



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 15<sup>th</sup> 2021 – 4:30pm

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#### PUBLIC HEARING

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PB Case No.: 14-21

Address: 1417, 1419 & 1421 West St  
1428 & 1430 Miller St

Applicant: JCTOD, Inc.

Owner: JCTOD, Inc.

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Zone: Residential Mixed

Requested Action: Special Use Permit  
Site Plan Review

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking a Special Use Permit and Site Plan Approval for a project to be located at the aforementioned address.

JCTOD Outreach, Inc. (dba) Johnson Park Center (JPC) is proposing the construction of a community center located at 1419 West Street within the Johnson Park neighborhood section of Utica. The building is a part of the continued efforts of (JPC) to provide positive support services for residents of this community.

The project is located within the Residential Mixed district and will require the project obtain a special use permit and area variances.

The proposed 2-story community center will include 27 parking spaces for employees and residents in the area. Proposed water and sanitary sewer service will be provided through connection to existing municipal infrastructure within West Street.

Parcels to be developed currently contain unoccupied residential structures or recently razed structures. Impervious area for the proposed building, associated walks, and drives will not substantially increase from predevelopment conditions. To offset the minor increase of impervious area a bioretention basin and porous pavement parking stalls will be constructed. The use of porous pavement and the bioretention basin will also provide the required water quality treatment in accordance with NYSDEC regulations. A full SWPPP has been prepared for the project demonstrating that the proposed development will not result in a negative impact on the adjacent properties.

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PB Case No.: 15-21  
Address: 2-8 Johnson Sqaure  
1300-1308 West St & 204 Leah St  
Applicant: JCTOD, Inc.  
Owner: JCTOD, Inc.

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Zone: Residential Mixed  
Requested Action: Special Use  
Site Plan Review

Pursuant to the City of Utica Zoning Ordinance, the applicant is seeking a Special Use Permit and Site Plan Approval for a proposed project to be located at the aforementioned address.

The proposed buildings include a 3-story (51) unit apartment building at 1300 West Street, a 3-story (9) unit apartment building located at 200 West Street, and a (2) unit townhouse style building at 14 Johnson Square. The proposed (51) unit building will include 15 parking spaces for employees and residents. Proposed water and sanitary sewer service will be provided through connection to existing municipal infrastructure within West Street, Johnson Square, and Square Street.

Parcels to be developed currently contain unoccupied residential structures or recently razed structures. Impervious area for the proposed buildings and associated walks and drives will not substantially increase from predevelopment conditions. To offset the minor increase of impervious area parking lots will be constructed with porous pavement. The use of porous pavement will also provide the required water quality treatment in accordance with NYSDEC regulations. A full SWPPP has been prepared for the project demonstrating that the proposed development will not result in a negative impact on the adjacent properties.

In addition to the proposed buildings a 6-stall parking lot will be constructed at 16 Johnson Square to provide additional parking for the development. It should be noted that based on current residential buildings associated with JPC the required parking is very limited as most residents do not own vehicles.

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#### **NEW BUSINESS**

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PB Case No.: 16-21  
Address: Tax ID #306.020-1-12  
Applicant: Utica Harbor Point Dev Corp.  
Owner: Utica Harbor Point Dev Corp.

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Zone: Planned Development  
Requested Action: Subdivision Approval

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

The lands along the southern edge of the Harbor are proposed to be subdivided creating one new lot. Historically the land was used for NYS Canal Corporation maintenance activities and includes the historic 1933 building. The property is largely vacant now though Canal Corporation has some office functions in two outbuildings.

The proposed subdivision will create one lot that will be developed at a future time as an event space. The proposed activity is consistent with the 2013 Utica Harbor Point Master Plan that is intended to revitalize this underutilized portion of the city.