

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607

March 7, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, MARCH 19, 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
MARCH 19, 2024 5:00 PM**

ZBA Case No.:	03-24	Zone:	RM
Address:	137 and 139 James Street	Use Variance	
Applicant:	James Paul		
Owner:	City of Utica		

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 establish a hydroponic farming company at the above referenced property in a Residential Mixed zoning district.

The applicant is proposing to purchase the two lots from the City of Utica and place two (2) 40' x 8' x 9.5' shipping containers on the properties. The applicant will grow crops inside the two shipping containers and sell produce to individuals and food pantries. They will plant, harvest and package all produce within the containers and deliver to customers.

Approximately 25 hours per week of farming labor within the containers will take place during standard business hours with occasional weekend work as needed.

The hydroponic farm will be built entirely inside an insulated shipping container capable of growing a variety of leafy greens 365 days a year. The farm is equipped with climate control technology and can produce the equivalent of two acres worth of fresh produce every year. There will be no wastewater or runoff and will only use approximately five gallons of water per day.

ZBA Case No.:	04-24	Zone:	RM/NMU
Address:	1021, 1023 Erie Street, 2, 4,6,10, 12-14 Saratoga Street 1022, 1024, 1030, 1032, 1036, 1040 Whitesboro Street	Area Variances	
CTM #:	318.32-1-8, 7, 9; 318.32-4-54; 318.32-1-55, 56, 57, 58, 59, 60, 61, 52, 63		
Applicant:	DePaul Group, Inc.		
Owner:	DePaul Acquisitions LLC, Waters Capital Management, Frank Scharf, Kristopher Korzek		

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 an affordable housing project at the above referenced location.

DePaul Group is proposing to develop an affordable housing project on an approximately 1.9-acre site which spans

across 18 parcels. A larger partly 3-story, partly 2-story apartment building (with approximately 53 units) will be constructed at the corner of Whitesboro and Saratoga, extending north to the intersection of Erie Street. A smaller 2-story apartment building (with approximately 13 units) will be constructed along Whitesboro, extending from the intersection of Dewitt Street east towards the middle of the block. The project also includes two parking lots, sidewalks, landscaping, lighting, stormwater management and associated site work for each building.

The applicant is seeking the following area variances for this location:

<i>Proposed Lot 1 (Building A) – Area Variances</i>		
	Required	Provided
Lot Width (Max)	100-ft	189-ft
Façade Length (Max)	60-ft	193-ft
Transparency – Ground Floor Front	50%	35.3%
Transparency – Corner side façade	30%	29%
Transparency – Upper Floor – front and corner side facades	30%	23.9% - 28.3%

ZBA Case No.: 04-24

Zone: NMU

Address: 1048, 1100, 1104, 1110, 1114
Whitesboro Street

Area Variances

CTM #: 318.32-1-66,67,68,69,70

Applicant: DePaul Group, Inc.

Owner: DePaul Acquisitions LLC, Waters Capital Management,
Frank Scharf, Kristopher Korzek

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The applicant is seeking the following area variances for this location:

<i>Proposed Lot 2 (Building B) – Area Variances</i>		
	Required	Provided
Lot Width (Max)	100-ft	206-ft
Façade Length (Max)	60-ft	145-ft
Transparency – Ground Floor Front	50%	29.5%
Transparency – Upper Floor – front and corner side facades	30%	26.5%

ZBA Case No.: 06-24
Address: 506 Mandeville Street
Applicant: Raymond Alessandrini
Owner: Raymond Alessandrini

Zone: NMU
Area Variance

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 garage at the above referenced property.

The applicant is proposing to construct an 18' x 22' garage on the lot that was recently consolidated to the east of the existing parcel. The proposed garage will be located on the east property line and the rear wall will act as a portion of a privacy fence along the property line. The garage opening will face west and will utilize the shared driveway which enters from State Street. Placing the garage close to the property line will allow vehicles to maneuver in and out of the garage properly.

The applicant will require an area variance to reduce the setback to zero where 5' is required.