

City of Oneida

Planning Commission Zoning Board of Appeals

Regular Meeting Agenda

City Hall, 109 N. Main Street – Basement Meeting Room

Tuesday, November 18, 2025 – 5:30 PM

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – October 14, 2025 Regular Meeting

Item #1 – 648 Fitch Street

Site Plan Modification for construction of three permanent self-storage buildings located at 648 Fitch Street, PIN# 37.8-1-7, zoned M-1 (Manufacturing-Industrial), by Mike Coates / ProBuild Northeast (Owner: Local Storage Group LLC).

Planning: Staff has reviewed the submittal and found it consistent with prior approvals granted on December 10, 2024. The proposal replaces previously approved temporary structures with permanent buildings and does not alter drainage or traffic circulation. SWPPP and MS4 documentation have been submitted and are pending final City Engineer sign-off.

239 Review: Not required (City roadway, no intermunicipal impact).

SEQRA: Type II (6 NYCRR 617.5[c][7]) – Nonresidential expansion <4,000 sq ft per structure.

Item #2 – 1070 Upper Lenox Avenue

Site Plan Modification for a 24'×36' office addition and 20'×100' storage building located at 1070 Upper Lenox Avenue, PIN# 37-1-44.52, zoned NC (Neighborhood-Commercial), by DK Rental Properties LLC (Keith Peavey, Member).

Planning: The applicant proposes an addition to the existing Tanner Insurance building for expanded office space and an accessory storage facility. County Planning returned a Local Determination (10/14/25), and the 239-f referral to NYSDOT Region 2 is pending acknowledgment. Stormwater narrative provided; Type II action under SEQRA. Public notice has been issued for November 18, 2025.

239 Review: County referral complete (Local Determination – 10/14/25). DOT 239-f pending acknowledgment.

SEQRA: Type II (6 NYCRR 617.5[c][7]).

Item #3 – 169 Madison Street

Conditional Use & Site Plan Review to establish a retail food shop (“Olive Deli”) located at 169 Madison Street, PIN# 30.72-1-41, zoned DC (Downtown Commercial), by Mohammed Alamiri (Owner: John J. McNamee Jr.).

Planning: Application is for reuse of an existing commercial building for a retail deli. A new scaled site plan has been provided. The use is a conditional use in the DC district per §190-27(C). SEQRA Type II – reuse of existing structure < 4,000 sq ft. Public notice has been issued for November 18, 2025.

239 Review: Not required – parcel is approximately 580 ft from the NYS Route 5 right-of-way (outside 500-ft threshold).

SEQRA: Type II (6 NYCRR 617.5[c][7]).

4. Old Business

None.

5. New Business

To be determined at meeting.

6. Adjournment

Motion to adjourn.