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

Call to Order

Roll Call

Approval of the Meeting Minutes

Item #1 – Site Plan Modification for a parking lot development at the Corner of Lenox Ave and Cedar Street, Tax Map #30.80-1-53.1 to satisfy the Site Plan Review Condition that will support the residential use proposed in the former Hotel Oneida, zoned DC, by The Oneida Group, LLC, file# 2025-001.

Planning - The Original Site Plan was approved at the July 11, 2023, Planning Board Meeting. A condition of the approval was that a Site Plan Modification application would be submitted to address the parking requirements for the proposed use.

SEQR – At 6/13/23 meeting Lead agency was declared, the action was classified as unlisted, and the PCBZA issued a Negative Declaration. The PCZBA might consider a resolution upholding the negative declaration

239 Review- The 239 Review was returned for local determination with the following comments:

The PCZBA might consider approving the proposed resolution granting site plan approval for the documents consisting of sheet L2.00; dated 7/29/24; prepared by IN Architects for the parking lot located at the Corner, Tax Map Number 30.80-1-54, zoned DC, by The Oneida Group, LLC subject to the following conditions:

- 1. The applicant, The Oneida Group, LLC, shall obtain all required permits and approvals, including ROW work permits from the City Engineer, and NYS DOT, building and sign permits, from the Department of Code Enforcement before commencing any construction or signage installation.
- 2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the development shall be appropriately screened and covered.

<u>Item #2– Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval</u> for a 3-lot minor subdivision at 2155 Upper Lenox Ave SBL#45.-2-14, zoned A, by Lorene J Stechyshyn Irrevocable Trust-file #2024-014.

Discussion with the applicant.

Planning- This item was introduced during the December 10, 2024, meeting.

239 Review- Not required.

<u>SEQR-</u>SEQR was finalized where the City Declared Lead Agency, classified the action as unlisted, and made a negative declaration.

Public Hearing- Motion to Open

Public Hearing- Motion to Close

The PCZBA might consider approving the proposed resolution granting Sketch Plat, Preliminary Plat Waiver, and Final Subdivision Plat approval consisting of sheet 1 prepared by Decker Land Surveying, P.C. dated 06/10/24 for Susan J. Gleeson, Trustee of the Lorene J. Stechyshyn Irrevocable Trust for a property located at 2155 Upper Lenox Ave, SBL# 45.-2-14 zoned A. with the following conditions:

- 1. The approved map must be filed with Madison County within 62 days of approval by the City of Oneida Planning Commission Zoning Board of Appeals, consistent with §155-21 of the City of Oneida Subdivision of Land Law.
- 2. Proof of filing must be submitted to the Planning Department via the City Clerk within 30 days of the filing with the County.

Item #3 – Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor subdivision at 1359 West Elm Street SBL#29.-2-39, zoned A, by Curtin Dairy- file #2024-015.

Discussion with the applicant.

Planning- This project was introduced during the December 10, 2024, meeting.

239 Review- Not required.

<u>SEQR-</u> The PCZBA should consider **declaring Lead Agency** status and classifying the action as **Unlisted.**

The PCZBA should review Part 1 of the Short Environmental Assessment Form, complete Part 2 of the SEAF, and make a Determination of Significance.

Public Hearing- Motion to Open

Public Hearing- Motion to Close

<u>The PCZBA might consider approving</u> the proposed resolution granting Sketch Plat, Preliminary Plat Waiver, and Final Subdivision Plat approval consisting of one sheet prepared Bradley J. Pcolinsky Land Surveying, PLLC dated 11/24/24 for Curtin Dairy for a property located at 1359 West Elm Street, SBL# 29.-2-39, zoned A. with the following conditions:

1. The approved map must be filed with Madison County within 62 days of approval by the City of Oneida Planning Commission Zoning Board of Appeals, consistent with §155-21 of the City of Oneida Subdivision of Land Law.

2. Proof of filing must be submitted to the Planning Department via the City Clerk within 30 days of the filing with the County.

Item #4 – Introduction of a Site Plan Review and Use Variance for a climate-controlled self service storage facility located at 130 Broad Street, PIN# 30.79-1-16, zoned DC by Alex Schaal file#2025-002.

Discussion with the Applicant

Planning: Storage facilities per Oneida City Schedule of Uses are only allowable in the Agricultural District, Light Industrial, and Manufacturing-Industrial zones. It is currently not allowable in a Downtown Commercial zone. The Board **MUST** consider the four factors per General City Law 81-B:

- 1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- 2) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) That the alleged hardship has not been self-created.

The letter provided by Certified General Real Estate Appraiser John P. Burton, begins to address Criteria 1-3.

The board must assess if the evidence and documentation provided adequately addresses the four criteria. Please be advised that <u>ALL</u> criteria must be satisfied with supporting evidence.

239 Review- 239 Review was sent to Madison County Planning Commission for review and consideration. It has not been returned as of the circulation of the board packet.

<u>SEQR-</u> The PCZBA should consider **declaring Lead Agency** status and classifying the action as **Unlisted.**

The PCZBA should review Part 1 of the Short Environmental Assessment Form, complete Part 2 of the SEAF, and make a Determination of Significance.

Item #5 Establishment of the 2025 PCZBA Schedule

Meeting Date	Document Submission Deadline
January 14, 2025	<u>December 26, 2024</u>
February 11, 2025	January 23, 2025
March 11, 2025	February 20, 2025
<u>April 8, 2025</u>	March 20, 2025
May 13, 2025	<u>April 24, 2025</u>
<u>June 10, 2025</u>	<u>May 22, 2025</u>
July 8, 2025	<u>June 19, 2025</u>
<u>August 12, 2025</u>	July 24, 2025
September 9, 2025	<u>August 21, 2025</u>

Meeting Date October 14, 2025 November 11, 2025 December 9, 2025 Document Submission Deadline
September 25, 2025
October 23, 2025
November 20, 2025

Resolution Approving the 2025 Meeting Schedule

WHEREAS, the Planning Commission, Zoning, and Board of Appeals (PCZBA) of the City of Oneida, NY, is responsible for conducting regular meetings to address zoning, planning, and development matters; and

WHEREAS, the PCZBA meetings shall be held on the second Tuesday of each month at 6:00 PM in the Common Council Chambers at City Hall, 109 N. Main Street, Oneida, NY 13421, unless otherwise noted; and

WHEREAS, the PCZBA requires that all documents for review must be submitted **19 days prior** to the meeting date to allow sufficient time for staff review and distribution to board members; and

WHEREAS, the PCZBA reserves the right to meet at another date and time deemed appropriate based on scheduling needs or emergent matters;

NOW, THEREFORE, BE IT RESOLVED, that the PCZBA hereby adopts the **2025 Meeting Schedule** as outlined above, with the understanding that changes to this schedule will be publicly noticed as required by law.

Adjourn

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

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

The meeting was called to order at 6:02 pm by Chairman Perry Tooker.

PRESENT: Perry Tooker Todd Schaal Barbara Henderson Pat Thorpe Kipp Hicks Dave Scholl

ALSO PRESENT:

- Elizabeth Tooker, Acting Secretary
- Brian Burkle, Fire Marshal

RESOLVED, that the Tuesday, November 12, 2024, PCZBA meeting minutes are hereby approved with amendments.

Moved by Todd Schaal Seconded by Pat Thorpe

Aves: 6 **Nays:** 0

Comments:

A few clerical errors were corrected on the November 12, 2024, meeting minutes.

RESOLVED, that the Tuesday, November 12, 2024, PCZBA meeting minutes are hereby approved with one additional amendment.

Moved by Todd Schaal Seconded by Pat Thorpe

Aves: 6 **Nays:** 0

Comments:

An additional motion was made where Kipp Hicks noted that that the 3rd criteria for the area variance should read as "not" substantial

Motion Carried

Item #1– Site Plan Review to expand the warehouse use for 3 additional store units, located at 648 Fitch Street, Tax Map Number 37.8-1-7, zoned M-I, by Patriot Holdings, file# 2024-013.

Curt Nichols was in attendance, representing the applicant.

There was a discussion about the proposed additional storage containers. Mr. Nichols noted that they are moveable. They are proposed on an existing gravel lot.

The applicant noted the correspondence with the City Engineer. There was also a discussion about the accessibility of the fire truck and running the internal layout of the storage units. The Fire Marshall communicated his concerns, and the general strategy of the fire department to address fires that may occur within a storage unit. The Fire Marshall communicated that they have to plan for the worst-case scenario.

There was a discussion about a Knox Box for Fire Department accessibility that the property owner agreed to comply with.

The discussion went on to the landscaping of the property. Mr. Nichols explained that wooded areas would be maintained, and thinned out. Mr. Nichols spoke to the City Engineers concerns regarding building over a plastic sewer line. Mr. Nichols noted they shaded an area where they think it is, but they cannot find it. If it is found during construction they will reroute it.

There was a discussion regarding the SWPPP. Mr. Nichols stated that the stormwater will be handled by a series of swales, and that ultimately the stormwater management plan will expand the existing stormwater management system by 25%. The stormwater will ultimately be discharged into two storm sewer inverts.

Mr. Nichols explained there is a Deed Covenant and MS4 sign-off that will occur after board approval. The Chairman confirmed that the City Engineer will sign the necessary documentation upon Board approval and submission to the City.

Mr. Nichols was asked by Chairman Tooker about possible individual electrical receptacles. Mr. Nichols said there wasn't to his knowledge. The Fire Marhsall expressed concerns homeless living in storage units. It is something that the Fire Department has encountered in the past.

There was more discussion regarding the rise in homelessness. Mr. Nichols noted that his firm was retained originally to address the property line and build a fence.

239 Review- Not required.

RESOLVED, that the Planning Commission be declared Lead Agency and classifies the action as Unlisted.

Moved by Pat Thorpe

Seconded by Barbara Henderson

Ayes: 6

Nays: 0

MOTION CARRIED

The PCZBA discussed and reviewed Part I, Part 2, and Part 3 of the Short EAF, and made a determination.

RESOLVED, that the PCZBA issues a Negative Declaration under SEQRA.

Moved by Todd Schaal

Seconded by Pat Thorpe

Ayes: 6

Nays: 0

Motion Carried

Resolution Approving A Site Plan For A Storage Facility Located at 648 Fitch Street

WHEREAS, the applicant, Patriot Holdings (hereinafter referred to as "the Applicant"), has submitted a site plan review application for a storage facility which will expand the previously established warehousing use (hereinafter referred to as "the Project"), located at 648 Fitch Street, Oneida, NY, to the City of Oneida (hereinafter referred to as "the City") Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board"); and

WHEREAS, the Planning Board has carefully considered the New York State SEQR review, completed on December 10th, 2024, classified the proposed Action as an Unlisted Action and issued a Negative Declaration under SEQR based on the findings that no significant adverse environmental impacts are anticipated ; and

WHEREAS, the GML 239 Referral was determined to not be required;

WHEREAS, the Planning Board finds that the proposed development by the Applicant, is in compliance with the applicable development and zoning regulations and is consistent with the goals and objectives of the City Comprehensive Plan; and

WHEREAS, the Planning Board has determined that the proposed development can be approved with certain conditions to ensure compliance with the site plan review regulations pursuant to \$143 and to mitigate potential impacts; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF ONEIDA'S JOINT ZONING BOARD OF APPEALS/PLANNING COMMISSION, AS FOLLOWS:

Section 1: Approval of the Site Plan Review Application

Having considered the standards set forth in \$143 of the City of Oneida Site Plan Review Regulations, the Planning Board hereby approves the following site plan documents consisting of sheets C-101.0; C-102; C-201; C-301prepared by Delta Engineers, Architects, & Surveyors, dated 5/14/24; prepared by the applicant, located at 648 Fitch St., Tax Map Number 37.8-1-7, zoned M-I, by Patriot Holdings.

Section 2: Conditions of Approval

- 1. The applicant shall obtain all required permits and approvals, including building and sign permits, from the Department of Code Enforcement before commencing any construction or signage installation.
- 2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the development shall be appropriately screened and covered.
- 3. The "DECLARATION OF RESTRICTIVE COVENANT REGARDING MAINTENANCE OF STORMWATER CONTROL MEASURES" must be finalized, executed, and filed with the City Clerk prior to any permits being issued.
- 4. Construction shall be completed within 1 year from the date of this approval.
- 5. No permits shall be issued until a finalized SWPPP is submitted to the City that is deemed acceptable by the City Engineer.
- 6. Relocate Knox Box to outside of the gate.

