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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA Common Council Chambers February 17, 2022 – 4:30pm

PB Case No.: 01-22

Address: 239 Genesee Street

Applicant: Phil Sbarra

Owner: Lahinch Utica III LLC

Zone: Central Business District

Requested Action: Site Plan Review

Pursuant to the City of Utica Zoning Code, the applicant is seeking Site Plan Approval to redevelop the aforementioned address into a large mixed-use building. New work to include redevelopement and restoration of the existing 6 story, 70,000 sf building. The first-floor storefronts will be replaced and/or restored with historically sensitive storefronts and will remain commercial tenant spaces.

The upper 5 stories will be converted into 47 loft style apartments of various sizes and layouts. All exterior windows are to be replaced with historically correct aluminum clad double-hung windows. Existing on street parking will remain on Genesee Street, Bank Place and Union Street. The rear parking lot on the south side of the building will be repaired and provide 22 parking spaces.

A Full Environmental Assessment Form (FEAF) has been submitted.

PB Case No.: 02-22

Address: 2122 Oriskany Street West

Applicant: Chris Stever

Owner: Chris Stever

Zone: Urban Mixed Use

Requested Action: Site Plan Review

Pursuant to the City of Utica Zoning Code, the applicant is seeking to Site Plan Approval for an auto sales establishment at the aforementioned address.

The new facility will be 150 x 80 at 12,000SF and will sell new Honda, Suzuki, Husqvarna motorcycles and ATVs. Parking will be available for approximately 40 vehicles. The applicant intends to utilize the existing access points to Oriskany St. West. Signs will be LED hung on the building and there was an existing pole in place for a pole mounted sign.

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

PB Case No.: 03-22

Address: Tax ID # 306.11-1-14 & 306.11-1-15

Applicant: Kyle Gruenewald

Owner: Kyle Gruenewald

Zone: Residential Single

Requested Action: Site Plan Review

Pursuant to the City of Utica Zoning Code, the applicant is seeking Site Plan Approval for project at the aforementioned address.

The applicant is looking to construct an “aesthetically pleasing” 48’x56’ storage building for a landscaping business. Signage will be located on the building itself and there will be no customer parking. The building will be for storage purposes and all equipment will be stored inside. There will also be a 20x20 office used by the applicant for billing. This lot/property will be consistent with adjoining development as there are already commercially zoned properties within 300 feet of the location.

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

PB Case No.: 04-22

Address: 309 Genesee Street

Applicant: Mannion O’Connor

Owner: DeSales Center Inc.

Zone: Central Business District

Requested Action: SEQRA

Pursuant to the City of Utica Zoning Code, the applicant is seeking SEQRA approval for project at the aforementioned address.

The applicant is looking to add an exterior elevator tower to an existing building to make each floor ADA accessible. The addition will be comprised of EIFS that is similar in color to the existing brick, and Omega panel that is similar in color to the updated windows. New energy efficient vinyl windows, as previously approved and installed are, that are similar in style to the existing windows, will be added to the new elevator tower. The addition will be the same height as the existing building and will be positioned to blend in with the existing window layout of the south elevation. The existing chain link fence will remain at a shortened length and the existing playground equipment will be relocated as needed. A portion of the parking lot will be removed to create a new walk way to the elevator entrance. The portion of the parking lot will be re-stripped to create new accessible parking spots.

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