



ROBERT M. PALMIERI  
MAYOR

# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

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BRIAN THOMAS, AICP  
COMMISSIONER

## PLANNING BOARD AGENDA

Webex Meeting

June 11<sup>th</sup> 2020 – 3:00pm

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PB Case No.: 04-20

Address: 606-608-614 Court Street & 611 Spring Street

Applicant: David P. Davis

Owner: David P. Davis

Zone: Neighborhood Commercial

Site Plan Review

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Pursuant to City of Utica Zoning Code Section 2-29-274, the applicant is seeking Site Plan Approval for a project to be located at the aforementioned address.

The applicant is proposing to construct a 40' x 60' auto sales and light repair facility. Plans include parking for 19 cars for sale at one time along with customer/employee/handicap parking spaces. Signage will be on the building; proposed hours will be 8:00am to 7:30pm. There will be one employee.

The business will be accessed from Court Street; 611 Spring Street vacant lot, Tax Map 318.41-1-37 will be used as a driveway. Drive-thru from Spring Street to Court Street is not capable due to the location of the proposed building. A solid fence will be installed on the west side and rear of the property between residential properties.

At the April 14<sup>th</sup> Zoning Board meeting, the applicant was granted area variances for its rear yard setback and distance between vehicle sales and the neighboring residential district as well as a use variance in order to re-establish an auto related use at the site.