BE IT FURTHER RESOLVED that the Planning Board authorizes the City Department of Planning and Development staff to work with the Applicant to ensure compliance with the approved conditions and to review and approve any minor modifications to the site plan that may arise during the implementation of the project.

BE IT FURTHER RESOLVED that the Director of Planning and Development is hereby directed to provide a copy of this resolution to the Applicant, and any other relevant agencies or departments involved in the review and approval process.

PASSED AND ADOPTED this 10th day of December, 2024.

O. Perry Tooker, IV

Chairperson, Planning Board

Moved by: Todd Schaal

Seconded by: Pat Thorpe

Ayes: 6

Nays: 0

Motion Carried/Denied

Item #2 – Introduction of a subdivision for a 3-lot minor subdivision at 2155 Upper Lenox Ave SBL#45.-2-14, zoned A, by Lorene J Stechyshyn Irrevocable Trust- file #2024-014.

The applicant David Gleeson was in attendance.

Brief discussion ensued. Mr. Gleeson was under the impression that the requested revisions to the subdivision plat were completed and re-submitted by his Surveyor. Mr. Gleeson acknowledged Chris Henry's email correspondence with him and plans to now follow up with his Surveyor. Chairman Tooker reiterated to the applicants that the revised subdivision needs to be submitted 19 days prior to the January meeting.

There was a discussion about the zoning if it will remain the same. The Chairman stated that any zoning change is not handled with the current subdivision. The applicant would have to comeback and apply for a zoning change.

The PCZBA discussed and reviewed Part I, Part 2, and Part 3 of the Short EAF, and made a determination.

RESOLVED, that the PCZBA issues a Negative Declaration under SEQRA.

Moved by Pat Thorpe

Seconded by Barbara Henderson

Ayes: 6

Nays: 0

Motion Carried

RESOLVED, that the Planning Commission be declared Lead Agency and classifies the action as Unlisted.

Moved by Pat Thorpe

Seconded by David Scholl

Ayes: 6

Nays: 0

MOTION CARRIED

Resolved, that the Planning Commission Schedules the public hearing for January 14, 2025, or soon thereafter,

Moved by Kipp Hicks

Seconded by Pat Thorpe

Ayes: 6

Nays: 0

Motion Carried

Item #3 – Introduction of a subdivision for a 2-lot minor subdivision at 1359 West Elm Street SBL#29.-2-39, zoned A, by Curtin Dairy- file #2024-015.

The applicant was not in attendance.

Resolved, that the Planning Commission Schedules the public hearing for January 14, 2025, or soon thereafter,

Moved by Kipp Hicks

Seconded by Todd Schaal

Ayes: 6

Nays: 0

Motion Carried

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

Moved by Pat Thorpe

Seconded by Barbara Henderson

Ayes: 6

Nays: 0

MOTION CARRIED

Adjourn at 6:58 pm

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:

The Oneida Adaptive Re-use & Renovation

Location of Site:

181 Main Street Oneida NY

Tax Map Number: 30.80-1-54_

Current Zoning Classification: DC-Downtown Commercial

Applicant:

Name: The Oneida Group, LLC Attn: Ed Riley Address: 205 S. Townsend Street______ Syracuse, NY 13202 Phone: 315.424.6091_____ Email: ed.rifey@bwllc.com_____

Signature of the Applicant

Ca. Decombul 2024

Owner (if different):

Name: City of Oneida Address: 109 N. Main Street Oneida, NY 13421 Phone: 315-363-4800

Signature of the Owner

Modification Requested: Satisfy off site parking requirements with the acquisition of Grade Parking across Lenox Avenue at corner of Cedar Street providing approximately 20 parking spaces and required improvements to be completed by applicant/Owner. (refer plan L2.00)

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

Plans Prepared By:

FOR OFFICE USE: Application Number:

Date of Public Hearing: _____ Date Received by Planning:

Date of Final Action

Action Filing Date

□ Approved

Name: Keplinger Freeman Associates Address: 6320 Fly Road, E. Syracuse, NY_

Ward: Inside District

Denied

Phone: 315.445.7980_____ Email: cf@keplingerfreeman.com

Date of Site Plan Approval: June 13, 2023

Page 1 of 3

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

SEQR (completed) City of Oneida Site Plan Approval and special use permit (completed) City of Oneida Building permit(s). NYS DOT Highway work permit

Total Site Area (Square feet or acres): .33 Acres_____

Anticipated Construction Time: 1.5 years

Will Development be Staged? No_____

Current Condition of Site (buildings, vacant, etc.): Vacant, 4 story hotel structure

Current Land Use of Site (agricultural, commercial, undeveloped, etc.): commercial/hotel & apartments_____

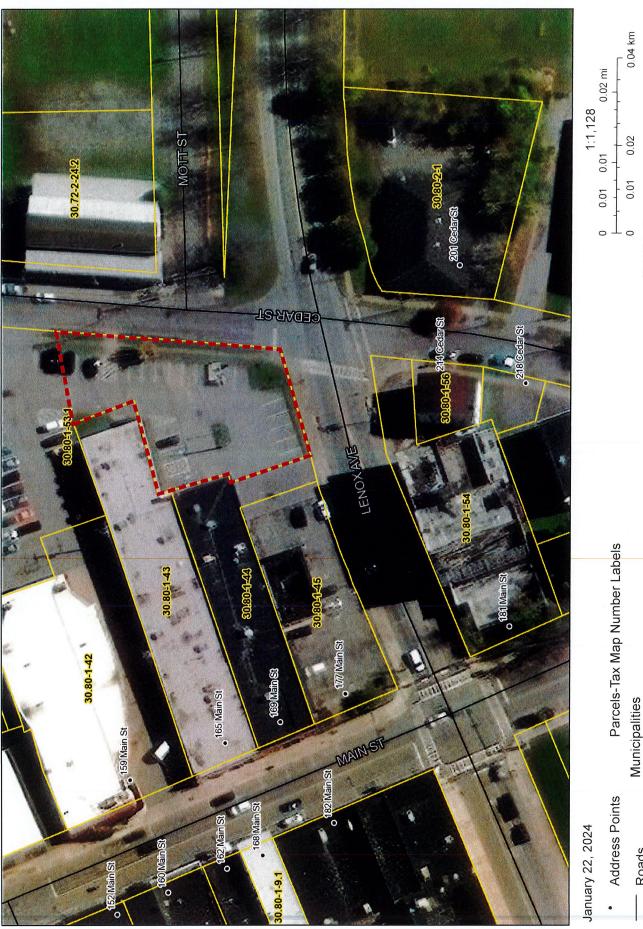
Estimated Cost of Proposed Improvements: \$8.5million_____

Anticipated Increase in Residents, Employees, Customers/clients, etc.: 50 residents / 20 employees

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.

Refer to attached: Lot to be conveyed Parking acquisition site plan, L2.00 7.29.2024

Lot to Be Conveyed



Municipalities Roads

2023 Tax Parcels

Oneida Inside District

Maxar, Microsoft



RESOLUTION APPROVING THE SITE PLAN MODIFICATION FOR A PARKING LOT TO SATISFY THE CONDITIONS SET IN THE 7/11/23 SITE PLAN REVIEW APPROVAL, SITUATED ON THE PARCEL LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION AT LENOX AVENUE AND CEDAR STREET, TAX MAP NUMBER 30.80-1-53.1, ZONED DC, BY THE ONEIDA GROUP, LLC, FILE# 2025-001.

WHEREAS, the applicant, The Oneida Group, LLC (hereinafter referred to as "the Applicant"), previously obtained a conditional use permit and site plan approval, subject to certain conditions, for a restaurant and residential use to be known as "The Oneida" (hereinafter referred to as the "Project") to be situated on property located at 181 Main Street, Oneida, NY from the City of Oneida (hereinafter referred to as "the City") Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board") on July 11, 2023; and

WHEREAS, the Applicant subsequently obtained modified site plan approval from the Planning Board on May 14, 2024, modifying the conditions initially imposed by the Planning Board; and

WHEREAS, the Planning Board previously completed its environmental review pursuant to the New York State Environmental Quality Review Act on June 13th, 2023, and reaffirmed such determination at the July 11, 2023, meeting, where the Planning Board classified the proposed Project as Unlisted Action and issued a Negative Declaration having concluded that there were no significant adverse environmental impacts anticipated; and

WHEREAS, the Applicant has submitted an application to further modify its site plan approval for the Project so as to provide sufficient parking, which shall be located on the Northwest Parcel at the Lenox Avenue and Cedar Street intersection, Oneida, NY, such parcel currently being owned by the City of Oneida; and

WHEREAS, the Planning Board has carefully considered it prior SEQR determination within the context of the current site plan modification application, and has ratified and reaffirmed its findings from the June 13, 2023, and the May 14, 2024, meeting, at the January 14, 2025; and

WHEREAS, the Planning Board finds that the modification proposed by the Applicant at the Lenox Avenue and Cedar Street intersection will serve to resolve parking concerns and ensure the Project's compliance with the applicable site plan requirements under §143 of the City Code, and is consistent with the goals and objectives of the City's Comprehensive Plan; and

WHEREAS, the Planning Board has determined that the proposed development can be approved with certain conditions to ensure compliance with the site plan review regulations pursuant to §143 and to mitigate potential impacts; and

NOW, THEREFORE, BE IT RESOLVED by the City of Oneida's Joint Zoning Board of Appeals/Planning Commission (Planning Board) that:

The Site Plan Modification application to modify conditions established with the Site Plan Review consisting of the following documents is hereby approved:

• site plan documents Parking Acquisition Site Plan consisting of sheet L2.00 prepared by IN Architects, dated 7/29/24; be it

FURTHER RESOLVED, that the Planning Board does further approve such modifications subject to the following conditions:

- 1. The Applicant, The Oneida Group, LLC, shall obtain all required permits and approvals, including ROW work permits from the City Engineer and NYS DOT, and building and sign permits from the Department of Code Enforcement, before commencing any construction or signage installation.
- 2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the development shall be appropriately screened and covered.
- 3. The Applicant shall obtain title to the aforementioned parcel located on the Northwest corner of the Lenox Avenue and Cedar Street intersection, and shall file a consolidated deed combining the two parcels with the Madison County Clerk's Office.

PASSED AND ADOPTED this 14th day of January, 2025.

O. Perry Tooker, IV

Chairperson, Planning Board

Moved by:

Seconded by:

Ayes:

Nays:

Motion Carried/Denied

CITY OF ONEIDA DEPARTMENT OF PLANNING AND DEVELOPMENT



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 Cit Site Plan Review– 1,000 sq ft or less Site Plan Review– 1,001 to 5,000 sq ft Site Plan Review– 5,001 to 10,000 sq Site Plan Review– 10,001 sq ft or large Conditional Use Permit Site Plan Modification Area Variance Use Variance Zoning Amendment	\$100 Date of Fee Collection: \$150 Date of Fee Collection: ft \$350 Date of Public Hearing: er \$1,100 Date Received by Planning: \$150 Date of Final Action \$100 Action Filing Date \$200 \$200
Zone Ward	Tax Map # 452-14
Property Owner (If Different):	Applicant:
Address: 1678 HIADE KON	Address:
City/State/Zip Code:	City/State/Zip Code:
215 219 0110	Phone:
	Email:
Signature of Owner Date	Signature of Applicant Date
K P. L para banesa I Alla Lagara T	STECHYSHYN IRREVOCABLE TRUST
	Print Applicant Name
Lot #2 Beinic APPear 1. alt- Acte Lot #3 Beinic APPear 1. alt- Acte Lot #3 Beinic APPear 3.10% Lacres V Acad Explain why your proposal is in harmony with the	Roy 61.527-Acaes 10 THLER Lots - VACANE LAND IN AN AGRICUITURAL DISTRIC - S QUISTING ONE FAMIN DIDENING IN AN ACR DISTRIC - OF LANK IN AN COMMENTING DISTRICE. e character of the area, and will not have a in the area (attach additional pages if necessary):

Date Modified 4/19/2023

Susan

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

- Sketch Plat
- Preliminary Plat Waiver of Subdivision Amendment of Plat

\$100	per lot
\$100	per lot
\$175	
\$200	

64 O C

FOR OFFICE US	E:		
Application Num	ber:		
Date of Public He	aring:		
Date Received by Planning:			
Date of Final Action			
Action Filing Date			
□Approved	Denied		

4796

Name of Proposed Development:

LENDY AVE ONBANNY BALL Location of Site: Tax Map Number: •• Current Zoning Classification Ward: **Plans Prepared By:**

Name (Print):

094601

Address:

Phone: 3

Email:

Applicant:

Name(Print): Address: OAL Phone: 3 Email:

Signature of the Applicant Date

Property Owner (if different):

Phone: Email:	
Date	
	Email:

Date Modified 4/19/23

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VEYING, P.C.

