



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA, UTICA, NEW YORK 13502
PH.315-792-0181 FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA Common Council Chambers August 18, 2022 – 4:30 PM

PB Case No.:	12-22	Zone:	Residential Mixed
Address:	825 Rose Place	Requested Action:	Site Plan Approval
Applicant:	Michael Inman		
Owner:	Scott Inman		

Pursuant to the City of Utica Zoning Code, the applicant is seeking Site Plan Approval in order to establish a major home occupation at the aforementioned address.

The applicant is proposing to sell firearms and related accessories from the single family dwelling. The applicant states that all federally-controlled items will be stored in a secure steel safe; only inventory which has been ordered by a buyer and is awaiting pick-up/delivery will be stored on-premises. Appointments to meet with the applicant by buyers will be by appointment only and in-person sales transactions will be limited to a maximum of ten (10) per month. The applicant has submitted photographs of the property that shows room to park the vehicles of both customers and those living in the home.

PB Case No.:	13-22	Zone:	Planned Development
Address:	601 State Street	Requested Action:	Special Permit Use/ Site Plan Approval
Applicant:	Central Utica Building LLC		
Owner:	Mohawk Valley Health Systems		

Pursuant to the City of Utica Zoning Code, the applicant is seeking Special Use Permit and Site Plan Approval for a proposed project at the aforementioned address.

The applicant is proposed to construct a three-story medical office building on the southeast corner of the intersection of State and Columbia Streets. Vehicular access is provided via curb cuts on both State and Columbia Streets with a drop-off for patients on the eastern side of the building. A total of sixteen (16) parking spaces are provided on-site with additional parking available nearby including on-street spaces, public parking areas, MVHS-owned surface parking lots and the County-owned parking garage that is currently under construction.

The project was proposed as part of the overall development of the Wynn Hospital and was included in the Generic Environmental Impact Statement under SEQRA. Defined within the City's zoning code as a medical care facility, the project requires Planning Board approval of both a special use permit and site plan.

PB Case No.:	14-22	Zone:	Citywide
Address:	Citywide	Requested Action:	Zoning Text Amendment
Applicant:	City of Utica		
Owner:	City of Utica		

Pursuant to Section 2-29-82 of the Zoning Ordinance, the Common Council has asked that the City's Zoning Code be amended to limit the ability of neighborhood retail establishments from locating within 2,000 linear feet of each other, regardless of the zoning district in which such use is located; said distance is to be measured from lot line to lot line.

PB Case No.:	20-21	Zone:	Central Business District
Address:	1018 and 1022 Park Avenue	Requested Action:	Final Site Plan Approval
Applicant:	Matthew W. Meier, AIA		
Owner:	City of Utica Urban Renewal Agency		

Pursuant to the City of Utica Zoning Code, the applicant is seeking Special Use Permit and Site Plan Approval for a proposed project at the aforementioned address.

The proposed project calls for the development of an affordable housing (live/work) apartment development. The applicant has proposed to construct a 4-story, +/-40,000 GSF, 41-unit (35 - 1BR, 6 - 2BR) NYSHCR-funded building on the aforementioned vacant lots. The existing curb cut along Park Avenue is planned to be retained (if possible) and reused, driving in & out on the east side with the south (front) facade of the 4-story building facing Park Avenue. Approximately 45 parking spaces will be created. The ground floor level will be building entry lobby/gallery and community use spaces, as well as ground floor apartments. Building identity signage will be anticipated, on the Park Ave (south) entry side, as well as the parking lot (north) side.

The Planning Board voted unanimously at its December 16, 2021 meeting to act as lead agent for the purposes of SEQRA review and conduct a coordinated review of the Type I action. The applicant is now seeking Final Site Plan approval in order to move forward with the project.