

**City of Oneida
Planning Commission Zoning Board of Appeals
Special Meeting Agenda
City Hall, 109 N. Main Street – Common Council Chambers
February 11, 2025
6:00 P.M.**

Call to Order

Roll Call

Approval of the Meeting Minutes

Item #1 – Introduction of the Conditional Use Permit required for a Restaurant Use and the Scheduling of the Public Hearing for the Conditional Use Permit, 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: The applicant was requested to update the site plan to include signature line for the Chairman and a date for the drawing.

I contacted Nadine for some feed/or questions for the Board to consider. Upon consideration here are additional items to ask/consider:

- Does the Board want to address hours of operation?
 - May tenants access the building 24 hours/ day, 7 days/ week?
- Are toxic/ flammable items allowed to be stored?
 - If allowed would it be a concern with the building being shared with a restaurant use?
- How is the storage use to be distinguished from the restaurant use?
- Will restaurant patrons use the parking for the storage facility?
 - Required minimum number of parking for storage uses: 1 for each employee on maximum shift. Parking area shall not be less than 25% of the building floor area. = 1 space.
 - Minimum number required for the restaurant use: 10 plus 1 for every 60 square ft. of ding area= 93 Spaces
 - Total Spaces Provided: 62 spaces.
 - **Total Spaces Required: 94**
- Will the doors entering the Restaurant Courtyard be emergency exits?
- Would the Board like a signage and lighting Plan prior to approving, or would they like to make their submission a condition of the approval that they be submitted prior to building permits being issued?

239 Review- 239 Review for the Site Plan was returned for local determination. The 239 Review for the Conditional Use Permit was submitted, the City is waiting for a response.

SEQRA: The PCZBA should consider **declaring Lead Agency** status and classifying the action as **Unlisted**.

Motion: The PCZBA might consider scheduling the public hearing for the Use Variance, Conditional Use Permit and Site Plan Review for March 11, 2025, meeting or soon thereafter.

Item # 2 – Introduction of a Conditional Use Permit and Site Plan Review for a restaurant use located at 137 Lenox Ave, PIN# 30.80-1-17, Zoned DC by Rosalinda Purpura LLC File # 2025-003.

Discussion with the Applicant.

Planning- The total number of required parking spaces for this property is 18 per the code. There are currently 16 parking spaces striped on site.

239 Review- The 239 Review has been submitted to Madison County

SEQRA – The PCZBA should consider declaring this action to be a Type II that requires no further review pursuant to § 617.5.

Motion: The PCZBA might consider scheduling the public hearing for the Conditional Use Permit and Site Plan Review for March 11, 2025, meeting or soon thereafter.

Adjourn

**City of Oneida
Planning Commission Zoning Board of Appeals
Meeting Minutes
January 14, 2024**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, January 14, 2025, at 6:00 p.m. in the Basement at, City Hall, 109 N. Main St. Oneida, NY.

The meeting was called to order at 6:00 pm by Chairman Perry Tooker.

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

ABSENT: Kipp Hicks

ALSO PRESENT:

- Jay Ackerman, ZEO
- Brian Burkle, Fire Marshal

RESOLVED, that the Tuesday, December 10, 2024, PCZBA meeting minutes are hereby approved with amendments.

Moved by Barbara Henderson
Seconded by Todd Schaal

Aves: 5
Nays: 0

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.

The applicant was in attendance.

There was a brief discussion regarding the proposal and the process of conveyance.

239 Review- Not required.

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 its 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: Todd Schaal

Seconded by: Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

Item #2– Sketch Plat Approval, 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 Lorene J Stechyshyn Irrevocable Trust- file #2024-014.

The applicant David Gleeson was in attendance.

There was a brief discussion about the project being presented at the last meeting.

