



**CITY OF ONEIDA**  
**MEETING OF THE PLANNING COMMISSION**  
109 N. MAIN ST., ONEIDA, NY 13421

**AGENDA**

<b>Date:</b>	September 10, 2024	<b>Presiding:</b>	Randy Bonville, Acting Chairman
<b>Time:</b>	6:00 p.m.	<b>Clerk:</b>	
<b>Location:</b>	City Hall Basement	<b>Meeting Type:</b>	Regular <input checked="" type="checkbox"/> Special <input type="checkbox"/>

Call to Order/Pledge of Allegiance/Roll Call

Approval of the Minutes: August 5, 2024

Item	Title	Facilitator
1.	<b>SITE PLAN MODIFICATION:</b> Approve a time extension and building size reduction for Seneca Fields-Phase II, 1144 Meadow Drive, SBL # 38.-1-8.2	ROSSI
2.	<b>AREA VARIANCE:</b> Approve an application for an Area Variance from Joshua Paul, 1140 Glenwood Ave., SBL # 38.74-1-3 for a 24 x 26 metal garage	ROSSI
3.	<b>SUBDIVISION ADJUSTMENT:</b> Approve the application for a Subdivision Adjustment for the City of Oneida, 109 N. Main St., for the Oneida Hotel Project and All Seasonings regarding parking at the corner of Lenox Ave., and Cedar Street	ROSSI
4.	<b>SITE PLAN MODIFICATION:</b> Approve a Site Plan Modification from LES Norma LLC, for the construction of electric poles and an access road, to be used by National Grid and Applicant for the purpose of servicing applicant's proposed solar facility located at 2376 Upper Lenox Ave.-Tax Parcel #45.-2-2.111	ROSSI

# CITY OF ONEIDA

Planning Commission/Zoning Board of Appeals

Meeting Checklist

City Hall, 109 N. Main St.-City Hall Basement

September 10, 2024-6:00 P.M.

Call to Order time: \_\_\_\_\_

Minutes taken By: \_\_\_\_\_

Roll Call

Attendees	Present	Absent	Arrived Late
Randy Bonville	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Barb Henderson	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Perry Tooker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

## Also Attending

Acting City Manager <i>Rick Rossi</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
ZEO Jay Ackerman	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Fire Marshal <i>Brian Burkle</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Fire Marshal <i>Andy Bennett</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Other: \_\_\_\_\_ ☐

**ITEM NO. 1**

Application for Site Plan Modification

Applicant: Seneca Fields Phase II

Address: 1144 Meadow Drive

Zone: CS

Ward:

Proposal: Time extension, depending on HCR funding awards, anticipated completion date of June 2026

Building Size Reduction-original building square footage was 55,605; new layout is 54,320 (a reduction of 1,284sqft).

Motioned by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**DISCUSSION:**

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Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

**MOTION PASS/FAILED**

**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**



109 North Main Street  
Oneida, New York 13421  
Tel.: 315-363-7467  
Fax: 315-363-2572

**APPLICATION FOR SITE PLAN  
MODIFICATION**

**Name of Proposed Development:**

Seneca Fields Senior Apartments - Phase 2

**Location of Site:**

1144 Meadow Drive, Oneida

**Tax Map Number:** 38.01-08.2

**Current Zoning Classification:** Community Services

**Ward:** 2

**FOR OFFICE USE:**

Application Number: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date Received by Planning: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Action Filing Date: \_\_\_\_\_

☐ Approved ☐ Denied

**Applicant:**

Name: Two Plus Four Construction Co.

Address: 6737 Myers Rd.  
East Syracuse, NY 13057

Phone: 315-437-1808

Email: Dkimmel@twoplusfour.com



Signature of the Applicant

7/30/24

Date

**Plans Prepared By:**

Name: Keplinger Freeman Associates

Address: 6320 Fly Rd- Suite 109  
East Syracuse, NY 13057

Phone: 315-445-7980

Email: \_\_\_\_\_

**Owner (if different):**

Name: Oneida Health Systems inc.

Address: 321 Genesee St

Oneida, NY 13421

Phone: 315-361-2300

**Date of Site Plan Approval:** 11/7/22



Signature of the Owner

08/01/2024

Date

**Modification Requested:**

Time extension- Depending on HCR funding awards, anticipated completion date of June 2026

Building Size reduction- Original building square footage 55,604 new layout is 54,320. A reduction of 1,284 SQFT

**Site Plan Mod Fee: \$100 Please make a check payable to the City of Oneida**

Date Modified 4/19/23

**City, County, State, and Federal Permits Needed** (list type and department/agency):

NYSDEC SPEDES Stormwater Permit, Madison County Highway Work Permit

DHCR Approval

**Total Site Area** (Square feet or acres): 4.73 Acres

**Anticipated Construction Time:** 14 Months

**Will Development be Staged?** No

**Current Condition of Site** (buildings, vacant, etc.):

Vacant land containing small trees and grasses

**Current Land Use of Site** (agricultural, commercial, undeveloped, etc.): Undeveloped

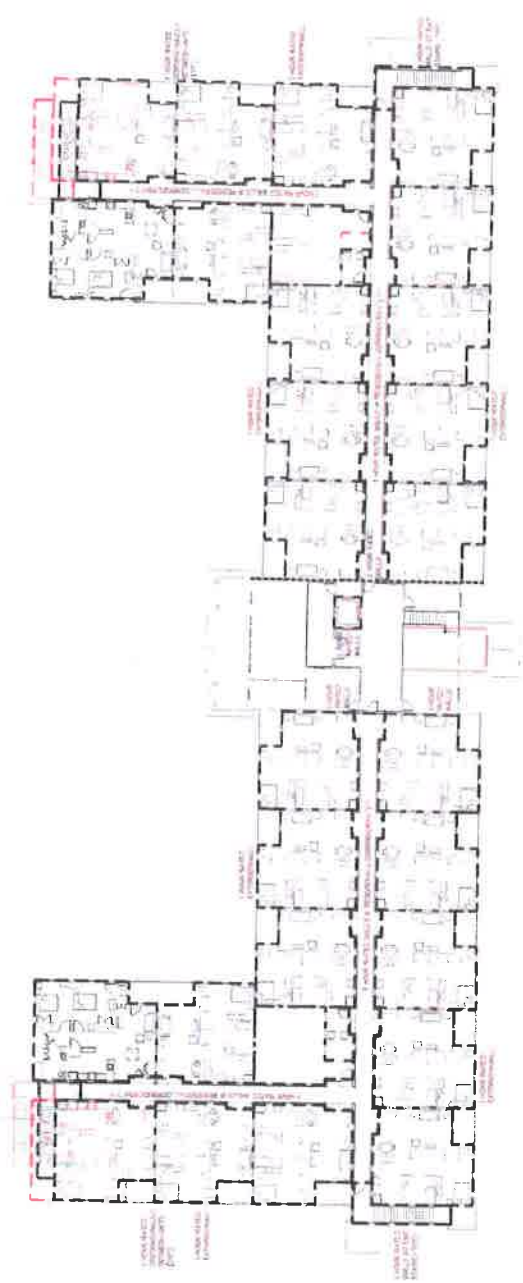
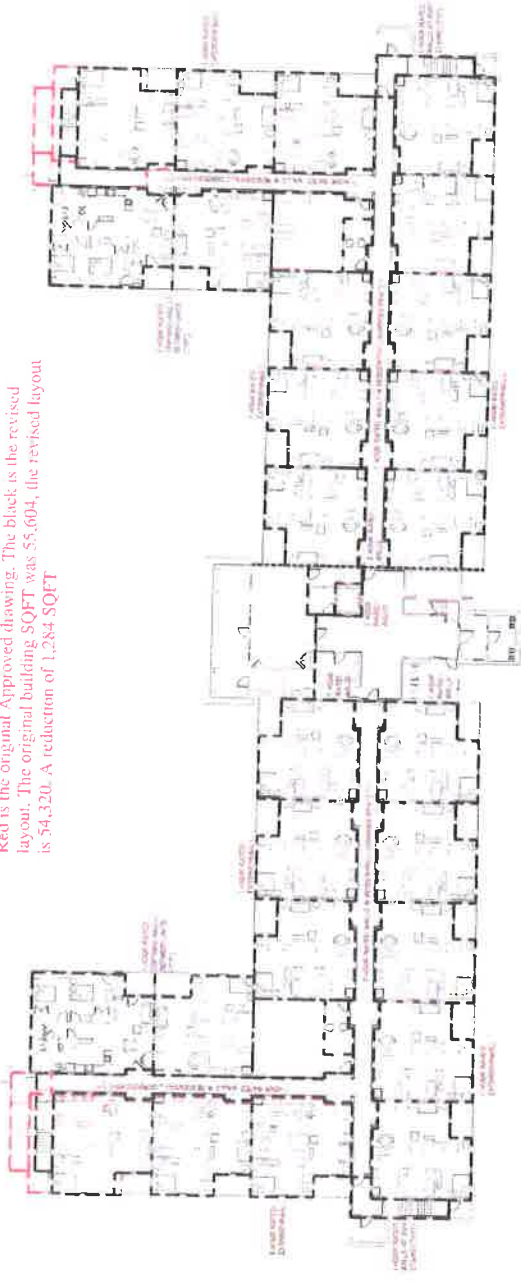
**Estimated Cost of Proposed Improvements:** \$ 15,600,790

**Anticipated Increase in Residents, Employees, Customers/clients, etc.:** 60

**Describe proposed use, including primary and secondary uses, ground floor area, height, and the number of stories per building.** For residential structures, include a number of dwelling units by size (# bdrms), and number of parking spaces. For non-residential structures, include total floor area and total sales area, number of parking spaces. Use a separate sheet if needed.

*Continue to the next page for procedures->*

Red is the original Approved drawing. The black is the revised layout. The original building SQFT was 55,604, the revised layout is 54,320. A reduction of 1,284 SQFT



NOTES:  
1. REFER TO SHEET T-1.0 FOR CORRECTIONS AND REVISIONS.  
2. PREPARE CONSTRUCTION DOCUMENTS AT ALL RESIDENTIAL CORRIDORS.  
3. REFER TO T-1.0 FOR PARTITION TYPES.  
4. PARTITION TYPE: 1/2" Gypsum Board on Steel Studs.  
5. PARTITION TYPE: 1/2" Gypsum Board on Steel Studs.  
6. PARTITION TYPE: 1/2" Gypsum Board on Steel Studs.

**ZAUSMER · FRISCH**  
**SCHUTON & AGGARWAL**  
DESIGNERS / BUILDERS

**SENECA FIELDS II - Senior Apartments**  
Oneida, New York

FIRE RATING PLANS

**PROGRESS PRINT**  
12-08-2024  
**NOT FOR CONSTRUCTION**

THIS DOCUMENT IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 12-08-2024  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

**T-1.4**



## Property Description Report For: 1144 Meadow Dr, Municipality of City of Oneida Outside

*No Photo Available*

<b>Total Acreage/Size:</b>	4.78	<b>Status:</b>	Active
<b>Land Assessment:</b>	2024 - \$3,800	<b>Roll Section:</b>	Taxable
<b>Full Market Value:</b>	2024 - \$5,352	<b>Swis:</b>	251289
<b>Equalization Rate:</b>	----	<b>Tax Map ID #:</b>	38.-1-8.2
<b>Deed Book:</b>		<b>Property Class:</b>	105 - Vac farmland
<b>Grid East:</b>	1069973	<b>Site:</b>	RES 1
		<b>In Ag. District:</b>	No
		<b>Site Property Class:</b>	105 - Vac farmland
		<b>Zoning Code:</b>	CS - Comm Service
		<b>Neighborhood Code:</b>	12053 - Old 14
		<b>School District:</b>	Oneida
		<b>Total Assessment:</b>	2024 - \$3,800
		<b>Property Desc:</b>	split from 38.-1-8
		<b>Deed Page:</b>	
		<b>Grid North:</b>	1121268

### Area

<b>Living Area:</b>	0 sq. ft.	<b>First Story Area:</b>	0 sq. ft.
<b>Second Story Area:</b>	0 sq. ft.	<b>Half Story Area:</b>	0 sq. ft.
<b>Additional Story Area:</b>	0 sq. ft.	<b>3/4 Story Area:</b>	0 sq. ft.
<b>Finished Basement:</b>	0 sq. ft.	<b>Number of Stories:</b>	0
<b>Finished Rec Room</b>	0 sq. ft.	<b>Finished Area Over Garage</b>	0 sq. ft.

