



October 12, 2022

Mr. Brian Thomas, Commissioner  
Urban and Economic Development  
City of Utica  
1 Kennedy Plaza  
Utica, New York 13502

Commissioner Thomas,

Stewart's last appeared at the September 26<sup>th</sup> meeting of the City of Utica's Scenic and Historic Preservation Commission meeting. At that time, the Commission tasked Stewart's with deliverables in addition to having some questions surrounding the current use of the house at 2632 Genesee Street. Delineated below are the responses to the questions and action items we were tasked with.

**Current Use of the House at 2632 Genesee Street**

At the September meeting, Stewart's indicated the residence was vacant because their conversation with Vincent Carfagno (the owner) had indicated commencement of eviction proceedings. Mr. Carfagno, who resides in the Town of New Hartford, previously attempted to remove tenants for non-payment when they submitted an ERAP application, and now, a new notice sent to commence eviction.

**Letter from Clark, Patterson, Lee (CPL)**

Stewart's requested professional input from Clark, Patterson, Lee (CPL) a firm with relevant experience in the Utica area regarding the proposal and the Scenic and Historic Commission guidelines. Their correspondence confirming the proposal is in fact consistent with the design guidelines is attached.

**State Historic Preservation Office (SHPO) – No Effect Finding**

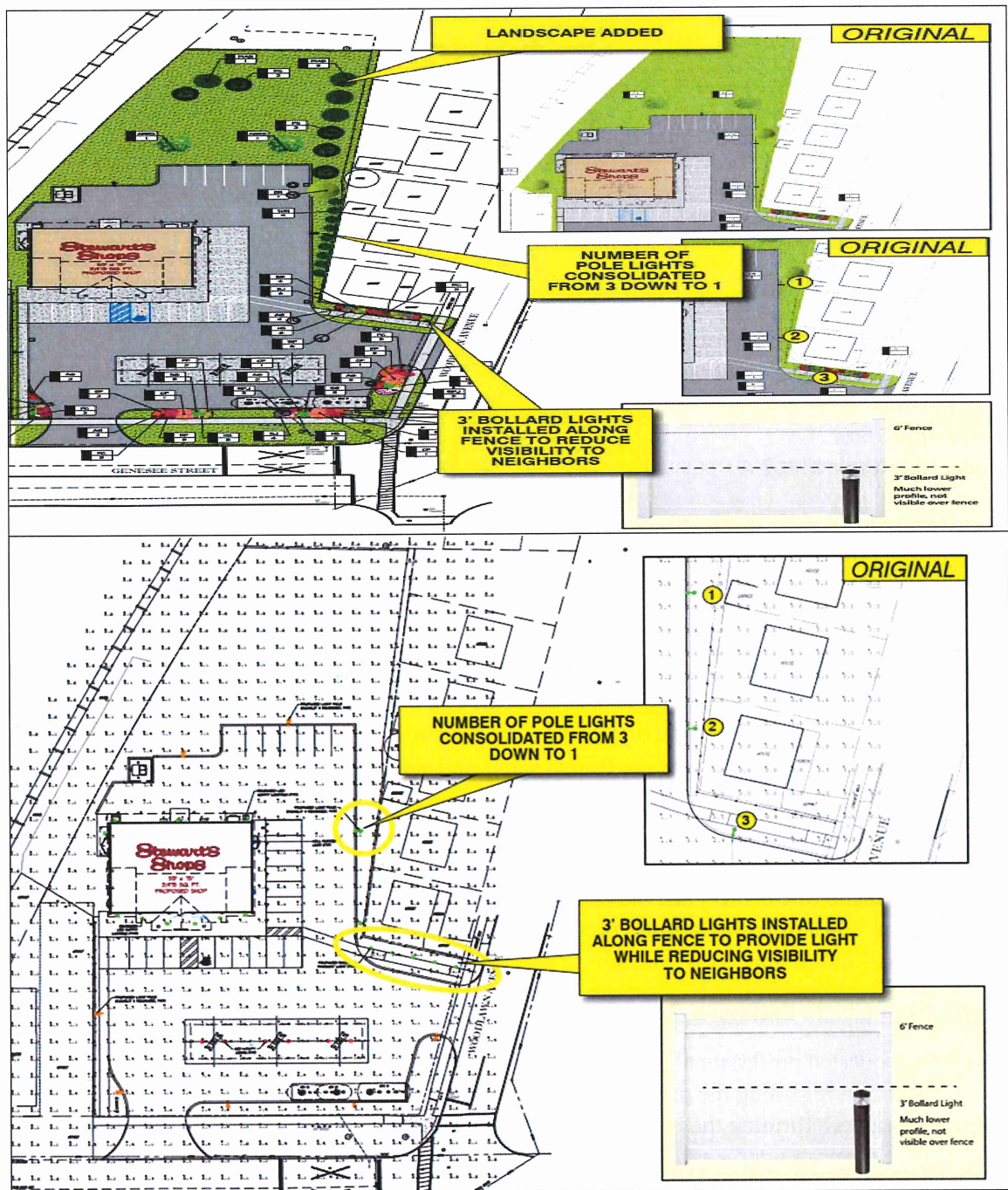
After the appearance at the September meeting and the understanding with other applications the Commission's concern for an opinion from the Office of Parks, Recreation and Historic Preservation (OPRHP), a letter of "No Effect" was issued on September 30<sup>th</sup> and attached to this correspondence.