Public Hearing: Open @ 6:09 pm

Moved by: Pat Thorpe

Seconded by: Barbara Henderson

Aye: 5

Nay: 0

No Comment

Public Hearing: Closed at 6:10 pm

Moved by: Barbara Henderson

Seconded by: Todd Schaal

Aye: 5

Nay: 0

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:

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 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: Pat Thorpe

Seconded by: Barbara Henderson

Ayes: 5

Nays: 0

MOTION CARRIED

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.

The applicant was in attendance.

The applicant briefly described the subdivision. There was a brief discussion regarding ensuring that the subdivided parcels had the appropriate amount of road frontage, which was determined that there was. The Chairman also made comment that there would need to be tax mapping updated with the County.

The PCZBA discussed and reviewed Part 1, Part 2, and Part 3 of the Short EAF, and made a determination.

RESOLVED, that the PCZBA declares Lead Agency and classifies the action as Unlisted issues a Negative Declaration under SEQRA.

Moved by Barbara Henderson

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

Motion Carried

Public Hearing: Open @ 6:25 pm

Moved by: Pat Thorpe

Seconded by: Barbara Henderson

Aye: 5

Nay: 0

No comments.

Public Hearing: Closed at 6:26 pm

Moved by: Todd Schaal

Seconded by: Barbara Henderson

Aye: 5

Nay: 0

A RESOLUTION GRANTING MINOR SUBDIVISION APPROVAL FOR SKETCH PLAT, PRELIMINARY PLAT WAIVER, AND FINAL PLAT APPROVAL FOR A 2-LOT MINOR SUBDIVISION AT 1359 W. Elm Street, SBL# 29.-2-39, ZONED A, BY APPLICANT CURTIN DAIRY

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 Curtin Dairy for a 2-lot minor subdivision at 1359 W. Elm Street, SBL# 29.-2-39, 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 January 14, 2025, 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 Bradley G. Pcolinsky Land Surveying, PLLC dated 6/10/24 for Lorene J Stechyshyn Irrevocable Trust for a property located at 1359 W. Elm Street, SBL# 29.-2-39, zoned A.

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 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: Todd Schaal

Seconded by: Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

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.

Todd Schaal stepped away from the dais.

Applicant in attendance.

Alex Schaal presented the project. The applicant described the proposed use requiring the use variance. The applicant went on to explain the property, and who the current owners are. The applicant went on to explain that the conditional use permit for the front portion of the property would be done at a later date. Additionally the applicant explained that the front 41% of the building would be a restaurant use, and the rear 59% would be the storage use. The applicant explained that they were awarded DRI fund and plan to make improvement to the building per the requirements of the grant.

The applicant then proceeded to address the 4 State mandated criteria regarding a Use Variance. Mr. Schaal explained that a reasonable return cannot be achieved due a lack of interest in the property as a rental. The last occupant left in 2022. The size of the space limits rent potential and keeps operating costs high. Mr. Schaal explained that the climate controlled storage would create the possibility of generating enough revenue while also leaving the opportunity open for restaurant expansion.

Mr. Schaal went on to address the second criteria where the alleged hardship is unique. The property is largely unfinished making it expensive to renovate. The applicant explained that the back portion has visibility issues from broad street making less appealing to realtors. The applicant went on to explain that demand is shifting away from large commercial spaces. Demand is targeting recently renovated spaces. Mr. Schaal explained that the climate controlled storage would require fewer renovations. The solution fits the uniqueness of the property.

Alex Schaal went on to address the third criteria where the essential character would not alter the essential character of the neighborhood. Mr. Schaal explained that the storage would integrate well with the mix of residential and industrial uses. The applicant explained that the project would have the restaurant on the frontage and the back portion storage would capitalize on space that is difficult to lease. Mr. Schaal explained that the storage facility would have a minimum impact on the character of the community. Mr. Schaal explained that they will also improve the building appearance.

Mr. Schaal went on to address the fourth criteria, that the alleged hardship was not self-created. The applicant explained that the property is unprofitable due to market conditions and the low visibility of the rear portion. He went on to explain that the building limitations within the current market conditions under the current zoning make the building unsustainable.

