

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA

DEPARTMENT OF URBAN & ECONOMIC DEVELOPMENT  
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**PLANNING BOARD AGENDA**  
**Common Council Chambers**  
**May 21, 2026 – 4:30 PM**

**PUBLIC HEARING**

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PB Case No.:	10-26	Zone:	Neighborhood Mixed Use (NMU)
Address:	1420 Bleecker Street	Requested Action:	Site Plan Review and Special Use Permit
Applicant:	Abdul Aleel Abdalahi		
Owner:			

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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 Neighborhood 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.

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PB Case No.:	11-26	Zone:	Urban Mixed Use (UMU)
Address:	904 Tilden Avenue (City ROW)	Requested Action:	Site Plan Review and Special Use Permit
Applicant:	Bell Atlantic Mobile Systems, LLC		
Owner:	National Grid		

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Pursuant to City of Utica Zoning Code Section 2-29-274(a), the applicant is seeking Special Use Permit review and Site Plan review of a plan to co-locate a new wireless telecommunications service facility on a replacement utility pole within the City right-of-way adjacent to 904 Tilden Avenue.

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**

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PB Case No.:	09-26	Zone:	Planned Development (PD)
Address:	126 Business Park Drive	Requested Action:	Site Plan Review
Applicant:	126 Business Park Holdings LLC		
Owner:	126 Business Park Holdings LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a proposal to permanently install a second driveway for the property.

Within the last few months, a temporary access drive was established on the south side of the parcel in order to accommodate the delivery and installation of new printing equipment for a tenant in the building. The temporary driveway was comprised of crusher run. At this time, the property owner is requesting approval to make the temporary driveway a permanent driveway with asphalt to ensure access for future deliveries and repairs only.

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PB Case No.:	12-26	Zone:	Residential Mixed (RM)
Address:	506 Nichols Street	Requested Action:	Site Plan Review
Applicant:	Castlerock Capital, LLC		
Owner:	Castlerock Capital, LLC		

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Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval of a plan to convert the former Victor Conte Sales building into a Mixed Use Building (Large). The applicant is proposing to convert the former office and warehouse into 40 apartments with a restaurant, health and wellness spa and several retail spaces in the building as well.

The applicant will be going before the Zoning Board of Appeals for a use variance on Tuesday, May 19<sup>th</sup> as the Residential Mixed zoning district does not permit Mixed Use Large uses. In addition, the applicant is proposing to purchase the land at 956-960 Blecker Street from the Urban Renewal Agency for parking for the proposed development; the Agency has yet to consider this request.

**OLD BUSINESS**

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PB Case No.:	06-26	Zone:	
Address:	Citywide	Requested Action:	Common Council Report
Applicant:	City of Utica		
Owner:			

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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.