

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 RESOLUTION

September 19th 2019

PB Case No.: 08-19

Address: Multiple Addresses

Applicant: Robert Scholefield

Owner: MVHS

Zone: Central Business District (CBD)

Final Site Plan Review

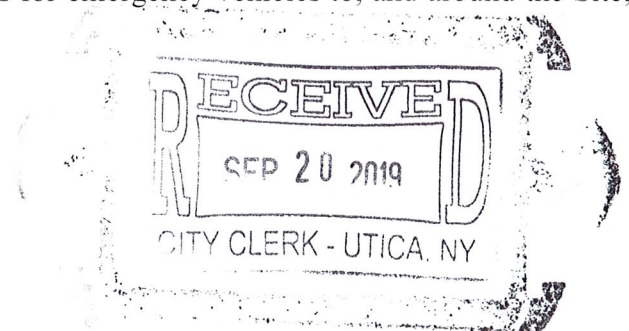
WHEREAS: Pursuant to City of Utica Code Section 2-29, Article XI, the Applicant is seeking Final Site Plan Approval for a project to be located at the aforementioned address; and

WHEREAS: The properties subject to this site plan review consist of a mix of existing commercial, residential, institutional, and vacant properties. Many of the properties are unoccupied and/or dilapidated (the "Site"). At the time of application, Mohawk Valley Health System ("MVHS") owns, or has purchased options to most of the properties. The remainder are anticipated to be acquired through other legal means, in parallel with the site plan review process; and

WHEREAS: The proposed action consists of the construction of a new 373-bed acute care medical center on the properties between NYS Route 8/12, Broadway, Columbia Street and Oriskany Street. The medical center will be 10 stories (162'-6") tall, and will include the construction of access drives, surface parking lots, a Central Utility Plant ("CUP") in the existing Mohawk Medical building, and a utility/pedestrian bridge between the medical center and CUP (the "Project"). Also included in the Project will be utility relocations and roadway improvements required as mitigation of traffic related impacts; and

WHEREAS: Ancillary to, but not included in the review of the Project will be a parking garage and medical office building. Both of these elements will be designed and constructed by others in parallel with the Project; and

WHEREAS: During construction and development of the site, continuous and coordinated access will be provided to the adjacent police and court facilities, as well as for emergency vehicles to, and around the Site; and



WHEREAS: Under the State Environmental Quality Review process that culminated in the preparation of a Final Environmental Impact Statement (“FEIS”), the potential adverse impacts to the environment have been considered. Mitigation for potential adverse impacts was considered in the FEIS. The City of Utica Planning Board (the “Board”) adopted a findings statement in which it concluded that the Project will minimize adverse impacts to the environment while providing significant benefits in terms of revitalizing a blighted area, secondary economic growth, and better serving the populations most in need of healthcare; and

WHEREAS: The design of the new downtown medical center has been developed to compliment the historic City architecture as well as newer projects in the area such as the Aud. Pedestrian facilities are being designed to allow circulation through the campus, and connecting with existing surrounding pedestrian networks (such as the Rayhill Trail) to enhance the overall walkability of the neighborhood; and

WHEREAS: At its regular meeting on July 18, 2019, the Board issued preliminary site plan approval subject to MVHS obtaining certain area variances and subject to final review and comments by the City Police Department, the City Fire Department and the City Engineering Department; and

WHEREAS: All necessary variances have been granted by the City of Utica Zoning Board of Appeals; and

WHEREAS: The City Police Department, the City Fire Department and the City Engineering Department have all had an opportunity to comment and expressed no objections to the preliminary site plan, except for the placement of a helistop; and

WHEREAS: The Board has received a letter of “NO RECOMMENDATION” from the Oneida County Planning Department pursuant to General Municipal Law Section 239-m, which states that significant County wide or inter-municipal impacts have not been identified; however, minor comments were made with respect to layout and design; and

WHEREAS: The Applicant has amended the preliminary site plan to remove the helistop and to address the minor comments raised by the Oneida County Planning Department; and

WHEREAS: The Board finds the arrangement of the proposed vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic control to be adequate; and

WHEREAS: The Board finds the arrangement of the proposed pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience to be adequate; and

WHEREAS: The Board finds the location, arrangement, appearance and sufficiency of the proposed off-street parking and loading to be adequate; and

WHEREAS: The Board finds the location, arrangement, size, design and general site compatibility of the proposed buildings and lighting to be adequate. The Board will require the Applicant to obtain additional approvals before signage may be installed; and

WHEREAS: The Board finds the design of the proposed stormwater and drainage facilities to be adequate; and

WHEREAS: The Board finds the proposed type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the Applicant's and adjoining lands to be adequate; and

WHEREAS: The Board finds the proposed fire lanes and other emergency zones and the provisions of fire hydrants to be adequate. The Board notes that the City Police Department, the City Fire Department and the City Engineering Department have all had an opportunity to comment and expressed no objections to the site plan except for the placement of a helistop; and

WHEREAS: The Board finds the proposed site plan to be sensitive to the environment.

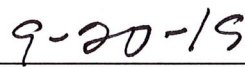
BE IT THEREFORE RESOLVED THAT on a motion made by Mr. Matrulli, seconded by Mr. Mitchell, and adopted by a majority vote of the Board, the Board grants Final Site Plan Approval to the Applicant pursuant to Section 2-29-569 of the City of Utica Code, for the plan as amended to remove the helistop from the preliminary site plan and to address the minor comments made by the Oneida County Planning Department.

BE IT FURTHER RESOLVED, that this approval is contingent upon MVHS entering into a Parking Agreement with the City of Utica and Oneida County to ensure parking facilities with an adequate number of handicapped spots.

BE IT FURTHER RESOLVED, that the City of Utica Economic and Urban Development Staff are authorized to take whatever steps are necessary to carry out this Resolution; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.


Fred Matrulli, Chair


Date