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CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
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PLANNING BOARD AGENDA
Common Council Chambers
November 21, 2024 – 4:30 PM

NEW BUSINESS

PB Case No.:	17-24	Zone:	Mixed Residential
Address:	125 Pleasant Street	Requested Action:	Site Plan Review
Applicant:	Samuel T. Hsu		Special Use Permit
Owner:	Jeremiah Saw		

Pursuant to City of Utica Zoning Code Section 2-29-125(a) and (b), the applicant is seeking approval of a special use permit along with site plan approval of a proposal to convert the existing home at 125 Pleasant Street to a short term rental.

According to the applicant, the home was purchased as a second home in March 2024 and has been frequently visited. At this time, they are proposing to convert the use to a short-term rental and are certain that the proposed use will not impact the surrounding neighborhood.

As a special permit use is required in accordance with the City's zoning ordinance, a public hearing will be required at the December Planning Board meeting.

PB Case No.:	18-24	Zone:	Mixed Residential
Address:	1329 Mary Street	Requested Action:	Site Plan Review
Applicant:	Alden Phillips		
Owner:	Alden Phillips		

Pursuant to City of Utica Zoning Code Section 2-29-125(a) and (b), the applicant is seeking site plan approval of a proposal to create a fourth unit within an existing building at the aforementioned location.

The applicant is proposing to create a fourth residential unit on the fourth floor (attic) of the existing three-unit multifamily dwelling.

PB Case No.:	19-24	Zone:	Planned Development
Address:	Utica Harbor	Requested Action:	Site Plan Review
Applicant:	Utica Harbor Lodging Group, LLC		
Owner:	Utica Harbor Point Development Corp.		

Pursuant to City of Utica Zoning Code Section 2-29-376(a), the applicant is seeking site plan review of a proposal to construct two hotels and residential apartments together with parking areas, driveway access, landscaping and site utilities at the former dredge spoils area.

The two hotels are proposed to be four floors each, one with 96 rooms and the other with 109 rooms. The hotels are proposed to front on the Harbor with the apartments situated between the proposed hotels and the Mohawk River.

A total of 82 apartments/townhomes are proposed, divided into 21 building, 20 of which will house 4 apartments each and 1 building with just 2 apartments. In addition, the proposed plan calls for a 4,000 square foot clubhouse in the middle of the development together with outdoor amenities. Each residential building is three stories in height, with parking planned for the ground floor. The exterior materials will be a combination of clapboard siding, stone veneer, stucco and metal panels.

The proposed development will be reviewed against the design guidelines that were established for this particular Planned Development district several years ago.