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CITY OF UTICA

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**PLANNING BOARD AGENDA**  
**Common Council Chambers**  
**October 16, 2025 – 4:30 PM**

**NEW BUSINESS**

PB Case No.:	20-25	Zone:	Planned Development
Address:	Harbor Point	Requested Action:	Site Plan Review
Applicant:	The Harbor Point, LLC		
Owner:	Utica Harbor Point Development Corporation		

Pursuant to City of Utica Zoning Code Section 2-29-373(a), the applicant is seeking Site Plan review of a plan to make improvements within a Planned Development district.

The applicant is proposing to renovate the existing 1933 building at the southern end of the Harbor into a 10,000 square foot banquet and event center. Additionally, the applicant is proposing to construct a 70,000 square foot mixed-use building that will have parking on the ground floor, two commercial tenants on the second floor and apartments on the upper three floors. Access to the new development will be from Lee Street on the west and Wurz Avenue on the east.