ECHERLAND SURVEY ING COM

Decker Land Surveying, P.C.

PO Box 423 5378 East Seneca Street Vernon, NY 13476 315-829-4396 cale@deckerlandsurveying.com

December 17, 2024

Attn: O. Perry Tooker, IV, Chairperson Oneida City Hall 109 North Main Street Oneida, New York 13421

RE: Susan J. Gleeson, Trustee Of Lorene J. Stechshyn Upper Lenox Avenue

Dear Perry,

With regards to the 3 Lot Subdivision on the above referenced property, please find attached revised mapping prepared by Decker Land Surveying.

If you have any questions or should you need any additional information, please feel free to contact me.

Sincerely,

Cale P. Decker, P.L.S.

Decker Land Surveying, P.C.

PO Box 423 5378 East Seneca Street Vernon, NY 13476 315-829-4396 cale@deckerlandsurveying.com

> July 10, 2024 Revised: December 10, 2024

PROPOSED DESCRIPTION PORTION OF THE LANDS OF SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST DATED AUGUST 12, 2021 UPPER LENOX AVENUE

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ONEIDA, COUNTY OF MADISON AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the easterly highway of Upper Lenox Avenue (Merrellsville Road), said point standing at the intersection of the easterly highway boundary of Upper Lenox Avenue with the southerly boundary of Daniel N. Moyer (Now or Formerly) as described in a Deed dated February 16, 2017 and filed in the Madison County Clerk's Office as Instrument Number 2017-1093; thence S56°10′57″E 94.35 feet along the southerly boundary of Moyer to an iron pin; thence S30°44'26"E 72.23 feet continuing along the southerly boundary of Moyer to an iron pin; thence S50°56'48"E 75.76 feet to an iron pin; thence S76°52'49"E 77.39 feet to an iron pin; thence S55°44'19"E 382.25 feet still along the southerly boundary of Moyer to an iron pin standing on the westerly boundary of Nye Agricultural Properties, LLC (Now or Formerly); thence S00°39'40"W 12.33 feet along the westerly boundary of Nye Agricultural Properties, LLC to a point; thence S00°21'55"E 1560.97 feet continuing along the westerly boundary of Nye Agricultural Properties, LLC to an iron pin; thence S01°32′35″W 590.39 feet to an iron pin; thence S01°05'39"E 217.26 feet still along the westerly boundary of Nye Agricultural Properties, LLC to an iron pin standing on the westerly boundary of other lands of Nye Agricultural Properties, LLC; thence S01°41′27″E 124.46 feet along the westerly boundary of other lands of Nye Agricultural Properties, LLC (Now or Formerly) to an iron pin standing on the northerly boundary of other lands of Nye Agricultural Properties, LLC; thence N83°32'39"W 991.62 feet along the northerly boundary of other lands of Nye Agricultural Properties, LLC and the northerly boundary of even other lands of Nye Agricultural Properties, LLC (Now or Formerly) to an iron pin standing on the easterly boundary of Robert W. and Edna L. Haldenwang (Now or Formerly); thence N00°03'45" E 1775.41 feet along the easterly boundary of Haldenwang, the

easterly boundary of other lands of Robert W. and Edna L. Haldenwang (Now or Formerly), the easterly boundary of Gina C. Butler (Now or Formerly), the easterly boundary of Nancy E. Elford, Sole Trustee of the French Living Trust (Now or Formerly) and the easterly boundary of Dakota Mower (Now or Formerly) to a point standing on the easterly boundary of Mower; thence N36°43'08"E 220.00 feet along the easterly boundary of Mower to an iron pin; thence S53°16'52"E 162.84 feet to an iron pin; thence N36°43'08"E 175.38 feet to an iron pin; thence N58°27'11"W 248.37 feet to a point standing on the easterly highway boundary of Upper Lenox Avenue; thence N36°43'08"E 150.64 feet along easterly highway boundary of Upper Lenox Avenue to a point standing on the southerly boundary of David John Taylor, Etal. (Now or Formerly); thence S53°08'14"E 167.00 feet along the southerly boundary of Taylor, Etal. to a point standing on the easterly boundary of Taylor, Etal.; thence N36°51'46"E 111.00 feet along the easterly boundary of Taylor, Etal. to an iron pin standing on the northerly boundary of Taylor, Etal.; thence N36°30'14"W 174.29 feet along the northerly boundary of Taylor, Etal. to a point standing on the easterly highway boundary of Upper Lenox Avenue; thence N36°49'33"E 116.06 feet along the easterly highway boundary of Upper Lenox Avenue to the point and place of beginning.

The above described premises containing 57.17± acres of land more or less.

Subject to any easements, covenants or restrictions of record.

C 10

Decker Land Surveying, P.C.

PO Box 423 5378 East Seneca Street Vernon, NY 13476 315-829-4396 cale@deckerlandsurveying.com

July 10, 2024

PROPOSED DESCRIPTION PORTION OF THE LANDS OF SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST DATED AUGUST 12, 2021 UPPER LENOX AVENUE

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ONEIDA, COUNTY OF MADISON AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the westerly highway boundary of Upper Lenox Avenue (Merrellsville Road), said point standing at the intersection of the westerly highway boundary of Upper Lenox Avenue with the southerly boundary of Harlan Management Corp. (Now or Formerly) as described in a Bargain and Sale Deed dated April 6, 2022 and filed in the Madison County Clerk's Office as Instrument Number 2022-2147; thence N51°42'23"W 254.75 feet along the southerly boundary of Harlan Management Corp. and the southerly boundary of Gary W. Heffron (Now or Formerly) to a point standing on the southeasterly boundary of Heffron; thence S43°12'37"W 220.70 feet along the southeasterly boundary of Heffron to an iron pin standing on the westerly boundary of other lands of Gary W. Heffron (Now or Formerly); thence S00°09'37"W 413.01 feet along the easterly boundary of other lands of Heffron to an iron pin; thence S28°08'30"W 146.01 feet continuing along the easterly boundary of other lands of Heffron to a point standing on the northerly boundary of Sheila J. Pebbles and Thomas McCombie (Now or Formerly); thence S60°20'14"E 10.61 feet along the northerly boundary of Pebbles and McCombie to a point standing on the easterly highway boundary of Upper Lenox Avenue; thence N36°49'33"E 687.11 feet along the easterly highway boundary of Upper Lenox Avenue to the point and place of beginning.

The above described premises containing 2.58± acres of land more or less.

Together with and subject to an easement and right of way common driveway as set forth in a Deed from Mary C. Nadiak and Marion C. Nadiak to Anna Stechyshyn and John Stechyshyn dated July 1, 1955 and filed in the Madison County Clerk's Office in Liber 513 of Deeds at Page 39, to which Deed Reference is made for certainty of description, terms and conditions.

Also subject to an easement granted to Niagara Mohawk Power Corporation and Verizon New York, Inc. as set forth in a Deed dated December 6, 2007 and filed in the Madison County Clerk's Office as Instrument Number 2009-8512, to which Deed Reference is made for certainty of description, terms and conditions.

Also subject to a sanitary sewer easement granted to the County of Madison as set forth in a Deed recorded on June 30, 2015 and filed in the Madison County Clerk's Office as Instrument Number 2015-3701, to which Deed Reference is made for certainty of description, terms and conditions.

Further subject to any other easements, covenants or restrictions of record.

Decker Land Surveying, P.C.

PO Box 423 5378 East Seneca Street Vernon, NY 13476 315-829-4396 cale@deckerlandsurveying.com

> July 10, 2024 Revised: December 10, 2024

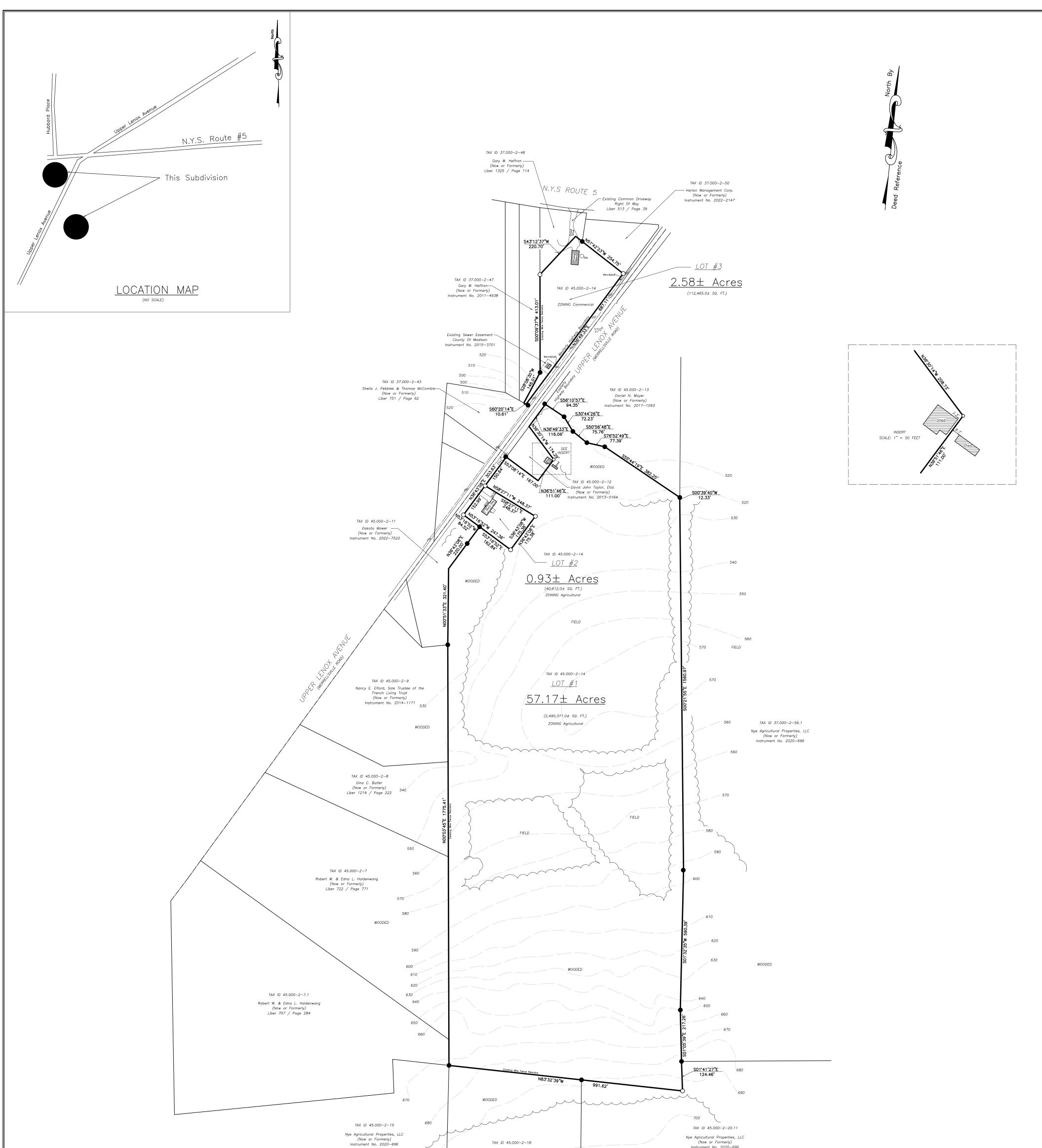
PROPOSED DESCRIPTION PORTION OF THE LANDS OF SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST DATED AUGUST 12, 2021 UPPER LENOX AVENUE

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF ONEIDA, COUNTY OF MADISON AND STATE OF NEW YORK, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

Beginning at a point on the easterly highway boundary of Upper Lenox Avenue (Merrellsville Road), said point standing at the intersection of the easterly highway boundary of Upper Lenox Avenue with the northerly boundary of Dakota Mower (Now or Formerly) as described in a Deed dated December 15, 2022 and filed in the Madison County Clerk's Office as Instrument Number 2022-7522; thence N36°43'08"E 152.99 feet along the easterly highway boundary of Upper Lenox Avenue to a point; thence S58°27'11"E 248.37 feet to an iron pin; thence S36°43'08"W 175.38 feet to an iron pin standing on a easterly extension of the northerly boundary of Moyer; thence N53°16'52"W 247.36 feet along the aforementioned easterly extension and the northerly boundary of Moyer to the point and place of beginning.

