



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

November 30, 2023 – 4:30 PM

PB Case No.:	14-23	Zone:	Central Business District (CBD)
Address:	255 Genesee Street	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Richard Williams		
Owner:	Flawless Diamond of Utica, LLC		

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 open a licensed adult use retail cannabis dispensary at 255 Genesee Street.

The applicant has stated that alterations to the building will include minor interior construction work necessary to retrofit the existing interior space into a safe, secure and functional dispensary that complements the surrounding businesses. According to the applicant, the space had previously served as a bank. The current owner purchased the property in September 2021.

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

PB Case No.:	13-23	Zone:	Mixed Use Campus
Address:	Tilden Avenue & Armory Drive	Requested Action:	Site Plan Review
Applicant:	Bruce K. Adib-Yazdi		
Owner:	Utica Municipal Housing Authority		

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 demolish the existing public housing apartment buildings and construct new apartment buildings.

The current housing complexes known as Adrean Terrace, ND Peters and FX Matt roughly comprise 25 acres in the east Utica neighborhood along Tilden Avenue and Armory Drive. The Utica Municipal Housing Authority, d/b/a People First is proposing to demolish all of the existing buildings that comprise these three developments as they have reached a point of functional obsolescence and would not be cost-effective to rehabilitate.

The proposed replacement housing will include a variety of building and housing types, as well as larger indoor community spaces and outdoor amenities. The plan also calls for the consolidation of the three properties into a single tax parcel.