Mr. Kristan one of the property owners of the property approached the dais. Mr. Kristan explained that the packet given to the board addresses the questions provided by Chris Henry. Mr. Kristan explained that they found a comparable property, 15 Seneca Street. He went on to explain the difficulty of that building keeping a tenant. Mr. Kristan explained that the parcel is one of the largest in Downtown Oneida, which further explains the uniqueness of the property.

The applicant concluded the presentation, and the Chairman opened up discussion. There was a brief discussion regarding a proposed brewery. The applicant explained that the renovation and taxes would make it too expensive. The applicant explained that the main point of the proposal is to soften the costs of getting a project done in the front portion of the building. The applicant reiterated that the expansion of the restaurant would require minimal modification if a storage use is allowed. The applicant went on to explain two scenarios which described a high cost of renovation to the tenant for renovations, or a high cost to the

owners to renovate, and then pass those costs on to the tenants. It is why they are proposing the storage units.

There was a discussion regarding possible alternative uses that were considered. The applicant responded that office spaces were considered, but there was a concern about the downtown location. A dance company potentially wanted the space, but the renovation costs were approximately \$150/square foot.

The Chairman reviewed the four criteria mandated by New York State that the PCZBA must consider regarding a Use Variance Application. The Chairman went on to address the GML 239 Response provided by the County that was not available when the packet was circulated. The Chairman had a brief discussion with the applicant regarding neighbor statements, and that it was important that all feedback be returned in writing. The applicant informed the board that a stamped envelope was sent out to the neighbors via certified mail.

There was a discussion regarding the SEQR review and the public hearing. The board conveyed that it was important that the environmental review occur prior to the public hearing at the same meeting so all attendees for the public hearing can hear the environmental review.

There was additional discussion regarding the DRI grant that was denied, and then a smaller amount awarded. It was agreed upon by the board that they wait until the February meeting to schedule the public hearing for the March meeting so they can hear the Conditional Use permit proposal for the restaurant.

Item #5 Establishment of the 2025 PCZBA Schedule

Todd Schaal returned to the dais.

There schedule was discussed. The board determined after some discussion that the November 11th meeting needed to be rescheduled for November 18th.

Be it resolved that the PCZBA Meeting Schedule is hereby approved, with the amendment that the November 11th meeting date is rescheduled to November 18th, 2025.

Moved by: Pat Thorpe

Seconded by: Dave Scholl

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

Moved by Todd Schaal

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

MOTION CARRIED

Adjourn at 7:15 pm

DRAFT

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 City of Oneida)

<input type="checkbox"/> Site Plan Review— 1,000 sq ft or less	\$100
<input type="checkbox"/> Site Plan Review— 1,001 to 5,000 sq ft	\$150
<input type="checkbox"/> Site Plan Review— 5,001 to 10,000 sq ft	\$350
<input type="checkbox"/> Site Plan Review— 10,001 sq ft or larger	\$1,100
<input checked="" type="checkbox"/> Conditional Use Permit	\$150
<input type="checkbox"/> Site Plan Modification	\$100
<input type="checkbox"/> Area Variance	\$100
<input type="checkbox"/> Use Variance	\$200
<input type="checkbox"/> Zoning Amendment	\$200

FOR OFFICE USE:

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

Location of property 130 Beod St
Zone DL Ward 5 Tax Map # 30.74-1-16

Property Owner (If Different):

Address: 557 Broadway
City/State/Zip Code: Oneida, NY
Phone: 315-559-2049
Email: david@sayidoevents.com

Applicant:

Address: 10 Castle St
City/State/Zip Code: Oneida, NY 13421
Phone: 315-761-9608
Email: alex@meidconstruction.com

[Signature]
Signature of Owner
David Sturge
Print Name of Owner

1-10-25
Date

[Signature]
Signature of Applicant
Alex Schaal
Print Applicant Name

1/23/2025
Date

Description of Proposal (Attach additional pages if necessary):

