

MICHAEL P. GALIME, MAYOR
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT
1 KENNEDY PLAZA
UTICA, NEW YORK 13502
PHONE: (315) 792-0181
FAX: (315) 797-6607



PLANNING BOARD AGENDA
Common Council Chambers
April 16, 2026 – 4:30 PM

OLD 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 and March 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 met with Deputy Chief Noon at their March meeting to discuss their concerns about the potential for fires from such facilities, UFD training for fires at such facilities and the ability of UFD to fight such fires. The Board tabled the report at their March meeting as Mr. Mitchell indicated that he had concerns and wanted to prepare a formal document detailing those concerns for the Common Council.

PB Case No.:	08-26	Zone:	Residential Mixed (RM)
Address:	509 Lansing Street	Requested Action:	Site Plan Review
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 create four apartments in the building.

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.

The Planning Board tabled review of the request as the applicant was not present at the meeting.