



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

1 KENNEDY PLAZA, UTICA, NEW YORK 13502

PH.315-792-0181 FAX. 315-797-6607

BRIAN THOMAS, AICP
COMMISSIONER

PLANNING BOARD AGENDA

Common Council Chambers

October 19, 2023 – 4:30 PM

PB Case No.:	11-23	Zone:	Central Business District (CBD)
Address:	110 Bleecker Street	Requested Action:	Special Use Permit
Applicant:	Kenny Le		
Owner:	Philip Steppello		

Pursuant to City of Utica Zoning Code Section 2-29-346(c) the applicant is seeking approval of a Special Use Permit for a proposal to open a smoke shop at 110 Bleecker Street.

The applicant is proposing to sell tobacco products and tobacco essentials in a space that was previously occupied by a vapor shop. As such, they are not proposing any significant modifications to the interior or exterior of the space. No smoking will be permitted on the premises. Parking will be limited to on-street availability.

PB Case No.:	12-23	Zone:	Urban Mixed Use (UMU)
Address:	2116 Oriskany Street	Requested Action:	Special Use Permit & Site Plan Review
Applicant:	Chris Stever		
Owner:	Chris Stever		

Pursuant to City of Utica Zoning Code Section 2-29-125(a), the applicant is seeking approval of a Special Use Permit and Site Plan Review for a proposal to significantly expand his existing vehicle sales business at 2122 Oriskany Street into the adjoining property at 2116 Oriskany Street.

The applicant is proposing to purchase the adjoining property, construct an addition on to his existing building after consolidating the two lots and add self-storage units at the combined site.

The existing Moto-World building measures 12,000 square feet with a 5,000 square foot addition that was recently added in the rear of the building. The applicant is proposing to mirror the existing building layout with a 12,000 square foot addition for the sales of new boats and recreational vehicles and a 5,000 square foot storage building in the rear. The new construction and existing buildings will be joined in the center by a small loading dock measuring roughly 25' X 25'.

Within the UMU zoning district, vehicle sales require Site Plan approval by the Planning Board while self-storage facilities require a Special Use Permit. A public hearing will be required prior to the Board's consideration of a Special Use Permit.

PB Case #11-23
110 Bleecker Street



CITY OF UTICA

PLANNING BOARD

SPECIAL USE PERMIT APPLICATION

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, as precisely as possible prior to submitting your application. **Incomplete applications will not be accepted!**

PROPERTY ADDRESS

APPLICANT INFORMATION

NAME Kenny Le ADDRESS 8537 Clarkmills Rd
PHONE 315 580 2512 Whitesboro NY 13492
FAX _____ City State Zip
E-MAIL Jthai26@hotmail.com

OWNER INFORMATION (complete **only** if applicant is not the owner of the property)

NAME Philip Steppello ADDRESS 163 Genesee St.
PHONE 315-733-8008 Utica NY 13501
FAX 315-733-8008 City State Zip
E-MAIL PSTEPPY@AOL.COM

CONTRACTOR INFORMATION

NAME NA ADDRESS _____
PHONE _____ City State Zip
FAX _____ E-MAIL _____

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____
FEE AMOUNT: _____ CHECK/MONEY ORDER #: _____
ZONING: _____ FEE TRANSMITTAL DATE: _____
FILING DATE: 10/10/2023 AGENDA DATE: 10/19/2023
4:30

BRIEF HISTORY OF PROPERTY

(historic use of property, ownership history, prior approvals, etc.)

Phil Stepello, the owner, has 7 units inside the building for rental use. 110 Becker St was a vapor shop.

DESCRIPTION OF PROPOSED ACTION

(include specific use proposed, size of construction or addition proposed, details of proposed access, parking provisions and signage, etc.)

The property that I am renting is 2000 sq ft. There will be no construction as we are renting and purchasing all of the contents in the building. The signage will be done by Urea Signs. The parking will be in front of the building. We are selling tobacco products, and tobacco essentials. Absolutely no marijuana will be on the premise. There will also be no smoking on premise, as we do not want any liability for it.

VARIANCE STANDARDS (§ 2-29-67(d)(2))

A special use is defined the authorization of a particular land use which is permitted by the zoning ordinance, subject to certain requirements to ensure that the neighborhood is not adversely affected. An example of a special use is a church in a residential neighborhood. Prior to approving a special use permit for the church, the Zoning Board of Appeals must ensure that specific issues such as lighting, parking, business hours, etc. are adequately addressed.

