

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
1 KENNEDY PLAZA  
UTICA, NEW YORK 13502  
PHONE: (315) 792-0181  
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June 6, 2024

Greetings Neighbors,

Please take notice that the City of Utica Zoning Board of Appeals will hold a Public Hearing on **Tuesday, JUNE 18, 2024 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 AGENDA  
COMMON COUNCIL CHAMBERS – CITY HALL  
JUNE 18, 2024 5:00 PM**

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ZBA Case No.: 13-24	Zone: RM
Address: 632 Herkimer Road	Area Variance
Applicant: Dominick Velardi	
Owner: Dominick Velardi	

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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 construct a garage at the above referenced property.

The applicant is proposing to demolish the existing 30' x 32' (960 sf) garage and replace it with a newly constructed 30' x 48' (1,440 sf) garage. The exterior of the garage will be tan vinyl siding and the roof will be a brown shingle. The garage will have two overhead doors in the front of the garage (16' x 8' and 9' x 8'). One overhead door will be installed on the rear of the garage (9' x 8"). A fiberglass entry door will be installed on each side of the garage.

In accordance with Section 2-29-126 of the Zoning Ordinance of the City of Utica, 900 sf is the maximum footprint permitted for accessory structures in a Residential Mixed zoning district. Therefore, the applicant is required to receive an area variance in order to increase the proposed size of the garage.

This property is located within the City of Utica's Scenic and Historic Preservation district. The demolition and construction of the garage will need to be reviewed and approved by the Scenic and Historic Preservation Commission.

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ZBA Case No.: 14-24	Zone: RM
Address: 1100 Churchill Avenue	Area Variance
Applicant: Lily Corathers	
Owner: Lily Corathers	

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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 a fence on the above referenced property.

The applicant is proposing to install a 6' high wood stockade style fence to run along the Caroline Street side of the property. The fence will extend out toward the sidewalk from the rear of the house and run parallel to the sidewalk to the garage. The fence will continue along the edge of the driveway to connect with the garage. The proposed fence will be placed approximately 1.5' from the inside edge of the sidewalk.

Since this is a corner lot, it is considered to have two front yards (Churchill Ave and Caroline St.) In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

ZBA Case No.: 15-24	Zone: RM
Address: 30 Greenwood Court	Area Variance
Applicant: Emina Ogresevic	
Owner: Emina Ogresevic	

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 a fence on the above referenced property.

The applicant currently has a wood stockade fence on the Oneida Street side of the home to enclose the rear yard. He is proposing to replace this old fence and replace it with a 6' high white vinyl fence and extend it approximately 21' along the Oneida Street side which will enclose a portion of the side yard area.

Since this is a corner lot, it is considered to have two front yards (Oneida St. and Greenwood Ct.) In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

ZBA Case No.: 16-24	Zone: R1
Address: 1500 Madison Avenue	Area Variance
Applicant: Prakash Tamang	
Owner: Prakash Tamang	

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 a fence on the above referenced property.

The applicant currently has a chain link fence extending off the front edge of the home toward Arthur Street. They are proposing to replace this with a 6' high white vinyl fence. The applicant will also be replacing the very tall hedge row that was removed from the Arthur Street side of the property with the white 6' high vinyl fence. The proposed fence will extend along the Arthur Street side of the home 2' from the inside edge of the sidewalk. This will connect with the fence in the rear of the property.

Since this is a corner lot, it is considered to have two front yards (Madison Ave and Arthur St.) In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

ZBA Case No.: 17-24	Zone: R1
Address: 1426 Sophia Avenue	Area Variance
Applicant: Doretta Adams	
Owner: Doretta Adams	

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 a fence on the above referenced property.

The applicant is proposing to install a 5' high wood stockade fence in the front yard of her property. The fence will be installed on the side property line beginning 3' back from the inside edge of the sidewalk and run parallel to the neighboring driveway.

In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the proposed fence.

ZBA Case No:	25-23	Zone:	Mixed Use Campus
Address:	Tilden Avenue/Armory Drive		Area Variances
CTM #:	331.013-2-2 and 331.009-2-3		
Applicant:	Bruce Adib-Yazdi		
Owner:	Utica Municipal Housing Authority		

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 construct new apartment buildings at the above referenced properties.

The applicant is proposing to demolish the current housing complexes known as Adrean Terrace, ND Peters and FX Matt which roughly encompass 25 acres in the neighborhood along Tilden Avenue and Armory Drive. The Utica Municipal Housing Authority, d/b/a People First is proposing to demolish all of the existing buildings that comprise these three developments as they have reached a point of functional obsolescence and would not be cost-effective to rehabilitate.

The proposed replacement housing will include a variety of building and housing types, as well as larger indoor community spaces and outdoor amenities. The plan also calls for the consolidation of the three properties into a single tax parcel.

In accordance with Section 2-29-126 (g)(7) of the Zoning Ordinance of the City of Utica, in a mixed-use campus zoning district, 150' is the maximum façade length for a structure. Six of the proposed buildings will exceed the 150' permitted, therefore, they will be required to receive area variances for the increase in length of these buildings.

ZBA Case No.:	10-24	Zone:	UMU
Address:	302 N. Genesee Street		Temporary Use
CTM #	307.17-1-13.2		
Applicant:	Jeffery Palumbo, Esq.		
Owner:	LOARC Realty, LLC		

Pursuant to Section 2-29-31(b)(5) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a temporary use permit in order to utilize the above referenced property for trailer storage.

The applicant is requesting permission to continue to lease this parcel for a storage yard for approximately 118 trailers.

In accordance with Section 2-29- 31(b)(5) of the Zoning Ordinance of the City of Utica, the Zoning Board of Appeals may grant, after due notice and public hearing, the temporary occupancy and use of a structure or lot in any district for a purpose that does not conform with the district requirements provided that such occupancy and use is a temporary one and subject to any reasonable conditions and safeguards which the Board may impose to minimize any injurious effect on the neighborhood or contiguous property. The permit shall be granted for a period of 12 months and shall be renewable for a period of not more than 12 months. The applicant will be required to receive approval from the Board for the extension after 12 months.

At the May 21, 2024 meeting, the Board voted to table the application and requested that the applicant file an application for a use variance with the Department of Urban and Economic Development by May 31, 2024 for the newly proposed location. The Board requested that 30 additional trailers shall be removed from the site by the next Zoning Board of Appeals meeting on June 18, 2024.

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ZBA Case No.: 18-24

Address: 2222 Oriskany Street

Applicant: Jeffery Palumbo, Esq.

Owner: VPEG LLC

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Zone: UMU

Use Variance

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a use variance in order to utilize the above referenced property as a storage yard.

The applicant is proposing to utilize the property for storage of trailers.

No further information was provided by the applicant.