

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
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**PLANNING BOARD AGENDA**  
**Common Council Chambers**  
**January 18, 2024 – 4:30 PM**

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PB Case No.:	01-24	Zone:	Residential Mixed (RM)
Address:	809 Bacon Street	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Zerina Miljkovic		
Owner:	Zerina Miljkovic		

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Pursuant to City of Utica Zoning Code Section 2-29-125(a) and (b), the applicant is seeking approval of a Special Use Permit and Site Plan approval for a proposal to operate a short-term rental at the above-noted property.

The applicant purchased the property in September 2006 and has indicated that it has been used for month-to-month rentals since that time. At this time, the applicant is seeking approval to operate an Airbnb on the second floor of the home. The City’s zoning ordinance defines short term rentals as “the rental or lease of any dwelling unit or dwelling, for a period of 30 days or less, to one entity”, adding that motels, hotels, inns and bed and breakfasts are excluded from this definition.

As a Special Use Permit is required for this use, a public hearing is required.

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PB Case No.:	02-24	Zone:	Central Business District (CBD)
Address:	94 Genesee Street	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Pure Cannabis, INC.		
Owner:	Bagg’s Square Properties, LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-125(a) and (b), the applicant is seeking approval of a Special Use Permit and Site Plan approval for a proposal to operate a cannabis dispensary at the above-noted property.

The applicant purchased the property in 2011 which was the long-time home of Tailor & the Cook. With the move of the restaurant, the owner is proposing to acquire a NYS license for an adult-use microbusiness, which allows for cultivation, processing and retail. However, the applicant has stated that only the retail end of the operation will be located in Utica; the cultivation and processing will occur at their sustainable farm in Barneveld.

While not finalized, the applicant has indicated that the anticipated hours of operation will be seven days a week from 10 AM to 8 PM. The new venture is expected to employ between 4 to 8 individuals. Aside from a new sign, no further modifications will be made to the building's exterior. Parking needs have been estimated to be much less than was required for the restaurant.

As a Special Use Permit is required for this use, a public hearing is required.

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PB Case No.:	03-24	Zone:	Urban Mixed Use (UMU)
Address:	930 Oriskany Street West	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Capital Cannabis LLC		
Owner:	Mohawk Valley Partners LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-125(a) and (b), the applicant is seeking approval of a Special Use Permit and Site Plan approval for a proposal to operate a cannabis dispensary at the above-noted property.

The applicant has owned the property for the past several years which has been vacant for over a year. Previous tenants, however, include a tattoo retail store most recently and a piano sales establishment prior to that.

The applicant has indicated that the anticipated hours of operation at the outset will be Monday through Saturday from 9 AM to 8 PM, though the hours are subject to change. The applicant is planning to install new signage on the front of the building and in both parking lots. Additionally, it is anticipated that new windows and doors will be installed along with substantially improving the vacant lot immediately east of the building. New exterior lighting and landscaping will also be installed.

As a Special Use Permit is required for this use, a public hearing is required.