### Structure

<b>Building Style:</b>	0	<b>Bathrooms (Full - Half):</b>	0 - 0
<b>Bedrooms:</b>	0	<b>Kitchens:</b>	0
<b>Fireplaces:</b>	0	<b>Basement Type:</b>	0
<b>Porch Type:</b>	0	<b>Porch Area:</b>	0.00
<b>Basement Garage Cap:</b>	0	<b>Attached Garage Cap:</b>	0.00 sq. ft.
<b>Overall Condition:</b>	0	<b>Overall Grade:</b>	
<b>Year Built:</b>		<b>Eff Year Built:</b>	

### Owners

Oneida Health Systems Inc  
321 Genesee St  
Oneida NY 13421

### Sales

*No Sales Information Available*

08/09/2024  
9:32:04 AM  
Sandra LaPera

Onelda City Clerk

Page: 1

### General Licensing Report

For License Type: Planning/ZBA / Fee Type: Site Plan Modification  
Date Range: 08/01/2024 to 08/09/2024

<u>License Type/Fee Type</u>	<u>License #</u>	<u>Issue Date/ Expiration Date</u>	<u>Licensee</u>	<u>Qty/Total</u>	<u>Notes</u>
Planning/ZBA (Site Plan Modification)	843	08/01/2024	Two Plus Four Constructi 6737 Myers Rd E Syracuse, NY 13057	1.00 \$100.00	

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Quantity Sub Total:	1
Amount Sub Total:	\$100.00

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Quantity Grand Total:	1
Amount Grand Total:	\$100.00



**GENERAL MUNICIPAL LAW (GML) 239 REFERRAL FORM**

Variances, Special Permits, Site Plan Reviews, Interpretations

Submit to:  
Madison County Planning Department  
PO Box 606  
Wampsville, NY 13163  
Phone 315) 366-2376 Fax 315) 366-2742

Planning Dept Log# \_\_\_\_\_

Date: 8/9/24

Submitting Official: JOHN McVAGHAN  
Mailing Address: 109 N. MAIN ST  
ONEIDA, NY 13421

Municipality: CITY OF ONEIDAPhone: 315-363-1490**Action Requested (check all that apply):**AREA VARIANCE ☐SPECIAL PERMIT ☐SITE PLAN APPROVAL ☒USE VARIANCE ☐INTERPRETATION ☐**Action Proposed:** \_\_\_\_\_**Application Information:** TWO PLUS FOUR

- Name of Applicant: CONSTRUCTION CO. Phone: 315-437-1808
- Mailing address: 6737 MYERS RD, EAST SYRACUSE, NY 13057
- Address of parcel if different from above: 1144 MEADOW DRIVE, ONEIDA
- Tax Map #(s) of Site Property: 38-1-B.2
- Feature(s) requiring GML 239 review (ie: municipal boundary, State/ County Rd, etc):  
County Rd
- Zoning classification of property: COMMUNITY SERVICE
- Zoning of adjacent properties, if different from above: AGRICULTURE
- Required – A site plan map showing:
  - North arrow & scale of map
  - Location & accurate dimensions of property lines; location & accurate dimensions of existing & proposed structures; access driveway(s) & parking areas; available utilities or on-site sewage disposal system & well; any signs (location and dimensions), outdoor storage areas, fencing or vegetative screening, outdoor lighting
  - Surrounding land uses (within 200' of subject property lines)
  - Part 1 of Environmental Assessment Form (if proposal is a SEQR Type 1 or Unlisted Action)

**Date of scheduled Board meeting:** 9/10/24 ☐ check if not scheduled yet  
Signature of Submitting Official

38.-1-8.2

1144 Meadow Dr.

38.-1-8.1 - Oneida Healthy Seniors, LP

1061 Meadow Dr.

MA: Two Plus Four Mgmt.

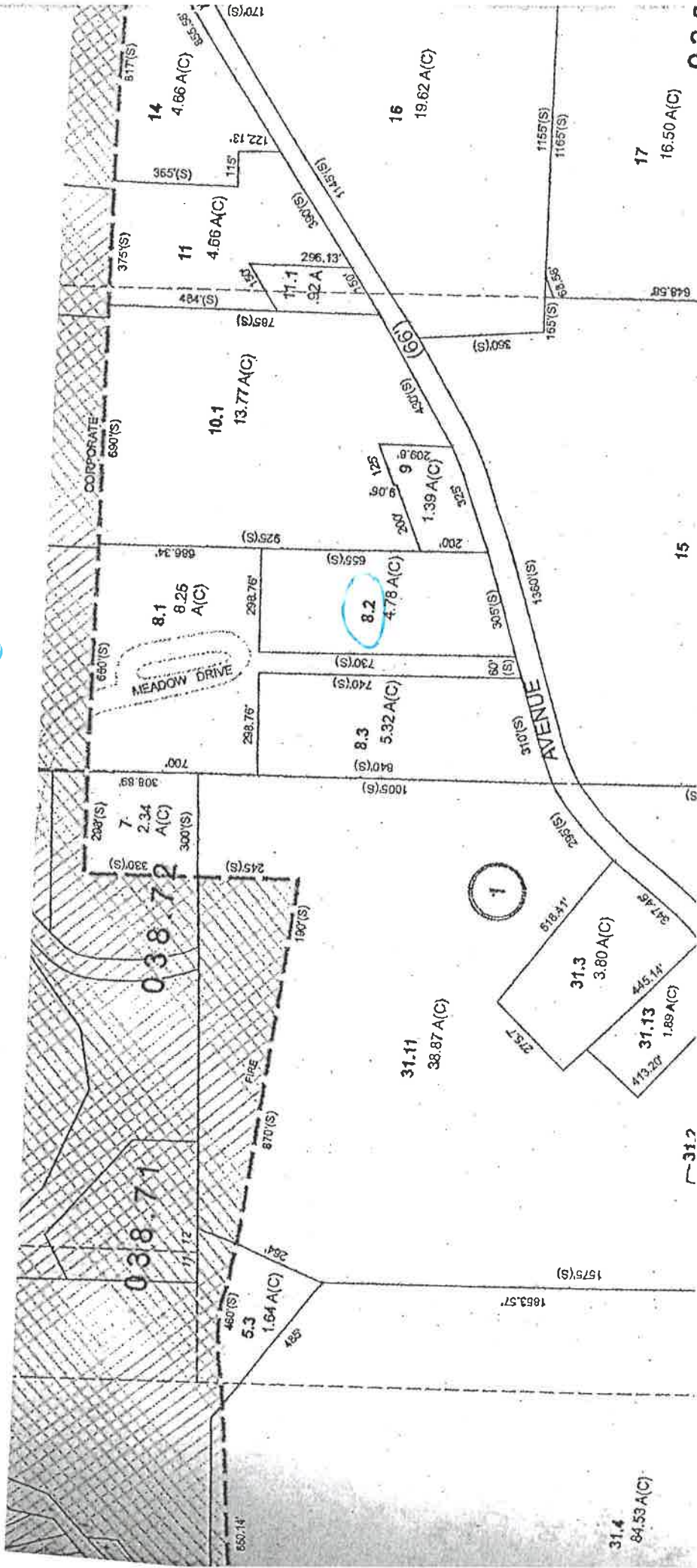
6737 Myers Rd.

E. Syracuse, NY 13057

38.-1-8.3 - Oneida Health Systems Inc.

1144 Meadow Dr.

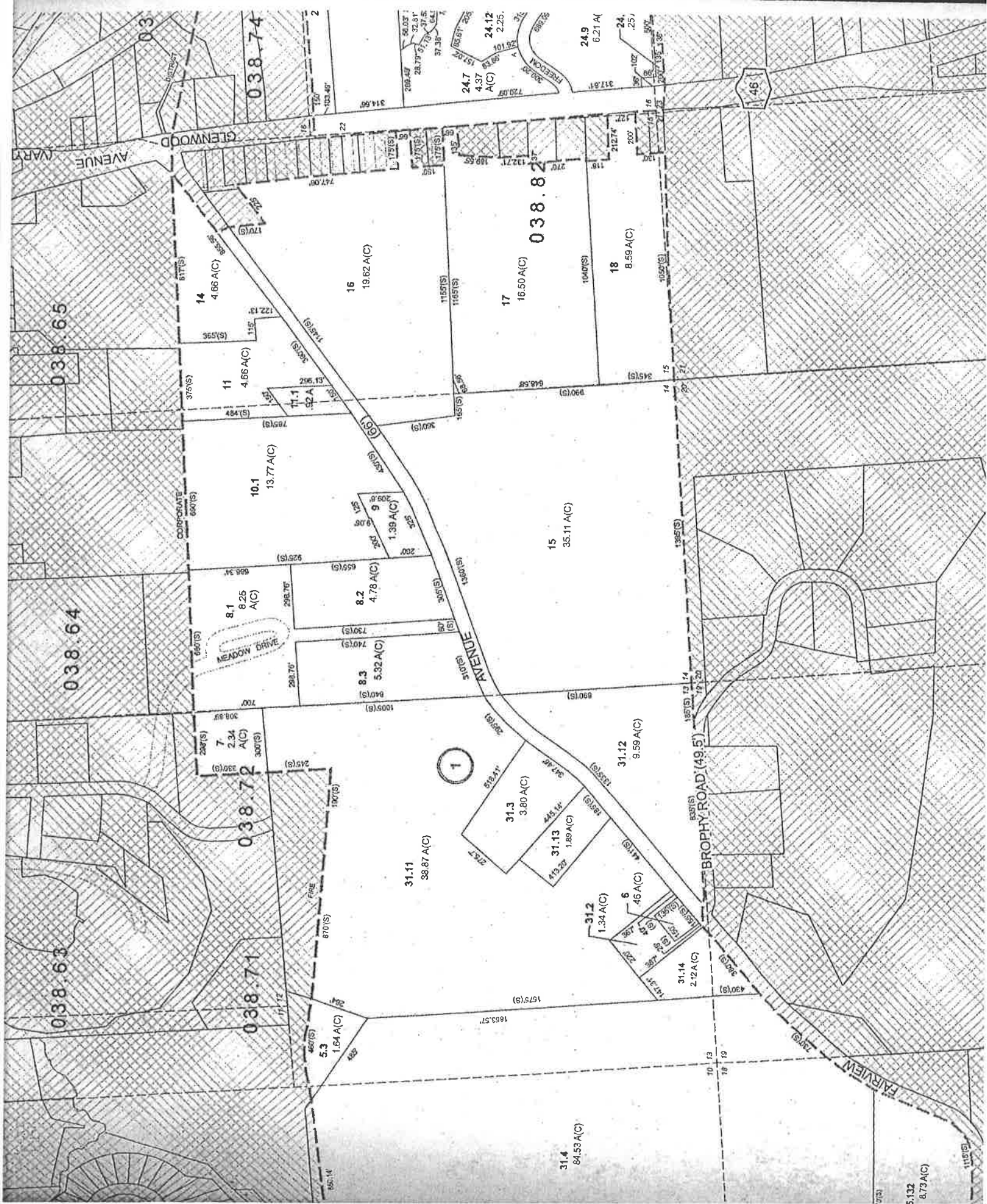
MA: 321 Genesee St.