The above described premises containing 0.93± acres of land more or less.

Subject to any easements, covenants or restrictions of record.



Nye Agricultural Properties, LLC (Now or Formerly) Instrument No. 2020–697 700

690

Instrument No. 2020-696

<u>Note:</u>

- 1) Contours shown on this plat are interpolated from New York State Quadrangle Map " Oneida", Madison County 7.5 minute series and should be considered approximate only.
- 2) Manhole Rim Elevations Datum NAVD 1988

MAP REFERENCES:

1) Map Of Portion of the Lands of	
M. Nadiak	
City Of Oneida – Madison County, New York	
By: Evan W. Jones, L.S. Dated: May 10, 1955	
and filed in the Madison County Clerk's Office	
as Map Number 1119.	
2) Portion of the Lands Of Lorene J. & Phyllis A. Stechyshyn & Ralph E. Holmes City Of Oneida – Madison County, New York By: Frederick W. Myers, L.S. Dated: September 30, 2003 and filed in the Madison County Clerk's Office as Map Number 4068.	

LEGEND:

- Set Iron Pin 0 Existing Iron Pin Existing Utility Lines __.__. Existing Utility Pole 0 OME Existing Manhole
- 630
- Existing Fire Hydrant $- \circ_{F_{\mu}}$ Contour

OWNER APPROVAL: ____ DATED:__

Susan J. Gleeson, Trustee

CITY APPROVAL: _

Oneida City Planning Commission Chairman

DEED REFERENCE:

DATED:_

Lorene Stechyshyn То Susan J. Gleeson, Trustee of the Lorene J. Stechyshyn Irrevocable Trust dated August 12, 2021 Quit Claim Deed – Dated August 12, 2021 Instrument Number 2021–5732

Survey Revised: December 10, 2024

Cale P. Decker L.S. #050967

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID COPIES.

PLAT SHOWING 3 LOT SUBDIVISION Date: June 10, 2024 LANDS OF The undersigned hereby certifies that this is an accurate map of an actual field survey dated <u>June 10, 2024</u> and that both map and survey are correct. Cale P. Decker L.S. #050967 Decker Land Surveying, P.C. 5378 East Seneca Street Vernon, New York 13476 Telephone (315) 829-4396 SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE File No. 23–92 TRUST DATED AUGUST 12, 2021 Scale: 1" = 200 Feet UPPER LENOX AVENUE DRAWING BY: CMD CITY OF ONEIDA – MADISON COUNTY STATE OF NEW YORK REVIEWED BY: CPD

A RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL FOR SKETCH PLAT, PRELIMINARY PLAT WAIVER, AND FINAL PLAT APPROVAL FOR A 3-LOT MINOR SUBDIVISION AT 2155 UPPER LENOX AVE, SBL# 45.-2-14, ZONED A, BY APPLICANT LORENE J STECHYSHYN IRREVOCABLE TRUST

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board") has reviewed the application submitted by Lorene J Stechyshyn Irrevocable Trust for a 3-lot minor subdivision at 2155 Upper Lenox Ave, SBL# 45.-2-14, zoned A; and

WHEREAS, the proposed subdivision project was introduced and reviewed at the PCZBA meeting on December 10, 2024; and

WHEREAS, at the PCZBA meeting on December 10, 2024, the City of Oneida's Joint PCZBA declared itself the lead agency for the environmental review of the proposed project pursuant to the State Environmental Quality Review Act (SEQRA), classified the action as unlisted, and issued a negative declaration, determining that the project will not have a significant adverse impact on the environment; and

WHEREAS, a public hearing on the proposed subdivision was scheduled by the PCZBA at the December 10, 2024 meeting for the meeting on January 14, 2025, providing an opportunity for public comment; and

WHEREAS, the PCZBA has reviewed the proposed subdivision and all related materials and has considered the input received during the public hearing held on January 14, 2025; and

WHEREAS, the PCZBA finds that the proposed subdivision complies with the applicable provisions of the City of Oneida Subdivision of Land Law and is in the best interest of the community;

NOW, THEREFORE, BE IT RESOLVED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission as follows:

Section 1: Subdivision Approval

The Planning Board hereby approves the Sketch Plat, Preliminary Plat Waiver, and Final Subdivision Plat consisting of one sheet prepared by Decker Land Surveying, P.C. dated 6/10/24 for Lorene J Stechyshyn Irrevocable Trust for a property located at 2155 Upper Lenox Ave, SBL# 45.-2-14, zoned A.

CONDITIONS:

- The approved map must be filed with Madison County within 62 days of approval by the City of Oneida Planning Commission Zoning Board of Appeals, consistent with §155-21 of the City of Oneida Subdivision of Land Law.
- 2. Proof of filing must be submitted to the Director of Planning and Development within 30 days of the filing with the County.
- 3. That the Department of Planning and Development is hereby authorized to take all necessary administrative actions to implement this approval.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Dated this 14th day of January, 2025.

O. Perry Tooker, IV

Chairperson, Joint Zoning Board of Appeals/Planning Commission

Moved by:

Seconded by:

Motion Carried/Denied

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	FOR OFFICE USE: Application Number: Date of Public Hearing: Date Received by Planning: Date of Final Action Action Filing Date
□ Sketch Plat\$100 per lot□ Preliminary Plat\$100 per lot□ Waiver of Subdivision\$175□ Amendment of Plat\$200	Action Filing Date
Name of Proposed Development: Olivisterial Location of Site: 1359 W EIMST Opeed Tax Map Number: 29, -2, 39 Current Zoning Classification: Cattle FARM	ward:
Applicant:	Plans Prepared By:
Address: <u>9815 Shaul RU</u> <u>04550116 Ny 13318</u> Phone: 315-822-00750315-1796	Name (Print): Bradley PCOlInsky Address: 1323 BLACK POINT Rd Canastota Ny Phone: 315-447-7070 Email: Infore hgpsurveying. com
Property Owner (if different):	
Name (Print): <u>SAME</u> Phone: Address: Email:	
Amthin Curlin 9-11-24 Property Owner Signature Date	
Proposed Use(s) of Site: 	

Date Modified 4/19/23

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

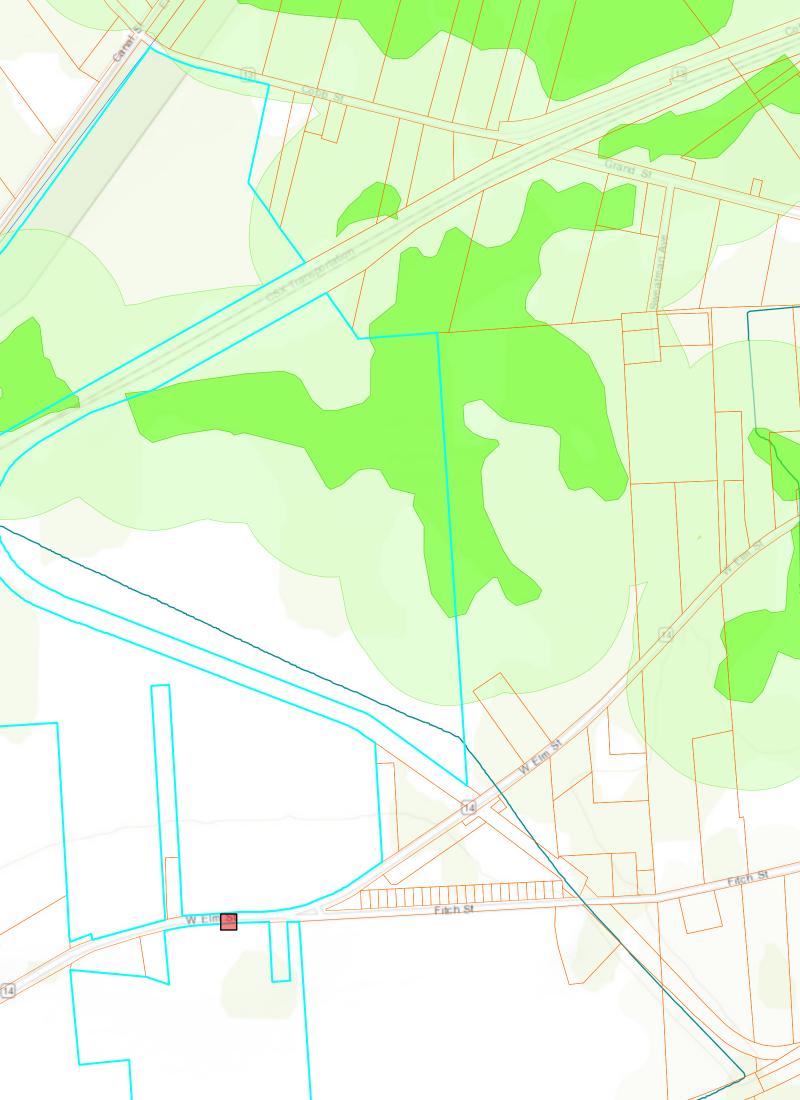
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

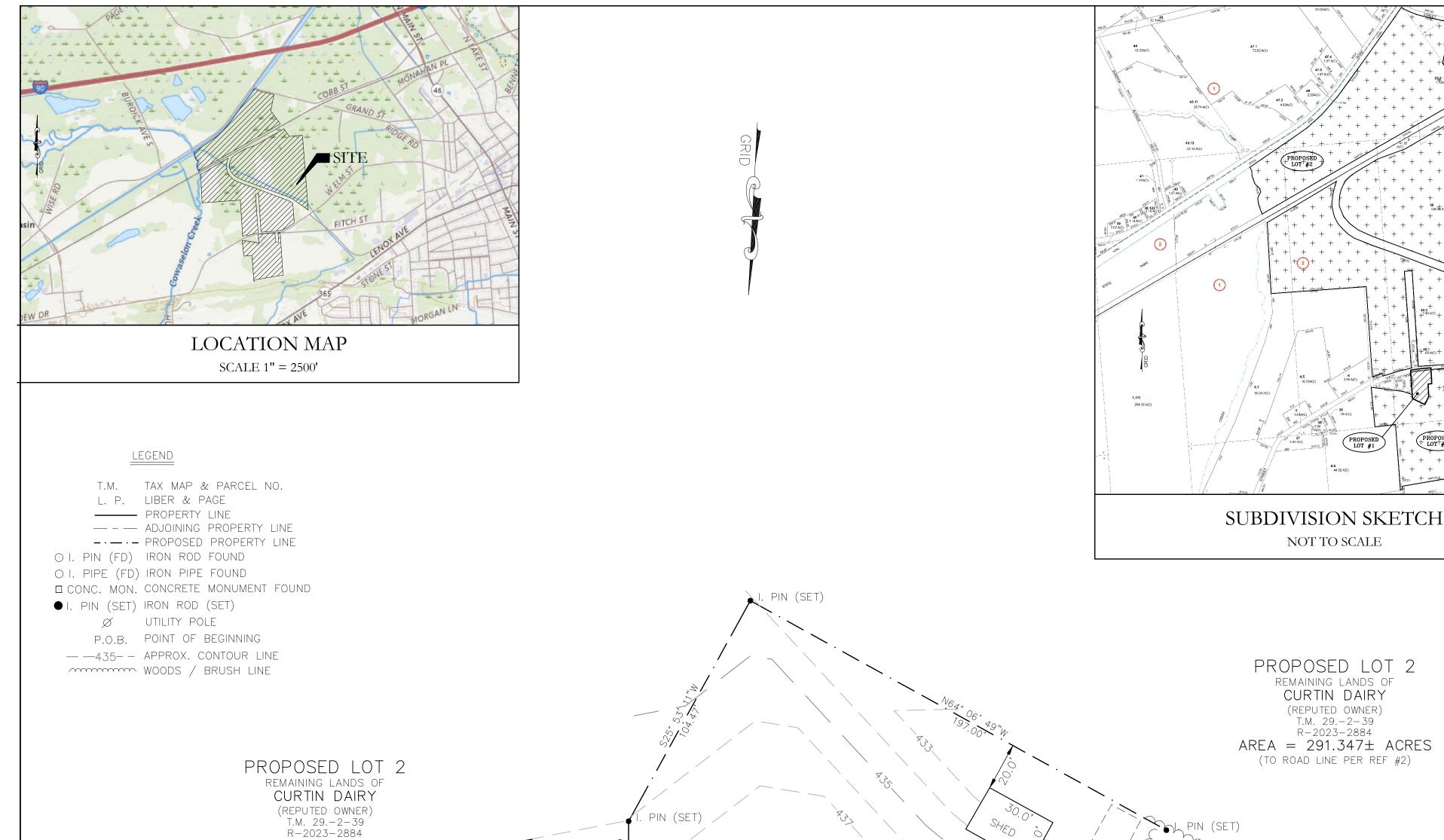
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information		
Name of Action or Project:		
Subdivision of staudts Project Location (describe, and attach a location map):	and a standard and an	
1359 W. ElmSt Onerda Ny - Parcell # of Brief Description of Proposed Action:	192.39	
To subdivide property to sell		
to subbuttle property to sent		
Name of Applicant or Sponsor:	Telephone: 315 - 822	2)=C
Curtin Dripy LP	313 000	1-0075
Address:	E-Mail: Curtindarey	CAUL LOM
	1	
9815 Shaul Rd City/PO: 0	T	
CASSVIlle	NY I	Code: 8
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	l law, ordinance,	NO YES
If Yes, attach a narrative description of the intent of the proposed action and the e	nvironmental resources that	
may be affected in the municipality and proceed to Part 2. If no, continue to ques 2. Does the proposed action require a permit approval or funding from any other		
2. Does the proposed action require a permit, approval or funding from any other If Yes, list agency(s) name and permit or approval:	er government Agency?	NO YES
 a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? 	54 acres to Be Suldwide	d
c. Total acreage (project site and any contiguous properties) owned	acres	
or controlled by the applicant or project sponsor?	<u>54</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:		an a
Urban 🔲 Rural (non-agriculture) 🔲 Industrial 🔲 Commercia	1 🔲 Residential (suburban)	
Forest X Agriculture Aquatic Other(Spec		
	11 <i>y)</i> .	

