

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

**ZONING BOARD OF APPEALS AGENDA
COMMON COUNCIL CHAMBERS – CITY HALL
OCTOBER 21, 2025 5:00 PM**

ZBA Case No.:	21-25	Zone:	CBD
Address:	221 Oriskany Street E.	Area Variance	
Applicant:	Ray Risucci		
Owner:	The Mohawk Observer, LLC		

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking an area variance in order to install signage at the above referenced property.

The applicant is proposing to install a 30" x 31' (77.5 sf) channel letter sign on the west side of the building. The sign will read "PUFF THEORY CANNABIS." The sign will be located approximately 20' above grade on the side wall of the building.

In accordance with Section 2-29-134 of the Zoning Ordinance of the City of Utica, the maximum total wall signage in a Central Business District permitted is 60 sf. The applicant is required to receive an area variance for the increase in square footage permitted.

ZBA Case No.:	22-25	Zone:	RM
Address:	201 French Road	Area Variance	
Applicant:	Adolfo Sanchez		
Owner:	GJ Holdings, LLC		

Pursuant to Section 2-29-32(d)(1) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of an area variance in order to legitimize the installation of fencing at the above referenced property.

The applicant has installed an 8'± high wood solid entryway/gate with a roof to the front yard. The entire front yard is enclosed by a 3' open style fence. The applicant has stated that they installed this structure/fence for privacy and safety for his family.

In accordance with Section 2-29-185 (c)(2) of the Zoning Ordinance of the City of Utica, all fences measuring more than three feet high are prohibited in the front yard of both inside and corner lots, therefore, the applicant will be required to receive an area variance for the height of the fence/entry way along French Road.

ZBA Case No.:	23-25	Zone:	RM
Address:	2012 Sunset Avenue	Use Variance	
	803 & 805 Arnold Avenue		
Applicant:	Tyler Griffith		
Owner:	Sturges Manufacturing		

Pursuant to Section 2-29-32(d)(2) of the Zoning Ordinance of the City of Utica, the applicant is seeking approval of a use variance in order to construct an addition at the above referenced property.

In accordance with Section 2-29-62 of the Zoning Ordinance of the City of Utica, a nonconforming use shall not be expanded beyond the area of the existing structure in which the use is located, unless granted a use variance from the Zoning Board of Appeals.

The applicant is proposing to construct a 15,000-sf addition to the manufacturing facility. The addition will be 110' x 155'. This expansion will encompass three lots on Arnold Avenue. The business hours will remain as they currently exist. There will be no additional traffic on Arnold Avenue due to the expansion.

The applicant previously received a use variance in November 2021 for the 10,600-sf expansion that has been constructed.