

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
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**PLANNING BOARD AGENDA**  
**Common Council Chambers**  
**February 20, 2025 – 4:30 PM**

**OLD BUSINESS**

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PB Case No.:	14-24	Zone:	Neighborhood Mixed Use
Address:	2209 Genesee Street	Requested Action:	Sketch Plan Review
Applicant:	MHVS		
Owner:	MVHS		

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Pursuant to City of Utica Zoning Code Section 2-29-312(c), the applicant is seeking Sketch Plan review of several proposed re-use scenarios for the former St. Elizabeth Medical Center. Pursuant to Section 2-29-317(a), the Planning Board was asked to initiate the SEQRA process by designating itself as lead agent, which the Board did at their August 2024 meeting.

At its December meeting, having received no public comments relative to the draft scope of the Generic Environmental Impact Statement (GEIS), the Planning Board adopted the draft scope as the final scope. The draft GEIS has been shared with Board members, who must now determine if the draft is complete relative to the final scope adopted in December.

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PB Case No.:	12-24	Zone:	Neighborhood Mixed Use (NMU)
Address:	1810 Eagle Street	Requested Action:	Site Plan Review
Applicant:	Eagle's Nest-Utica, LLC		
Owner:	Parkway Drugs Holdings, LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-21(b)(4) and 2-26-82, the applicant is seeking a curb cut variance.

In August 2024, the Planning Board granted Final Site Plan approval to the applicant's plan to construct a gated community comprise of seven 4-unit buildings and one 6-unit building with the condition that the applicant "comply with any and all requirements of the City's Engineering Department". As the designs progressed, the City's Engineering Department noted that the proposed curb cut on Eagle Street that is the sole source of access into the gated community exceeded the City's maximum width of 40'. As such, the applicant is seeking a variance for that width. The applicant

notes that the proposed design of the entry includes both a gate and a curbed island and that modeling for emergency vehicle access indicates a need for a larger curb cut.

**NEW BUSINESS**

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PB Case No.:	01-25	Zone:	Residential Mixed (RM)
Address:	1130 Steuben Street	Requested Action:	Site Plan Review
Applicant:	John Blonner		
Owner:	John Blonner		

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As a requirement of a use variance granted by the City Zoning Board of Appeals, the applicant is seeking a curb cut variance.

In December 2024, the Zoning Board of Appeals granted a use variance to the applicant’s plan to utilize the above referenced property for auto sales. However, there were a number of conditions to which that approval was subject, including:

1. There shall be a maximum of 15 cars on the site;
2. No repairs or body work shall take place at this location;
3. The applicant shall remove the remaining cars within 90 days. This shall commence on January 1, 2025.
4. The applicant is required to receive Site Plan review and approval from the City of Utica’s Planning Board for the plan for 15 cars;
5. The applicant shall secure any and all permits and approvals from the City Code Enforcement Office and the City of Utica Engineering Office.
6. Upon Site Plan approval, the applicant is required to get the proper licensing from NYS DMV.

Despite condition #1, the applicant has submitted a site plan identifying spaces for 22 vehicles.