

**City of Oneida**  
**Planning Commission Zoning Board of Appeals**  
**Meeting Minutes**  
**May 14, 2024**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, April 9, 2024, at 6:00 p.m. in the Common Council Chambers, City Hall, 109 N. Main St. Oneida, NY

The meeting was called to order at 6:00pm by Chairperson Randy Bonville.

**PRESENT:** Randy Bonville  
Perry Tooker  
Barbara Henderson  
Kipp Hicks  
Todd Schaal

**ALSO PRESENT:** Brodi Oatman, Clerk  
John Monaghan, Acting City Manager  
Andy Bennett, Fire Marshall  
Jim Monahan, Applicant

**ABSENT:** Pat Thorpe

Brodi noted that there was a correction with the original minutes, where the correction was noted.

**RESOLVED**, that the Tuesday, April 9, 2024, PCZBA meeting minutes are hereby approved.

**Moved by Kipp Hicks**

**Seconded by Barbara Henderson**

**Ayes: 5**

**Nays:0**

## **Motion Carried**

### **ITEM # 1- Site Plan Modification**

Item was taken off the agenda.

**Item # 2- SEQR Review** for the Site Plan Review to establish a commercial and residential use at properties located at 126 Madison Street Parcel Id Number 30.72-1-63; 136 Madison Street Parcel Id Number 30.72-1-64; 138 Madison Street Parcel Id Number 30.72-1-65; 140 Madison Street Parcel Id Number 30.72-1-66 (Madison Street Revitalization Project), zoned DC, by the Monahan Development Corp, filed# 2024-006.

**The applicant was in attendance.**

**RESOLVED**, the planning Board has carefully considered the New York State SEQR Review, completed on May 14<sup>th</sup>, 2024, classified the proposed Action as an Unlisted Action, and issued a Negative Declaration under SEQR based on the findings that no significant adverse environmental impacts are anticipated.

**Moved by Kipp Hicks**

**Seconded by Todd Schaal**

**Ayes:5**

**Nays:0**

**Motion Carried**

**Item # 3 – Discussion related to filling the PCZBA Chairperson, and Secretary to the PCZBA Positions** as you are aware, Fred has resigned from the PCZBA, and Chris Henry has resigned as the Director of Planning. The Mayor and Acting City Manager are looking to replace those positions, as for the Secretary this is a role/duty of the Director of Planning, or someone from the planning Department. Brodi Oatman from the Water Department has offered to assist temporarily with assistance from the codes Department. The city has been marketing the Director of Planning Position, once filled, the person will resume the duties of the Secretary.

**Resolved**, that there being no further business to be brought before the PCZBA, the meeting is hereby adjourned.

**Moved by Kipp Hicks**

**Seconded by Randy Bonville**

**Ayes: 5**

**Nays: 0**

**MOTION CARRIED**

The meeting adjourned at 6:45pm

DRAFT

A RESOLUTION APPROVING AN SEQR FOR THE SITE PLAN REVIEW FOR A MIXED-USE RETAIL AND RESIDENTIAL PROJECT LOCATED AT 126 MADISON STREET PARCEL ID NUMBER 30.72-1-63; 136 MADISON STREET PARCEL ID NUMBER 30.72-1-64; 138 MADISON STREET PARCEL ID NUMBER 30.72-1-65; 140 MADISON STREET PARCEL ID NUMBER 30.72-1-66 (MADISON STREET REVITALIZATION PROJECT), ZONED DC, BY THE MONAHAN DEVELOPMENT CORP, FILE# 2024-006.

WHEREAS, the City of Oneida's (the City) Joint Zoning Board of Appeals/Planning Commission (the Planning Board) has conducted a thorough review of the application submitted by Monahan Development Corp (the Applicant) for the establishment of a mixed-use development located at 126 Madison Street Parcel Id Number 30.72-1-63; 136 Madison Street Parcel Id Number 30.72-1-64; 138 Madison Street Parcel Id Number 30.72-1-65; 140 Madison Street Parcel Id Number 30.72-1-66 (Madison Street Revitalization Project), zoned DC, by the Monahan Development Corp, file# 2024-006., zoned DC; and

WHEREAS, the Planning Board has carefully considered the New York State SEQR review, completed on May 14th, 2024, classified the proposed Action as an Unlisted Action and issued a Negative Declaration under SEQR based on the findings that no significant adverse environmental impacts are anticipated.

This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City of Oneida's Joint Zoning Board of Appeals/Planning Commission on this 14th day of May, 2024.

Randy Bonville

Acting Chairperson, Joint Zoning Board of Appeals/Planning Commission

ATTEST:

  
~~Christopher Henry~~

~~Director of Planning and Development and, Secretary of the Joint Zoning Board of Appeals/Planning Commission~~

Brodi Catman

Brodi Catman, Clerk of board.

**Full Environmental Assessment Form**  
**Part 3 - Evaluation of the Magnitude and Importance of Project Impacts**  
**and**  
**Determination of Significance**

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

The only questions marked "yes" were 10 and 15.

Regarding question 10, this question was only answered "yes" due to the location being within the Downtown Historic District. The project is looking to restore the historic character of the existing buildings, and reconstruct 140 Madison Street in the character of the surrounding neighborhood. There is to be little to no impact on the Historic Character to the neighborhood or buildings

Question 15 was answered "yes" due to the construction activities, and additional lighting. The construction impacts will be temporary where construction is only estimated to be 18 months. Additionally, the installation of lighting, will enhance the health, safety, and overall livability in downtown Oneida. The Lighting will be in line with the historic character of the neighborhood. The amount of lighting proposed is consistent with the lighting that is typically found in downtown Oneida.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status: ☐ Type 1 ☒ Unlisted

Identify portions of EAF completed for this Project: ☒ Part 1 ☒ Part 2 ☒ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the  
City of Oneida Joint Zoning Board of Appeals/Planning Commission as lead agency that:

☒ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

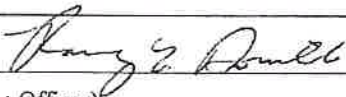
Name of Action: Madison Street Revival

Name of Lead Agency: City of Oneida Joint Zoning Board of Appeals/Planning Commission

Name of Responsible Officer in Lead Agency: Randy Bonville

Title of Responsible Officer: Acting Chairman

Signature of Responsible Officer in Lead Agency:



Date: 5/14/24

Signature of Preparer (if different from Responsible Officer)

Date:

**For Further Information:**

Contact Person: Barbara Henderson

Address: 109 N. Main Street, Oneida, NY 13421

Telephone Number: 315-363-7467

E-mail: [bhenderson@oneidacityny.gov](mailto:bhenderson@oneidacityny.gov)

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)  
Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**PRINT FULL FORM**