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PLANNING BOARD AGENDA
Common Council Chambers
March 19, 2026 – 4:30 PM

OLD BUSINESS

PB Case No.:	04-26	Zone:	Urban Mixed Use
Address:	224 North Genesee Street	Requested Action:	Site Plan Review and Special Use Permit
Applicant:	Strange Names, LLC		
Owner:	Northstar LI Properties, LLC		

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking Special Use Permit review and Site Plan review of a plan to convert space previously occupied by a credit union into a marijuana dispensary/retail.

According to plans submitted by the applicant, the conversion of the space will require light demolition of the existing entryway and some interior changes to the room layout along with limited cosmetic work to the existing drive-through structure. Also, signage is planned for the area above the front entrance and the drive-through. The proposed hours of operation are from 8 AM to 2 AM.

The Planning Board tabled further review of this application at its February meeting and asked the applicant to provide additional details on the proposed exterior signage and lighting. The Board also asked the applicant to provide copies of studies referenced by the applicant at the February meeting that supported the extended hours proposed by the applicants along with the hours of similar establishments in Utica and/or the approved hours of operation from Planning staff.

The required public hearing was conducted by the Planning Board at the February meeting; there were no public speakers either for or against the proposed business.

PB Case No.:	05-26	Zone:	Urban Mixed Use (UMU)
Address:	350 Leland Avenue	Requested Action:	Site Plan Review and Special Use Permit
Applicant:	Mohamed Altairi		
Owner:			

Pursuant to City of Utica Zoning Code Section 2-29-125(b), the applicant is seeking Special Use Permit review and Site Plan review of a plan to convert space previously utilized as a smoke shop into a neighborhood convenience store.

In the Urban Mixed Use zoning district, this is a use that requires approval of both a Special Use Permit and a Site Plan; a public hearing is required as part of the Special Use Permit. This matter was tabled by the Planning Board at the February meeting as the applicant was not present. Additionally, the Board conducted the required public hearing, though nobody was left in the room at the time.

PB Case No.:	06-26	Zone:	
Address:	Citywide	Requested Action:	Common Council Report
Applicant:	City of Utica		
Owner:			

Pursuant to City of Utica Zoning Code Section 2-29-21(b)(6), the City of Utica Common Council has requested a report from the Planning Board on a proposed zoning text amendment.

Due to support from the New York State Energy Research and Development Authority (NYSERDA), the City received numerous calls from potential developers in the first half of 2025 regarding the City’s zoning regulations governing the siting and development of battery energy storage systems. As a result, the Common Council adopted a 6-month moratorium on such facilities on August 27, 2025.

Draft regulations governing the siting of such facilities have been drafted, largely based on a model ordinance made available through NYSERDA. It is the recommendation of the Department of Urban & Economic Development that such facilities be permitted in the City’s Industrial (I) and Industrial Mixed Use (IMU) zoning districts, requiring site plan review by the Planning Board together with issuance of a special use permit.

The Planning Board tabled further review of the application at their February meeting over concerns related to the Utica Fire Department’s ability to manage fires at such facilities; as such, they requested that Planning Department staff invite a UFD representative to attend the March Planning Board meeting.

NEW BUSINESS

PB Case No.:	08-26	Zone:	Residential Mixed (RM)
Address:	509 Lansing Street	Requested Action:	Common Council Report
Applicant:	Felix Podna Suqui		
Owner:			

Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a request to legitimize the creation of an apartment.

Historical City records show that the property is technically a single family home, though the applicant claims that it has been divided into two apartments with a recreation area on the third floor.

In the RM district, Site Plan review and approval are needed in order to increase the number of dwelling units in a home; no public hearing is required.