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		TES	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
			\square
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:			
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action? While γ	ł	<u>K</u>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed	ļ		
action?		\square	
	ļ	NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
	\	\mathbf{X}	
		لججا	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:	ſ		
		\mathbf{X}	
11. Will the proposed action connect to existing wastewater utilities?	Ļ	NO	YES
If No, describe method for providing wastewater treatment:		(Contracting)	
		X	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district		NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the	F		
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	-	Д	
		-	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		X I	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		R	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		X	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

14. Identify the typical habitat types that are all it is in the		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
Wetland Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or orden and the state of the state		TITIC
Federal government as threatened or endangered?	NO	YES
16. Is the project site located in the 100-year flood plan?	NO	YES
	X	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	\mathbf{X}	
a. Will storm water discharges flow to adjacent properties?	X	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	Q	
18. Does the proposed action include construction or other activities that would result in the impoundment of water		
or other indulos (e.g., recention poind, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment:		
	KA	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:	NO	IES
	M	
	K	
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
	X 1	\square
	2	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BES MY KNOWLEDGE	TOF	
Applicant/sponsor/name: anthia Cuntur Cuntur Cuttore glat	25	
Signature: Cymthia Custon Title:		





44.0'

 $AREA = 291.347 \pm ACRES$ (TO ROAD LINE PER REF #2)

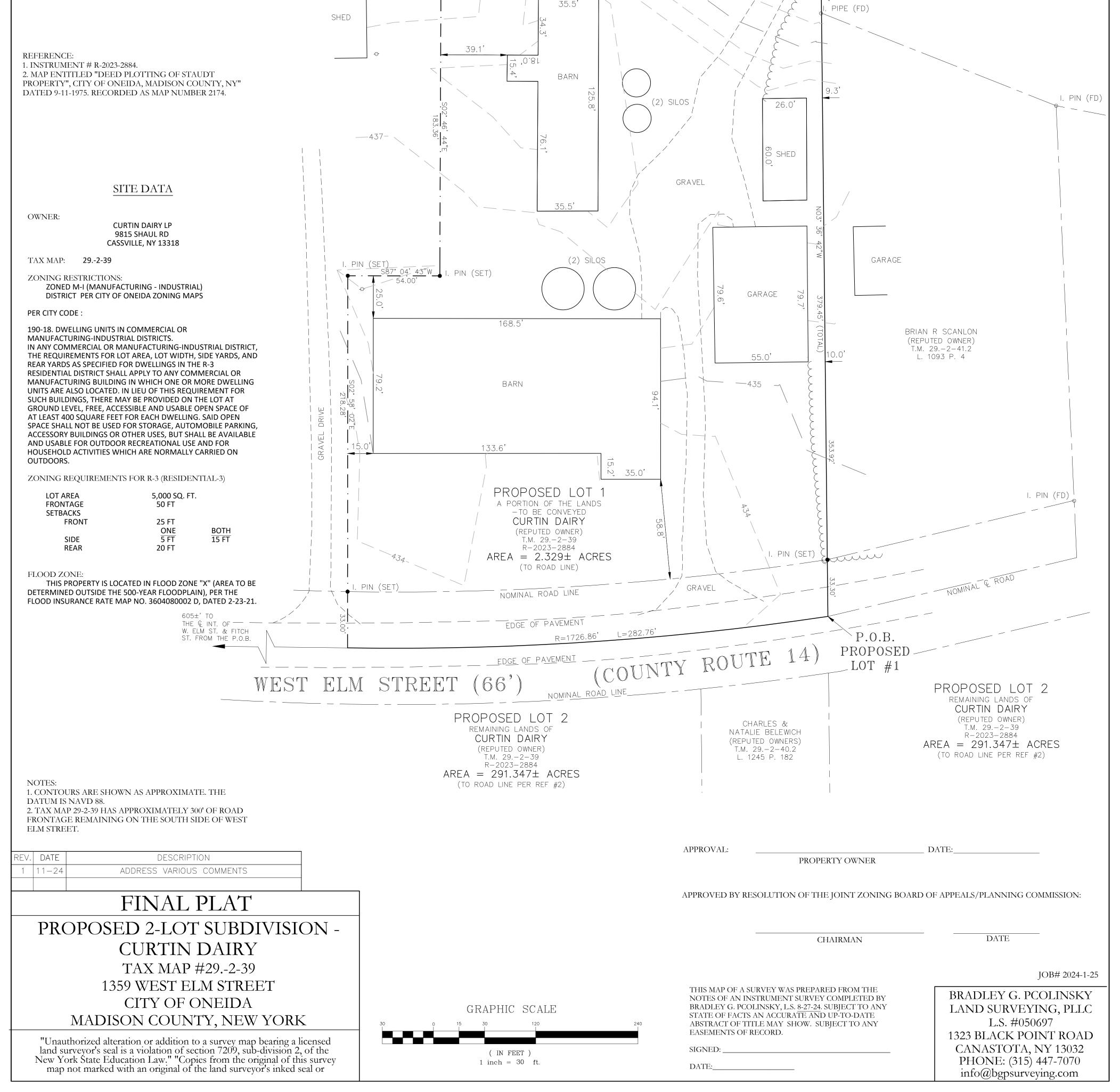
 $AREA = 291.347 \pm ACRES$ (TO ROAD LINE PER REF #2)

PROPOSED + LOT #2

 $(\mathbf{1})$

18 250(8)

PROPOSED



Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

 Name of Lead Agency
 Date

 Print or Type Name of Responsible Officer in Lead Agency
 Title of Responsible Officer

 Signature of Responsible Officer in Lead Agency
 Signature of Preparer (if different from Responsible Officer)

CITY OF ONEIDA DEPARTMENT OF PLANNING AND DEVELOPMENT



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 C Site Plan Review− 1,000 sq ft or less Site Plan Review− 1,001 to 5,000 sq ft Site Plan Review− 5,001 to 10,000 sq Site Plan Review− 10,001 sq ft or larg Conditional Use Permit Site Plan Modification Area Variance Use Variance Zoning Amendment 	\$100 Date of Fee Collection: ft \$350 ft \$350
Location of property <u>130 Broad St Oneida, NY 134</u> Zone <u>DC</u> Ward <u>5</u>	21 Tax Map # _ 30.79-1-16
Property Owner (If Different):	Applicant:
Address: 10 Castle St.	Address: 10 Castle St.
City/State/Zip Code:	City/State/Zip Code: Oneida / NY / 13421
Phone:	Phone:
Email: _todd@meidconstruction.com	Email: <u>alex@meidconsturction.com</u>
Todd m. SLHAAL 11/21/2024	м. 11/21/2024
Signature of Owner Date	Signature of Applicant Date
Todd Schaal	Alex Schaal
Print Name of Owner	Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

Our proposal seeks a variance to allow the rear portion of the building to be utilized as storage units, a service that is increasingly in demand in the area. Additionally, we have sold the front portion of the building, facing Broad Street, to a local group intending to establish a restaurant. They will submit a separate variance request for this use.

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): We believe these changes will bring renewed purpose to the building, support local economic activity, and benefit the community by providing valuable services.Storage units are a low-traffic, low-noise use, and their discreet placement at the rear of the property minimizes visibility and ensures compatibility with neighboring uses.

Date Modified 4/19/2023

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 S	TE PLAN REV	IEW	FOR OFFICE USE: Application Number:
Fee Schedule (please make ch	ecks payable to City	of Oneida)	Date of Public Hearing:
🗌 Site Plan Review– 🛙	L,000 sq ft or less	\$100	Date Received by Planning:
🗌 Site Plan Review– 2	L,001 to 5,000 sq ft	\$150	
🛛 Site Plan Review– S	5,001 to 10,000 sq ft		Date of Final Action
🗌 Site Plan Review– 🛙	10,001 sq ft or large	r \$1,100	Action Filing Date
			□Approved □Denied
Name of Proposed Developm	ent:		
Oneida Storage Solutions			
Location of Site: 130 Broad St.	Oneida, NY 13421		
Tax Map Number: <u>30.79-1-16</u>			
Current Zoning Classification:	Downtown Commerce	ial V	Vard: _5
Applicant:		Plans Pre	pared By:
Name:Alex Schaal		Name: _^	Mark Domenico
Address: 10 Castle St. Oneida, NY	13421	Address:	198 N Washington St. Rome, NY
Phone: 315-761-9608		Phone: <u>(</u>	315) 336-6000
Email: alex@meidconstruction.com		Email:m	domen2937@aol.com
	11/21/2024		
Signature of the Applicant	Date		
Owner (if different):			
Name:			
Address: 10 Castle St. Oneida, NY	13421		
Phone:			
Todd M. SLHAAL	11/21/2024		
Signature of the Owner	Date		

Our proposal seeks a variance to allow the rear portion of the building to be utilized as storage units, a service that is increasingly in demand in the area. Additionally, we have sold the front portion of the building, facing Broad Street, to a local

APPLIC

group intending to establish a restaurant. They will submit a separate variance request for this use. Date Modified 4/19/2023

Proposed Use(s) of Site:

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

Total Site Area (Square feet or acres): _____9050 SF (Site Plan states Square footage is 10,012 but inside area is less than 10,000SF

Anticipated Construction Time: ^{3 Months}

Will Development be Staged? No

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

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

Estimated Cost of Proposed Improvements: \$150,000

Anticipated Increase in Residents, Employees, Customers/clients, etc.: 100% (Currently Vacant)

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

The proposal seeks to re-purpose approximately 9,050 square feet of the rear portion of the former Oneida Dispatch building into a climate controlled storage facility with approximately 70 units. The building is a single-story structure with a height of 16 feet, requiring no modifications to its footprint, height, or number of stories.

The facility is designed to be a low-traffic, low-impact operation with minimal parking needs. A total of 62 parking spaces, including 5 designated handicap spots, will be allocated in the rear lot for shared use with the adjacent restaurant. This arrangement will ensure convenient customer access during loading and unloading while maintaining harmony with neighboring properties.

This proposal offers a practical and community-oriented service that integrates seamlessly into the existing building and surrounding area.

