

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
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February 8, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, FEBRUARY 20, 2024 at 5:00 pm** in the Common Council Chambers of Utica City Hall.

According to Section 2-29-77 of the City of Utica Zoning Ordinance, with respect to an application for a variance, the clerk of the board shall send written notice to all owners of property within 200 feet of the exterior boundaries of the subject property.

This letter shall serve as written notice of stated ordinance.

If you have any questions or concerns, contact Patti DeCarr at (315) 792-0181 or pdecarr@cityofutica.com.

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**ZONING BOARD OF APPEALS AGENDA
COMMON COUNCIL CHAMBERS – CITY HALL
FEBRUARY 20, 2024 5:00 PM**

ZBA Case No.: 01-24	Zone: RM
West Street	Use Variance/Area Variances
CTM #318.66-03-45,44,43,42,41,09,08,72,73,74,75,76,77,78,79	
Applicant: People First	
Owner: Multiple Owners	

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking a use variance in order to construct a new mixed-use large building on the 1100 block of West/Miller Street.

The proposed project site is a compilation of 12 separate existing parcels. The existing parcels are a mix of single and multi-family residential and community-based properties. The proposed building will include seventy-eight (78) affordable apartment units, community space for the residents along with passive recreational space outside of the building. On the ground floor, an impact center is proposed which will provide community space for recreation, meetings, fitness and gathering areas for the community.

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking area variances for the following:

	<u>Permitted</u>	<u>Requested</u>
Lot Width	100' max	398'
Building Height	3 stories max	4 stories
Parking Setback	Greater than Primary Facade	Parking in the Front yard setback West & Miller St

ZBA Case No.: 02-24	Zone: NMU
313 James Street	Area Variances
CTM #: 330.25-2-14.1	
Applicant: People First	
Owner: Utica Urban Renewal Agency	

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking area variances in order to construct a mixed-use large building at the above referenced property.

The proposed construction will consist of 24 affordable apartment units along with community spaces and exterior passive recreation spaces for the residents. The first floor will provide commercial space which will be designed

to offer leasable spaces to the underserved community. These individual startup shops will be focused on providing minority businesses opportunities to serve the community. There will also be an area designated for a grocery store.

The applicant is requesting an area variance for the maximum lot width. The maximum lot width permitted in a neighborhood mixed use zoning district is 100' where the existing lot is currently 105' wide.

The applicant is also requesting an area variance for the maximum façade length. The proposed façade length that fronts on James Street will be 86.67' and 94.67' on the Neilson Street side. 60' is the maximum façade length permitted in a neighborhood mixed use zoning district.

This project will require a Special Use Permit and Site Plan Review from the City of Utica's Planning Board.