation of the DGEIS.)

## **7.0 APPENDICES**

The following are the appendices anticipated to be included in the DGEIS:

- Site Location Map
- City of Utica Planning Board SEQRA Documentation
- Sketch Plan Application
- Agency Correspondence
- Site Concepts
- Traffic Impact Study
- Zoning Map
- Market Analysis
- Financial Feasibility Analysis
- Survey
- Phase I Environmental Site Assessment
- Parking Garage Separation Report
- Asbestos Surveys
- Conservation Easement Map
- Floor Plans
- Public Input Summaries
- Public Correspondence regarding Draft Scoping Document