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CITY OF UTICA



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SCENIC & HISTORIC PRESERVATION COMMISSION
AUGUST 24, 2026 4:00 PM
AGENDA

S&H Case No.: COA-26-0001
1109 Parkway East
Applicant: Walker Vreeland
Owner: Danielle Smith/Seth Wainer

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 solar panels on the roof at the above referenced property.

The applicant proposes to install an 18.480 KW DC residential roof-mounted solar array consisting of 42 black, low-profile panels on five roof slopes. The panels sit parallel to the roof and sit 3.5" off the roof. The panels are black with non-reflective glass covering them.

The installation will not require demolition or alteration of the existing roof, which is in good condition, and aims to provide cleaner energy and reduce reliance on National Grid's electrical rates.

S&H Case No.: COA – 26-0002
241 Genesee Street
Applicant: Chad Hartwig
Owner: Fourteen Arnold Ave Corp.

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 rebrand the business and make façade updates at the above referenced property.

The property at 241 Genesee Street in Utica, NY, owned by Fourteen Arnold Avenue Corp, is undergoing exterior updates to rebrand from Chefs Express to SOW Good Cafe. The project includes removing the existing large striped awning and installing a smaller one above the main entrance, adding a new façade element for signage, and mounting new bubble-style letters for the business name. These improvements aim to enhance the building's appearance, improve business visibility, and maintain compatibility with the historic character of the downtown area without structural changes.

The new 5' wide awning will be dark green over the entrance to the café with the words "Farm Fresh ▪ Locally Grown" on the panel. The sign will also be dark green, 104" x 45" thick urethane foam or fabricated aluminum letters and will read "sow good café".

S&H Case No.: COA – 26-0003
2807 Genesee Street
Applicant: Charles Cu
Owner: Tony Van Cu

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 pave the driveway, which recently has crushed stone and partial paving. The applicant is also seeking approval for the installation of a 4' high chain link fence to run along the north side property line parallel with the driveway. In accordance with Section 2-29-185 (d)(4) of the Zoning Ordinance of the City of Utica, the proposed fence will be not be permitted to extend out beyond the front edge of the structure.

The garage roof in the rear of the property will be repaired with new plywood and new shingles.

S&H Case No.: COA – 26-0004
31 Grant Street
Applicant: Danielle Smith/Homeownership Center
Owner: Lidia Thin

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 property at 31 Grant St, Utica, NY is undergoing exterior renovations including replacing the entryway door and windows, and installing new siding and coil stock. The existing siding, trim, doors, and windows are deteriorating and contain peeling lead paint. The renovation aims to maintain the historic character of the home by using materials and colors that closely match the original, such as vinyl siding in a color similar to Benjamin Moore's "Gettysburg Gray" and white trim.

Exterior:

- Wet scrape all walls, trim, fascia, soffits, headers, corner boards. Install new vinyl siding and custom bent coil stock trim enclosure on entire home including front porch.
- Install vinyl lap siding. Siding shall maintain a level line around the entire house.
- Under sill trim shall be utilized under all windows and inside j channel at top of wall.
- Window and door trim shall be built out as necessary to create a positive reveal where siding meets trim.
- 1st Fl. Side A. Entryway Door. Remove & replace entryway door & storm door. Install new entryway door & storm door into the existing opening. Wrap exterior trim in custom bent coil stock.
- Basement. Remove and replace all windows. Wrap exterior trim in custom bent coil stock.
- 1st Fl. Remove and replace all 1st fl. Windows. Remove & dispose of all storm windows. Install new double hung vinyl replacement windows into the existing openings. Wrap all exterior trim in custom bent coil stock.
- 2nd Fl. Remove and all 2nd fl. Windows. Remove and discard all storm windows. Install new custom fit double hung vinyl replacement windows into the existing openings. Wrap all exterior trim in custom bent coil stock.
- Attic. Remove and replace all attic windows. Remove and discard all storm windows. Install new double hung vinyl replacement windows into the existing openings. Wrap all exterior trim in custom bent coil stock.

Front Porch:

- Remove current metal roof, install Horizon-Loc concealed fastener metal roof panels per manufacturer specifications.
- Wet scrape and paint film stabilize all components of the front porch. Including but not limited to trim, fascia, soffits, headers, corner boards, stairs, railings, and spindles. Remove any replace any deteriorated wood before PFS
- Ceiling. Wet scrape and paint film stabilize soffit on the ceiling.
- Side A. Remove and replace door threshold.
- Remove and replace decking on porch. Porch decking to be replaced with tongue and groove board. Make any necessary structural repairs to porch before installing new decking.
- Lower green trim. Remove and replace lower green trim & white lattice. Replace with new.

S&H Case No.: COA – 26-0005

268 Genesee Street

Applicant: John Vella – Utica sign and Graphics

Owner: 268 Genesee St. 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 install new signage at the above referenced property.

The applicant is proposing to install a new 93" x 193" LED sign replacing the previous Nostro sign. The proposed sign will be yellow LED and will read "laBanca". The new sign will be in the same location as the previous sign.

S&H Case No.: COA – 26-0006

180-182 Genesee Street

Applicant: John Vella – Utica sign and Graphics

Owner: Thomas/Joanne Torchia

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 new signage at the above referenced property.

The applicant is proposing to remove the existing white PVC letters reading "Pizza Classic" and replace it with new white 18" PVC letters spelling "Cantina Tacos."