

**City of Oneida
Planning Commission Zoning Board of Appeals
Special Meeting Agenda
City Hall, 109 N. Main Street – Common Council Chambers
October 14, 2025
6:00 P.M.**

Call to Order

Roll Call

**Approval of the Meeting Minutes:
May 13, 2025, Minutes
September 9, 2025, Minutes**

Item #1 – Area Variance for a 7' side yard setback from the Southern property line located at 110 Hunt Valley Road, PIN# 38.53-1-47.3, zoned R1, by Carl S. Watson, and Barbara J. Watson file#2025- 013.

**Discussion with the Applicant
Planning:**

Neighbor Statement Review Notes:

- 37.60-1-1.23: The owner is also the applicant.
- 106 Ryans Way (37.60-1-1.22): Owner is City of Oneida and the City has no objection to the application.

239 Review- Not required

SEQR- The PCZBA may consider this a Type II action requiring no further review.

Motion to Open Public Hearing

The PCZBA may consider keeping the public hearing open until final action at the regularly scheduled meeting in November should any additional information be necessary.

The PCZBA may pass a resolution closing the public hearing.

The PCZBA May Review the Determination of Area Variance Criteria Form- Chairman reads through the criteria and a board member makes a motion for each question with a reason.

The PCZBA May pass a resolution, approving a 7' side yard setback from the Southern property line located at 110 Hunt Valley Road, PIN# 38.53-1-47.3, zoned R1, by Carl S. Watson, and Barbara J. Watson file#2025- 013.

Adjourn