38.-1-10.1 - Anthony Dirig  
Kimberly Dirig  
1184 Fairview Ave

38.-1-9 - Mark Hawkins  
Alison Hawkins  
1234 Fairview Ave





# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## GML Recommendation Report

This application or petition has been referred to the Madison County Planning Department, as the County Planning Agency pursuant to General Municipal Law 239-l and -m, because it applies to property within 500' of at least one of the following:

- |                                                                  |                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State or County Highway      | <input type="checkbox"/> Land on which a Public Building is located                                          |
| <input type="checkbox"/> State or County Park/ Recreational Area | <input type="checkbox"/> Cowaselon Creek (County-owned or delineated stream or drainage channel)             |
| <input type="checkbox"/> Municipal Boundary                      | <input type="checkbox"/> Farm operation in a State-certified Agricultural District (excluding area variance) |

Which is/ are:

NOTE TO THE LOCAL REFERRING BOARD: Article 12-b Section 239 of the General Municipal Law requires that final action by your Board contrary to the Madison County Planning Department's recommendation of either "Modification" or "Disapproval" requires a super-majority (majority-plus-one) vote of all members thereof, and that you set forth the reasons of such contrary action in the report to be filed with the Madison County Planning Department within 30 days of your final action. (An Official Notice of Action form is enclosed for this purpose.)

GML Log#: 095- 2024  
Municipality: City of Oneida  
TaxMapID: 38.-1-8.2

Company Name: Two Plus Four Construction Co.  
Applicant Name: Greg S  
Applicant Address: 6737 Myers Rd.

Applicant City/St/Zip: East Syracuse, NY 13057

Date Received: 8/9/2024  
GML Action 1: Site Plan Review  
GML Action 2:

Date of Recommendation: 8/26/2024  
Recommendation 1: Return for Local Determination  
Recommendation 2:

### Comments:

The modified site plan will have no county-wide impact, and we are sending the application back for local review.

We would like to reiterate the previously made recommendations for this application.

1)The Phase 2 sidewalk should physically touch and connect to the Seneca Fields Phase 1 apartments. Currently the site plan shows the sidewalk stopping at the parcel line and is disconnected from the street and the Phase 1 apartments. The Phase 1 apartments are connected to the YMCA and the surrounding healthcare facilities on the Seneca Street Extension. Connecting the Phase 2 sidewalk to Phase 1 is important because it encourages residents to walk instead of drive to nearby facilities, and promotes the safety of apartment residents when doing so.

2)The Traffic Operations Review Study assesses the safety of the ingress and egress of the Meadow Drive extension. The study indicates that the sight distance looking right (west) is approximately 480 feet and that the recommended sight distance is 555 feet. Although the consultants indicate solutions such as trimming trees to increase visibility and an intersection ahead sign, the County suggests studying alternative scenarios. The applicant may want to assess the feasibility of potentially altering a portion of the road, and consequentially moving the ingress and egress.



Scott Ingmire, Director

Madison County

# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## Official Notice of Action

Article 12-B, Section 239 of the General Municipal Law requires that you notify the Madison County Planning Department within thirty days of your final action on this application. Please remember that G.M.L. 239 also requires that final action by your board contrary to the Madison County Planning Director's recommendations of "Modification" or "Disapproval" requires a majority plus one vote of all members. Please fill out the information below and return to the: Madison County Planning Department; County Office Building; Box 606; Wampsville, NY 13163; (315) 366-2376.

Company Name/ **Two Plus Four Construction Co.**  
Applicant(s): **Greg S**

GML Log#: **095-2024**

Municipality: **City of Oneida**

GML Action 1: **Site Plan Review**

Final Board Action on GML Action  
(please check the appropriate box):

Vote Recorded:

Local Board Name: \_\_\_\_\_  
Today's Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date of Final Board Action: \_\_\_\_\_

- ☐ Pending  
☐ Withdrawn  
☐ Denied  
☐ Approved  
☐ Approved with Modifications

☐ Number on Board  
☐ Number Present  
☐ Ayes  
☐ Nays  
☐ Abstentions

Please list modifications  
here or on a separate page if  
necessary

Comments

Signed: \_\_\_\_\_

JG

**ITEM NO. 2**

Application for an Area Variance

Applicant: Joshua Paul

Address: 1140 Glenwood Ave.

Zone: NC-Neighborhood Commercial

Ward:

Proposal: 24 x 26 metal garage

Motioned by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**DISCUSSION:**

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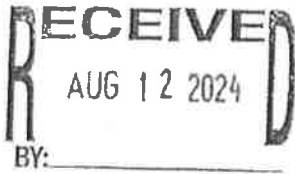
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Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

**MOTION PASS/FAILED**



**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**



109 North Main Street  
Oneida, New York 13421  
Tel.: 315-363-7467  
Fax: 315-363-2572

**APPLICATION FOR AN AREA VARIANCE**

The appeal concerns property at the following address:  
1140 Glenwood Ave.

Zone \_\_\_\_\_ Ward \_\_\_\_\_

Tax Map # 38.74-1-3

**Applicant:**

Name: Joshua A. Paul

Address: 1140 Glenwood Ave  
Oneida, New York 13421

Phone: (315) 560-3290

**FOR OFFICE USE:**

Application Number: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date Received by Planning: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Action Filing Date: \_\_\_\_\_

☐ Approved ☐ Denied

Signature Joshua A. Paul

Date August 8, 2024

Email: pojapaul@yahoo.com

*If the property on which the Area Variance is being requested is not owned by the applicant, the applicant must submit a statement by the property owner authorizing the applicant to appeal on his/her behalf.*

The applicant's appeal from a decision of the Code Enforcement Officer concerns the following:

- ☒ Denial of an Application for a Permit (attach to Application)  
☐ Denial of an Application for a Certificate of Occupancy (attach to Application)  
☐ Denial of an Application for a Certificate of Compliance (attach to Application)

Date of Code Enforcement Officer's Decision: August 8, 2024

**Proposed Activity:** Replace existing 20 x 20 wooden garage with 26 x 24 metal garage

Type and size of variance requested: Proposed 24 x 26 metal garage

Reason for variance: 4.4 ft from each property line

Describe the character of the neighborhood: Residential

**Area Variance Fee: \$100 Please make a check payable to the City of Oneida**

Date Modified 6/02/23

Statement from Adjoining Property Owner

COPY

**To be completed by the Petitioner**

Owner:

Lucy M. Paul

Project address:

1140 Glenwood Ave

Requested variance:

replace existing 20x20 wooden garage with 24x26 metal garage

I certify that the plans presented to the undersigned neighbor for his/her review are identical to those plans for which an Area Variance is being requested.

Signature of Owner

August 7, 2024

Date

**To be completed by the Neighbor**

Name: Richard L. Cole

Address: 1150 Glenwood Ave, Oneida, New York 13421

I have reviewed the above request for an Area Variance.

- ☐ I have no objection to the above request.
- ☐ I object to the above request.

Signature

Date



Statement from Adjoining Property Owner

COPY

**To be completed by the Petitioner**

Owner:

Lucy M. Paul

Project address:

1140 Glenwood Ave

Requested variance:

replace existing 20x20 wooden garage with 24x26 metal garage

I certify that the plans presented to the undersigned neighbor for his/her review are identical to those plans for which an Area Variance is being requested.

*Lucy Paul*

Signature of Owner

August 7, 2024

Date

**To be completed by the Neighbor**

Name: Meakin Family Trust

Address: 1081 Fairview Ave, Oneida, New York 13421

I have reviewed the above request for an Area Variance.

- ☐ I have no objection to the above request.
- ☐ I object to the above request.

Signature

Date

Statement from Adjoining Property Owner

COPY

**To be completed by the Petitioner**

Owner:

Lucy M. Paul

Project address:

1140 Glenwood Ave , Oneida, New York 13421

Requested variance:

Replace existing 20 x 20 wooden garage with 24 x 26 metal garage

I certify that the plans presented to the undersigned neighbor for his/her review are identical to those plans for which an Area Variance is being requested.

*Lucy Paul*

August 7, 2024

Signature of Owner

Date

**To be completed by the Neighbor**

Name: Timothy Lambert

Address: 1130 Glenwood Ave., Oneida, New York 13421

I have reviewed the above request for an Area Variance.

- ☐ I have no objection to the above request.  
☐ I object to the above request.

Signature

Date

Statement from Adjoining Property Owner

COPY

**To be completed by the Petitioner**

Owner:

Lucy M. Paul

Project address:

1140 Glenwood Ave , Oneida, New York 13421

Requested variance:

Replace existing 20 x 20 wooden garage with 24 x 26 metal garage

I certify that the plans presented to the undersigned neighbor for his/her review are identical to those plans for which an Area Variance is being requested.

August 7, 2024

Signature of Owner

*Lucy M. Paul*

Date

**To be completed by the Neighbor**

Name: Joseph Davis

Address: 1041 Fairview Ave., Oneida, New York 13421

I have reviewed the above request for an Area Variance.

- ☐ I have no objection to the above request.  
☐ I object to the above request.

Signature

Date

7022 2410 0000 5993 2534

**U.S. Postal Service™**  
**CERTIFIED MAIL® RECEIPT**  
Domestic Mail Only

For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Oneida, NY 13421

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
AUG 9 2024

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**CERTIFIED MAIL® RECEIPT**  
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For delivery information, visit our website at [www.usps.com](http://www.usps.com)®.

Oneida, NY 13421

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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Postage \$0.73

Total Postage and Fees \$5.58

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AUG 9 2024

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Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark  
AUG 9 2024



08/09/2024 02:46 PM			
Product	Qty	Unit Price	
First-Class Mail® Letter	1	\$0.73	
Oneida, NY 13421			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date Mon 08/12/2024			
Certified Mail®			
Tracking #: 70222410000059935009			
Total			\$4.85
First-Class Mail® Letter	1	\$0.73	
Oneida, NY 13421			
Weight: 0 lb 0.50 oz			
Estimated Delivery Date Mon 08/12/2024			
Certified Mail®			
Tracking #: 70222410000059932527			
Total			\$4.85
First-Class Mail® Letter	1	\$0.73	
Oneida, NY 13421			
Weight: 0 lb 0.70 oz			
Estimated Delivery Date Mon 08/12/2024			
Certified Mail®			
Tracking #: 70222410000059932534			
Total			\$4.85
First-Class Mail® Letter	1	\$0.73	
Oneida, NY 13421			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date Mon 08/12/2024			
Certified Mail®			
Tracking #: 70222410000059932534			
Total			\$4.85

*Lucy M. Paul*

---

1140 Glenwood Ave., Oneida, New York 13421

August 8, 2024

To whom it may concern:

I, Lucy M. Paul, own the property located at 1140 Glenwood Avenue in the City of Oneida, New York. As such owner I authorize my grandson, Joshua A. Paul, who resides at 1140 Glenwood Avenue, City of Oneida, New York full authority to make any and all decisions regarding the property on my behalf.

