



CITY OF UTICA

URBAN & ECONOMIC DEVELOPMENT

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ROBERT M. PALMIERI
MAYOR

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PLANNING BOARD AGENDA Common Council Chambers September 21, 2023 – 4:30 PM

PB Case No.:	08-23	Zone:	Neighborhood Mixed-Use (NMU)
Address:	916 Mohawk Street	Requested Action:	Special Use Permit
Applicant:	Akram Alharbi		
Owner:	Akram Alharbi		

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 Neighborhood Convenience Store at 916 Mohawk Street.

The applicant is proposing to sell exotic snacks and drinks from around the world that will provide alternative, healthier snack options. The applicant lists the following as products and services for sale: unique chips, exotic fruit and nut mixes, specialty popcorn, and an innovative snack bar. There will be no alcohol or tobacco sold.

The proposed store will operate between the hours of 10:00 AM – 10:00 PM. Trash removal will occur on Wednesday, provided by the Oneida-Herkimer Solid Waste Authority, and snow removal will be the responsibility of the owner. Five onsite parking spots will be provided.

Additionally, pursuant to City of Utica Zoning Code Section 2-29-346(d) the applicant will require an Area Variance from the City of Utica Zoning Board of Appeals to operate a Neighborhood Convenience Store at this location as several other Neighborhood Convenience Stores are located within 2,000 linear feet of this property.

PB Case No.:	09-23	Zone:	Residential Single (RS)
Address:	1517 Madison Avenue	Requested Action:	Curb Cut Variance
Applicant:	Amanda Nguyen		
Owner:	Amanda Nguyen		

Pursuant to City of Utica Streets, Sidewalks, and Public Spaces Code Section 2-23-82 and 2-23-123 the applicant is seeking retroactive approval of a Curb Cut Variance for the property located at 1517 Madison Avenue. The applicant sought to add additional asphalt to their existing driveway to accommodate another vehicle.

The width of the driveway is 22' at the curb.

PB Case No.:	10-23	Zone:	Urban Mixed-Use (UMU)
Address:	2100 Oriskany Street	Requested Action:	Special Use Permit
Applicant:	Matthew Stublely, Park Outdoor Advertising		
Owner:	Sam J Girmonde III, DDS Motorsports		

Pursuant to City of Utica Zoning Code Section 2-29-136(a) and (b) the applicant is seeking approval of a Special Use Permit to convert the west-facing static 12' by 24' billboard at 2100 Oriskany Street to a digital 12' by 24' face. The east-facing side was converted to digital in 2021, with approval through the City of Utica Zoning Board of Appeals.

Plans call for the new digital face to conform to all local and state rules governing light and timing. The current site will not be altered and only the west-facing side of the billboard will be replaced.