

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
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PLANNING BOARD AGENDA
Common Council Chambers
February 19, 2026 – 4:30 PM

PUBLIC HEARING

PB Case No.:	01-26	Zone:	Residential Single
Address:	11-15 Fairfax Place	Requested Action:	Site Plan Review and
Applicant:	Naomi Romero		Special Use Permit
Owner:	Naomi Romero		

Pursuant to City of Utica Zoning Code Section 2-29-312(c), the applicant is seeking Special Use Permit review and Site Plan review of a plan to convert the attic of an existing two-family home into an accessory dwelling unit.

According to plans submitted by the applicant, the unit will offer two bedrooms and one bathroom and measure just under 800 square feet. Access to and from the proposed unit will be via an existing back corridor and a proposed stair addition to the front corridor. Parking for the unit is proposed to be in the rear yard.

In the Residential Single 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.

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

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.

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

NEW BUSINESS

PB Case No.:	06-26	Zone:	
Address:	Citywide	Requested Action:	Common Council
Applicant:	City of Utica		Report
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 Common Council has scheduled a public hearing on the draft zoning text amendment for their next meeting on Wednesday, February 25, 2026.

PB Case No.: 07-26	Zone:
Address: Citywide	Requested Action:
Applicant: City of Utica	Common Council
Owner:	Report

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.

In a short span of several months, the Zoning Board of Appeals reviewed and approved use variances for three new billboards in the City – one on North Genesee Street near the Harbor, one at the western gateway into the City on Oriskany Street West and yet another billboard on the North-South Arterial. As such, the Department of Urban & Economic Development (U&ED) submitted legislation to the Common Council seeking a 6-month moratorium on all new billboards; the Common Council adopted the moratorium on August 27, 2025.

Based on a citywide survey, it is estimated that there are 36 billboards currently in existence throughout the city, though most are concentrated along the N-S Arterial and Oriskany Street East and West; this number does not include two of the three that were recently granted approval by the Zoning Board (NYS DOT did not provide necessary approval to the third at the western gateway). It is the Department's position that billboards are urban blight, even when new, as they block views of the city's businesses, building fabric and historic architecture. Instead, the Department feels that such signs belong in rural locations set off from major highways like the Thruway an appropriate distance. As such, the Department is proposing an amendment to the zoning ordinance that would outright prohibit all new billboards in the future.

The Common Council has scheduled a public hearing on the draft zoning text amendment for their next meeting on Wednesday, February 25, 2026.

Submitted to council by: _____

Proposed Ordinance No. _____

Submitted to council on: _____

Proposed Resolution No. _____

Sent to Council Attorney on: _____

Thursday Rule Waiver Required? _____

Date of Legislation: _____

Explanation provided to council on: _____

CITY OF UTICA
Department of Legislation
Common Council

By: Councilmembers LoMedico, Colosimo-Testa

**ORDINANCE AMENDING SEC. 2-29-7 (c) OF THE
ZONING CODE ENTITLED DEFINITIONS TO INCLUDE
BATTERY ENERGY STORAGE SYSTEM**

BE IT ORDAINED, that Section 2-29-7 (c) of the Code of Ordinances of the City of Utica shall be amended to include “BATTERY ENERGY STORAGE SYSTEM” to read as follows:

BATTERY ENERGY STORAGE SYSTEM

One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier 2 Battery Energy Storage System as follows:

(1) Tier 1 Battery Energy Storage Systems have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.

(2) Tier 2 Battery Energy Storage Systems have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately.

	MEMBERS	AYES	NAYS		MEMBERS	AYES	NAYS	ADOPTED OR DISAPPROVED BY
1	K. Aiello			6	J. Betrus			THE FOLLOWING VOTE:
2	R. Burmaster			7	H. Wasielewski			
3	J. Betar			8	S. Colosimo-Testa			AYES _____ NAYS _____
4	F. Carcone			9	J. LoMedico			
5	V. Ervin			10	R. Giruzzi			DATE ADOPTED / / 2026

Submitted to council by: _____

Proposed Ordinance No. _____

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Explanation provided to council on: _____

CITY OF UTICA
Department of Legislation
Common Council

By: Councilmembers LoMedico, Colosimo-Testa

**ORDINANCE AMENDING SEC. 2-29-125 OF THE
ZONING CODE USE TABLE TO INCLUDE
BATTERY ENERGY STORAGE SYSTEMS**

BE IT ORDAINED, that § 2-29-125 of the Utica City Code regarding the Zoning Code Use Table is hereby amended by adding a new use “Battery Energy Storage Systems” to the Zoning Code Use Table and by adding the entry “SP” for Battery Energy Storage Systems in the Industrial District and Industrial Mixed Use District only.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately.