Continue to the next page for procedures->

Procedure for Requesting a Site Plan Review

- 1. Applications for Site Plan may be obtained from the Planning Department. When the application is completed and returned, it will be reviewed by the Madison County Planning Department, if required by law, then referred to the Joint Zoning Board of Appeals/Planning Commission for determination.
- 2. A copy of the tax map showing the property in question and adjoining owners must be submitted with the application. This will be provided by the Assessor's Office.
- 3. The application must be accompanied by a plan subject to the Site Plan Specification outlined in Chapter 143.
- 4. 14 paper copies must be submitted to the Planning Director as well as 1 digital copy of each plan.
- 5. If the applicant is not the subject property owner, the property owner MUST sign the application.
- 6. The applicant must conduct a SEQR review, where the action is classified as Type I, Type II, or Unlisted. This must be completed before the application will be acted upon by the Joint Zoning Board of Appeals/Planning Commission and the Madison County Planning Department if required by law.
- 7. Once a decision is reached the Joint Zoning Board of Appeals/Planning Commission will put it in writing.
- 8. If a person wants to challenge the decision of the Joint Zoning Board of Appeals/Planning Commission, an application can be made to the State Supreme Court for relief by a proceeding under Article 78 of the civil practice law and rules. This action must be taken within thirty (30) days of the decision.
- 9. The Joint Zoning Board of Appeals/Planning Commission meets on the second Tuesday of each month. Applications must be submitted by 19 calendar days prior to the meeting.
- 10. Applicants should attend the Joint Zoning Board of Appeals/Planning Commission meeting. Non-attendance could result in the application being tabled.

*Do not submit informational only.

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 USE VARIANCE	FOR OFFICE USE: Application Number:		
The appeal concerns property at the following address:	Date of Public Hearing:		
130 Broad St. Oneida, NY 13421	Date Received by Planning:		
Zone Ward5	Date of Final Action		
Tax Map #	Action Filing Date		
Applicant:	Approved Denied		
Name: <u>Alex Schaal</u> Si	gnature		
Address: 10 Castle St. Oneida, NY 13421 Da	ate 11/22/2024		
Phone:315-761-9608 Er	nail: _alex@meidconstruction.com		
If the property on which the Use Variance is being requested applicant must submit a statement by the property owner his/her behalf. I, Todd Schaal, authorize the applicant, Alex Schaal The applicant's appeal from a decision of the Code Enforce Denial of an Application for a Building Permit (atta Denial of an Application for a Certificate of Occupa Denial of an Application for a Certificate of Compli * We have not been denied application but are aware that we are not curr Date of Code Enforcement Officer's Decision:	authorizing the applicant to appeal on , to appeal on my behalf Todd m. Schtthe ement Officer concerns the following: ch to Application) ance (attach to Application)		
Proposed Activity: Climate Controlled Storage Facility			
Type of variance requested: <u>Variance is needed to allow for stora</u>	ge units		
Reason for variance: Variance is needed to allow for storage units			
Describe the character of the neighborhood: <u>Business distri</u>	ct of Down Town Oneida		

Use Variance Fee: \$200 Please make check payable to City of Oneida

Date Modified 4/19/23

USE VARIANCE TEST

No use variance shall be granted by a board of appeals without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship, the applicant shall demonstrate to the board of appeals that for each and every permitted use under the zoning regulations for the particular district where the property is located:

- 1) The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- 2) That the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) That the alleged hardship has not been self-created.

Applicant must attach a Summary Use Appraisal Report addressing the four criteria listed above.

We believe the proposed climate-controlled storage facility will not cause any unnecessary hardships to the surrounding area. The facility is a low-traffic, low-impact use that aligns well with the existing character of the neighborhood. Furthermore, we are aware that the City of Oneida is planning to allow different use variances in commercial zones within the downtown area to promote business growth and economic development. Approving this variance will enable a currently vacant building to be repurposed for a practical and much-needed service, contributing to the revitalization of the area while maintaining harmony with neighboring properties.

Statement from Adjoining Property Owner

To be completed by the Petitio	ner
Owner:	
Project address:	
Requested variance:	
I certify that the plans presented to the undersigned neig identical to those plans for which an Use Variance is bei	
Signature of Owner	Date
To be completed by the Neighbo	or
Name:	
Address:	
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

To be completed by the Petitic	oner
Owner:	
Project address:	
Requested variance:	
I certify that the plans presented to the undersigned neigilation is identical to those plans for which an Use Variance is be	
Signature of Owner	Date
To be completed by the Neighb	or
Name:	
Address:	<u>-</u>
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

Procedure for Requesting a Use Variance

- 1. Applications for a Use Variance may be obtained from the Planning Department. When the application is completed and returned, it will be reviewed by the Madison County Planning Department, if required by law, then referred to the Joint Zoning Board of Appeals/Planning Commission for determination.
- The applicant must send a neighbor statement via certified mail to all adjacent neighbors. The completed neighbor statement must be returned to the **Department of Planning and Development at 109 N. Main Street, Oneida, NY 13421** by the neighbor, not the applicant.
- 3. A copy of the tax map showing the property in question and adjoining owners must be submitted with the application. This will be provided by the Assessor's Office.
- 4. The application must be accompanied by a Summary Use Appraisal Report addressing the four criteria listed above.
 - a. 14 paper copies must be submitted to the Planning Director as well as 1 digital copy of the Summary Use Appraisal Report.
- 5. If the applicant is not the subject property owner, the owner must sign the application.
- 6. The Joint Zoning Board of Appeals/Planning Commission will schedule a Public Hearing within a reasonable time. The Public Hearing Notice must appear in the newspaper at least five (5) days before the hearing.
- 7. Following the Public Hearing, the Joint Zoning Board of Appeals/Planning Commission reaches a decision and puts its decision in writing. The decision may be reached on the night of the public hearing or at a later date. However, the decision must be reached within thirty (30) days of the public hearing.
- If a person wants to challenge the decision of the Joint Zoning Board of Appeals/Planning Commission, an application can be made to the State Supreme Court for relief by a proceeding under Article 78 of the civil practice law and rules. This action must be taken within thirty (30) days of the decision.
- 9. The Joint Zoning Board of Appeals/Planning Commission meets on the second Tuesday of each month. Applications must be submitted 19 calendar days prior to the meeting.
- 10. Applicants **should** attend the Joint Zoning Board of Appeals/Planning Commission meeting.

December 19, 2024

Mr. Alex Schaal, P.E. MEID Companies 10 Castle Street Oneida, NY 13421

Re: Application for Use Variance 130 Broad Street, Oneida, NY Former Oneida Daily Dispatch Building

Dear Mr. Schaal:

This letter is in regard to your Application for a Use Variance for the above referenced property. The City's application instructions state that a "Summary Use Appraisal Report" should be attached with the application. As you may or may not be aware, the term Summary Appraisal Report was retired by the Appraisal Foundation in 2014 and no longer has meaning. However, I believe the intention at the time the instructions were written was to illustrate the financial hardship to the property created by the current zoning regulations due to market conditions. Since a Summary Use Appraisal Report is currently undefined, I believe this letter should serve that purpose.

John Burton Consulting

Real Estate Appraisal and Consulting

The subject property is the former Oneida Daily Dispatch Building containing approximately 16,500 square feet of gross building area based on exterior dimensions. Its former use as a newspaper publishing facility included its managerial and editorial office space at the front of the building, the print shop in the central portion of the building, and its storage/distribution warehouse space, incuding a loading dock, at the rear of the building. The property is zoned DC – Downtown Commercial, as it was when it was occupied by the newspaper. In this district, several retail and office uses are permitted by right. Other commercial uses are allowed by a Conditional Use Permit. Its prior use as a printing and publishing facility was allowed by a Conditional Use Permit. A table showing the Permitted Uses by Right and the uses Permitted with a Conditional Use Permit from the Oneida City Code is included as an Addenda to this letter.

The subject property is located on the west side of Broad Street between Farrier Avenue and Lenox Avenue, one block west of Main Street and Oneida's central downtown business district and at the western boundary of the Downtown Revitalization Initiative Study Area. The neighborhood is commercial in nature and at the edge of residential areas to the west along Lenox Avenue, and further south along Broad Street. The primary downtown businesses are located along Main Street extending from Elm Street in the north, south to Washington Ave. Secondary business areas are located along Broad Street and along the side streets east of Main Street. The subject's immediate surrounding land uses on Broad Street include automotive sales and service facilities on each side of the subject, the U.S. Post Office, a consignment shop, and another automotive service facility on the east side of Broad Street, across from the subject.

The property is currently owned by Dispatch Commons, LLC, whose principals acquired the property in 2017.

2778 Waldron Road, PO Box 46, Camden, NY 13316 Phone: (315) 264-4620 Fax: (315) 245-2863

Page 2

During their period of ownership they have had one tenant, a consignment shop who occupied a portion of the building for a only few years at about \$4.29 per square foot. Since their acquisition of the property they have unsuccessfully attempted to lease the property to generate positive cash flow, or even to simply cover building expenses. The building is currently vacant. The owners are experienced landlords and own numerous other rental properties.

Their proposed plans for the building include a restaurant in the front portion of the building and climate-controlled storage units in the rear of the building. A tenant/partner has been procured to operate the restaurant. The restaurant will occupy approximately 41% of the building and the storage units, the remainder. This proposed use is comparable to the building's former use with the newspaper editorial offices in the front of the building and product storage in the rear. Restaurant use is allowed in the Downtown Commercial district with a Conditional Use Permit. The owners are requesting a Use Variance to allow the storage units.

The key to the valuation of any property is its highest and best use. Highest and best use of a property may be defined as "the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value."¹ In simplest terms it is best known as the most profitable use. It is the optimum development of a given site that returns the highest value to the land. Highest and best use is a fundamental concept in real estate appraisal. It focuses market analysis on the subject property and allows the appraiser to consider the property's optimum use. For a use to pass as the highest and best use, it must be physically possible, legally permissible, financially feasible, and maximally productive, but it also must be supported by land use trends for comparable properties in the market area considering market conditions

The subject is on the western edge of the Downtown Commercial zoning district and is off the main travel corridor through the downtown business district. The City of Oneida currently has several vacant commercial spaces more suitable to the uses allowed by right in the Downtown Commercial District. Some of the uses permitted by right would be feasible for a portion of the building, but not for a building this size. Therefore, it is logical to utilize the front portion of the building for a use such as a restaurant, and the rear for storage, as it had been used when owned by the newspaper. This use would be the property's highest and best use if legally permitted.

With a Use Variance, the proposed use of the subject meets the four criteria of highest and best use. It is my opinion, that based on the market conditions in downtown Oneida, and the rental history of the property since 2017, the current zoning of Downtown Commercial creates a financial hardship for the property which could be remedied by a Use Variance to allow the proposed uses.

JOHN BURTON CONSULTING

John P. Burton

Certified General Real Estate Appraiser NYS ID #46-8988

¹ The Dictionary of Real Estate Appraisal, The Appraisal Institute, Fifth Edition, (Chicago, 2010) p. 93.

