

CITY OF ONEIDA

Planning Commission / Zoning Board of Appeals
Regular Meeting Minutes

Date: October 14, 2025

Time: 6:00 P.M.

Location: Common Council Chambers, City Hall, 109 N. Main Street, Oneida, NY

Call to Order

Chairperson Perry Tooker called the meeting to order at 6:05 P.M.

Roll Call

Present: Perry Tooker (Chair), Todd Schaal, Barbara Henderson, Kipp Hicks, Pat Thorpe, Dave Scholl, Gregg Myers

Also Present: Steve Vonderweidt (Director of Planning & Development), Jay Ackerman (Code Enforcement), Jeannie Markle
Rebecca Lennon (Secretary),

Quorum: Achieved.

Approval of Meeting Minutes

May 13, 2025 – Approved with correction to date format and typo (“Onida” → “Oneida”).

September 9, 2025 – Approved with correction to include the word “Resolved” at the end of the last paragraph.

Motion: Thorpe / Second: Henderson

Vote: Ayes – Unanimous / Motion Carried

Item #1 – Area Variance – 110 Hunt Valley Road

Applicant: Carl S. & Barbara J. Watson

Request: Area variance for a 7-foot side yard setback from the western property line to replace an existing 12’x12’ shed with a 12’x16’ shed.

Tax Parcel: 38.53-1-47.3 | Zoning: R-1 Residential

Discussion:

Applicant intends to replace an aged shed with a slightly larger one and extend the existing

fence line. No objections were received from neighboring properties; adjacent land is City-owned parkland.

SEQRA: Type II Action – No further review required.

Public Hearing: Opened at 6:15 PM / Closed at 6:16 PM (no speakers).

Findings (Five-Factor Test):

1. No undesirable change to neighborhood character.
2. Alternatives exist but are not feasible due to lot layout.
3. Request is not substantial.
4. No adverse environmental or physical impact.
5. Difficulty is self-created but does not preclude approval.

Motion to Approve: Thorpe / Second: Hicks

Vote: Ayes – Unanimous / Motion Carried

Action: Area variance granted for a 7-foot side yard setback from the western property line.

File #: 2025-013

Item #2 – Area Variance – Building-Mounted Signage (Walmart)

Applicant: Carlin Alvarado, Walmart Stores, Inc.

Location: 2024 Genesee Street

Request: Variance to allow 23 building-mounted signs (10 new) exceeding the code limit of 3, as part of a corporate rebranding.

Tax Parcel: 37.63-1-12 | Zoning: C – Commercial

Discussion:

Applicant explained that the total square footage of signage would decrease (from 656.75 sq ft to 584 sq ft) despite the increased number of signs. One written objection was received without stated reasons. Two neighboring property owners responded with no objections.

SEQRA: Type II Action – No further review required.

Public Hearing: Opened at 6:25 PM / Closed at 6:26 PM.

Findings (Five-Factor Test):

1. No undesirable change in character or detriment to nearby properties.
2. Alternative configurations possible, but reduction in area is reasonable.
3. Variance numerically substantial but mitigated by total area decrease.
4. No adverse physical or environmental effects.
5. Difficulty self-created but does not preclude approval.

Conditions of Approval:

1. Obtain all required building permits prior to construction.
2. No additional signage without further Board approval.
3. Pylon sign refacing not to increase height or area.
4. Temporary pickup banner requires separate seasonal sign permit (§190-15(C)(20)).
5. Illumination must remain internally contained without glare to rights-of-way.
6. All signage to remain below visible parapet/roofline.

Motion to Approve: Schaal / Second: Thorpe

Vote: Ayes – Unanimous / Motion Carried

Action: Area variance granted for building-mounted signage exceeding code limits.

File #: 2025-014

Public Comment

Resident Wael Barani (Ward 5 , 113 N Warner Street) raised a concern regarding sidewalk elevation and ADA accessibility near his home.

The Board directed him to contact the City Engineer for review and advised that unresolved issues could be brought before the Common Council.

Other Business

The Board discussed November meeting rescheduling due to Veterans Day.

Date set: Tuesday, November 18, 2025, at 5:30 PM.

Open position on the Planning Board noted.

Adjournment

Motion to Adjourn: Thorpe / Second: Schaal

Time: 6:35 PM

Vote: Ayes – Unanimous / Motion Carried

Respectfully submitted,

Steve Vonderweidt Director of Planning

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