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BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA WebEx Meeting

February 18th 2021 – 4:30pm

<https://cityofutica.webex.com/cityofutica/j.php?MTID=m28e384e5257b5998ffadc5985e0734f9>

To join this **Webex** meeting.

Meeting number (access code): **132 152 4451**

Meeting password: **i88Tu3P5R7f**

Join by phone

Tap to call in from a mobile device (attendees only)

+1-408-418-9388 United States Toll

PB Case No.: 01-21

Address: 265 Genesee Street

Applicant: Matthew W. Meier, AIA

Owner: Becky Carlson St. Claire

Zone: Central Business District

Requested Action: Preliminary Site Plan Approval

Pursuant to Section 2-29-563 of the City of Utica Zoning Ordinance, the applicant is seeking preliminary site plan approval for a proposed project located at the aforementioned address.

The City of Utica and Artspace Projects, Inc. have entered into a development agreement to convert the northern (Genesee Street side) 0.5 acre portion of the existing parking lot, adjacent to the Stanley Theater, into an affordable housing apartment, mixed use development.

The applicant has proposed to construct a 4 story, 40,000+/- GSF mixed-use building. It will contain 40 living units consisting of 13 studios, 21 single bedroom, and 6 two-bedroom apartments. Approximately 1,500 GSF of lease-able commercial space will be included on the ground floor level, along with building entry lobby and community use spaces. Ground floor apartments will be located at the rear. Building identity signage will be anticipated, as well as commercial tenant signage. This project is being funded by New York State Homes and Community Renewal (NYSHCR)

The existing curb cut at Genesee Street will be utilized for a one-way entrance into the lot, driving underneath the 4-story building to access the parking behind. Approximately 33 existing parking spaces within the building footprint and landscape perimeter will be displaced.

A Full Environmental Assessment Form (FEAF) and Engineering Report have been provided.