



# CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502  
PH. 315-792-0181 | FAX. 315-797-6607

ROBERT M. PALMIERI  
MAYOR

BRIAN THOMAS, AICP  
COMMISSIONER

February 3, 2022

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, FEBRUARY 15, 2022 at 5:00 pm** in the Common Council Chambers of Utica City Hall.

According to Section 2-29-77 of the City of Utica Zoning Ordinance, with respect to an application for a variance, the clerk of the board shall send written notice to all owners of property within 200 feet of the exterior boundaries of the subject property.

This letter shall serve as written notice of stated ordinance.

If you have any questions or concerns, contact Patti DeCarr at (315) 792-0181 or [pdecarr@cityofutica.com](mailto:pdecarr@cityofutica.com).



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**ZONING BOARD OF APPEALS**  
**COMMON COUNCIL CHAMBERS – CITY HALL**  
**FEBRUARY 15, 2022 5:00 PM**

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ZBA Case No.:25-21  
1300 West Street  
Applicant: JCTOD Outreach, Inc.  
Owner: JCTOD Outreach, Inc.

Zone: RM  
Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install fencing at the proposed new construction of the 51-unit residential building at the above referenced location.

The applicant is proposing the construction of a 51-unit apartment building on the corner of West Street, Leah Street and Johnson Square.

In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive an area variance in order to install two 6' high chain link fences on the north and south sides of the parking lot in the rear of the property. The fences will be located on the Leah Street side and the Johnson Square side of the property.

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ZBA Case No.: 26-21  
1419 West Street  
Applicant: JCTOD Outreach, Inc.  
Owner: JCTOD Outreach, Inc.

Zone: RM  
Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install fencing at the proposed new construction of a community center at the above referenced locations.

The applicant is proposing the construction of a two-story 6,035 sf community center on six lots which will be consolidated as one parcel.

In accordance with Section 2-29-185 of the Zoning Ordinance of the City of Utica, the applicant will be required to receive an area variance in order to install a 6' high chain link fence around the perimeter of the parking lot along Miller and Arthur Street and the front of the building on West Street.

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ZBA Case No.: 02-22  
2122 Oriskany St. West  
Applicant: Chris Stever  
Owner: Chris Stever

Zone: UMU  
Area Variance

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to continue the construction of an auto sales establishment at the aforementioned address.

The applicant has commenced construction of a 150' x 80' (12,000SF) facility which will be a sales center for Honda, Suzuki, Husqvarna motorcycles and ATVs. Parking will be available for approximately 40 vehicles. The

applicant intends to utilize the existing access points to Oriskany St. West.

In accordance with Section 2-29-126 of the Zoning Ordinance of the City of Utica, the maximum front yard setback in an Urban Mixed Use zoning district is 12' where the applicant has constructed the building approximately 70' from the front property line. Therefore, the applicant will be required to receive an area variance for the increased front yard setback.

The applicant has submitted the application for site plan review by the City of Utica's Planning Board.

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ZBA Case No.: 03-22

321 Niagara St. CTM#319.64-1-59

Applicant: MFT Partnership

Owner: MFT Partnership

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Zone: RM

Use Variance

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to construct a storage structure at the above referenced property.

The applicant is seeking a use variance in order to construct a 30' x 48' (1440 sf) storage building to support their heating business adjacent to this property. The applicant has stated that the structure will house furnaces, parts and business vehicles. It will only be accessed by employees of the heating business between the hours of 8:00 am - 4:30 pm. The property is currently used for parking for the business.

A majority of the area along with the heating business is zoned Industrial Mixed Use which permits the location of a warehouse. This property is zoned Residential Mixed, therefore, the applicant will be required to receive a use variance for this construction.