	MEMBERS	AYES	NAYS		MEMBERS	AYES	NAYS	ADOPTED OR DISAPPROVED BY
1	K.Aiello			6	J. Betrus			THE FOLLOWING VOTE:
2	R. Burmaster			7	H. Wasielewski			
3	J. Betar			8	S. Colosimo-Testa			AYES _____ NAYS _____
4	F. Carcone			9	J. LoMedico			
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Explanation provided to council on: _____

**CITY OF UTICA
Department of Legislation
Common Council**

By: Councilmembers LoMedico, Colosimo-Testa

**ORDINANCE AMENDING ZONING CODE TO ADD
TO ARTICLE TO INCLUDE BATTERY ENERGY STORAGE SYSTEMS**

BE IT ORDAINED, that Chapter 2-29 of the Code of Ordinances of the City of Utica shall be amended to add Article XIII entitled “BATTERY ENERGY STORAGE SYSTEMS” to read as follows:

ARTICLE XIII BATTERY ENERGY STORAGE SYSTEMS

Section 2-29-385 Purpose.

This Battery Energy Storage System Law is adopted to advance and protect the public health, safety, welfare, and quality of life of the residents of the City of Utica by creating regulations for the installation and use of battery energy storage systems, with the following objectives:

- (a) To provide a regulatory scheme for the designation of properties suitable for the location, construction and operation of battery energy storage systems;
- (b) To ensure compatible land uses in the vicinity of the areas affected by battery energy storage systems;
- (c) To mitigate the impacts of battery energy storage systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources; and
- (d) To create synergy between battery energy storage system development and the goals of City of Utica’s Comprehensive Plan.

Section 2-29-386 Definitions.

As used in this Article, the following terms shall have the meanings indicated:

ANSI: American National Standards Institute

BATTERY(IES): A single cell or a group of cells connected together electrically in series, in parallel, or a combination of both, which can charge, discharge, and store energy electrochemically. For the purposes of this law, batteries utilized in consumer products are excluded from these requirements.

BATTERY ENERGY STORAGE MANAGEMENT SYSTEM: An electronic system that protects energy storage systems from operating outside their safe operating parameters and disconnects electrical power to the energy storage system or places it in a safe condition if potentially hazardous temperatures or other conditions are detected.

BATTERY ENERGY STORAGE SYSTEM: One or more devices, assembled together, capable of storing energy in order to supply electrical energy at a future time, not to include a stand-alone 12-volt car battery or an electric motor vehicle. A battery energy storage system is classified as a Tier 1 or Tier

2 Battery Energy Storage System.

CELL: The basic electrochemical unit, characterized by an anode and a cathode, used to receive, store, and deliver electrical energy.

COMMISSIONING: A systematic process that provides documented confirmation that a battery energy storage system functions according to the intended design criteria and complies with applicable code requirements.

DEDICATED-USE BUILDING: A building that is built for the primary intention of housing battery energy storage system equipment, is classified as Group F-1 occupancy as defined in the International Building Code, and complies with the following:

- (a) The building's only use is battery energy storage, energy generation, and other electrical grid-related operations.
- (b) No other occupancy types are permitted in the building.
- (c) Occupants in the rooms and areas containing battery energy storage systems are limited to personnel that operate, maintain, service, test, and repair the battery energy storage system and other energy systems.
- (d) Administrative and support personnel are permitted in areas within the buildings that do not contain battery energy storage system, provided the following:
- (e) The areas do not occupy more than 10 percent of the building area of the story in which they are located.
- (f) A means of egress is provided from the administrative and support use areas to the public way that does not require occupants to traverse through areas containing battery energy storage systems or other energy system equipment.

ENERGY CODE: The New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law, as currently in effect and as hereafter amended from time to time.

FIRE CODE: The fire code section of the New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL): A U.S. Department of Labor designation recognizing a private sector organization to perform certification for certain products to ensure that they meet the requirements of both the construction and general industry OSHA electrical standards.

NEC: National Electric Code.

NFPA: National Fire Protection Association.

NON-DEDICATED-USE BUILDING: All buildings that contain a battery energy storage system and do not comply with the dedicated-use building requirements.