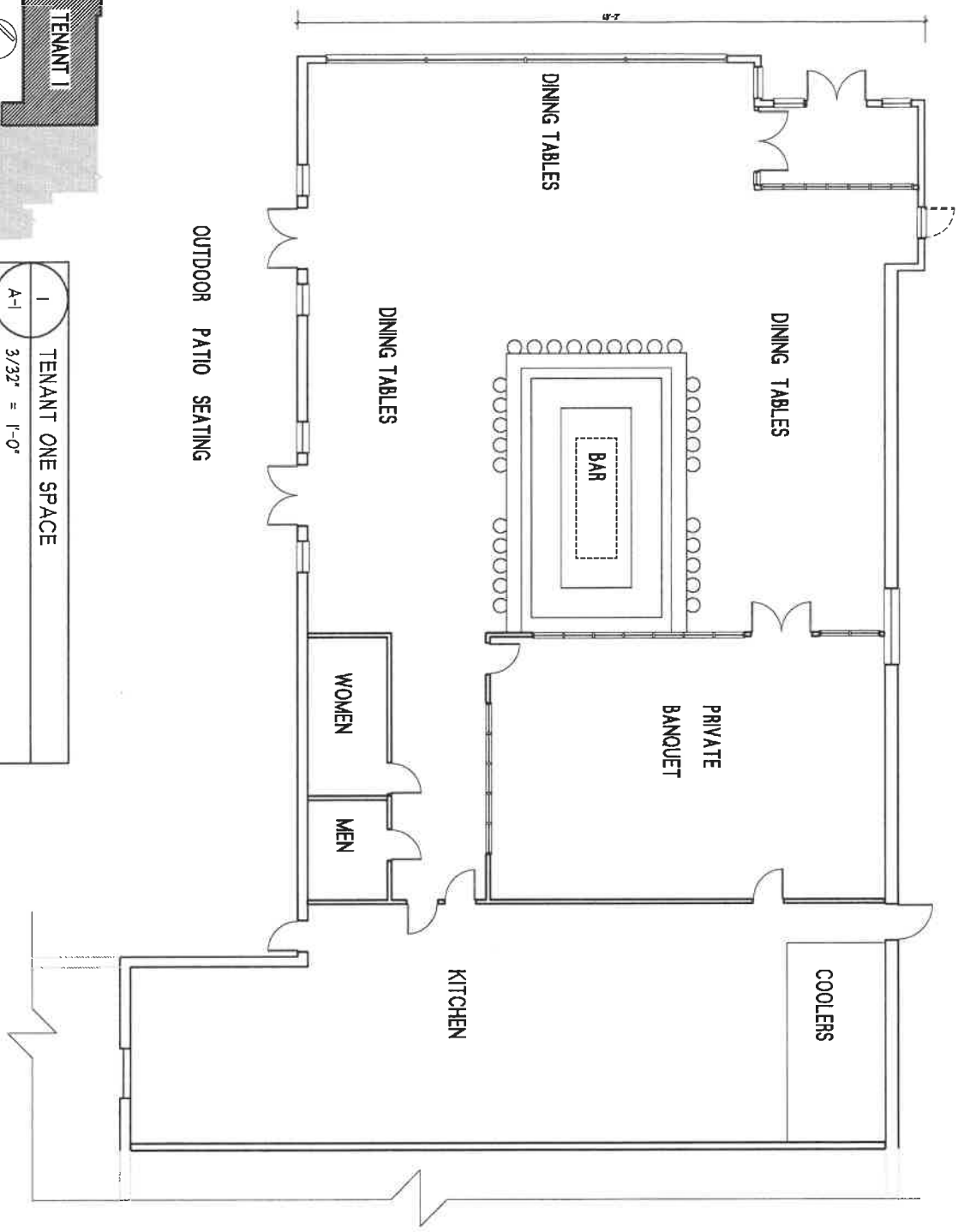
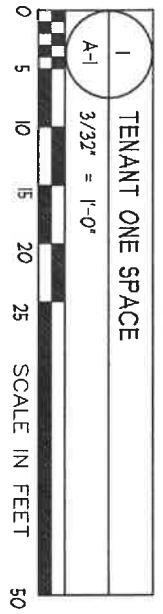
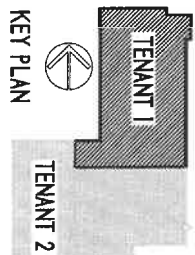
Full Service Restaurant (see attached for layout)

