

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607



PLANNING BOARD AGENDA
Common Council Chambers
June 26, 2025 – 4:30 PM

PUBLIC HEARING

PB Case No.:	14-25	Zone:	Residential Single (R1)
Address:	Oneida Street	Requested Action:	Site Plan Review and
Applicant:	Verizon Wireless		Special Use Permit
Owner:	National Grid		

Pursuant to City of Utica Zoning Code Section 2-29-21(b)(6), the applicant is seeking a Special Use Permit and Site Plan approval of a proposal to install and operate a new, small wireless facility in the Oneida Street right-of-way. The facility involves the replacement of an existing 38'-high wooden utility pole with a new wood utility pole approximately 46.4'-high.

A public hearing is required prior to consideration of the Special Use Permit.

OLD BUSINESS

PB Case No.:	14-24	Zone:	Neighborhood Mixed Use
Address:	2209 Genesee Street	Requested Action:	Sketch Plan Review
Applicant:	MHVS		
Owner:	MVHS		

Pursuant to City of Utica Zoning Code Section 2-29-312(c), the applicant is seeking Sketch Plan review of several proposed re-use scenarios for the former St. Elizabeth Medical Center. Pursuant to Section 2-29-317(a), the Planning Board was asked to initiate the SEQRA process by designating itself as lead agent, which the Board did at their August 2024 meeting.

At its February 2025 meeting, the Planning Board deemed the draft Generic Environmental Impact Statement (DGEIS) to be 'complete' relative to the final scope adopted in December, thereby commencing a 60-day period of public review and comment which closed on May 5th. At its May 2025 meeting, the Planning Board officially deemed the Generic Environmental Impact Statement to

be complete. Based on that document, a draft Findings Statement has been prepared, the adoption of which will now be considered by the Planning Board. Upon adoption, with or without amendments, the SEQRA process will be completed and the Board can then consider Sketch Plan approval.

NEW BUSINESS

PB Case No.:	15-25	Zone:	Land Conservation (LC)
Address:	Former City dump	Requested Action:	Common Council Recommendation
Applicant:	City of Utica		
Owner:	City of Utica		

Pursuant to City of Utica Zoning Code Section 2-29-21(b)(6), the Planning Board has been asked by the Common Council to issue a recommendation to a proposed zoning map amendment proposed by the administration.

In order to facilitate a remediation of the former City dump on Incinerator Road by the New York State Department of Environmental Conservation (NYS DEC), the zoning for the tax parcels involved must be changed from their current Land Conservation (LC) designation to Industrial (I). This change will allow the NYS DEC to perform a risk-based remediation plan that takes into account potential future uses under the Industrial zoning designation.

The Common Council held the required public hearing at their meeting on June 18, 2025; there were no speakers either for or against the proposed zoning map amendment.