The business will be located in a commercial area, so there will be no effect on the neighborhood in terms of adversity. The business will not have any negative influences on the neighborhood as it is not a residential area.

DETAILS OF SITE DEVELOPMENT FOR PROPOSED USE

(include description of available off-street parking facilities, access to the parking area, signage needs, and modifications to existing buildings)

There will be street parking, and we will abide to the city's ordinance on closing hours, so there is no necessity for a parking lot and street parking will be accessible.

COMPATIBILITY WITH NEIGHBORHOOD

(describe the manner by which the proposed development will be consistent with adjoining development and will not cause substantial injury to neighboring properties)

The main goal is to revitalize urban development in Downtown Utica. This will allow accessibility to the community due to the fact that there are no other competitors in the area so we will not be taking business from other businesses like our own. There will be no injury to neighboring properties because we will be complementing other businesses in gaining a bigger customer base. Our business will also create a larger tax revenue for the adjoining developments in the area in which these funds can be used for a positive impact for the people in the community.

APPLICATION COMPONENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. **Failure to provide all of the applicable materials listed below may result in refusal of your application.**

- ☐ \$150.00 Application Fee (check or money order only payable to City of Utica)
- ☐ Detailed Site Plan (see example on following page)
- ☐ Detailed Drawings for Parking Layout, Landscaping and Signage
- ☐ Photographs of Existing Conditions

OWNER AFFIRMATION

I, THE UNDERSIGNED, DO HEREBY AFFIRM THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE TO THE BEST OF MY KNOWLEDGE AND I FURTHER UNDERSTAND THAT INTENTIONALLY PROVIDING FALSE OR MISLEADING INFORMATION IS GROUNDS FOR IMMEDIATE DENIAL OF MY APPLICATION.

FURTHERMORE, I UNDERSTAND THAT I (OR A DESIGNATED REPRESENTATIVE) MUST BE PRESENT AT THE MEETING TO REPRESENT THE APPLICATION AND RESPOND TO ANY QUESTIONS FROM THE PLANNING BOARD MEMBERS.

Signature of Applicant

Date

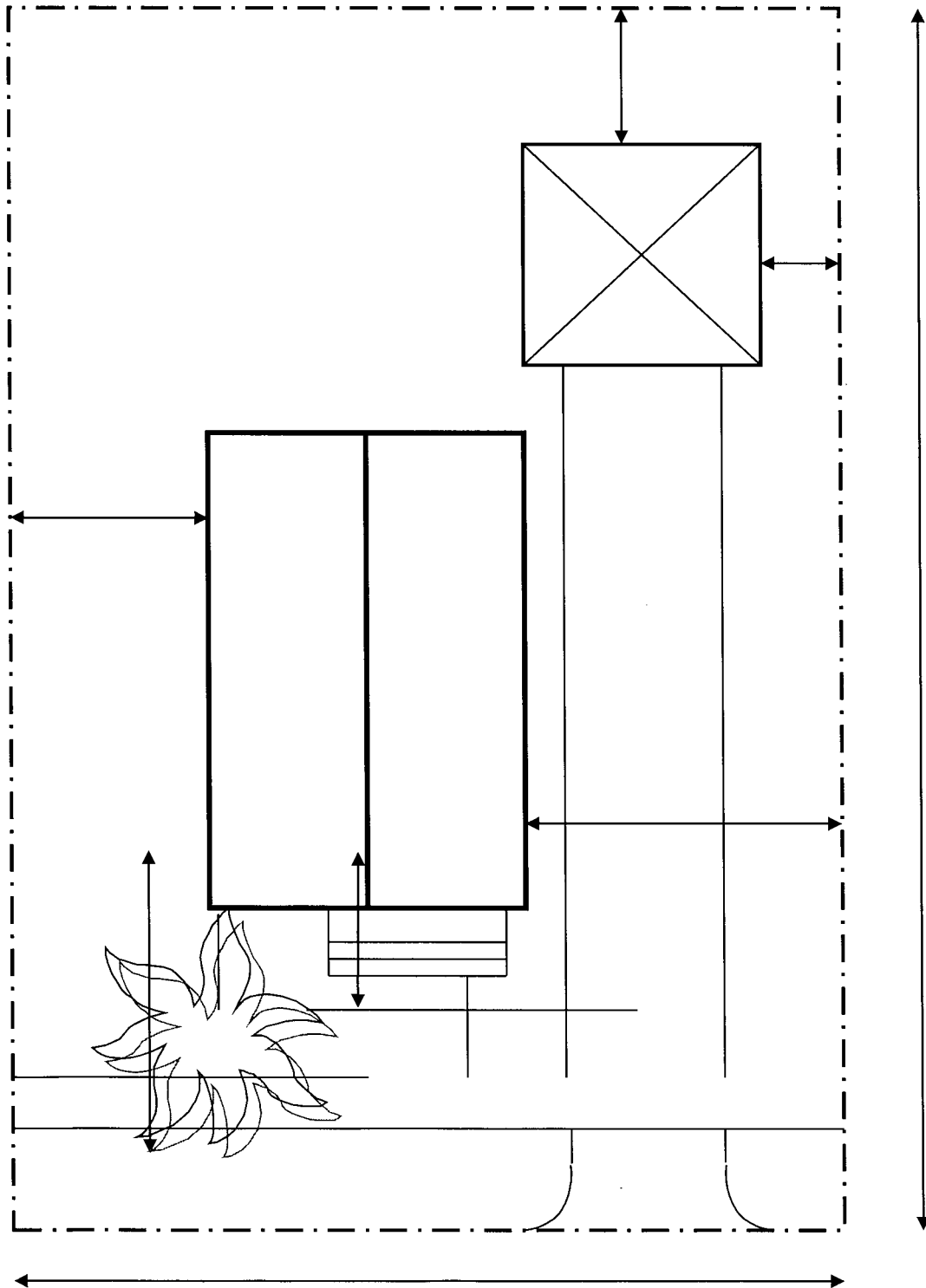
IF APPLICANT IS NOT THE OWNER OF RECORD FOR SUBJECT PARCEL:

I, THE UNDERSIGNED, HEREBY AFFIRM THAT I AM THE OWNER OF RECORD FOR THE SUBJECT PARCEL AT THE TIME OF APPLICATION. FURTHERMORE, I AM FAMILIAR WITH THE REQUEST BY THE APPLICANT AND AUTHORIZE SAID APPLICANT TO REPRESENT THE INTEREST OF THE OWNER(S) IN FURTHERANCE OF THE REQUEST.

Signature of Owner

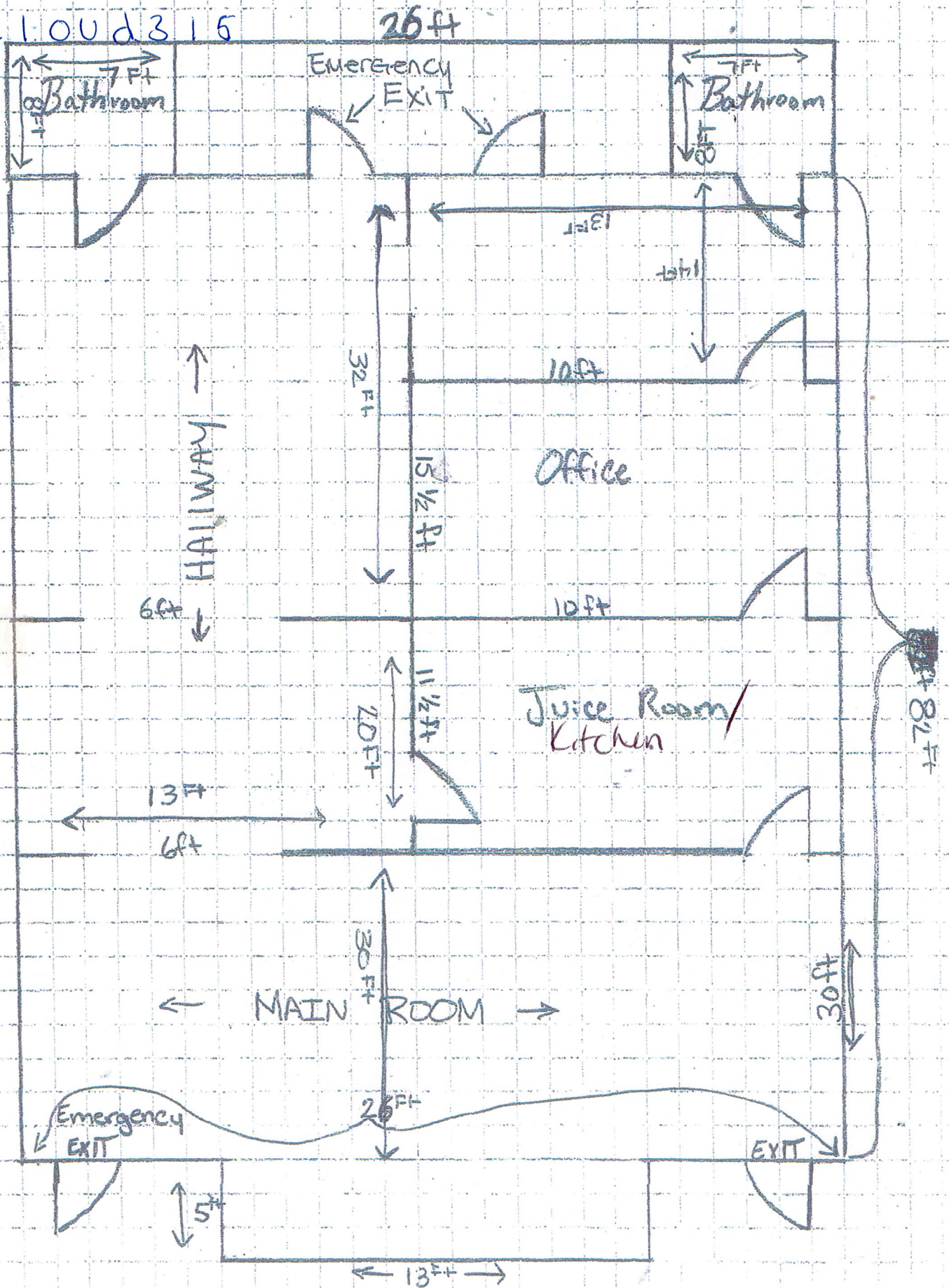
Date

DETAILED SITE PLAN (SAMPLE)



110 BLEECKER ST
UTICA NY 13501

CLOUD 315







PB Case #12-23
2116 Oriskany Street



CITY OF UTICA PLANNING BOARD STANDARD APPLICATION

\$ 250⁰⁰ APPLICATION
FREE

It is the responsibility of the applicant to complete this form in its entirety, including all required attachments, as precisely as possible prior to submitting your application. **Incomplete applications will not be accepted**

APPLICATION TYPE

- ☒ Commercial Site Plan Review ☐ Subdivision Review
☐ Residential Site Plan Review ☐ Floodplain Development Review

PROPERTY ADDRESS

2116 Oriskany St. W. Utica, NY

APPLICANT INFORMATION

NAME Chris Stever ADDRESS 2122 Oriskany St.
PHONE (315) 868-7007 Utica, NY 13502
FAX _____ E-MAIL _____
City State Zip

OWNER INFORMATION

(complete only if applicant is not the owner of the property)

NAME _____ ADDRESS _____
PHONE _____
FAX _____ E-MAIL _____
City State Zip

CONTRACTOR INFORMATION

NAME Pike C2C ADDRESS _____
PHONE 534-1650 _____
FAX _____ E-MAIL _____
City State Zip

OFFICE USE ONLY