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):

Extension Being Restored

Explain why your proposal is in harmony with the character of the area, and will not have a negative impact on other person or properties in the area:

Our proposed restaurant aligns with the zone's objectives and the surrounding mix of businesses. By revitalizing the building's historic storefront, enhancing its façade, and ensuring proper access, we uphold the pedestrian-friendly, small-business atmosphere that defines Broad Street. Because a restaurant naturally complements neighboring commercial and retail uses, it will have a positive effect on foot traffic, local commerce, and the district's overall vitality. These factors collectively ensure that our restaurant will be in harmony with the area's character and will not adversely affect nearby persons or properties.



TENANT SPACE ONE
A1

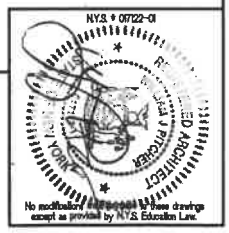
TENANT SPACE ONE
130 BROAD STREET
ONIEDA, NY

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Drawings are instruments of service and remain the property of the Architect.

WJP architecture.pllc

124 Feigel Avenue
Syracuse, N.Y. 13203
680.287.6418

JOB#: 224-58
DATE: 10-7-2024



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
CONDITIONAL USE PERMIT**

Name of Proposed Development:

Jodie & Jones

Location of Site:

130 Broad St

Tax Map Number: 30.79-1-16

Current Zoning Classification: Commercial

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Ward: 5

Applicant:

Name: David Stripe

Address: 557 Broadway

Phone: 315-559-2049

Owner (if different):

Name: Alex Schaal

Address: 10 Castle St

Oneida, NY 13421

Phone: (315) 761-9608

Proposed Use(s) of Site:

Full Service Restaurant

Plot Plan: attach a copy of the parcel showing the dimensions of the lot, buildings, and required setbacks.

Signature of Applicant

Date

Conditional Use Permit Fee: \$150 Please make a check payable to the City of Oneida

Procedure for Requesting an Conditional Use Permit

1. Applications for a Conditional Use Permit may be obtained from the Planning Department. When the application is completed and returned, it will be reviewed by the Joint Zoning Board of Appeals/Planning Commission and, if required by law, the Madison County Planning Department, then referred to the Zoning Board of Appeals for final 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 site plan showing all structures on the property, distances from the structures to the property lines and from each other, and the location and size of proposed signs.
4. If the applicant is not the owner of the subject property, the property owner must sign the application.
5. 14 paper copies must be submitted to the Planning Director as well as 1 digital copy of each plan.
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.
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 19 calendar days prior to the meeting.
10. Applicants should attend the Joint Zoning Board of Appeals/Planning Commission meeting.
11. A permit will be issued by the Code Enforcement Officer after an inspection of each building or lot for which a Conditional Use Permit has been approved. The Permit will be issued providing the use of the land or building complies with the Zoning Ordinance of the City of Oneida. 12. The approved Conditional Use Permit shall be sent to the County Clerk by the applicant for filing with the property deed within 30 days of the approval with proof filed with the City of Oneida's Department of Planning and Development.

*Do not submit informational only.

