

**City of Oneida  
Planning Commission Zoning Board of Appeals  
Meeting Minutes  
September 10, 2024**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, September 10, 2024, at 6:00 p.m. in the Basement Activities Room, City Hall, 109 N. Main St. Oneida, NY.

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

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

**Also Present:** Mayor Rossi

**Absent:**

**Vacancies: 1**

**Item #1 – Site Plan Modification**

Applicant: Seneca Fields-Phase II

Location: 1144 Meadow Drive, SBL # 38.-1-8.2

Request: Approve time extension and building size reduction.

Kipp Hick Recuses himself.

**Discussion:**

**Resolved,** to approve the site plan modification with an extension period to be confirmed. The board reaffirmed all previous decisions and reiterated the 8/9/2024 recommendations regarding the sidewalk extension and related provisions.

**Moved by: Tooker**

**Seconded by: Schaal**

Ayes: 6

Nays: 0

**MOTION CARRIED**

**Kipp Hick Returns**

**Item #2 – Area Variance**

Applicant: Joshua Paul

Location: 1140 Glenwood Ave., SBL # 38.74-1-3

Request: Area Variance for a 24 x 26 metal garage.

**Motion to Open the Public Hearing**

**Moved:** Hicks

**Seconded:** Henderson

**Ayes: 6**

**Nays: 0**

**Discussion:**

A neighbor expressed concerns regarding the new fence, property line proximity, and limited maintenance space. Thorpe recommended postponing until a representative from Codes could attend and clarify city requirements. Ultimately, after discussion regarding alternative placements and the absence of hardship, the board unanimously voted against the application.

**Resolved,** motion to deny the applicants request.

**Ayes: 6**

**Nays: 0**

**MOTION CARRIED**

**Item #3 – Subdivision Adjustment**

Applicant: City of Oneida

Location: 109 N. Main St.

Request: Subdivision adjustment for Oneida Hotel Project and All Seasonings, regarding parking at the corner of Lenox Ave. and Cedar Street.

Hicks recused himself due to IDA involvement.

**Discussion:**

Mayor Rossi was present to provide background but additional clarity on Common Council Resolution 24-25 (dated February 6, 2024) is needed, particularly around the expenditure authorization for survey and appraisal services.

**Resolved**, that the request be tabled until further details on the SEQR classification and administration were confirmed.

**Moved:** Schaal

**Seconded by:** Thorpe

**MOTION TO TABLE CARRIED**

**Kipp Hick Returns.**

**Item #4 – Site Plan Modification**

Applicant: LES Norma LLC

Location: 2376 Upper Lenox Ave., Tax Parcel #45.-2-2.111

Request: Site Plan Modification for construction of electric poles and an access road for a proposed solar facility.

**Discussion:**

The applicants emphasized the urgency of approval due to financing delays. Schaal indicated that while no additional SEQR or public hearing might be needed, proper notifications and paperwork must be completed for the next meeting.

**Resolved**, to table the request pending SEQR reassessment and confirmation of the 239 Review.

**Moved:** Thorpe

**Seconded by:** Henderson

Ayes: 6

Nays: 0

**MOTION TO TABLE CARRIED**

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

**Moved by Hicks**

**Seconded by Schaal**

**Ayes: 6**

**Nays: 0**

**MOTION CARRIED**

The meeting adjourned at 7: 18 p.m.