RECEIVED BY: _____ DATE/TIME RECEIVED: _____
FEE AMOUNT: _____ CHECK/MONEY ORDER #: _____
ZONING: _____ FEE TRANSMITTAL DATE: _____
FILING DATE: _____ AGENDA DATE: _____

BRIEF HISTORY OF PROPERTY (historic use of property, ownership history, prior approvals, etc.)

No history of historic

DESCRIPTION OF PROPOSED ACTION (include specific use proposed, size of construction or addition proposed, details of proposed access, parking provisions and signage, etc.)

putting in a New Boat / RV store

COMPATIBILITY WITH NEIGHBORHOOD (describe the manner by which the proposed development will be consistent with adjoining development and will not cause substantial injury to neighboring properties)

Motel world is next door

APPLICATION COMPONENTS

To ensure appropriate and timely review of the application, please provide the following additional documentation in support of the application. **Failure to provide all of the applicable materials listed below may result in refusal of your application.**



Application Fee (check or money order only payable to City of Utica)

Site Plan Review

Residential \$ 150.00

Commercial \$ 250.00

Subdivision Review

Residential \$ 150.00

Commercial \$ 250.00

Floodplain Development

\$ 100.00*

***Please note** that an application for preliminary site plan review and approval shall be accompanied by a fee in the amount specified in Article II.