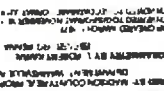
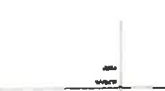
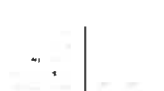
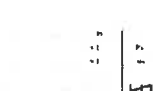


**REAL
PROPERTY
MAP**

THIS MAP WAS PREPARED FOR THE CITY OF ONEIDA BY THE
ONEIDA COUNTY ENGINEER'S OFFICE, ONEIDA, NEW YORK
ON APRIL 1, 1987. THE MAP IS BASED ON THE
LATEST AVAILABLE AERIAL PHOTOGRAPHY AND
FIELD SURVEYS. THE MAP IS NOT TO BE USED FOR
ANY OTHER PURPOSES WITHOUT THE WRITTEN
CONSENT OF THE CITY OF ONEIDA.

CITY OF ONEIDA INSIDE DISTRICT

DATE: 11-1-87
BY: J. J. JONES
TAX MAP



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: <div style="font-family: cursive; font-size: 1.2em;">ONEIDA STORAGE SOLUTIONS</div>			
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">130 BROAD ST. ONEIDA, NY 13421</div>			
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">CONVERT AN EXISTING PORTION OF A BUILDING TO INDOOR STORAGE UNITS.</div>			
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">ZAK KRISTAN</div>		Telephone: 315-552-7381 E-Mail: ZAK@MEIDCONSTRUCTION.COM	
Address: <div style="font-family: cursive; font-size: 1.2em;">10 CASTLE ST.</div>			
City/PO: <div style="font-family: cursive; font-size: 1.2em;">ONEIDA</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">13421</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, 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.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive; font-size: 1.2em;">CITY OF ONEIDA</div>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.17 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.17 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? <u>SEEKING APPROVAL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: <u>C503.4, C503.6</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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 endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING, NOT BEING ALTERED		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>EAR KRSTAN</u> Date: <u>11/26/2024</u> Signature: <u>[Signature]</u> Title: <u>PROPERTY MANAGER</u>		

Project: 130 Broad Street

Date: 1/14/25

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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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

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 City of Oneida)

<input type="checkbox"/> Site Plan Review– 1,000 sq ft or less	\$100
<input type="checkbox"/> Site Plan Review– 1,001 to 5,000 sq ft	\$150
<input checked="" type="checkbox"/> Site Plan Review– 5,001 to 10,000 sq ft	\$350
<input type="checkbox"/> Site Plan Review– 10,001 sq ft or larger	\$1,100
<input type="checkbox"/> Conditional Use Permit	\$150
<input type="checkbox"/> Site Plan Modification	\$100
<input type="checkbox"/> Area Variance	\$100
<input checked="" type="checkbox"/> Use Variance	\$200
<input type="checkbox"/> Zoning Amendment	\$200

FOR OFFICE USE:

Application Number: _____

Date of Fee Collection: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

Location of property 130 Broad St Oneida, NY 13421

Zone DC Ward 5 Tax Map # 30.79-1-16

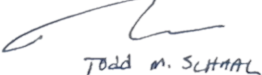
Property Owner (If Different):

Address: 10 Castle St.

City/State/Zip Code: Oneida / NY / 13421

Phone: 315-269-7387

Email: todd@meidconstruction.com



Todd M. Schaal

Signature of Owner

11/21/2024

Date

Todd Schaal

Print Name of Owner


Applicant:

Address: 10 Castle St.

City/State/Zip Code: Oneida / NY / 13421

Phone: 315-761-9608

Email: alex@meidconsturction.com



Alex Schaal

Signature of Applicant

11/21/2024

Date

Alex Schaal

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 A USE VARIANCE

The appeal concerns property at the following address:

130 Broad St. Oneida, NY 13421

Zone DC Ward 5

Tax Map # 30.79-1-16

Applicant:

Name: Alex Schaal

Address: 10 Castle St. Oneida, NY 13421

Phone: 315-761-9608

Signature 

Date 11/22/2024

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action _____

Action Filing Date _____

☐ Approved ☐ Denied

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

I, Todd Schaal, authorize the applicant, Alex Schaal, to appeal on my behalf

Todd M. Schaal

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

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

* We have not been denied application but are aware that we are not currently zoned for Storage.