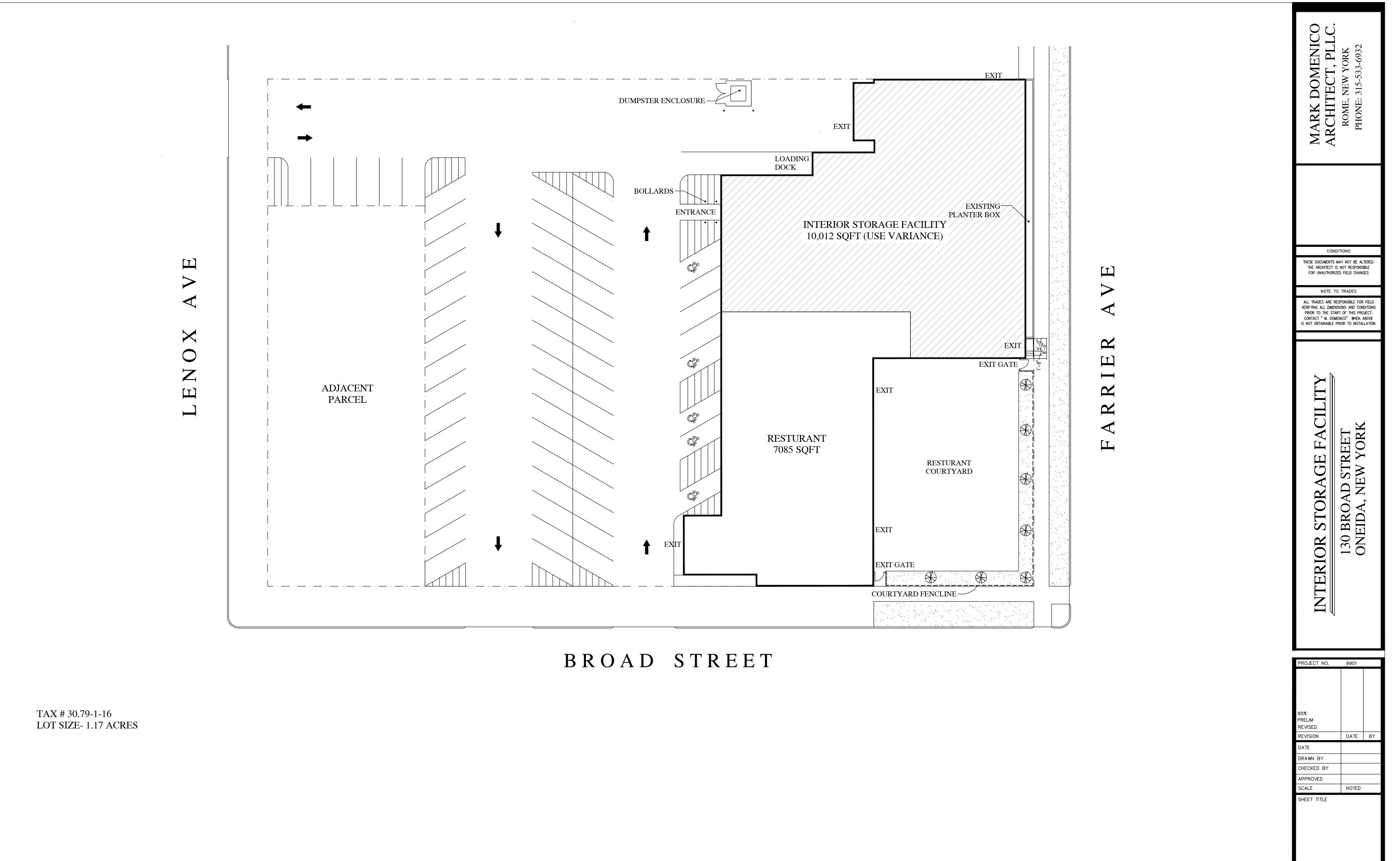
ADDENDA – DC - Downtown Commercial

Permitted Uses by Right

Appliance and small equipment repair/sales **Business office** Cultural facility Dry cleaning/retail **Financial institution** Funeral home Governmental structure or use Hotel/Motel/Inn Laundromat Medical office/clinic Open space/greenway Personal care service Professional office Recreational facility/commercial Residential/upper floor **Retail establishment** Retail/Service, Neighborhood

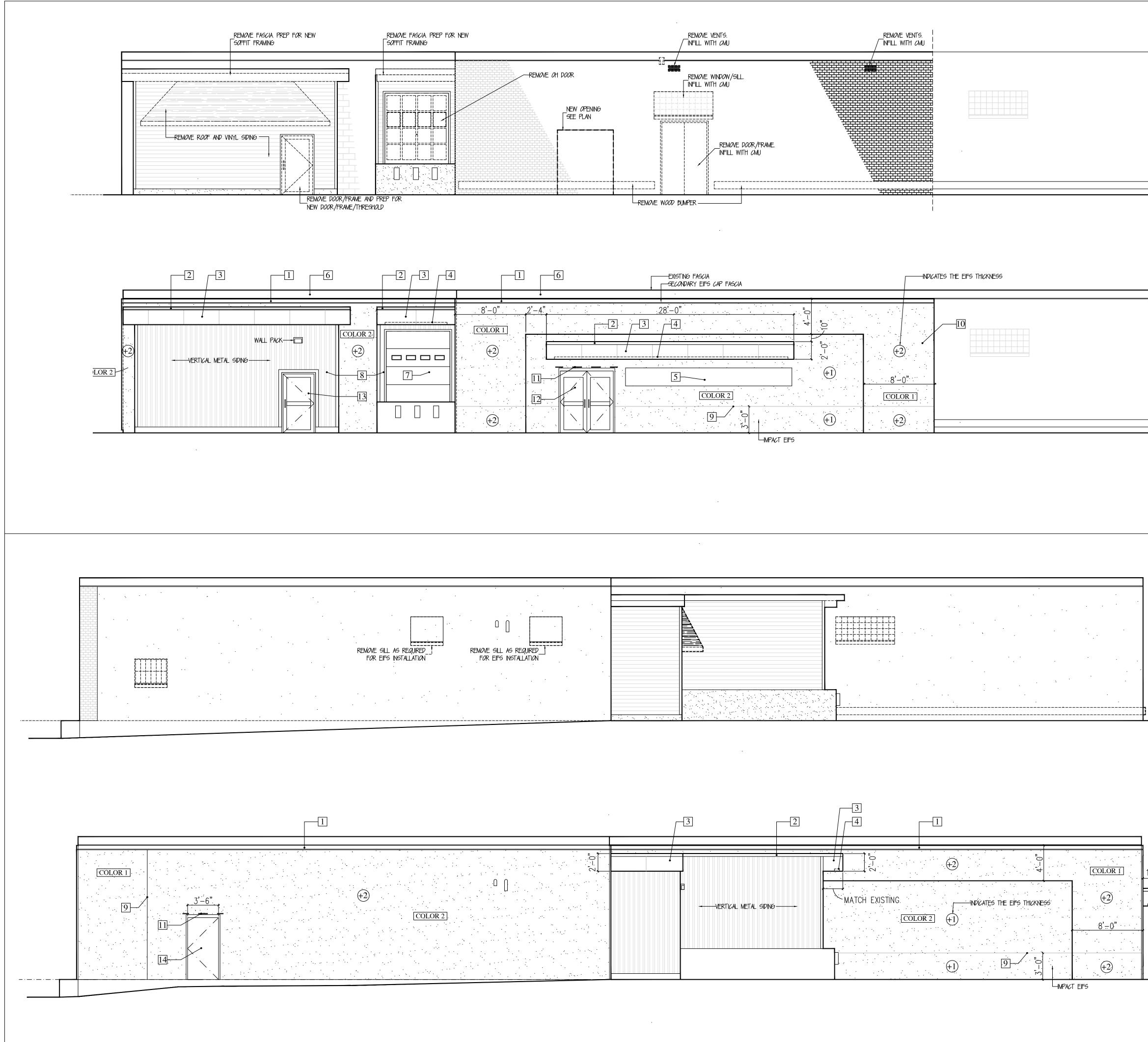
Permitted with Conditional Use Permit Bar/tavern Boarding house/rooming house/lodging house Child day care center Church and religious institution Community center Dormitory Drive-through facility Entertainment facility Foster home Gasoline station Hosted short term rental use Light manufacturing Membership club Motor vehicle repair services w/o autobody repair Parking lot Printing and publishing Public utility facility Recreational facility/public Restaurants/full service Restaurants/take-out Schools, private and public Unhosted short-term rental use



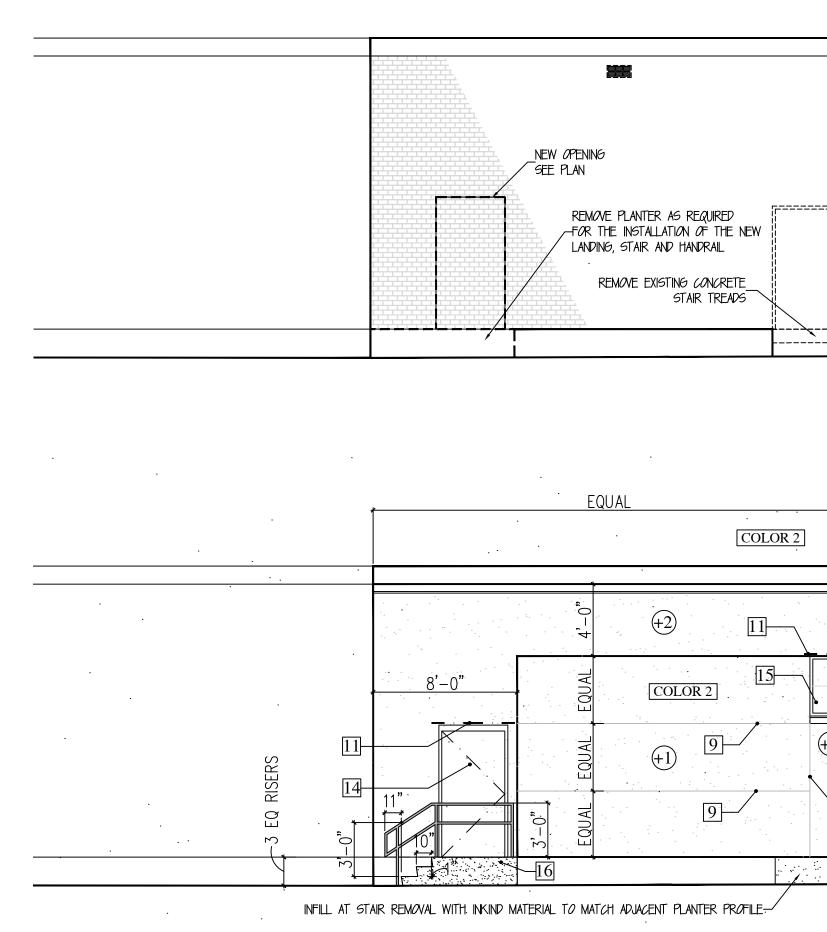


SHEET NO.

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	FOR FIELD CONDITIONS PROJECT. EN ABOVE
TORAGE]	ONEIDA, NEW YORK
PROJECT NO. 9901 95% PRELIM REVISED REVISED REVISION DATE	E BY



KEYED NOTES

1- 4" METAL FASCIA WITH HOLD DOWN CLIP (COLOR BLACK) TUCK UNDER THE EXISTING FASCIA 1" MIN. 2x4 PT CONT BLOCKING W/ $\frac{1}{2}$ "PT SHIM BELOW FASCIA ATTACHED TO CMU

2-4" METAL FASCIA (COLOR BLACK) WITH HOLD DOWN CLIP GRAVEL STOP.

3- BENT METAL FASCIA PANEL (COLOR BLACK) OVER $\frac{1}{2}$ " PLYWOOD SHEATHING AND 2x6 SPF#2 FRAMING.

4-4" WIDE LINEAR LED LIGHT STRIP. RECESSED FLUSH IN THE METAL SOFFIT PANEL. (COLOR BLACK)

5- SURFACE MOUNTED CORPORATE SIGN.

6- EXISTING METAL FASCIA. CLEAN, PREP AND PAINT (COLOR BLACK).

7- INSULATED ALUMINUM OH GARAGE DOOR WITH VISION PANELS. VIF OPENING SIZE. (COLOR BLACK)

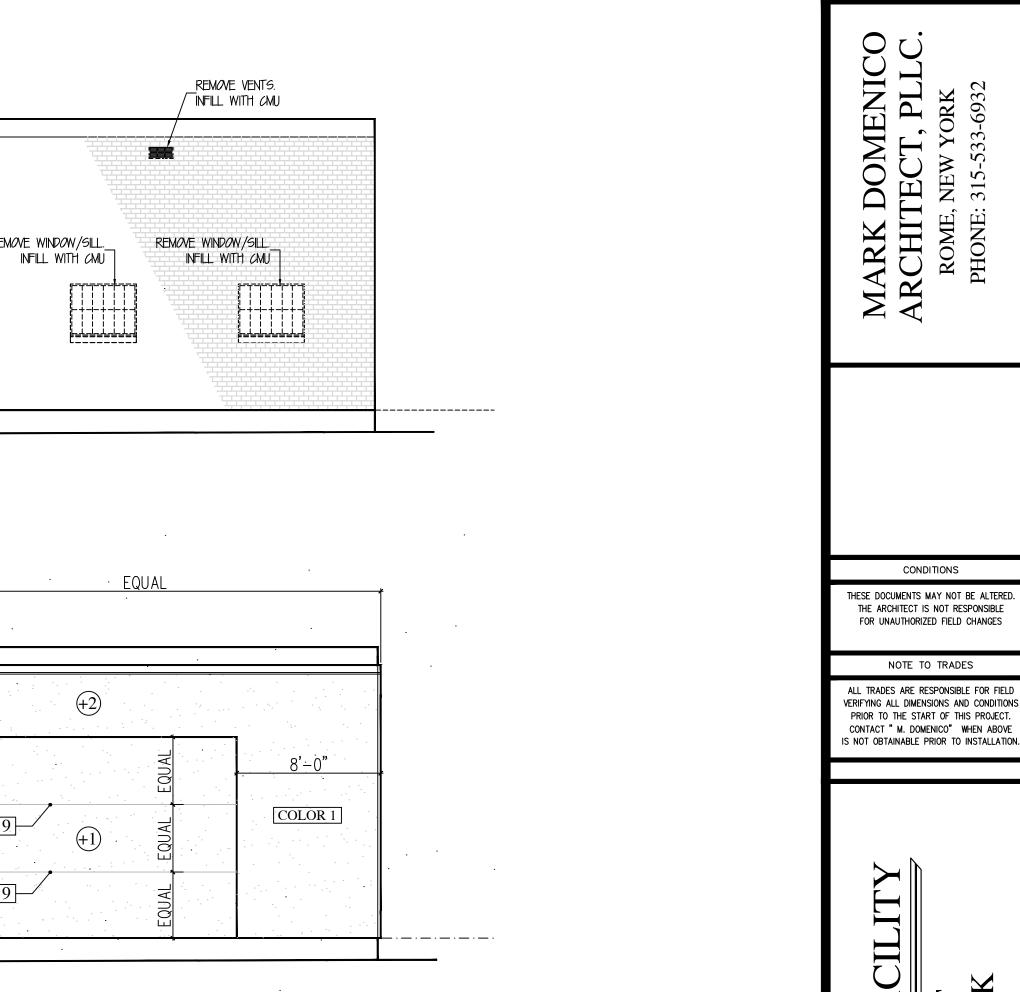
8- VERTICAL RIB METAL SIDING (COLOR BLACK), INSTALL TYVEK WRAP OVER THE EXISTING SHEATING AND FASTEN TO THE EXISTING SHEATHING SUBSTRATE.

