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CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
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**SCENIC & HISTORIC PRESERVATION COMMISSION**  
**JULY 28, 2025 4:00 PM**  
**AGENDA**

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S&H Case No.: 11-25  
1503-1507 Genesee Street  
Applicant: Genesee Street Development LLC  
Owner: Genesee Street Development LLC

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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 install signage at the above referenced property.

The applicant is proposing to construct a cabinet style monument sign at 1503 Genesee Street. The sign box will be 120 9/16" x 48.5" split horizontally for two store names. The base of the cabinet will be black and the face of the sign will be yellow with black lettering which will read "DOLLAR GENERAL". The top location on the sign will be blank. No details have been provided on the lighting proposed.

The applicant has installed a similar sign at 1503 Genesee Street. This sign is for O'Reilly Auto Parts. No review/permit is on file for this sign.

There was no representation on behalf of the applicant present at the meeting in June. Therefore, the Commission voted to table the application since the Scenic and Historic Preservation Commission does not customarily approve requests in the absence of the applicant or a designated representative until the Commission has had an opportunity to discuss the project with the applicant or his/her designated representative, this applicant will be afforded the opportunity to discuss the project at this meeting.

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S&H Case No.: 13-25  
155 Pleasant Street  
Applicant: Ro Key  
Owner: Ro Key

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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 construct a porch on the front of the home at the above referenced property.

The applicant is proposing to construct a wood porch across the entire front of the home. The posts and rails will be wood construction. The pitched roof will be shingles to match the existing roofing materials on the house. The porch will be painted white.

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S&H Case No.: 14-25  
401 Herkimer Road  
Applicant: Ro Key  
Owner: Americu Credit Union

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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 install signage at the above referenced property.

The applicant is proposing the installation of two (2) 35" x 108.6" non-illuminated ¼" cut out stud mounted aluminum letters. The sign will read "AmeriCU Credit Union" with the company logo. The letters will be black, blue and red.

The applicant is also proposing to install one (1) double sided internally illuminated monument style sign with an LED electronic messaging board. The messaging board will be 2' x 8' and the illuminated sign box will be 2' x 8'. The overall height of the sign will be 7'. The sign will be primarily blue with the AmeriCU logo in black, blue and red on a white panel. The sign will be perpendicular to Herkimer Road.

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S&H Case No.: 15-25  
2714 Genesee Street  
Applicant: Danielle Whiteley  
Owner: 2714 Genesee St. LLC

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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 install signage at the above referenced property.

The applicant is proposing to change the face of the sign at the former Ford-English Financial business at this location. The sign will be located in the exact space as the previous sign. The existing posts will remain in place. The proposed sign will be Dibond aluminum, double sided, 36" h X 55.5" w. A smaller tenant sign will be below (2" h x 53" w). The sign panels will be black with gold tone lettering. The sign will read "A SOOTHING TOUCH" "Laser Hair Removal & Electrolysis".

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S&H Case No.: 16-25  
1 Rutger Park  
Applicant: Michael Bosak  
Owner: Landmarks Society of Greater Utica

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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 demolish a rear porch at the above referenced property.

The applicant is proposing to remove a single-story rear porch that is deteriorated beyond repair. The porch has been enclosed which indicates it is not original to the structure. Several of the columns do not have foundations. A portion of the roof has collapsed and is open to the weather. Landmarks Society of Greater Utica plan to remove the porch and secure any openings. A plan for reconstruction will be submitted at a later date.

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S&H Case No.: 26-25  
254 Genesee Street  
Applicant: Chris Crolus – March Associates  
Owner: Fort Schuyler Club

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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 install an access gate along the front building line. The gate will have access control and will be controlled by the office staff. The gate will limit access to the front porch and alcove by the handicapped lift. The gate will be black wrought iron and include the Fort Schuyler Club's logo. Additionally, a portion of the sidewalk, window sills and re-roofing of the porch is planned.

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S&H Case No.: 17-25  
1420 Oneida Street  
Applicant: Housing Visions Consultants, Inc.  
Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The façade facing the street will match the existing building in design and materials, including windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch that wraps around the side of the building will be recreated along with the detail features.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

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S&H Case No.: 18-25  
1505 Oneida Street  
Applicant: Housing Visions Consultants, Inc.  
Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (2) 3-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch and second floor extension will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repointing and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Existing roofing is nearing its life expectancy.

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S&H Case No.: 19-25

1538 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (2) 3-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, fiber cement siding, and asphalt shingle roofing. The front porch will be reconstructed, along with its detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repointing and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Existing roofing is nearing its life expectancy.

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S&H Case No.: 20-25

1540 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will maintain the current configuration of (2) 3-bedroom apartment units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The character of the building, gable roof, two story front porch, and lap siding will be recreated. Shake siding will be installed within the gables. Minor adjustments to window/door layouts will occur.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints, with one section bulging inward. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

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S&H Case No.: 21-25  
1542-44 Oneida Street  
Applicant: Housing Visions Consultants, Inc.  
Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be a new configuration containing (6) 1-bedroom apartment units. The facade facing the street will borrow architectural elements from other buildings within the historic neighborhood. While the building will be (3) stories tall, the architectural elements will visually reduce the scale of the building, helping it blend with the adjacent buildings.

The existing building is severely deteriorated. The foundation walls are constructed of stone and significant moisture is present in the basement. A beam supporting the first floor is twisted, and some of the wood framing is rotting. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. What used to be a porch previously has been enclosed at the rear of the building, however it does not have a foundation and the insulation at the floor is falling out. Existing roofing is nearing its life expectancy.

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S&H Case No.: 22-25  
1547 Oneida Street  
Applicant: Housing Visions Consultants, Inc.  
Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The front porch and second floor extension over the porch will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Notable cracking can be observed in the bearing wall that separates the basement into two chambers. Wood framed floors are sloped in areas and low spots are present. Existing roofing is nearing its life expectancy.

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S&H Case No.: 23-25  
1549 Oneida Street  
Applicant: Housing Visions Consultants, Inc.  
Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and membrane roofing. The front porch that wraps the side of the building will be recreated along with its detailing.

The existing building is severely deteriorated. The foundation walls are constructed of stone and there are significant areas of deteriorated mortar joints, with one section bulging inward. Wood floor framing is sagging, creating slopes and low spots at both the first and second floors. The existing piers at the base of the front porch are failing. Wood decking, skirting and railings are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

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S&H Case No.: 24-25

1551 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and membrane roofing. The front porch and adjacent bay window will be reconstructed, along with their detailing.

The existing building is severely deteriorated. Cracks and delamination can be seen in the foundation in various locations. Structural supports have buckled and are on the verge of failing. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Second floor wood decking and trim is deteriorating. Existing roofing is nearing its life expectancy.

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S&H Case No.: 25-25

1553 Oneida Street

Applicant: Housing Visions Consultants, Inc.

Owner: Housing Visions Consultants, Inc.

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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 demolish and rebuild the existing structure at the above referenced property.

The existing building will be demolished in its entirety. A new wood framed, slab on grade building will be constructed. It will be reconfigured to contain (4) 1-bedroom units. The facade facing the street will match the existing building in design and materials, including vinyl windows and trim, vinyl siding, and asphalt shingle roofing. The front porch and turret like structure will be reconstructed, along with their detailing.

The existing foundation walls are constructed of stone. Some portions show signs of deterioration and require repainting and rebuilding. Existing lally columns in the basement are severely corroded and require replacement. Wood framed floors are sloped in areas. The existing piers at the base of the front porch are failing. Wood decking, skirting and railing are deteriorated and rotten in some locations, creating unsafe conditions. Existing roofing is nearing its life expectancy.