**Modifications to the Stewart's Site Plan**

Attached to this application are the Title Sheet (T-1), Proposed Site Plan (S-2), Proposed Landscape Plan (S-3), and the Proposed Photometric Plan (S-4). The highlighted changes to the plan are:

- Inclusion of landscaping along the existing six-foot vinyl fence which is to remain,
- Elimination of two fourteen (14) foot pole yard lights that was accomplished by consolidating two of the lights adjoining the residentially zoned parcels and the installation of bollard lighting along the sidewalk from Woodlawn to the store. These changes create subsequent modifications to the Proposed Photometric Plan (S-4) which are also included.

Pasted below are the highlighted changes.



With this submission, we look forward to returning to the Scenic and Historic Preservation Commission slated for October 24<sup>th</sup>. If there are any questions, please don't hesitate to reach me at (518) 581-1201 extension 4435.

Respectfully submitted,

*Chuck*

Charles "Chuck" Marshall  
Stewart's Shops Corp.





October 13, 2022

Mr. Joseph Burke, Chairman  
City of Utica Planning Board  
1 Kennedy Plaza  
Utica, NY 13503

Chairman Burke and Members of the Planning Board:

We have reviewed the relevant information regarding the proposed new Stewart's store in the 2600 Block of Genesee St. We are familiar with the City of Utica from previous work for Masonic Campus, St Elizabeth's, Faxon/St. Luke's Hospital Campus and Utica College.

The new store is proposed for the southern section of Genesee St., north of New Hartford. The texture and scale of this section of Genesee St. is dominated by significant homes generously set back from the street with side streets being comprised of more modest 1 & 2 story residential homes. The typical neighborhood residential homes vary from 20' to 40' tall, on uniform setbacks and standard residential side setbacks. Genesee St. has evolved into a mix of widely spaced significant homes from the late 19th and early 20th centuries, with a few areas that have commercialized which have moved closer to the street.

The Stewart's store will remove two structures that adjoin the sidewalk with a new gable roofed structure set back over 110' from the street ROW. The roof form, front columns, stone and clapboard siding are relevant to the neighborhood and Genesee St. frontage. The new store will be an appropriate transitional element to the residences west of Genesee St.

We believe the proposed Stewart's store is appropriate in Site placement, Scale, Massing and Materiality as described in Section 3.0 of the City of Utica Scenic and Historic Preservation Commission's Design Guidelines. We also concur with the NYS OPRHP that this development would not negatively impact the remaining historic structures along Genesee St.

Sincerely,

CPL

John P. Hall AIA, MRAIC  
Principal



**Parks, Recreation,  
and Historic Preservation**

**KATHY HOCHUL**  
Governor

**ERIK KULLESEID**  
Commissioner

September 30, 2022

Charles Marshall  
Stewart's Shops Corp.  
PO Box 435  
Saratoga Springs, NY 12866

Re: DEC  
Proposed Stewart's construction  
2632-2634 Genesee St, Utica, NY 13502  
22PR07046

Dear Charles Marshall:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

A handwritten signature in black ink, reading "R. Daniel Mackay".

R. Daniel Mackay

Deputy Commissioner for Historic Preservation  
Division for Historic Preservation