9- EIFS EXTERIOR AESTHETIC CHANNEL REVEAL.

10- EXTERIOR INSULATION AND FINSH SYSTEM RIBBED POLYSTYRENE BACKING INSTALLED VERTICALLY. MECHANICALLY FASTEN THE POLYSTYRENE TO THE EXISTING BLOCK/BRICK. INSTALL FIBERGLASS MES, BASE COAT, PRIMER COAT AND FINISH COAT. BASE STARTER TRACK W/ WEEP HOLES. 11-STEEL LINTEL 2- 4"x6" x_8^3 " LLV W/ $\frac{1}{4}$ "STEEL PLATE WELDED TO ANGLES.. 6" MIN BEARING. 12- 6'Wx7'H ALUMINUM STORE FRONT ENTRY DOOR W/ ALUMINUM THRESHOLD. 13- VIF WIDTH xVIF HEIGHT. ALUMINUM STORE FRONT ENTRY DOOR W/ ALUMINUM THRESHOLD. 14-3'-6"W x 7'-0"H INSULATED STEEL DOOR AND FRAME. PRIME AND PAINT TO MATCH ADJACENT EIFS COLOR. 15- 4'-0" x 3'-4" TRANSLUCENT WINDOW UNIT IN 2"W ALUMINUM FRAME. (COLOR BLACK) 16- POURED CONCRETE STAIR AND LANDING. 1 $\frac{1}{2}$ " OUTSIDE DIA STEEL PIPE RAILING. PRIMED AND PAINTED.

	E VENTS. WITH CMU		REMOVE VENTS.		
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STREET EW YORI Ц Ш 130 BROAD ONEIDA, N STOR INTERIOR

YORK

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Date: 11/26/2024

Mark Fiore 2 State St. Oneida Castle, NY 13421

Dear Mr. Fiore,

I hope this letter finds you well. My name is Zak Kristan, I am currently employed by MEID Construction here in Oneida. Myself as well as my other colleagues, Alex Schaal, Jason Jones, and Mike Richmond, are buying into a portion of the former Oneida Daily Dispatch building located at 130 Broad St. in order to form Oneida Storage Solutions, an indoor climate-controlled storage facility for the greater Oneida Community. We are very excited about this opportunity as it would be great for the community to have this building put to good use once again.

Achieving our goals requires permission from the City for Zoning Variance. As part of this process, we are required to complete a series of steps with the Zoning Board. One of these steps includes speaking with you to discuss our intentions and ensure there are no issues if we are to proceed. The addition of storage units at this address should not result in a major increase in traffic/congestion in the parking area, as the building will not be technically "occupied". We also intend on using advanced security systems to deter thefts, which should reinforce the safety and security of the surrounding homes and businesses. It's also important to note that when reviewing the enclosed site plan, we are only requesting variance with the City for the back portion of the building, *not* the restaurant. This is a separate entity that will be requesting use variance on their own behalf.

On behalf of all of us, we respectfully request that you fill out the form at your earliest convenience and return it to the Department of Planning and Development at 109 N. Main Street, Oneida, NY 13421, as we are prohibited from doing so ourselves. We have also enclosed within this envelope a stamp if you wish to mail the form instead.

Please do not hesitate to reach out to either of us if you have any questions. My colleagues and I would be more than happy to discuss any concerns with you regarding this matter. You may reach us via email at <u>zak@meidconstruction.com</u> and <u>alex@meidconstruction.com</u>, or by phone at 315-552-7381 (myself) and 315-761-9608 (Alex).

We kindly thank you in advance.

Sincerely,

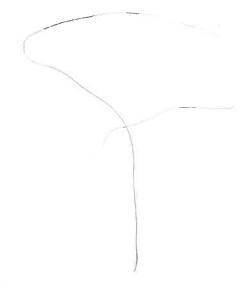
Zak Kristan Property Manager

propertymanager@meidconstruction.com

315-280-0697 (Office)

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY A. Signature: (Addressee or Agent)		
 Ensure items 1, 2, and 3 are completed. Attach this card to the back of the mailplece, or on 	X SYRACUSE		
the front if space permits.	B. Received By: (Printed Name)		
1. Article Addressed to: Community Bank N.A. Attn. Russ Brewer 182 Main St Oneida NY 13421-1629	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No		
9400 9112 0620 5550 2116 68	3. Service Type ✔ Certified Maik®		
2. Article Number (Transfer from service label) 9414 7112 0620 5550 2116 57	اللبلية المراجع		
PS Form 3811 Facsimile, July 2015 (SDC 3930)	Domestic Return Receipt		
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY A. Signature: (Addressee or Agent)		
 Ensure items 1, 2, and 3 are completed. Attach this card to the back of the mallpiece; or on the front if space permits. 	A. Signature: (Lagaressee or Lagent) X B. Received By: (Printed Name) C. Date of Delivery		
1. Article Addressed to:	D. Is delivery address different from item 1? Yes		
Finishline Real Estate Inc. 200 Lenox Ave Oneida NY 13421-1614	If YES, enter delivery address below: ☐ No		
9490 9112 0620 5550 2289 25	3. Service Type ✓ Certified Mali®		
2. Article Number (Transfer from service label) 9414 7112 0620 5550 2289 69			
PS Form 3811 Facsimile, July 2015 (SDC 3930)	13421-151400 Domestic Retain Receipt		
 Ensure items 1, 2, and 3 are completed. Attach this card to the back of the maliplece, or on the front if space permits. 	B. Received By: (Inflied Name)		
1. Article Addressed to: Finishline Real Estate Inc. 200 Lenox Ave Oneida NY 13421-1614	D. Is delivery address different from item 1? If YES, enter delivery address below: No		
9490 9112 0620 5550 2220 15	3. Service Type ☑ Certified Mall®		
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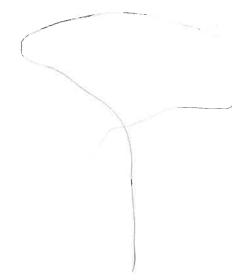
SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
 Ensure Items 1, 2, and 3 are completed. Attach this card to the back of the malipiece, or on the front if space permits. 	A. Signature: (Addresser or Agent) X May JorgerRACUSE
	B. Received By: (Printed Name)
1. Article Addressed to:	D. Is delivery address different from item 1? Yes
Mark Fiore	If YES, enter delivery address below:
2 State St	
Oneida NY 13421-2507	
	3. Service Type
	Certified Mall®
9490 9112 0620 5550 2599 50	
2. Article Number (Transfer from service label) 9414 7112 0620 5550 2599 18	
PS Form 3811 Facsimile, July 2015 (SDC 3930)	13421-250702 Domestic Return Receipt



A.







Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
ONEIDA STORAGE SOLUTIONS				
Project Location (describe, and attach a location map):				
130 BROMD ST. DNEIDA, NY 13421				
Brief Description of Proposed Action:	All of Stro OAC	E UNITE		
Brief Description of Proposed Action: CONVERT AN EXISTING POBLION OF A BUILDING TO	o (Nyuar sililinin	(an 1 ; s.		
Name of Applicant or Sponsor:	Telephone: 315 - 552	- 7381		
EAK KAISTAN E-Mail: ZAKCMEIDCONSTR		ONSTRUCTIO	Luction.con	
Address: 10 CASTLE ST.				
City/PO: ONEIDA	State: NY	Zip Code: 134 21		
1. Does the proposed action only involve the legislative adoption of a plan, loca	l law, ordinance,	N	O YES	
administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		at 🚺		
2. Does the proposed action require a permit, approval or funding from any other government Agency?		N	O YES	
If Yes, list agency(s) name and permit or approval: CITY OF ONEIDA				
3. a. Total acreage of the site of the proposed action? 1. b. Total acreage to be physically disturbed? 1 c. Total acreage (project site and any contiguous properties) owned 1	17 acres 2 acres 17 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:				
🖾 Urban 🔲 Rural (non-agriculture) 🔲 Industrial 🔲 Commercia	al 🔲 Residential (subur	ban)		
Forest Agriculture Aquatic Other(Spec	;ify):			
Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? SEEKING APPLICAL	$\mathbf{\Sigma}$		
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape	•	NO	YES
			\times
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
If Yes, identify:		$\left \right\rangle$	
		NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		X	
b. Are public transportation services available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			X
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
C503.4 C503.6			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
			X
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
			Ľ
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distri	ct	NO	YES
which is listed on the National or State Register of Historic Places, or that has been determined by the			
Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	•		
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		K	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		K	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			

ÿ.

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:				
Shoreline Forest Agricultural/grasslands Early mid-successional				
🗌 Wetland 🛛 🖾 Urban 🔲 Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES		
Federal government as threatened or endangered?	\boxtimes			
16. Is the project site located in the 100-year flood plan?	NO	YES		
	\mathbf{X}			
17. Will the proposed action create storm water discharge, either from point or non-point sources?		YES		
If Yes,				
a. Will storm water discharges flow to adjacent properties?	\mathbf{X}			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		X		
If Yes, briefly describe:				
EXISTING, NOT BEING ALTERED				
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES		
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		_		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES		
If Yes, describe:		m		
	$ \ge $			
	NO	YES		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	IES		
If Yes, describe:				
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF				
MY KNOWLEDGE				
Applicant/sponsor/name: EAL KRSJAN Date: 11/26/2024				
al total Par III and				
Signature:				

к — В.

Resolution Approving the 2025 Meeting Schedule

WHEREAS, the Planning Commission, Zoning, and Board of Appeals (PCZBA) of the City of Oneida, NY, is responsible for conducting regular meetings to address zoning, planning, and development matters; and

WHEREAS, the PCZBA meetings shall be held on the second Tuesday of each month at 6:00 PM in the Common Council Chambers at City Hall, 109 N. Main Street, Oneida, NY 13421, unless otherwise noted; and

WHEREAS, the PCZBA requires that all documents for review must be submitted **19 days prior** to the meeting date to allow sufficient time for staff review and distribution to board members; and

WHEREAS, the PCZBA reserves the right to meet at another date and time deemed appropriate based on scheduling needs or emergent matters;

NOW, THEREFORE, BE IT RESOLVED, that the PCZBA hereby adopts the **2025 Meeting Schedule** as outlined above, with the understanding that changes to this schedule will be publicly noticed as required by law.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

Dated this 14th day of January, 2025.

O. Perry Tooker, IV

Chairperson, Joint Zoning Board of Appeals/Planning Commission

Moved by:

Seconded by:

Motion Carried/Denied

Project: 130 Broad Street

Date: 1/14/25

/25

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

Agency Use Only [If applicable] Project: 130 Broad Street Date: 1/14/25

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.					
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.					
Name of Lead Agency	Date				
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer				
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)				

PRINT FORM