Date of Code Enforcement Officer's Decision: n/a

Proposed Activity: Climate Controlled Storage Facility

Type of variance requested: Variance is needed to allow for storage units

Reason for variance: Variance is needed to allow for storage units

Describe the character of the neighborhood: Business district of Down Town Oneida

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

Date Modified 4/19/23

Page 1 of 5

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.

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.
2. 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.
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 19 calendar days prior to the meeting.
10. Applicants **should** attend the Joint Zoning Board of Appeals/Planning Commission meeting.

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 REVIEW

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

- | | |
|---|---------|
| <input type="checkbox"/> Site Plan Review– 1,000 sq ft or less | \$100 |
| <input type="checkbox"/> Site Plan Review– 1,001 to 5,000 sq ft | \$150 |
| <input checked="" type="checkbox"/> Site Plan Review– 5,001 to 10,000 sq ft | \$350 |
| <input type="checkbox"/> Site Plan Review– 10,001 sq ft or larger | \$1,100 |

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action _____

Action Filing Date _____

☐ Approved ☐ Denied

Name of Proposed Development:

Oneida Storage Solutions

Location of Site: 130 Broad St. Oneida, NY 13421

Tax Map Number: 30.79-1-16

Current Zoning Classification: Downtown Commercial

Ward: 5

Applicant:

Name: Alex Schaal

Address: 10 Castle St. Oneida, NY 13421

Phone: 315-761-9608

Email: alex@meidconstruction.com

Plans Prepared By:

Name: Mark Domenico

Address: 198 N Washington St. Rome, NY

Phone: (315) 336-6000

Email: mdomen2937@aol.com

Signature of the Applicant

11/21/2024

Date

Owner (if different):

Name: Todd Schaal

Address: 10 Castle St. Oneida, NY 13421

Phone: 315-269-7387

Signature of the Owner

11/21/2024

Date

Proposed Use(s) of Site:

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.