Sincerely,

*Lucy M. Paul*

Lucy M. Paul



**METAL CARPORTS & STRUCTURES**  
**INC**

**STRUCTURAL DESIGN**

**ENCLOSED BUILDING**

**MAXIMUM 30'- 0" WIDE X 20'- 0" HEIGHT-  
BOX EAVE FRAME AND BOW FRAME**

**30 July 2021**

**Revision 0**

**M&A Project No. 21087S**

**Prepared for:**

**Metal Carports and Structures, LLC  
715 Willow Street  
Mount Airy, NC 27030**

**Prepared by:**

**Moore and Associates Engineering and Consulting, Inc.**

**1009 East Avenue  
North Augusta, SC 29841**

**401 S. Main Street, Suite 200  
Mount Airy, NC 27030**



**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING**

## DRAWING INDEX

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SHEET 2	DRAWING INDEX
SHEET 3	INSTALLATION NOTES AND SPECIFICATIONS
SHEET 3A	LIST OF APPLICABLE BUILDING CODES
SHEET 4	TYPICAL SIDE AND END ELEVATIONS
SHEET 5	TYPICAL RAFTER/COLUMN END FRAMING SECTION (BOX EAVE RAFTER)
SHEET 5A	TYPICAL RAFTER/COLUMN END AND SIDE FRAMING SECTION (BOX EAVE RAFTER)
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SHEET 6	COLUMN CONNECTION DETAILS (BOX EAVE STRUCTURE)
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SHEET 16A	BOW RAFTER LEAN-TO OPTIONS
SHEET 17	BOX EAVE RAFTER VERTICAL ROOF/SIDING OPTION
SHEET 18	HEADER OPTIONS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

**DRAWN BY: JG**

**CHECKED BY: PDH**

**METAL CARPORTS AND STRUCTURES, LLC**  
715 WILLOW STREET  
MOUNT AIRY, NC 27030  
30'-0"x20'-0" SP ENCLOSED STRUCTURE

**PROJECT NO: VSM**

**DATE: 7-30-21**

**SCALE: NTS**

**JOB NO: 21087S**

**CLIENT: METAL CARPORTS  
AND STRUCTURES, LLC**

**SHT. 2**

**DWG. NO: SK-3**

**REV. 0**

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## LIST OF APPLICABLE BUILDING CODES

2018 INTERNATIONAL BUILDING CODE (IBC 2018)

2015 INTERNATIONAL BUILDING CODE (IBC 2015)

BUILDING CODE 2015 OF ALABAMA  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

GEORGIA STATE MINIMUM STANDARD BUILDING CODE  
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

MASSACHUSETTS STATE BUILDING CODE, 9TH EDITION  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

2020 BUILDING CODE OF NEW YORK STATE  
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

2018 NORTH CAROLINA BUILDING CODE  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

OHIO BUILDING CODE 2017  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

BUILDING CODE 2015 OF PENNSYLVANIA  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

2018 SOUTH CAROLINA BUILDING CODE  
(ADOPTS THE IBC 2018 WITH AMENDMENTS)

2015 VIRGINIA CONSTRUCTION CODE  
(ADOPTS THE IBC 2015 WITH AMENDMENTS)

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DRAWN BY: JG

CHECKED BY: PDH

PROJECT NO: VSM

CLIENT: METAL CARPORTS  
AND STRUCTURES, LLC

METAL CARPORTS AND STRUCTURES, LLC  
715 WILLOW STREET  
MOUNT AIRY, NC 27030  
30'-0"x20'-0" SP ENCLOSED STRUCTURE

DATE: 7-30-21

SCALE: NTS

JOB NO: 210875

SHT. 3A

DWG. NO: SK-3

REV: 0



**GENERAL MUNICIPAL LAW (GML) 239 REFERRAL FORM**

Variances, Special Permits, Site Plan Reviews, Interpretations

Submit to:  
Madison County Planning Department  
PO Box 606  
Wampsville, NY 13163  
Phone 315) 366-2376 Fax 315) 366-2742

Planning Dept Log# \_\_\_\_\_  
Date: \_\_\_\_\_

Submitting Official: JOHN MONAGHAN  
Mailing Address: 109 N. MAIN ST  
ONEIDA, NY 13421

Municipality: CITY OF ONEIDA  
Phone: 315-363-1490

**Action Requested (check all that apply):**

AREA VARIANCE

☒

SPECIAL PERMIT

☐

SITE PLAN APPROVAL

☐

USE VARIANCE

☐

INTERPRETATION

☐

Action Proposed: \_\_\_\_\_

**Application Information:**

- Name of Applicant: JOSHUA PAUL Phone: 315-520-3290
- Mailing address: 1140 GLENWOOD AVE ONEIDA NY 13421
- Address of parcel if different from above: \_\_\_\_\_
- Tax Map #(s) of Site Property: 38.74-1-3
- Feature(s) requiring GML 239 review (ie: municipal boundary, State/ County Rd, etc):  
County Rd
- Zoning classification of property: \_\_\_\_\_ DC NO NEIGHBORHOOD COMMERCIAL
- Zoning of adjacent properties, if different from above: A AGRICULTURE
- Required – A site plan map showing:
  - North arrow & scale of map
  - Location & accurate dimensions of property lines; location & accurate dimensions of existing & proposed structures; access driveway(s) & parking areas; available utilities or on-site sewage disposal system & well; any signs (location and dimensions), outdoor storage areas, fencing or vegetative screening, outdoor lighting
  - Surrounding land uses (within 200' of subject property lines)
  - Part 1 of Environmental Assessment Form (if proposal is a SEQR Type 1 or Unlisted Action)

Date of scheduled Board meeting: 9/10/24 ☐ check if not scheduled yet

John Monaghan  
Signature of Submitting Official

Madison County

# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## Official Notice of Action

Article 12-B, Section 239 of the General Municipal Law requires that you notify the Madison County Planning Department within thirty days of your final action on this application. Please remember that G.M.L. 239 also requires that final action by your board contrary to the Madison County Planning Director's recommendations of "Modification" or "Disapproval" requires a majority plus one vote of all members. Please fill out the information below and return to the: Madison County Planning Department; County Office Building; Box 606; Wampsville, NY 13163; (315) 366-2376.

Company  
Name/  
Applicant(s): Joshua Paul

GML Log#: 100-2024  
Municipality: City of Oneida

GML Action 1: Area Variance

Final Board Action on GML Action  
(please check the appropriate box):

Vote Recorded:

Local Board Name: \_\_\_\_\_  
Today's Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date of Final Board Action: \_\_\_\_\_

- ☐ Pending  
☐ Withdrawn  
☐ Denied  
☐ Approved  
☐ Approved with Modifications

☐ Number on Board  
☐ Number Present  
☐ Ayes  
☐ Nays  
☐ Abstentions

Please list modifications  
here or on a separate page if  
necessary

Comments

Signed: \_\_\_\_\_

JG

# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## GML Recommendation Report

This application or petition has been referred to the Madison County Planning Department, as the County Planning Agency pursuant to General Municipal Law 239-l and -m, because it applies to property within 500' of at least one of the following:

- |                                                                  |                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State or County Highway      | <input type="checkbox"/> Land on which a Public Building is located                                          |
| <input type="checkbox"/> State or County Park/ Recreational Area | <input type="checkbox"/> Cowaselon Creek (County-owned or delineated stream or drainage channel)             |
| <input type="checkbox"/> Municipal Boundary                      | <input type="checkbox"/> Farm operation in a State-certified Agricultural District (excluding area variance) |

Which is/ are:

NOTE TO THE LOCAL REFERRING BOARD: Article 12-b Section 239 of the General Municipal Law requires that final action by your Board contrary to the Madison County Planning Department's recommendation of either "Modification" or "Disapproval" requires a super-majority (majority-plus-one) vote of all members thereof, and that you set forth the reasons of such contrary action in the report to be filed with the Madison County Planning Department within 30 days of your final action. (An Official Notice of Action form is enclosed for this purpose.)

GML Log#: <u>100- 2024</u>	Company Name:
Municipality: <u>City of Oneida</u>	Applicant Name: <u>Joshua Paul</u>
TaxMapID: <u>38.74-1-3</u>	Applicant Address: <u>1140 Glenwood Ave.</u>
	Applicant City/St/Zip: <u>Oneida, NY 13421</u>
Date Received: <u>8/12/2024</u>	Date of Recommendation: <u>9/3/2024</u>
GML Action 1: <u>Area Variance</u>	Recommendation 1: <u>Return for Local Determination</u>
GML Action 2:	Recommendation 2:

### Comments:

The applicant is applying for an area variance to replace and create a larger garage. The garage will be 4.4 feet from each property line. According to the County's Image Mate, the lot's property class is single-family, and is located in the neighborhood commercial district.

We are sending the application back for local determination.

  
Scott Ingmire, Director

**ITEM NO. 3**

Application for a Subdivision Adjustment

Applicant: City of Oneida

Address: 109 N. Main St.

Zone:

Ward:

Proposal: Oneida Hotel and All Seasonings Project (Parking)

Motioned by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**DISCUSSION:**

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Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

**MOTION PASS/FAILED**

**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**



109 North Main Street  
Oneida, New York 13421  
Tel.: 315-363-7467  
Fax: 315-363-2572

**APPLICATION FOR A SUBDIVISION  
ADJUSTMENT**

**FEE SCHEDULE:**

Please make the check payable to the City of Oneida

- |                                                |               |
|------------------------------------------------|---------------|
| <input type="checkbox"/> Sketch Plat           | \$100 per lot |
| <input type="checkbox"/> Preliminary Plat      | \$100 per lot |
| <input type="checkbox"/> Waiver of Subdivision | \$175         |
| <input type="checkbox"/> Amendment of Plat     | \$200         |

**FOR OFFICE USE:**

Application Number: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date Received by Planning: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Action Filing Date: \_\_\_\_\_

☐ Approved      ☐ Denied

Name of Proposed Development: ONEIDA HOTEL PROJECT

Location of Site: CORNER OF LENOX AVE + CEDAR STREET

Tax Map Number: 30.80-1-53.1

Current Zoning Classification: DOWNTOWN  
COMMERCIAL

Ward: 4

**Applicant:**

Name(Print): CITY OF ONEIDA  
Address: 109 N. MAIN ST  
ONEIDA, NY 13421  
Phone: 315-363-4800  
Email: \_\_\_\_\_

**Plans Prepared By:**

Name (Print): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Signature of the Applicant

Date

8/20/24

**Property Owner (if different):**

Name (Print): \_\_\_\_\_  
Address: \_\_\_\_\_

Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner Signature

Date

**Proposed Use(s) of Site:**

PARKING (ONEIDA HOTEL PROJECT) +  
(ALL SEASONINGS)

**AUTHORIZATION-ALL SEASONINGS INGREDIENTS**

**RESOLUTION 24-185**

Moved by Councilor Simchik  
Seconded by Councilor Laureti

**RESOLVED**, to authorize the Acting City Manager to retain survey and appraisal services to subdivide the City owned parking lot at the intersection of Cedar Street and Lenox Avenue and take related actions necessary to facilitate the conveyance of parking spaces to the Madison County IDA for the All Seasonings Ingredients Project.