NON-PARTICIPATING PROPERTY: Any property that is not a participating property.

NON-PARTICIPATING RESIDENCE: Any residence located on non-participating property.

OCCUPIED COMMUNITY BUILDING: Any building in Occupancy Group A, B, E, I, R, as defined in the International Building Code, including but not limited to schools, colleges, daycare facilities, hospitals, correctional facilities, public libraries, theaters, stadiums, apartments, hotels, and houses of worship.

PARTICIPATING PROPERTY: A battery energy storage system host property or any real property that is the subject of an agreement that provides for the payment of monetary compensation to the landowner from the battery energy storage system owner (or affiliate) regardless of whether any part of a battery energy storage system is constructed on the property.

TIER 1 BATTERY ENERGY STORAGE SYSTEMS: These systems have an aggregate energy capacity less than or equal to 600kWh and, if in a room or enclosed area, consist of only a single energy storage system technology.

TIER 2 BATTERY ENERGY STORAGE SYSTEMS: These systems have an aggregate energy capacity greater than 600kWh or are comprised of more than one storage battery technology in a room or enclosed area.

UNIFORM CODE: the New York State Uniform Fire Prevention and Building Code adopted pursuant to Article 18 of the Executive Law, as currently in effect and as hereafter amended from time to time.

2-29-387 General Requirements.

- (a) A building permit and an electrical permit shall be required for installation of all battery energy storage systems.
- (b) Any issuance of any and all permits and approvals by shall include review pursuant to the State Environmental Quality Review Act (“SEQR”).
- (c) All on-site utility lines shall be placed underground to the extent feasible and as permitted by the serving utility, with the exception of the main service connection at the utility company right-of-way and any new interconnection equipment, including without limitation any poles, with new easements and right-of-way.
- (d) Any battery energy storage system must be at least _____ ft from any residential use. The distance is to be measured from structure to structure.
- (e) Signage.
 - (1) The signage shall be in compliance with ANSI Z535 and shall include the type of technology associated with the battery energy storage systems, any special hazards associated, the type of suppression system installed in the area of battery energy storage systems, and 24-hour emergency contact information, including reach-back phone number.
 - (2) As required by the NEC, disconnect and other emergency shutoff information shall be clearly displayed on a light reflective surface. A clearly visible warning sign concerning voltage shall be placed at the base of all pad-mounted transformers and substations.
 - (f) Lighting. Lighting of the battery energy storage systems shall be limited to that minimally required for safety and operational purposes and shall be reasonably shielded and downcast from abutting properties.
 - (g) Vegetation and tree-cutting. Areas within 10 feet on each side of Tier 2 Battery Energy Storage Systems shall be cleared of combustible vegetation and other combustible growth. Single specimens of trees, shrubbery, or cultivated ground cover such as green grass, ivy, succulents, or similar plants used as ground covers shall be permitted to be exempt provided that they do not form a means of readily transmitting fire. Removal of trees should be minimized to the extent possible.
 - (h) Noise. The 1-hour average noise generated from the battery energy storage systems, components, and associated ancillary equipment shall not exceed a noise level of 60 dBA as measured at the outside wall of any non-participating residence or occupied community building. Applicants may submit equipment and component manufacturers noise ratings to demonstrate compliance. The applicant may be required to provide Operating Sound Pressure Level measurements from a reasonable number of sampled locations at the perimeter of the battery energy storage system to demonstrate compliance with this standard.
 - (i) Tier 2 Battery Energy Storage Systems, including all mechanical equipment, shall be enclosed by a 8-foot-high fence with a self-locking gate to prevent unauthorized access unless housed in a dedicated-use building and not interfering with ventilation or exhaust ports.
 - (j) Tier 2 Battery Energy Storage Systems shall have views minimized from adjacent properties to the extent reasonably practicable using architectural features, earth berms, landscaping, or other screening methods that will harmonize with the character of the property and surrounding area and not interfering with ventilation or exhaust ports.
 - (k) All battery energy storage systems, all Dedicated Use Buildings, and all other buildings or structures that (1) contain or are otherwise associated with a battery energy storage system and (2) subject to the Uniform Code and/or the Energy Code shall be designed, erected, and installed in accordance with all applicable provisions of the Uniform Code, all applicable provisions of the Energy Code, and all applicable provisions of the codes, regulations, and industry standards as referenced in the Uniform Code, the Energy Code, and the City of Utica Zoning Code.

