

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607



PLANNING BOARD AGENDA
Common Council Chambers
May 15, 2025 – 4:30 PM

PUBLIC HEARING

PB Case No.:	09-25	Zone:	Residential Single (R1)
Address:	1 Talcott Road	Requested Action:	Special Use Permit
Applicant:	Gary Wereszynski		
Owner:	Gary Wereszynski		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking a Special Use Permit in order to convert an existing one-stall detached garage into an accessory dwelling unit.

According to the applicant, the footprint of the 320 square foot garage will not be increased as part of the proposed conversion. The only changes to the existing building will be the removal of the garage door, which will be replaced by windows, and the addition of an overhang above the existing side door. An area variance from the Zoning Board of Appeals will be required to permit the accessory dwelling unit in a detached structure with the R1 zoning district.

A public hearing is required as part of the special use permit approval process.

PB Case No.:	12-25	Zone:	Central Business District (CBD)
Address:	221 Oriskany Street East	Requested Action:	Site Plan Review and
Applicant:	Kaddo Sales and Services LLC		Special Use Permit
Owner:	The Mohawk Observer LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking site plan approval and a special use permit in order to establish a NYS-licensed cannabis dispensary at this location.

The applicant is proposing to utilize roughly 4,700 square feet of the building's ground level. Patrons will park in the surface lot adjacent to the building which is accessed via Catherine Street and then enter the building through the main entrance on Oriskany Street East. The applicant has indicated that the business will adhere to the State's limit of a maximum of two outdoor signs on the building.

A public hearing is required as part of the special use permit approval process.

NEW BUSINESS

PB Case No.:	10-25	Zone:	Residential Mixed (RM)
Address:	132 Wall Street	Requested Action:	Site Plan Review
Applicant:	Carlos Peralta		
Owner:	CP Utica LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking Site Plan review and approval of a plan to convert an existing two-family residential home into a four-unit residential building. Buildings housing three to six residential units are defined within the city's zoning ordinance as a multifamily dwelling; multifamily dwellings within the Residential Mixed zoning district require site plan review and approval by the Planning Board.

The applicant is proposing to divide each floor into two one-bedroom apartments. According to the application, the property offers room for parking 3 vehicles in the rear and 1 vehicle in the front.

PB Case No.:	11-25	Zone:	Residential Mixed (RM)
Address:	1401 Erie Street	Requested Action:	Site Plan Review
Applicant:	Vegas Pro Construction		
Owner:	Gladys Cuesta		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking Site Plan review and approval of a plan to convert an existing mixed-use property into a six-unit residential building. Buildings housing three to six residential units are defined within the city's zoning ordinance as a multifamily dwelling; multifamily dwellings within the Residential Mixed zoning district require site plan review and approval by the Planning Board.

According to the applicant, the property currently houses a bar and three apartments; the proposal is to convert the entire building to six apartments. The applicant has indicated that 4 Jason Street will be utilized for parking.

PB Case No.:	13-25	Zone:	Urban Mixed Use (UMU)
Address:	501 Bleecker Street	Requested Action:	Site Plan Review
Applicant:	True Storage, LLC		
Owner:	Downtown Utica Development, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking site plan review and approval of a proposal to site an indoor storage facility at the above location.

At its meeting last month, the Planning Board granted a Special Use permit for the proposed use, contingent on coming back before the Board for final site plan approval. The proposed site plan calls for limited parking/pull-off areas to be constructed along Jay Street and Second Street. On Bleecker Street, a small drive lane is proposed "in order to help prevent storage trucks from parking on the street in front of the fire station." The applicant has indicated that all signage will comply with city requirements.

OLD BUSINESS

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

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 February 2025 meeting, the Planning Board deemed the draft Generic Environmental Impact Statement (DGEIS) to be ‘complete’ relative to the final scope adopted in December, thereby commencing a 60-day period of public review and comment which closed on May 5th. The applicant has prepared and submitted a final Generic Environmental Impact Statement for review by the members of the Planning Board; the next step is for the Planning Board to officially determine that the Generic Environmental Impact Statement, as submitted, is final.

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 118 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 2 apartments. In addition, the proposed plan calls for a 6,000 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.

In its review of the plans, the Engineering Department has informed the applicant that formal subdivision review and approval by the Planning Board should commence prior to any consideration by the Board to granting final site plan approval.