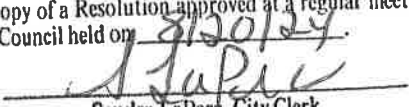
Ayes: 5

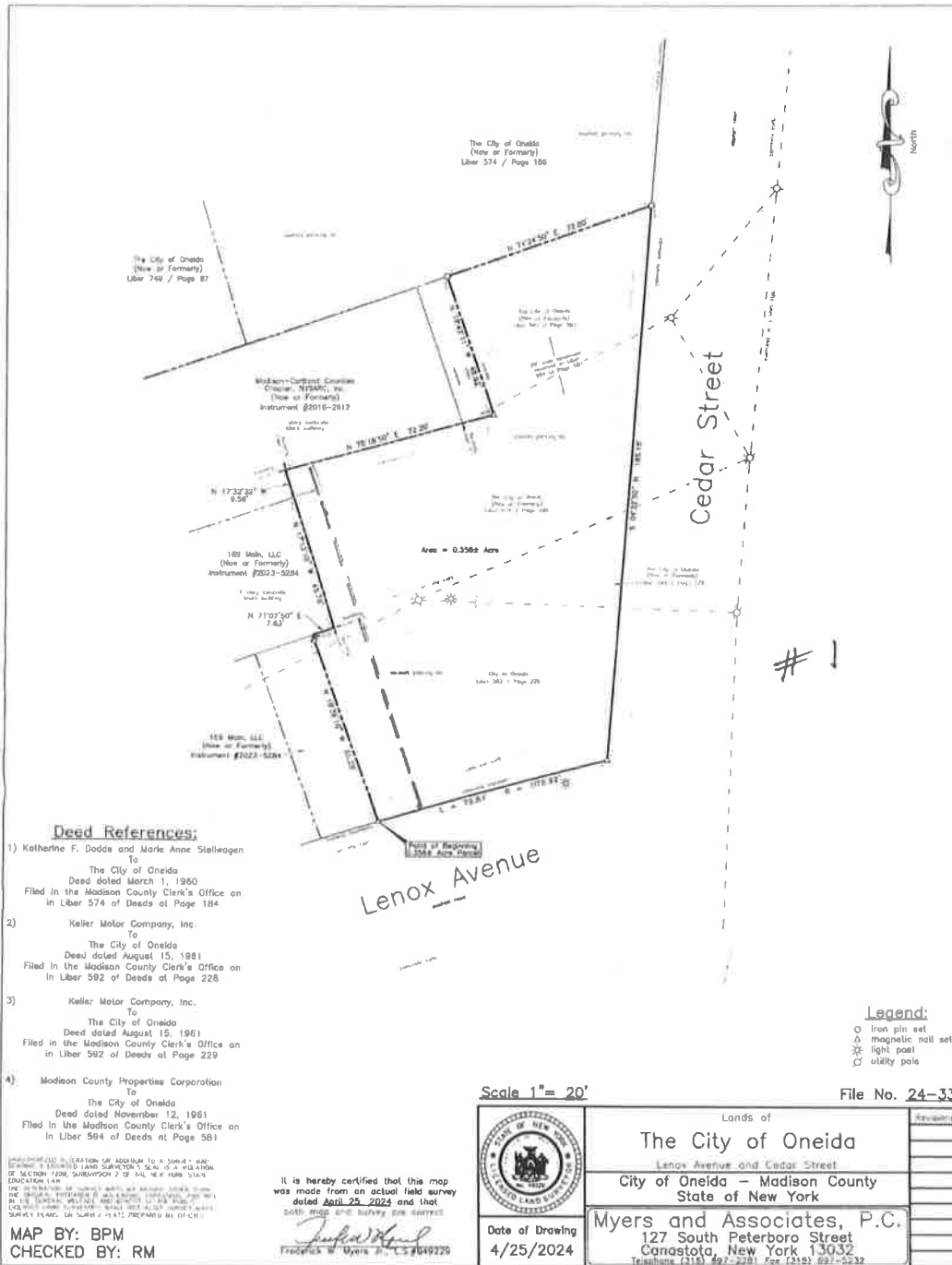
Nays: 0

Absent: 2 (Hitchings/Winchell)

**MOTION CARRIED**

I, Sandra LaPera, Clerk of the City of Oneida and ex-officio Clerk of the Common Council, do hereby certify that the above is a true and accurate copy of a Resolution approved at a regular meeting of the Common Council held on 8/20/24.

  
Sandra LaPera, City Clerk



181 MAIN STREET  
ONEIDA, NEW YORK

[illegible]

**ARCHITECTS**  
239 E. Water Street - 2nd Fl  
Syracuse, New York 13202  
[www.in-architects.com](http://www.in-architects.com)



### PARKING ACQUISITION - SITE PLAN

**L2.00**

Project Status	Permit Sub
Date	5/3/2023
Project Number	43054
Drawn By	JPR
Checked By	EGK



**ITEM NO. 4**

Application for a Site Plan Modification

Applicant: LES Norma LLC

Address: 2376 Upper Lenox Ave.(Tax Map No. 45.-2-2.111)

Zone:

Ward:

Proposal: Modify original Site Plan for the construction of electric poles and an access road, to be used by National Grid and Applicant for the purpose of servicing applicant's proposed solar facility

Motioned by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

**DISCUSSION:**

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Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

**MOTION PASS/FAILED**

**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**



109 North Main Street  
Oneida, New York 13421  
Tel.: 315-363-7467  
Fax: 315-363-2572

**APPLICATION FOR SITE PLAN  
MODIFICATION**

**Name of Proposed Development:**

Upper Lenox Ave Solar Farm

**Location of Site:**

Upper Lenox Avenue

**Tax Map Number:** 45.-2-2.111 & 45.-2-3

**Current Zoning Classification:** Agricultural (A)

**Ward:** 2

**FOR OFFICE USE:**

Application Number: \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Date Received by Planning: \_\_\_\_\_

Date of Final Action: \_\_\_\_\_

Action Filing Date: \_\_\_\_\_

☐ Approved

☐ Denied

**Applicant:**

Name: LSE Norma, LLC (Terrence Nolan)

Address: 40 Tower Lane, Suite 201  
Avon, CT 06001

Phone: (908) 892-0841

Email: tnolan@lodestarenergy.com

**Plans Prepared By:**

Name: LaBella Associates (Nicholas Vamvas)

Address: 4 British American Blvd  
Latham, NY 12110

Phone: (518) 439-8235

Email: nvamvas@labellapc.com

Terrence Nolan 8/27/2024  
Signature of the Applicant Date

**Owner (if different):**

Name: LSE Norma, LLC (Terrence Nolan)

Address: 40 Tower Lane, Suite 201  
Avon, CT 06001

Phone: (908) 892-0841

**Date of Site Plan Approval:** June 13, 2023

Terrence Nolan 8/27/2024  
Signature of the Owner Date

**Modification Requested:**

Reduction in scope of approved action:

As approved: 25-acre solar energy system, 35 acres of disturbance, 12 acres of tree removal, 29%  
occupancy of protected farmland, 25% site covered by panels.

As modified: 14-acre solar energy system, 21 acres of total disturbance, 2 acres of tree removal, occupancy  
of 17% of protected farmland, 8% panel coverage.

**Site Plan Mod Fee: \$100** Please make a check payable to the City of Oneida

Date Modified 4/19/23

Page 1 of 3

**City, County, State, and Federal Permits Needed** (list type and department/agency):

Madison County 239-m referral

NYSDEC SPDES General Permit for Stormwater Discharge from Construction Sites

**Total Site Area** (Square feet or acres): +/- 94 acres

**Anticipated Construction Time:** 6 months

**Will Development be Staged?** no

**Current Condition of Site** (buildings, vacant, etc.):

Vacant

**Current Land Use of Site** (agricultural, commercial, undeveloped, etc.):

Agricultural

**Estimated Cost of Proposed Improvements:** \$ 6.5M

**Anticipated Increase in Residents, Employees, Customers/clients, etc.:** None

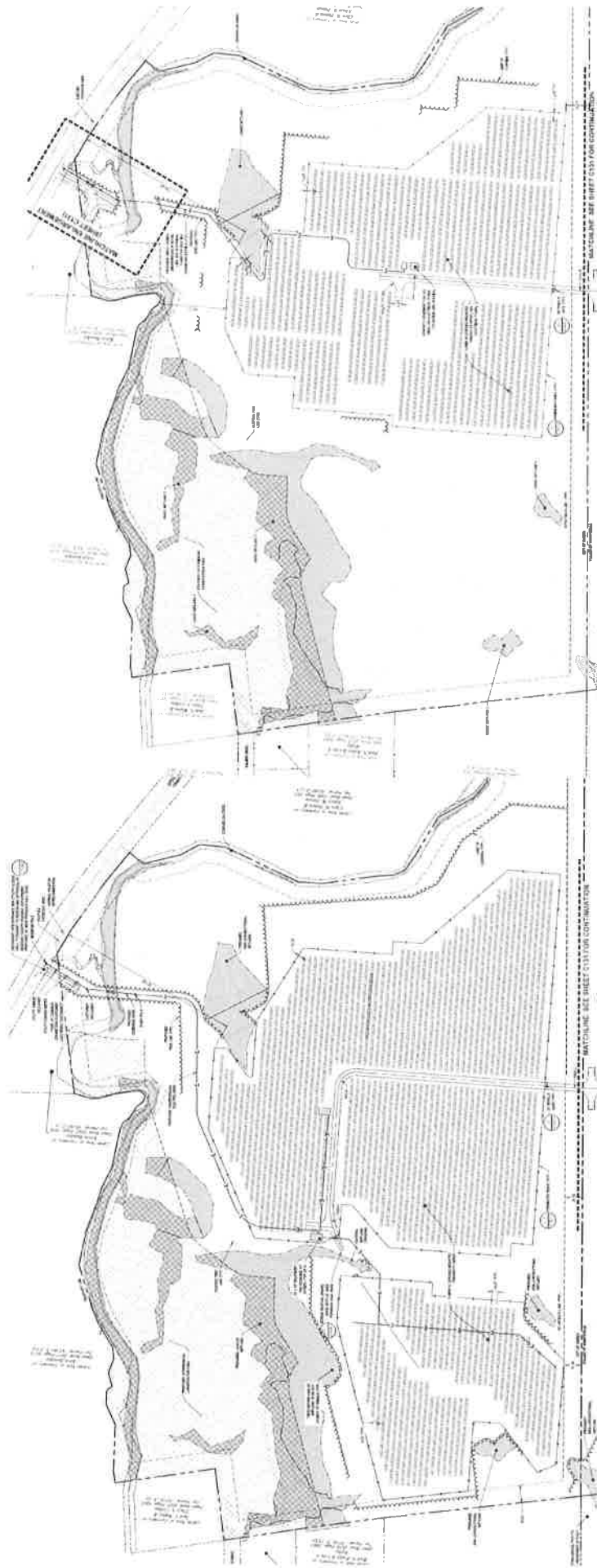
**Describe proposed use, including primary and secondary uses, ground floor area, height, and the number of stories per building.** For residential structures, include a number of dwelling units by size (# bdrms), and number of parking spaces. For non-residential structures, include total floor area and total sales area, number of parking spaces. Use a separate sheet if needed.

Commercial generation of electricity from solar energy.

*Continue to the next page for procedures->*

Approved:

Modified:



Changes:

1. A turn around was added to the interconnection access road per the utility company's request;
  2. The facility size was reduced; and
  3. The equipment pad was relocated to the center of the remaining facility, but within the same fence line.
- Tree clearing significantly reduced: went from 12 acres of clearing under the approved to 2 acres under the modified.

Overall footprint was also significantly reduced: the approved plan included 35 acres with the solar array occupying about 25 acres. The modified plan results in a reduction to 21 acres of development for a 14 acre array.