2-29-388 Safety

- (a) System Certification. Battery energy storage systems and equipment shall be listed by a Nationally Recognized Testing Laboratory to UL 9540 (Standard for battery energy storage systems and

Equipment) or approved equivalent, with subcomponents meeting each of the following standards as applicable:

- (1) UL 1973 (Standard for Batteries for Use in Stationary, Vehicle Auxiliary Power and Light Electric Rail Applications),
- (2) UL 1642 (Standard for Lithium Batteries),
- (3) UL 1741 or UL 62109 (Inverters and Power Converters),
- (4) Certified under the applicable electrical, building, and fire prevention codes as required.
- (5) Alternatively, field evaluation by an approved testing laboratory for compliance with UL 9540 (or approved equivalent) and applicable codes, regulations and safety standards may be used to meet system certification requirements.

- (b) Site Access. Battery energy storage systems shall be maintained in good working order and in accordance with industry standards. Site access shall be maintained, including snow removal at a level acceptable to the Fire Department and Department of Code Enforcement.
- (c) Battery energy storage systems, components, and associated ancillary equipment shall have required working space clearances, and electrical circuitry shall be within weatherproof enclosures marked with the environmental rating suitable for the type of exposure in compliance with NFPA 70.

2-29-389 Special Use Permit application requirements. For a Tier 2 Battery Energy Storage System requiring a Special Use Permit and site plan approval, the site plan application shall include the following information:

- (a) Property lines and physical features, including roads, for the project site.
- (b) Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, fencing and screening vegetation or structures.
- (c) A one- or three-line electrical diagram detailing the battery energy storage system layout, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices.
- (d) A preliminary equipment specification sheet that documents the proposed battery energy storage system components, inverters and associated electrical equipment that are to be installed. A final equipment specification sheet shall be submitted prior to the issuance of building permit.
- (e) Name, address, and contact information of proposed or potential system installer and the owner and/or operator of the battery energy storage system. Such information of the final system installer shall be submitted prior to the issuance of building permit.
- (f) Name, address, phone number, and signature of the project Applicant, as well as all the property owners, demonstrating their consent to the application and the use of the property for the battery energy storage system.
- (g) Zoning district designation for the parcel(s) of land comprising the project site.
- (h) A Commissioning Plan documenting and verifying that the system and its associated controls and safety systems are in proper working condition per requirements set forth in the Uniform Code. Where commissioning is required by the Uniform Code, Battery energy storage system commissioning shall be conducted by a New York State (NYS) Licensed Professional Engineer after the installation is complete but prior to final inspection and approval. A corrective action plan shall be developed for any open or continuing issues that are allowed to be continued after commissioning. A report describing the results of the system commissioning and including the results of the initial acceptance testing required in the Uniform Code shall be provided to the Commissioner of Code Enforcement prior to final inspection and approval and maintained at an approved on-site location.
- (i) A Fire Safety Compliance Plan documenting and verifying that the system and its associated controls and safety systems are in compliance with the Uniform Code.
- (j) An Operation and Maintenance Manual which shall describe continuing battery energy storage system maintenance and property upkeep, as well as design, construction, installation, testing and commissioning information and shall meet all requirements set forth in the Uniform Code.

(k) Erosion and sediment control and storm water management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the City of Utica Zoning Code, Department of Engineering, Stormwater management and/or the Planning Board.

(l) Prior to the issuance of the building permit or final approval by the Planning Board, but not required as part of the application, engineering documents must be signed and sealed by a NYS Licensed Professional Engineer.

(m) An Emergency Operations Plan shall include the following information:

- a. Procedures for safe shutdown, de-energizing, or isolation of equipment and systems under emergency conditions to reduce the risk of fire, electric shock, and personal injuries, and for safe start-up following cessation of emergency conditions.
- b. Procedures for inspection and testing of associated alarms, interlocks, and controls.
- c. Procedures to be followed in response to notifications from the Battery Energy Storage Management System, when provided, that could signify potentially dangerous conditions, including shutting down equipment, summoning service and repair personnel, and providing agreed upon notification to fire department personnel for potentially hazardous conditions in the event of a system failure.
- d. Emergency procedures to be followed in case of fire, explosion, release of liquids or vapors, damage to critical moving parts, or other potentially dangerous conditions. Procedures can include sounding the alarm, notifying the fire department, evacuating personnel, de-energizing equipment, and controlling and extinguishing the fire.
- e. Response considerations similar to a safety data sheet (SDS) that will address response safety concerns and extinguishment when an SDS is not required.
- f. Procedures for dealing with battery energy storage system equipment damaged in a fire or other emergency event, including maintaining contact information for personnel qualified to safely remove damaged battery energy storage system equipment from the facility.
- g. Any other procedures as determined necessary by the City to provide for the safety of occupants, neighboring properties, and emergency responders.
- h. Procedures and schedules for conducting drills of these procedures and for training local first responders on the contents of the plan and appropriate response procedures.
- i. Said plan shall be given to the system owner, the local fire department, and local fire code official. A permanent copy shall also be placed in an approved location to be accessible to facility personnel, fire code officials, and emergency responders.

