



CITY OF UTICA

Department of Urban & Economic Development
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ROBERT PALMIERI
MAYOR

SCENIC & HISTORIC PRESERVATION COMMISSION MARCH 21, 2016 4:00 PM

S&H Case No.: 03-16

Zone: S&H

1012 Miller Street

1014 Miller Street

1003 West Street

1007 West Street

1011 West Street

1013, 1019, 1023, 1027 West Street

Applicant: Mercy Abounds Ministries/West Street Apartments LLC

The 9 parcels that comprise the site of the proposed West Street Apartments (WSA) include 8 vacant lots (1003, 1007, 1011, 1019, 1023 and 1027 West Street and 1012/1014 Miller Street) and one parcel (1013 West Street) that contains a vacant, dilapidated, 3-story apartment building that has suffered from years of deferred maintenance and neglect. Five of the vacant parcels (1012 and 1014 Miller Street & 1003, 1007 and 1011 West Street) are located in Utica's Scenic and Historic District. The vacant building (1013 West Street) is not located in the Scenic and Historic District.

WSA is the proposed new construction of an approximately 54,000 square foot, three-story, stepped, slab on grade building with approximately forty-two one (1) and two (2) bedroom affordable workforce apartments. WSA will include parking, common laundry, a community room, and co-located services on approximately 1.28 acres located on the 9 project parcels. One half of the first floor will include the following community services offered by the Rescue Mission: Morris Learning Center; Community Clothing Store; Food Pantry and Meal Program; and Representative Payee Program). Amenities will include common laundry facilities, air-conditioning, community spaces, tenant storage (within units), onsite parking, convenient access to RMU on and offsite programs, and a central location well-served by public transportation. As an urban infill development in a centrally-located neighborhood, WSA will follow Smart Growth principles. The building design incorporates New York State Housing and Community Renewal Green and Energy Efficiency measures, and visit ability, 10% accessible units and an elevator.

The project scope includes the demolition of the dilapidated apartment building at 1013 West Street. While this property is not located in the Scenic and Historic District, it was evaluated for its potential for adaptive reuse/historic rehabilitation. After conferring with a historic rehabilitation consultant, the project team determined rehabilitation is not a feasible option for a number of factors including: overall poor condition; significant structural problems; poor condition of remaining historic elements; and the lack of a historic designation that would enable leverage of historic tax credits as a financing source. The project team consulted with New York State SHPO which issued a no adverse impact letter for the project.

Building Materials

At West Street Apartments, the building exterior materials will be cementitious horizontal lap siding (taupe at main body with Iron Gray at central tower and end stair towers) with white cellular PVC trim, soffits, and brackets. The windows will be vinyl double-hung. The window trim color is shown as "Redwood" to match the aluminum storefront framing shown as Kynar Finished "Redwood". Masonry water table shall be deco-face concrete masonry unit veneer, color shall be "Galway Gravel." The water table cap shall be precast concrete in a warm gray finish.

Site Plan, Fencing, Signage

The site plan incorporates a playground and landscaped area with native, non-invasive plantings on the back (east) side of the residential portion as well as landscaping along the front (west) and back (east) perimeter and as screening along the back parking lot. Fencing along the side perimeters of the building and parking lots is also included.

Ground-mounted monument signs will be installed at the Miller Street parking lot entrance and at the front entrance on West Street. These signs will mirror the design of signs of other nearby Rescue Mission-owned properties. The proposed height of the signs is 5 ft. Proposed dimensions are 2 ft x 6 ft (12 ft area). They will be made of aluminum and their color scheme will complement the colors of the WSA building.

Local Support/Consistency of WSA with Local Plans

The URA has supported the project by authorizing the sale of lots for its use and the City of Utica has committed HOME funding and has authorized a PILOT for the project. Variance applications to the Utica Zoning Board of Appeals have been submitted and were approved at their meeting on December 8, 2015. These include a Use Variance to allow for the apartment building and mixed uses as the project parcels are currently zoned Residential Multifamily Low Density (RM-1) and an Area Variance for a reduced front yard setback, approval of less than the minimum parking requirements, and an increase in the allowable unit density. Planning Board issued Final Site Plan approval on February 17, 2016.

S&H Case No.: 04-16
230 Genesee Street
Applicant: Bonacci Architects
Owner: Robert Kaczor

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 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:

1. Install new aluminum clad black wood windows;
2. Brick repointing;
3. Install new aluminum black storefronts;
4. Install exterior accent lighting;
5. Install new aluminum and/or MDA panels;
6. Demolish canopies and inappropriate street level storefronts; and
7. Demolish existing fire escape on the rear of the building.

S&H Case No.: 05-16
159 Genesee Street
Applicant: Jacob Alfalchi
Owner: J&S One Properties & Mgmt. Inc

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to install signage at the above referenced property.

The applicant is proposing to remove the canopy signage and replace with two internally illuminated channel letter signs which will be blue and orange and read “metroPCS – Authorized Dealer”. The Authorized Dealer portion of the sign will be a sign box.

S&H Case No.: 06-16
1904 Genesee Street
Applicant: Allied Sign Company/Upstate Providers
Owner: Little Safford Corp.

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to install signage and update façade elements at the above referenced property.

The applicant is proposing to remove the existing signage and replace it with LED illuminated channel letters on the south east and south west facades of the building. The signs will be fabricated from aluminum and polycarbonate and secured to the existing walls. The signs will be 71.78” x 11.49’ and will read “URGENT CARE” “Occupational Medicine”.

Upstate Providers are proposing to extend the façade elements on the top of the building along the entire length of the building. The color will match the blue color for the signage proposed above.

S&H Case No.: 07-16
127 Pleasant Street
Applicant: Wendy Grullon
Owner: Yasmin Batista

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 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 to the above referenced property.

The applicant is proposing to install double 4” vinyl siding to the entire house. Color will be “Wheat” (light yellow/cream). The corners will be Aspen White color along with the “J” channels. The window and door trim will be wrapped with white trim coil.

S&H Case No.: 08-16
231 Genesee Street
Applicant: Joseph Piraino, AIA
Owner: Gold Dome II, LLC

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 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 existing brass framed glass front doors will be replaced with aluminum frame double doors. The new frame will be dark bronze to match the existing windows. The existing concrete paver ramp that runs along Genesee Street will be removed to install new foundation waterproofing and a new planter. New emergency generators will be installed in the small parking lot on the east side of the building along Blandina Street. This area will become a secured area and the three pine trees to the east of the existing landscaping area will be removed and a new fence will be erected to match the existing fence along Blandina Street. New security cameras will be installed on the Genesee Street façade under the existing canopy and on the east façade above the new generators and on the rear façade overlooking the rear parking lots. Three new air cooled chillers will be installed on the roof. They will be approximately 9’ tall and will be shorter than the existing penthouse.

S&H Case No.: 09-16
2520 Genesee Street
Applicant: Jason Covey
Owner: JCAD Property One LLC

Zone: S&H
Cert. of Appropriateness

In accordance with the requirements contained in Section 2-29-294 of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a Certificate of Appropriateness in order to legitimize the installation of a sign at the above referenced property.

The applicant has installed a 4' x 32" PVC sign perpendicular to Genesee Street approximate 4' from the front property line. The sign is white with blue lettering and borders. The sign reads "COVEY Computer Software".