Anticipated costs which the Planning Board expects to incur due to consulting services or other review costs shall be paid by the applicant and placed in an escrow account. Any unspent funds shall be returned to the applicant within five days of the Planning Board action on the final site plan.



4 Sets of Detailed Site Plans in 24" X 36" format to include:

(for site plan review applications only)

An area map at the scale of one inch equals 2,000 feet showing the parcel under consideration for site plan review, and all properties, water bodies, streets, and easements within 200 feet of the property boundaries.

A map of site topography at no more than five-foot contour intervals. If general site grades exceed 5% or portions of the site have susceptibility to erosion, flooding, or ponding, a soils overlay and a topographic map showing contour intervals of not more than two feet of elevation should be provided.

Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers and traffic control.

Adequacy and arrangement of pedestrian traffic access and circulation, walkway structures, control of intersections with vehicular traffic and overall pedestrian convenience.

Location, arrangement, appearance and sufficiency of off-street parking and loading.

Location, arrangement, size, design and general site compatibility of buildings, lighting and signs.

Adequacy of stormwater and drainage facilities.

Adequacy of water and sewage disposal facilities.

Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation.

In the case of multifamily dwellings, the adequacy of usable open space for play areas and informal recreation.

Protection of adjacent or neighboring properties against noise, glare, unsightliness or other objectionable features

Adequacy of fire lanes/other emergency zones and the provisions of fire hydrants.

Special attention to the adequacy of structures, roadways, and landscaping in areas with susceptibility to ponding, flooding and/or erosion.

Overall sensitivity to the environment.

1 set of the above plans in 11"x17" format.

1 set of plans in a .pdf format e-mailed to **dcrossman@cityofutica.com**



4 Sets of Subdivision Plans in 24" X 36" format to include:
(for subdivision applications only)

Existing property survey

Sketch subdivision plan, including topography, easements, existing & proposed streets, utilities on and adjacent to the tract, ground elevations

Final subdivision plan

1 set of the above plans in 11"x17" format.

1 set of plans in a .pdf format email to **dcrossman@cityofutica.com**



Photographs of Existing Conditions



SEQRA (State Environmental Quality Review Act)

Short or Full Environmental Assessment Form (EAF)

******Applicants must consult Planning Staff to determine minimum compliance requirements and appropriate form******

If a Full EAF is required, it is the responsibility of the applicant to complete Parts I & II



Floodplain Development Permit Application

According to Zoning Code Section 2-10-12:

All applications for a floodplain development permit shall be accompanied by an application fee of \$100. In addition, the applicant shall be responsible for reimbursing the City of Utica for any additional costs necessary for review, inspection and approval of this project.

The local administrator may require a deposit of no more than \$500 to cover these additional costs.



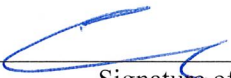
Stormwater Pollution Prevention Plan (SWPPP)

Applicants proposing a project involving the disturbance of one (1) acre of land or greater will be required to submit a SWPPP along with their application.