It is a violation of New York Education Law Article 143, Sec. 2708, for any architect, engineer, acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an instrument in any way if an instrument bearing the seal of an architect, engineer or land surveyor is altered. The altering architect, engineer, land surveyor, landscape architect or geologist shall affix to that instrument their seal and notation, attested by their signature and date of such alteration and

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**LSE NORMA LLC**  
40 TOWER LANE, SUITE 201  
AVON, CT 06001



**UPPER LENOX AVE  
SOLAR FARM**

[illegible]

## EXISTING CONDITIONS PLAN

**C105**



1  
C105  
EXISTING CONDITIONS PLAN  
SCALE 1" = 200'



4 British American Boulevard  
Latnam, NY 12110  
518-439-8235  
labellapc.com



It is a violation at New York Education Law Article 145 Sec 7206 for any person, unless acting under the direction of a licensed architect, to use any professional seal of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item in any way. If an item being the subject of an architect, engineer or land surveyor is altered, the altering architect, engineer or land surveyor, landscape architect or geologist must add to the item their said item notation, signed by, followed by their signature and date of such alteration, and a specific description of the alteration.

**LSE NORMA LLC**  
40 TOWER LANE SUITE 201  
AVON CT 06001



UPPER LENOX AVE  
SOLAR FARM  
CITY OF BREDA, WASHINGTON COUNTY, NEW YORK

DATE	06/18/2024
TIME	10:00
LOCATION	90% IFC
TESTER	NO. 2355
TEST TYPE	ALCOHOL
TEST RESULT	CLD
TESTER SIGNATURE	222245

**OVERALL TREE CLEARING &  
DEMOLITION PLAN**

# G120



## OVERALL TREE CLEARING & DEMOLITION PLAN



—





It is a condition of this Agreement that the Applicant shall maintain the solar array system for the duration of the term of this Agreement, and shall be responsible for the maintenance and repair of the solar array system. The Applicant shall be responsible for the maintenance and repair of the solar array system, and shall be responsible for the maintenance and repair of the solar array system. The Applicant shall be responsible for the maintenance and repair of the solar array system, and shall be responsible for the maintenance and repair of the solar array system.

© 2023 LODESTAR ASSOCIATES  
**LSE NORMA LLC**  
 40 TOWER LANE, SUITE 201  
 AVON, CT 06001

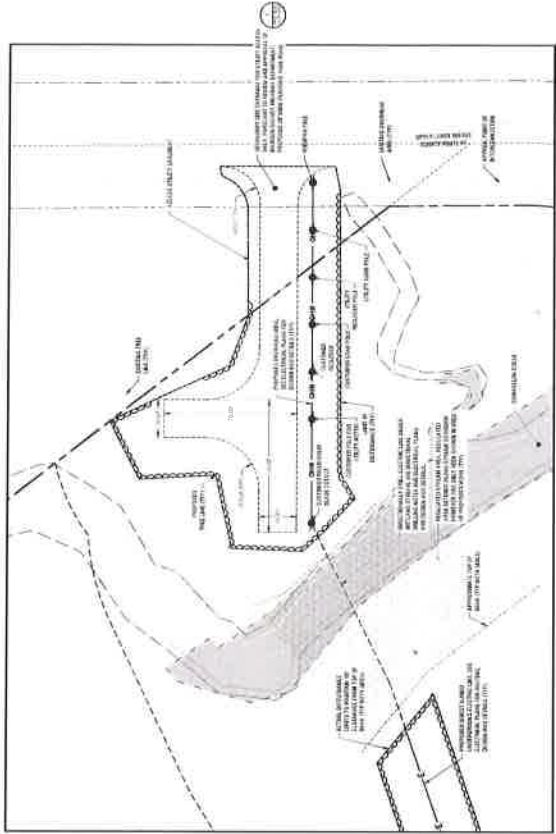


**UPPER LENOX AVE  
 SOLAR FARM**  
 CITY OF SHELTON, BRISTOL COUNTY, MA 01550

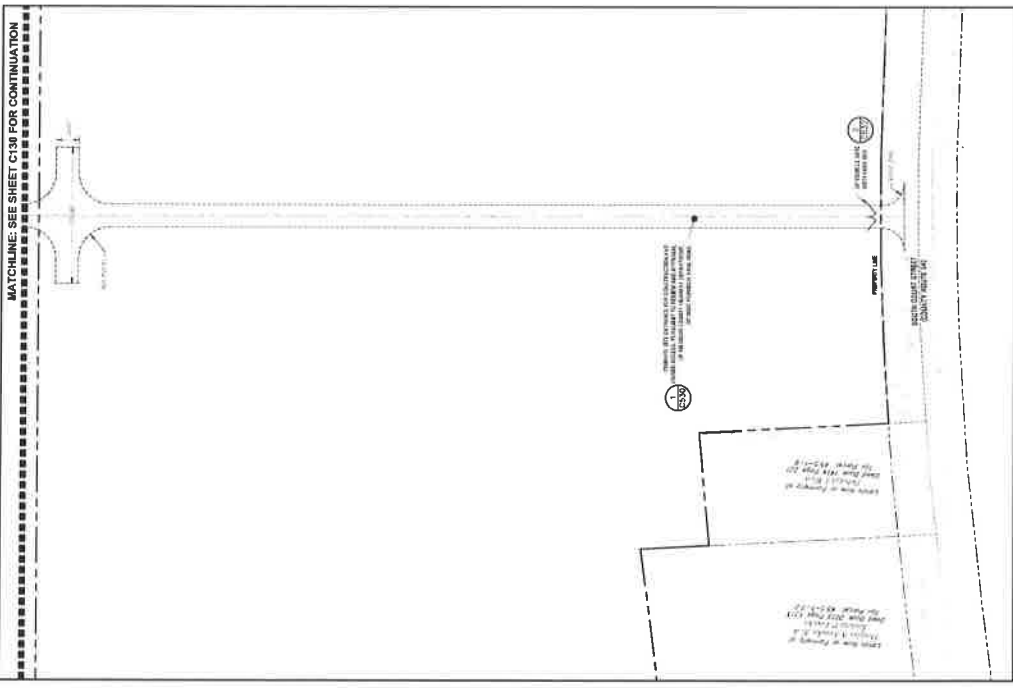
PROJECT NUMBER	2222145
OWNER	OLD
PLANNED BY	MLP
DESIGNED BY	905 RC
DATE	06/18/2024
DRAWN NAME	

**SITE PLAN**

**C131**



**2 UPPER LENOX ENLARGEMENT - SITE PLAN**  
 SCALE 1" = 20'



**1 PRIMARY ENTRANCE - SITE PLAN**  
 SCALE 1" = 20'

ADDITIONAL DATA SHEET - DISTANCE - 100'

REMARKS	DATE	BY	CHKD	APPD
1. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
2. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
3. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
4. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
5. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
6. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
7. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
8. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
9. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP
10. DISTANCE - 100'	06/18/2024	MLP	MLP	MLP









I, the undersigned, being a duly Licensed Professional Engineer in the State of New York, do hereby certify that I am the author of the foregoing drawings and that I am a duly Licensed Professional Engineer in the State of New York, No. 10476, dated 06/2019.

© 2022 LaBella Inc.

**LSE NORMA LLC**  
 40 TOWER LANE SUITE 201  
 AVON, CT 06001



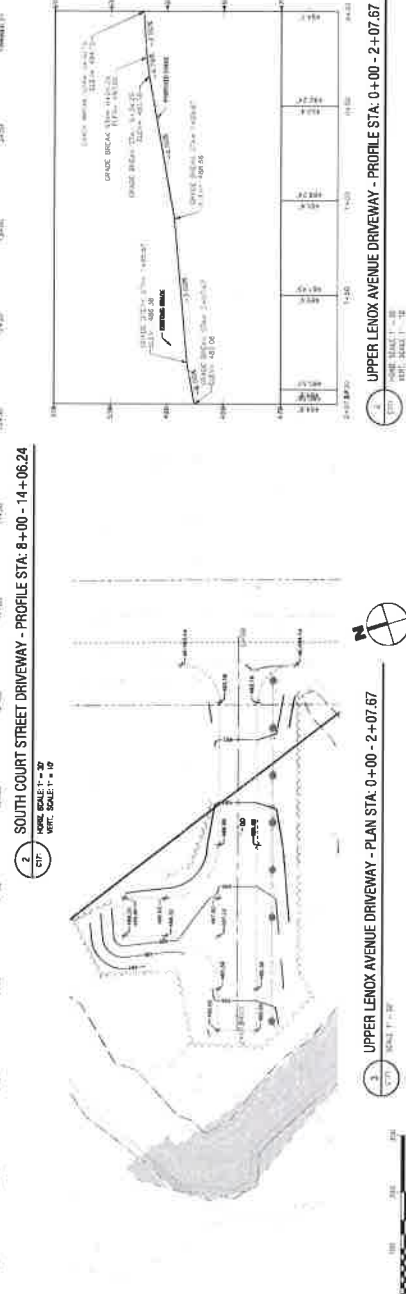
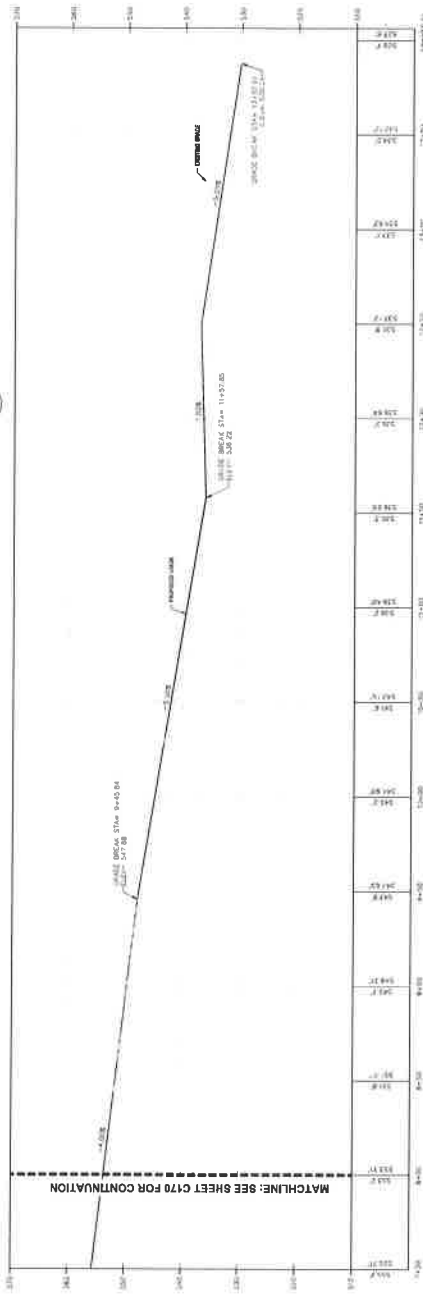
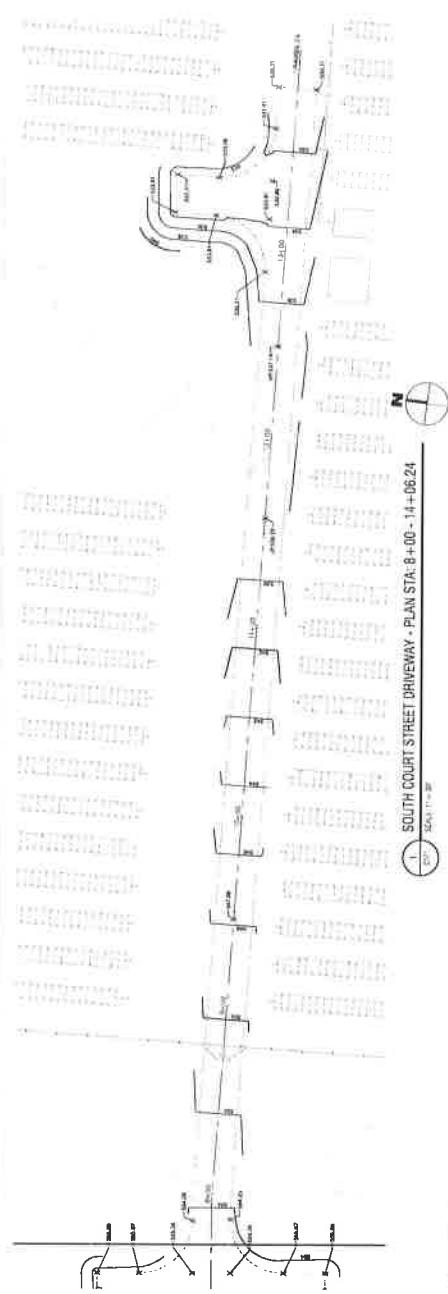
**UPPER LENOX AVE  
 SOLAR FARM**  
 CITY OF ORANGE, MADISON COUNTY, NEW YORK

