

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
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PLANNING BOARD AGENDA
Common Council Chambers
June 18, 2026 – 4:30 PM

NEW BUSINESS

PB Case No.:	13-26	Zone:	Residential Mixed (RM)
Address:	1007 Brinckerhoff Avenue	Requested Action:	Site Plan Review
Applicant:	Steven L. Taylor		
Owner:	Steven L. Taylor		

Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a plan to convert the existing two-family dwelling into a multi-family (3 units total) dwelling.

According to the application, the existing dwelling on the second floor of the structure will be divided in half to create two dwelling units. Additionally, all renovations will be made within the existing structure.

PB Case No.:	14-26	Zone:	Industrial (I)
Address:	36 Wurz Avenue	Requested Action:	Site Plan Review
Applicant:	Summit Fire Equipment, Inc.		
Owner:	ESK Realty LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a plan to establish a vehicle sales use at the aforementioned property.

According to the application, the applicant sells five (5) fire trucks each year; the trucks will not be stored on-site. The chief purpose for the application is to attain Final Site Plan approval from the Planning Board so as to meet NYS Department of Motor Vehicles (DMV) requirements in order to post a standard NYS DMV sign on the 36 Wurz Avenue building, facing Wurz Avenue.

OLD BUSINESS

PB Case No.:	12-26	Zone:	Residential Mixed (RM)
Address:	506 Nichols Street	Requested Action:	Site Plan Review
Applicant:	Castlerock Capital, LLC		
Owner:	Castlerock Capital, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a plan to convert the former Victor Conte Sales building into a Mixed Use Building (Large). The applicant is proposing to convert the former office and warehouse into 40 apartments with a restaurant, health and wellness spa and several retail spaces in the building as well.

The Planning Board tabled further review of the application at its May meeting as a use variance was needed from the Zoning Board of Appeals and the applicant is proposing to purchase the land at 956-960 Bleecker Street from the Urban Renewal Agency for parking for the proposed development; the Agency has yet to consider this request. The Planning Board also asked that the applicant provide additional information, including:

- A structural report verifying that the existing building could support another story;
- A more definitive plan for the retail uses that would be involved along with a ground-floor plan;
- Building elevations
- A full site plan showing the entire property;
- Details on location of construction staging;
- Commitment to sell the adjacent property from the Urban Renewal Agency.