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

NEW BUSINESS

PB Case No.:	16-26	Zone:	Central Business District (CBD)
Address:	343-345 Bleecker Street	Requested Action:	Site Plan Review & Special Use Permit
Applicant:	Waleed Saleh		
Owner:	Joel DeJesus Castro		

Pursuant to City of Utica Zoning Code Section 2-29-125(b)(3), the applicant is requesting Site Plan approval along with approval of a Special Use Permit for a plan to establish a neighborhood convenience store within the downtown central business district.

According to the application, the applicant is proposing to locate in an existing ground-floor storefront previously home to the John Plado, Tailor shop on Bleecker Street. The store owner is proposing to sell pre-packaged snacks, confections and sealed beverages, adding that no on-site food preparation will be performed within the store. The proposed hours of operation are seven days a week from 8 AM to 10 PM.

As there are other existing convenience stores within a 2,00 linear foot radius of this proposed store, the applicant will need approval of an area variance for the 2,000 linear foot distance from the Zoning Board of Appeals prior to final approvals from the Planning Board. Additionally, based on the date of submission, there was insufficient time to provide appropriate public notice for a public hearing for the Special Use Permit. As such, that will need to be completed if the Zoning Board of Appeals grants approval of the required area variance.