PROJECT NUMBER	2227145
PROJECT NAME	UPPER LENOX AVE SOLAR FARM
PROJECT LOCATION	UPPER LENOX AVE, ORANGE, NY
PROJECT OWNER	UPPER LENOX AVE SOLAR FARM
PROJECT DATE	05/18/2022
PROJECT SCALE	1" = 20'

**ACCESS ROAD PLAN  
 AND PROFILE**

DATE: 05/18/2022

**C171**





Soc. 72068 for any person, unit(s) acting under the direction of a licensed architect, professional engineer, land surveyor, landscape architect or geologist to alter an item bearing the seal of such authorization and followed by their signature and date of such alteration, and

a specific description of the alteration.

**LSE NORMA LLC**  
40 TOWER LANE, SUITE 201  
AVON, CT 06001



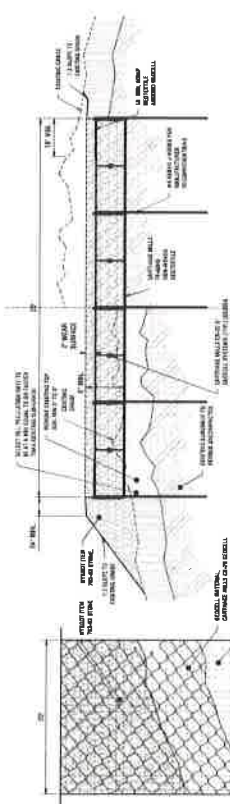
**UPPER LENOX AVE  
SOLAR FARM**  
CITY OF ONEIDA MADISON COUNTY NEW YORK

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## CIVIL DETAILS

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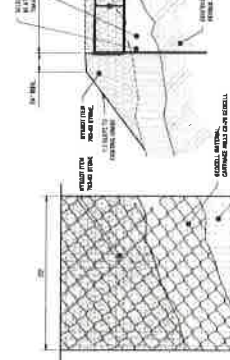
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© 2006 The Authors  
Journal compilation © 2006 Blackwell Publishing Ltd,  
Journal of Internal Medicine 260: 323–331

WOVEN TEXTILE MATERIAL NOTES


**Cengage Learning**  
 Product Data  
 Cengage Learning Product Group, Inc., 300 North Zeeb Road  
 Suite 100, Zeeb, MI 49688-1000, USA  
 Tel: +1 517 306 8700 Fax: +1 517 306 8701  
 Email: [info@cengage.com](mailto:info@cengage.com)

[illegible]ROAD - 5% TO 10% SLOPE[illegible]

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[illegible]

CELL MATERIAL NOTES

FX<sup>®</sup>-60HS  **Chikago Yoko** Product Data

PROCESSES	TEST METHOD	UNIT	REMARKS
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©  LIMITED USE PERVIOUS H  
SCALE: 1/4" = 1'-0"



# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## GML Recommendation Report

This application or petition has been referred to the Madison County Planning Department, as the County Planning Agency pursuant to General Municipal Law 239-l and -m, because it applies to property within 500' of at least one of the following:

- |                                                                  |                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State or County Highway      | <input type="checkbox"/> Land on which a Public Building is located                                          |
| <input type="checkbox"/> State or County Park/ Recreational Area | <input checked="" type="checkbox"/> Cowaselon Creek (County-owned or delineated stream or drainage channel)  |
| <input checked="" type="checkbox"/> Municipal Boundary           | <input type="checkbox"/> Farm operation in a State-certified Agricultural District (excluding area variance) |

Which is/ are: County Route 97 (Upper Lenox Ave), Municipal boundaries: C.Oneida / T. Lenox / T. Lincoln, Cowaselon Creek Watershed District.

NOTE TO THE LOCAL REFERRING BOARD: Article 12-b Section 239 of the General Municipal Law requires that final action by your Board contrary to the Madison County Planning Department's recommendation of either "Modification" or "Disapproval" requires a super-majority (majority-plus-one) vote of all members thereof, and that you set forth the reasons of such contrary action in the report to be filed with the Madison County Planning Department within 30 days of your final action. (An Official Notice of Action form is enclosed for this purpose.)

GML Log#: 103- 2022  
Municipality: City of Oneida  
TaxMapID: 45.-2-2.111

Company Name: LSE Norma LLX  
Applicant Name: LSE Norma LLX  
Applicant Address: 40 Tower Lane  
Suite 201  
Applicant City/St/Zip: Avon, CT 6001

Date Received: 9/20/2022  
GML Action 1: Special Permit  
GML Action 2: Site Plan Review

Date of Recommendation:  
Recommendation 1: Return for Local Determination  
Recommendation 2:

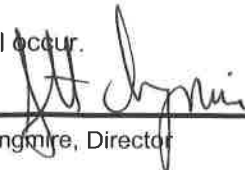
### Comments:

Based on the applicant's visual impact analysis, site plan, and the County viewing the site, it is unclear whether the solar panels and fencing will be visible on the road and by residents living on South Court St. Specifically at the southwestern portion of the site, the applicant indicates that the cornfields will assist in screening the site. However, given a significant amount of the cornfields will be replaced by solar panels, it is unclear whether corn in the future will be growing on the remaining land in Wampsville. Likewise, screening based on the cornfields will only occur during specific times of the year. Therefore, a photo rendering/simulation on South Court Street may be useful to understand any visual impacts, especially when corn is absent. Without a photo rendering/simulation, it is difficult to understand whether the site's western side needs trees planted to screen the solar panels.

The applicant does not provide a native vegetation plan or include their responsibility to seed 20% of the total surface area with native perennial vegetation on prime farmland or farmland of statewide importance (Section 143-24 Subsection 13(b)&(d) of Appendix A.1). The County finds these requirements necessary since solar panels will replace a significant amount of prime soil.

Lastly, since the site borders the Village of Wampsville, the County wanted to make the City aware of General Municipal Law 239 NN. According to the law, it is encouraged that Oneida and Wampsville coordinate with each other to ensure that the project is in line with Wampsville's land use development, community, and goals.

Based on the site plan and conditional use permit application no countywide impact will occur.

  
Scott Ingmire, Director



# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## Official Notice of Action

Article 12-B, Section 239 of the General Municipal Law requires that you notify the Madison County Planning Department within thirty days of your final action on this application. Please remember that G.M.L. 239 also requires that final action by your board contrary to the Madison County Planning Director's recommendations of "Modification" or "Disapproval" requires a majority plus one vote of all members. Please fill out the information below and return to the: Madison County Planning Department; County Office Building; Box 606; Wampsville, NY 13163; (315) 366-2376.

Company Name/  
Applicant(s): LSE Norma LLX

GML Log#: 103-2022

Municipality: City of Oneida

### GML Action 1: Special Permit

Final Board Action on GML Action  
(please check the appropriate box):

Vote Recorded:

Local Board Name: \_\_\_\_\_  
Today's Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date of Final Board Action: \_\_\_\_\_

- ☐ Pending  
☐ Withdrawn  
☐ Denied  
☐ Approved  
☐ Approved with Modifications

- ☐ Number on Board  
☐ Number Present  
☐ Ayes  
☐ Nays  
☐ Abstentions

Please list modifications here or on a separate page if necessary

Comments

### GML Action 2: Site Plan Review

Final Board Action on GML Action  
(please check the appropriate box):

Vote Recorded:

Local Board Name: \_\_\_\_\_  
Today's Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date of Final Board Action: \_\_\_\_\_

- ☐ Pending  
☐ Withdrawn  
☐ Denied  
☐ Approved  
☐ Approved with Modifications

- ☐ Number on Board  
☐ Number Present  
☐ Ayes  
☐ Nays  
☐ Abstentions

Please list modifications here or on a separate page if necessary.

Comments

Signed: \_\_\_\_\_

# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



## GML Recommendation Report

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|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> State or County Highway      | <input type="checkbox"/> Land on which a Public Building is located                                          |
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GML Log#: 103- 2022  
Municipality: City of Oneida  
TaxMapID: 45.-2-2.111

Company Name: LSE Norma LLX  
Applicant Name: LSE Norma LLX  
Applicant Address: 40 Tower Lane  
Suite 201  
Applicant City/St/Zip: Avon, CT 6001

Date Received: 9/20/2022  
GML Action 1: Special Permit  
GML Action 2: Site Plan Review

Date of Recommendation:  
Recommendation 1: Return for Local Determination  
Recommendation 2:

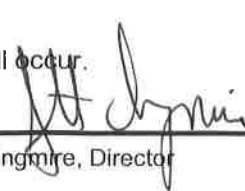
### Comments:

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Based on the site plan and conditional use permit application no countywide impact will occur.

  
Scott Ingmire, Director

**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

Christopher N. Henry  
Director  
chenry@oneidacity.com



109 North Main Street  
Oneida, New York 13421  
Tel.: 315-363-7467  
Fax: 315-363-2572

**COMBINED PLANNING COMMISSION ZONING BOARD OF APPEALS**  
**COVER SHEET**

**Fee Schedule** (please make checks payable to City of Oneida)

- |                                                                              |         |
|------------------------------------------------------------------------------|---------|
| <input type="checkbox"/> Site Plan Review— 1,000 sq ft or less               | \$50    |
| <input type="checkbox"/> Site Plan Review— 1,001 to 5,000 sq ft              | \$100   |
| <input type="checkbox"/> Site Plan Review— 5,001 to 10,000 sq ft             | \$300   |
| <input checked="" type="checkbox"/> Site Plan Review— 10,001 sq ft or larger | \$1,000 |
| <input checked="" type="checkbox"/> Conditional Use Permit                   | \$100   |
| <input type="checkbox"/> Site Plan Modification                              | \$50    |
| <input type="checkbox"/> Area Variance                                       | \$50    |
| <input type="checkbox"/> Use Variance                                        | \$200   |

**FOR OFFICE USE:**

Application Number: \_\_\_\_\_  
Date of Fee Collection: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date Received by Planning: \_\_\_\_\_  
Date of Final Action: \_\_\_\_\_  
Action Filing Date: \_\_\_\_\_

Location of property 2376 Upper Lenox Ave, Oneida, NY 13421

Zone A Ward 2 Tax Map # 45.-2-2.111

**Property Owner (If Different):** Doug Loucks

**Applicant:** LSE Norma LLC

Address: 3898 Hogan Road

Address: 40 Tower Lane, Suite 201

City/State/Zip Code: Vernon Center, NY 13477

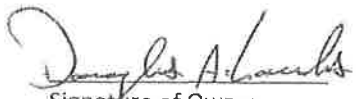
City/State/Zip Code: Avon, CT 06001

Phone: (315) 264-3953

Phone: (405) 973-8767

Email: dickstantonrealestate@gmail.com

Email: dwatson@lodestarenergy.com

  
Signature of Owner

8-25-22  
Date

  
Signature of Applicant

8/24/2022  
Date

Douglas A. Loucks  
Print Name of Owner

Jeffrey Macel, LSE Norma LLC  
Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

Applicant seeks to construct a 5 MW-AC solar facility on vacant land located at 2376 Upper Lenox Ave in the City of Oneida. The energy generated by the project will be distributed to the local electric grid.

