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SCENIC & HISTORIC PRESERVATION COMMISSION

SEPTEMBER 26, 2022 4:00 PM

COMMON COUNCIL CHAMBERS – CITY HALL

S&H Case No.: 21-22

238 Genesee Street

Applicant: Travis and Maria McNiel

Owner: Travis and Maria McNiel

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements at the above referenced property.

The applicant is proposing to replace the windows and repair the steel façade. A new entry way and door will be installed. The rotted sections of steel will be removed and a new piece of steel will be welded in its place. Similar steel will be used to fabricate the entryway. The door will be glass panel with aluminum frame.

The large windows will have the glass replaced. The smaller windows will be replaced with vinyl windows to match the existing. The windows in the rear of the property will be replaced with vinyl energy efficient windows.

S&H Case No.: 22-22

21 Clinton Place

Applicant: Robby Djendrono

Owner: Robby Djendrono

Zone: S&H

Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements at the above referenced property.

The applicant is proposing to remove and replace the existing roof with Owen Corning architectural shingles. The color of the proposed roof will be Teak.

The applicant has stated that the roof is currently leaking in several locations and is proposing to replace the entire roof.

S&H Case No.: 23-22
1704 Parkway Lane
Applicant: Julian Galimo
Owner: Julian Galimo

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements at the above referenced property.

The applicant is proposing remove the existing deteriorated Spanish tile roof and replace it with black architectural shingles. The applicant has provided a letter from Dennis Padula & Sons Roofing which states that the roof cannot be repaired as there are too many cracked, loose and damaged tiles. They have stated that most of the houses in the surrounding neighborhood are shingled roofs. The replacement of the Spanish tile would be very cost prohibitive.

S&H Case No.: 24-22
108-118 Liberty Street
Applicant: Mark F. Mojave
Owner: Mark F. Mojave

Zone: S&H
Cert. of Appropriateness
Demolition

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to demolish the above referenced properties.

The applicant is proposing Phase I of the overall plan which will include the abatement and demolition of the former Club George which is located at 108-118 Liberty Street CTM #318.43-2-56. The basement will be filled in with engineered materials to provide a foundation that is development ready. A letter dated 12/20/16 from NYS Parks, Recreation, and Historic Preservation determined that this property no longer contributes to the Lower Genesee Street Historic District National Register.

The applicant is also proposing to demolish 138 Hotel Street CTM #318.43-2-53. The applicant is proposing future mixed use development on these combined sites which include CTM #318.43-2-53, 55, 56, 59 and 61-64.

S&H Case No.: 25-22
1503-1507 Genesee Street
Applicant: CASCO
Owner: Genesee Street Development, LLC

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to make exterior improvements and add signage at the above referenced property.

The applicant is proposing to make updates to the southwest tenant space exterior which includes painting the existing fluted concrete masonry unit along the primary elevation Sherwin Williams "Latte". The work on this façade also includes painting the existing metal panels at the canopy Sherwin Williams "Softer Tan" as well as replacing the existing storefront at the entrance to be clear anodized aluminum to match existing. The primary elevation will also receive a new man door to be painted to match the adjacent wall. The secondary elevation of smooth faced concrete masonry units will be painted Sherwin Williams "Latte".

A new sign will be proposed over the storefront. The sign will be channel set lettering and will read "O'Reilly Auto Parts".

S&H Case No.: 26-22
2632 and 2634 Genesee Street
Applicant: Stewart's Shops Corp.
Owner: JVCAJ Corp and Jeffrey Lamandia
Vincent Carfagno

Zone: S&H
Cert. of Appropriateness
Demolition

In accordance with the requirements contained in Section 2-29-44 of the Zoning Ordinance of the City of Utica, the applicant is seeking a demolition permit and approval of a Certificate of Appropriateness in order to construct a new Stewart's Shop.

The applicant is proposing to demolish the Raspberries at 2634 Genesee Street along with the residence at 2632 Genesee Street and consolidate the two lots for the purpose of constructing a gasoline/convenience station. The proposed plan includes the construction of a 3,975 square foot, wood-framed building, three gasoline pump islands and twenty-four parking spaces. The height of the proposed Stewart's building is 23'9" which is less than the neighboring residential properties and similar to the existing Raspberries building. Much of the asphalt parking lot that currently exists on the 2634 Genesee Street lot will be removed and replaced with topsoil and grass. Ingress and egress for the proposed project will be via single curb cuts on both Genesee Street and Woodlawn Avenue – West.

The exterior of the property will be covered in Hardie Board (concrete clap board) with a stone veneer. The Hardie Board color is Cobble Stone, the roof is asphalt shingles by Owens Corning in the True Definition Duration Shingles in Estate Grey and the stone veneer is manufactured by Provia in the Terra-cut style and Flintridge scheme.

All site lighting will be done with down lit LED fixtures where the canopy and soffit mounted fixtures will be constructed flush mounted to the surface. The proposed yard lights on the side of the property adjacent to the residentially zoned parcels will be backlit with individual bulbs.

Planting beds will be provided in five locations on the site with various plantings in each bed. A 6' high white vinyl fence to match the existing fence will be installed along the rear property line along with area of the proposed driveway on Woodlawn Avenue.