

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.

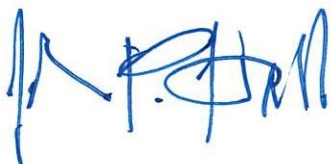
The new store is proposed for the southern section of Genesee St., north of New Hartford. The texture and scale of this section of Genesee St. is dominated by significant homes generously set back from the street with side streets being comprised of more modest 1 & 2 story residential homes. The typical 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