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Signature of Applicant

10-12-23

Date

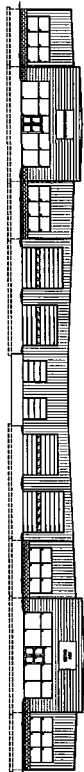
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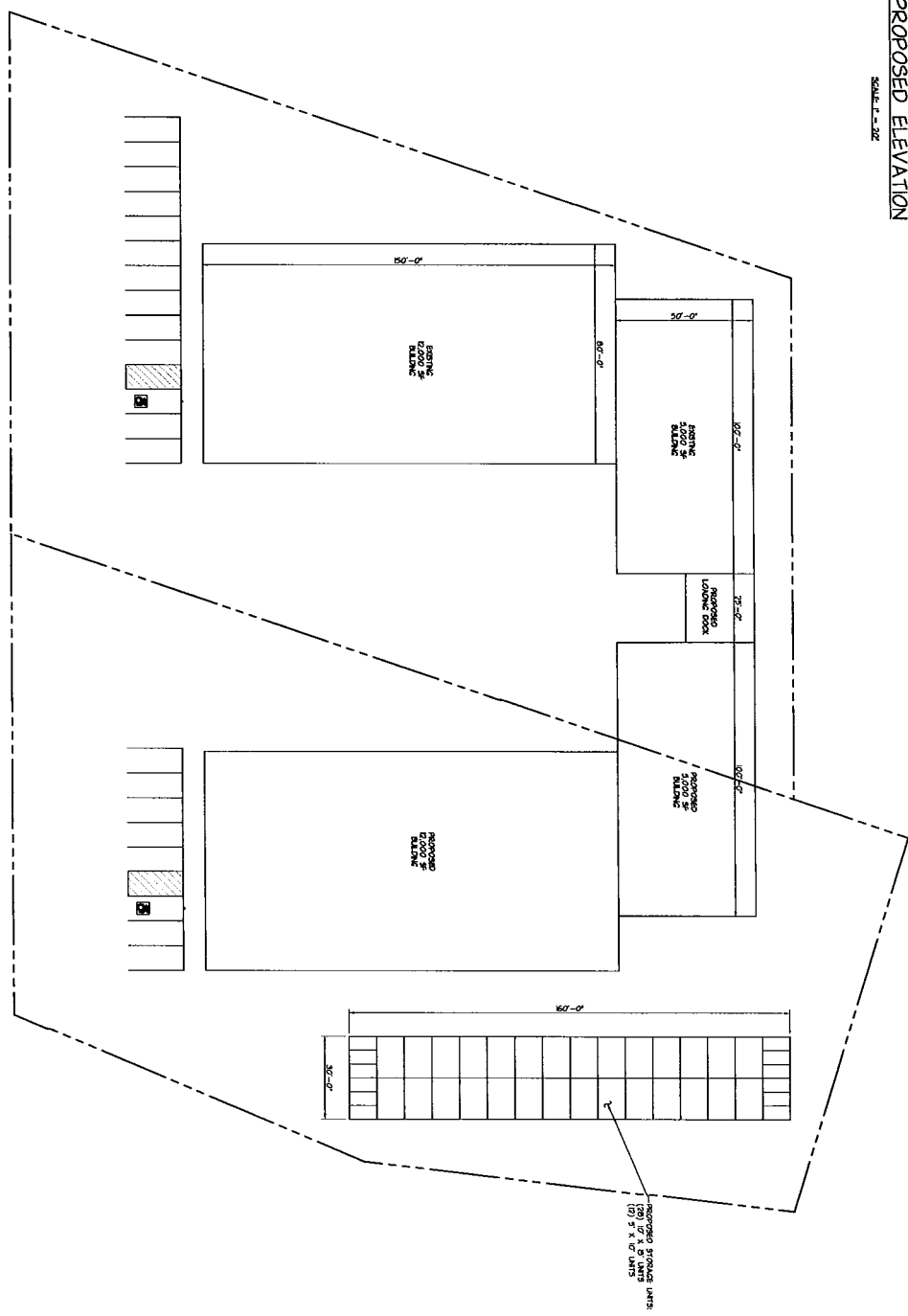
Signature of Owner

Date



PROPOSED ELEVATION

SCALE: 1" = 32'



PROPOSED SITE PLAN

SCALE: 1" = 32'

REVISION

DATE

PROJECT TITLE:

PROPOSED EXPANSION
MOTO WORLD
2122 ORISKANY STREET WEST
LUTICA, NEW YORK

DRAWING TITLE:

PROPOSED SITE PLAN & ELEVATION

IT IS A VIOLATION OF
THE NEW YORK STATE
EDUCATION LAW FOR
ANY PERSON, UNLESS
HE IS ACTING UNDER
THE SUPERVISION OF A
LICENSED PROFESSIONAL
ENGINEER OR ARCHITECT,
TO ALTER ANY ITEM IN
THESE DOCUMENTS IN
ANY WAY.

Z

ZANGRILLI ENGINEERING, P.C.

322 ORISKANY BOULEVARD
WHITESBORO, NEW YORK 13492
(315) 736-7011

SCALE

AS NOTED

DRAWN

A23

CHECKED

A23

APPROVED

A23

DATE

10-5-23

PROJECT

23163

DRAWING NUMBER

C-1