2-29-390 Ownership Changes

If the owner of the battery energy storage system changes or the owner of the property changes, the special use permit shall remain in effect, provided that the successor owner or operator assumes in writing all of the obligations of the special use permit, site plan approval, and decommissioning plan. A new owner or operator of the battery energy storage system shall notify the Department of Code Enforcement of such change in ownership or operator within 15 days of the ownership change. A new owner or operator must provide such notification to the Department of Code Enforcement in writing. The special use permit and all other local approvals for the battery energy storage system would be void if a new owner or operator fails to provide written notification within the required timeframe. Reinstatement of a void special use permit will be subject to the same review and approval processes for new applications under this Article.

2-29-391 Decommissioning.

(a) The applicant shall submit a decommissioning plan, developed in accordance with the Uniform Code, to be implemented upon abandonment and/or in conjunction with removal from the facility. The decommissioning plan shall include:

- (1) A narrative description of the activities to be accomplished, including who will perform that activity and at what point in time, for complete physical removal of all battery energy storage system components, structures, equipment, security barriers, and transmission lines from the site;
- (2) Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations;
- (3) The anticipated life of the battery energy storage system;
- (4) The estimated decommissioning costs and how said estimate was determined;
- (5) The method of ensuring that funds will be available for decommissioning and restoration;
- (6) The method by which the decommissioning cost will be kept current;
- (7) The manner in which the site will be restored, including a description of how any changes to the surrounding areas and other systems adjacent to the battery energy storage system, such as, but not limited to, structural elements, building penetrations, means of egress, and required fire detection suppression systems, will be protected during decommissioning and confirmed as being acceptable after the system is removed; and
- (8) A listing of any contingencies for removing an intact operational energy storage system from service, and for removing an energy storage system from service that has been damaged by a fire or other event.

(b) The owner and/or operator of the energy storage system, shall continuously maintain a fund or bond payable to the City of Utica, in a form approved by the City of Utica for the removal of the battery energy storage system, in an amount to be determined by the City, for the period of the life of the facility. This fund may consist of a letter of credit from a State of New York licensed-financial institution. All costs of the financial security shall be borne by the applicant.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately.

	MEMBERS	AYES	NAYS		MEMBERS	AYES	NAYS	ADOPTED OR DISAPPROVED BY
1	K.Aiello			6	J. Betrus			THE FOLLOWING VOTE:
2	R. Burmaster			7	H. Wasielewski			
3	J. Betar			8	S. Colosimo-Testa			AYES _____ NAYS _____
4	F. Carcone			9	J. LoMedico			
5	V. Ervin			10	R. Giruzzi			DATE ADOPTED / / 2026

Submitted to council by: _____

Proposed Ordinance No. _____

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Sent to Council Attorney on: _____

Thursday Rule Waiver Required? _____

Date of Legislation: _____

Explanation provided to council on: _____

CITY OF UTICA
Department of Legislation
Common Council

By: Councilmembers LoMedico, Colosimo-Testa

ORDINANCE ADDING SECTION 2-29-136 OF THE
UTICA CITY CODE OF ORDINANCES

BE IT ORDAINED, that Article V, Sign Regulations, of the Utica Code of Ordinances shall be amended by amending Section 2-29-136, entitled "Billboard Signs", to read as follows:

2-29-126 Billboard Signs.

Billboard signs of any kind are expressly prohibited in all districts.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately and any and all billboards that currently exist are permitted to continue subject to Division 6, Article II, Chapter 2-29.

	MEMBERS	AYES	NAYS		MEMBERS	AYES	NAYS	ADOPTED OR DISAPPROVED BY
1	K.Aiello			6	J. Betrus			THE FOLLOWING VOTE:
2	R. Burmaster			7	H. Wasielewski			
3	J. Betar			8	S. Colosimo-Testa			AYES _____ NAYS _____
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