Explain why your proposal is in harmony with the character of the area, and will not have a negative impact on other persons or properties in the area (attach additional pages if necessary):

The proposed solar project constitutes a low intensity use that is compatible with the rural character of the area. Our project will not create a visible or audible nuisance to other persons or properties. Furthermore, construction timelines are relatively short and minimal maintenance is

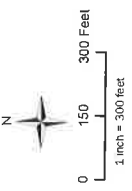
Date Modified 8/9/2022





Solar Asset  
Management Associates  
Wetland and Stream  
Delineation Report  
South Court St.  
Solar Development

114 South Court St.  
Wampsville, NY



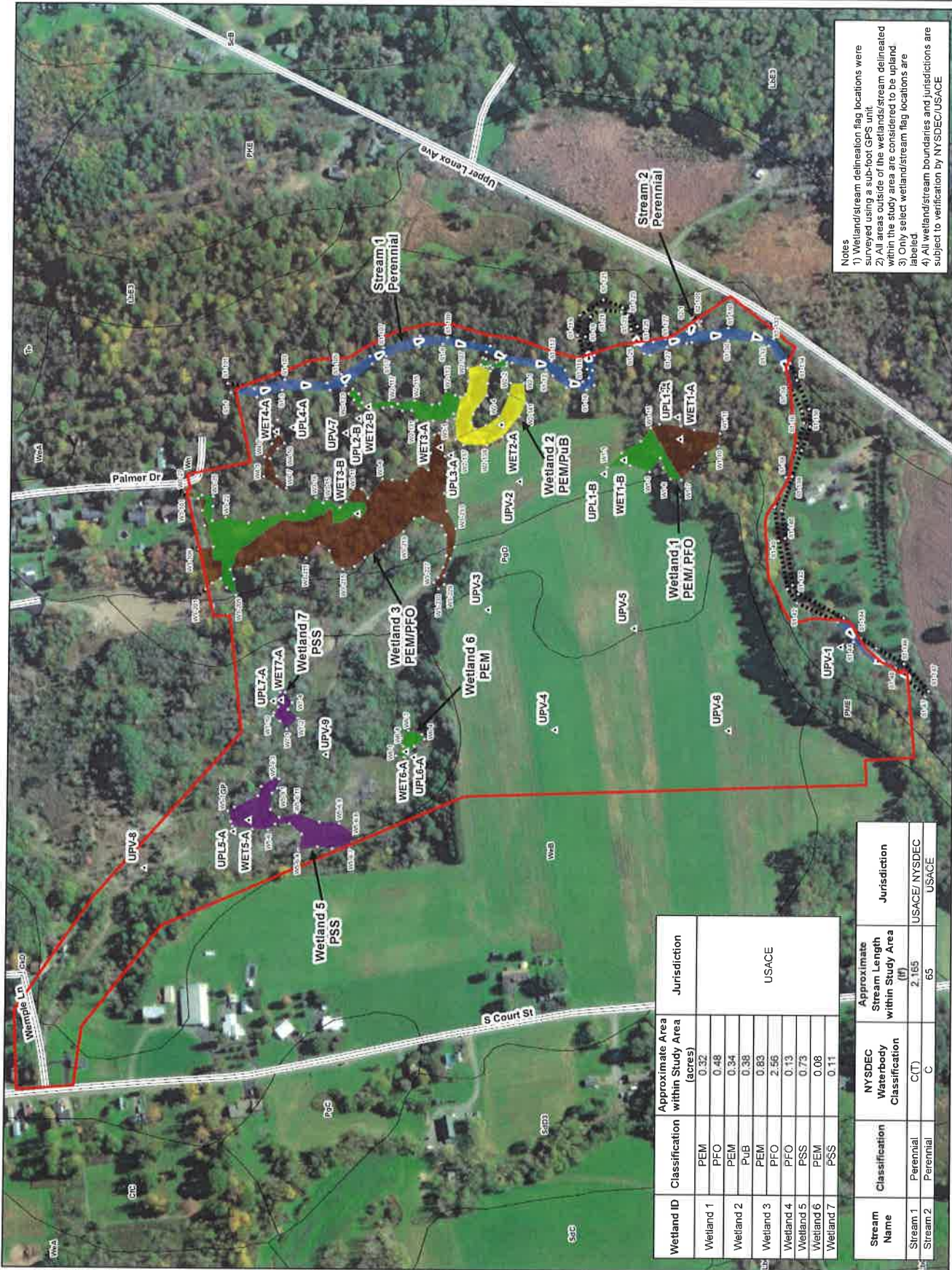
- Legend**
- Study Area
  - Data Point Location
  - Wetland/ Stream Flag Location
  - Forested Wetland (PFO)
  - Scrub-Shrub Wetland (PSS)
  - Emergent Wetland (PEM)
  - Open Water (PUB)
  - Perennial Stream
  - Approximate Offsite
  - Wetland/Stream Boundary
  - Stream Flow Direction
  - Road
  - Soil

**Sources:**  
1. Study Area: Created by LaBella using information provided by the client.  
2. Wetland/Stream Delineation: Conducted by LaBella using field data, aerial photography, and GIS data.  
3. Map: Map data was obtained from the NRC's online Soil Data (solidatamap.nrcs.usda.gov).

# Wetland and Stream Delineation Survey

## FIGURE 5

LaBella Project No: 22227-AS  
Date: July 2022



**Notes**  
1) Wetland/stream delineation flag locations were surveyed using a sub-foot GPS unit.  
2) All areas outside of the wetland/stream delineated within the study area are considered to be upland.  
3) Only select wetland/stream flag locations are labeled.  
4) All wetland/stream boundaries and jurisdictions are subject to verification by NYSDDEC/USACE.

Wetland ID	Classification	Approximate Area within Study Area (acres)	Jurisdiction
Wetland 1	PEM	0.32	USACE
Wetland 2	PFO	0.48	
Wetland 3	PEM	0.34	
Wetland 4	PUB	0.38	
Wetland 5	PEM	0.83	
Wetland 6	PFO	2.56	
Wetland 7	PSS	0.73	
Wetland 8	PEM	0.08	USACE
Wetland 9	PSS	0.11	

Stream Name	Classification	NYSDDEC Waterbody Classification	Approximate Stream Length within Study Area (ft)	Jurisdiction
Stream 1	Perennial	C(T)	2,165	USACE/ NYSDDEC
Stream 2	Perennial	C	65	USACE

**CITY OF ONEIDA**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**

Christopher N. Henry  
Director  
chenry@oneidacity.com



109 North Main Street  
Oneida, New York 13421  
Tel : 315-363-7467  
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**COMBINED PLANNING COMMISSION ZONING BOARD OF APPEALS**  
**COVER SHEET**

**Fee Schedule** (please make checks payable to City of Oneida)

- |                                                                   |         |
|-------------------------------------------------------------------|---------|
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| <input type="checkbox"/> Conditional Use Permit                   | \$100   |
| <input type="checkbox"/> Site Plan Modification                   | \$50    |
| <input type="checkbox"/> Area Variance                            | \$50    |
| <input type="checkbox"/> Use Variance                             | \$200   |
| <input type="checkbox"/> Zoning Amendment                         | \$100   |

**FOR OFFICE USE:**

Application Number: 2022-035  
Date of Fee Collection: 8/29/22  
Date of Public Hearing: \_\_\_\_\_  
Date Received by Planning: \_\_\_\_\_  
Date of Final Action: \_\_\_\_\_  
Action Filing Date: \_\_\_\_\_

Location of property 2376 Upper Lenox Ave., Oneida, NY 13421

Zone A

Ward 2

Tax Map # 45.-2-3

**Property Owner (If Different):** Kevin Beecher

**Applicant:** LSE Norma LLC

Address: 5724 Merry Street

Address: 40 Tower Lane, Suite 201

City/State/Zip Code: Verona, NY 13478

City/State/Zip Code: Avon, CT 06001

Phone: (315) 762-9361

Phone: (405) 973-8767

Email: N/A, please mail correspondence to  
the address listed above.

Email: dwatson@lodestarenergy.com

Kevin Beecher 8-14-23  
Signature of Owner Date

John W Funk II 1/11/23  
Signature of Applicant Date

Kevin Beecher  
Print Name of Owner

John W Funk  
Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

Property Owner and Applicant have agreed to show improvements on Property Owner's property at Tax Parcel #45.-2-3 for the construction of electric poles and an access road, to be used by National Grid and Applicant for the purpose of servicing Applicant's proposed solar facility located at Tax Parcel #45.-2-2.111.



# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



BY:

## GML Recommendation Report

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- |                                                                  |                                                                                                              |
|------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> State or County Highway                 | <input type="checkbox"/> Land on which a Public Building is located                                          |
| <input type="checkbox"/> State or County Park/ Recreational Area | <input checked="" type="checkbox"/> Cowaselon Creek (County-owned or delineated stream or drainage channel)  |
| <input type="checkbox"/> Municipal Boundary                      | <input type="checkbox"/> Farm operation in a State-certified Agricultural District (excluding area variance) |

Which is/ are:

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GML Log#: 088- 2024  
Municipality: City of Oneida  
TaxMapID: 45.-2-2.111

Company Name: LSE Norma LLX  
Applicant Name:  
Applicant Address: 40 Tower Lane  
Ste. 201  
Applicant City/St/Zip: Avon, CT 0.06001

Date Received: 7/22/2024  
GML Action 1: Site Plan Review  
GML Action 2:

Date of Recommendation: 8/9/2024  
Recommendation 1: Return for Local Determination  
Recommendation 2:

### Comments:

The proposed size reduction of the solar array will cause no county-wide impact and we are sending the application back for local review.

SOLAR ARRAY

Scott Ingmire, Director

Madison County

# PLANNING DEPARTMENT

PO Box 606  
Wampsville, NY 13163  
(315) 366-2376

Scott Ingmire  
Director



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Company Name/  
Applicant(s): **LSE Norma LLX**

GML Log#: **088-2024**

Municipality: **City of Oneida**

GML Action 1: **Site Plan Review**

Final Board Action on GML Action  
(please check the appropriate box):

Vote Recorded:

Local Board Name: \_\_\_\_\_  
Today's Date: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_  
Date of Final Board Action: \_\_\_\_\_

- ☐ Pending  
☐ Withdrawn  
☐ Denied  
☐ Approved  
☐ Approved with Modifications

- ☐ Number on Board  
☐ Number Present  
☐ Ayes  
☐ Nays  
☐ Abstentions

Please list modifications  
here or on a separate page if  
necessary

Comments

Signed: \_\_\_\_\_

JG