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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

July 20, 2023 – 4:30 PM

PB Case No.:	04-23	Zone:	Central Business District
Address:	251 Genesee Street	Requested Action:	Special Use Permit / Site
Applicant:	Verizon Wireless		Plan Review/Approval
Owner:	Masonic Association of Utica		

Pursuant to City of Utica Zoning Code Section 2-29-274(a), the applicant is seeking approval of a special use permit and site plan approval of a plan to install and operate two small antennas on the roof of the existing building in order to address existing service gaps and capacity issues in this area of Downtown Utica.

The antennas will be secured to the building by a non-penetrating ballast mount designed for such use; related equipment will be mounted to the east side of the building wall.

As the property is located within the City's Scenic and Historic Preservation District, review by the City's Scenic & Historic Preservation Commission will be required as well, prior to final action by the Planning Board. Additionally, as the zoning ordinance requires approval of a special use permit for all proposed telecommunications facilities, a public hearing must also be held by the Planning Board prior to any final approval.

PB Case No.:	05-23	Zone:	Central Business District
Address:	119-137 Hotel Street	Requested Action:	Site Plan Review/Approval
Applicant:	Philip Sbarra, R.A.		
Owner:	Hotel Street Ownership, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-291(a) and (b) the applicant is seeking site plan approval of a plan to renovate a number of connecting buildings on the east side of Hotel Street a mix of residential and commercial uses.

Plans call for 121 and 137 Hotel Street to be converted into apartments on each floor, while 123 Hotel Street will be converted into a mix of apartments with a commercial restaurant on the ground floor. A new stair tower is proposed to be constructed between 121 and 123 Hotel Street. All window openings will be re-opened and new black aluminum-clad wood windows will be installed. All storefront will be re-opened with new storefront installed.

As the properties involved are located within the City's Scenic and Historic Preservation District, review by the City's Scenic & Historic Preservation Commission will be required as well, prior to final action by the Planning Board. The project received approval from the City's Scenic & Historic Preservation Commission at its May 22nd meeting.

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

PB Case No.:	06-23	Zone:	Industrial
Address:	425 Lomond Place	Requested Action:	Special Use Permit
Applicant:	Park Outdoor Advertising of NY, Inc.		
Owner:	Access Self Storage		

Pursuant to City of Utica Zoning Code Section 2-29-136(a) and (b) the applicant is seeking approval of a special use permit to convert the north-facing static 10'6" by 36' billboard to a digital 10' by 36' face. The remaining south-facing side will remain static.

Plans call for the new digital face to conform to all local and state rules governing light and timing. The current site will not be altered and only the north-facing side of the billboard will be replaced.