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

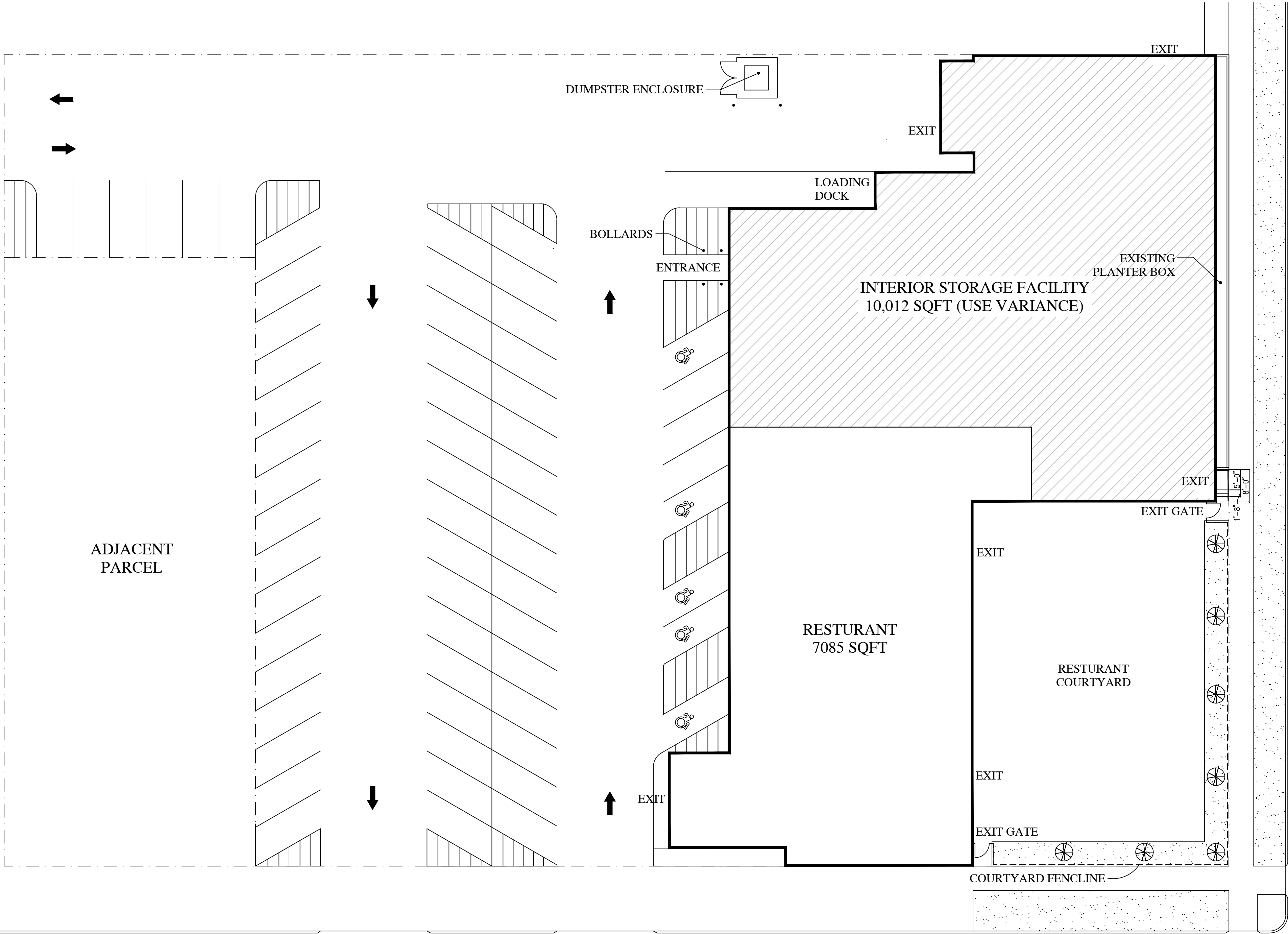
1. Applications for Site Plan may be obtained from the Planning Department. When the application is completed and returned, it will be reviewed by the Madison County Planning Department, if required by law, then referred to the Joint Zoning Board of Appeals/Planning Commission for determination.
2. A 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.

LENOX AVE

FARRIER AVE

BROAD STREET



TAX # 30.79-1-16
LOT SIZE- 1.17 ACRES

MARK DOMENICO
ARCHITECT, PLLC.
ROME, NEW YORK
PHONE: 315-533-6932

CONDITIONS
THESE DOCUMENTS MAY NOT BE ALTERED.
THE ARCHITECT IS NOT RESPONSIBLE
FOR UNAUTHORIZED FIELD CHANGES

NOTE TO TRADES
ALL TRADES ARE RESPONSIBLE FOR FIELD
VERIFYING ALL DIMENSIONS AND CONDITIONS
PRIOR TO THE START OF THIS PROJECT.
CONTACT " M. DOMENICO" WHEN ABOVE
IS NOT OBTAINABLE PRIOR TO INSTALLATION.

INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PROJECT NO. 9901		
95% PRELIM REVISED		
REVISION	DATE	BY
DATE		
DRAWN BY		
CHECKED BY		
APPROVED		
SCALE		NOTED
SHEET TITLE		
SHEET NO.		
S1		

**MARK DOMENICO
ARCHITECT, PLLC.**
ROME, NEW YORK
PHONE: 315-533-6932

CONDITIONS
THESE DOCUMENTS MAY NOT BE AL THE ARCHITECT IS NOT RESPONSIB FOR UNAUTHORIZED FIELD CHANG

NOTE TO TRADES

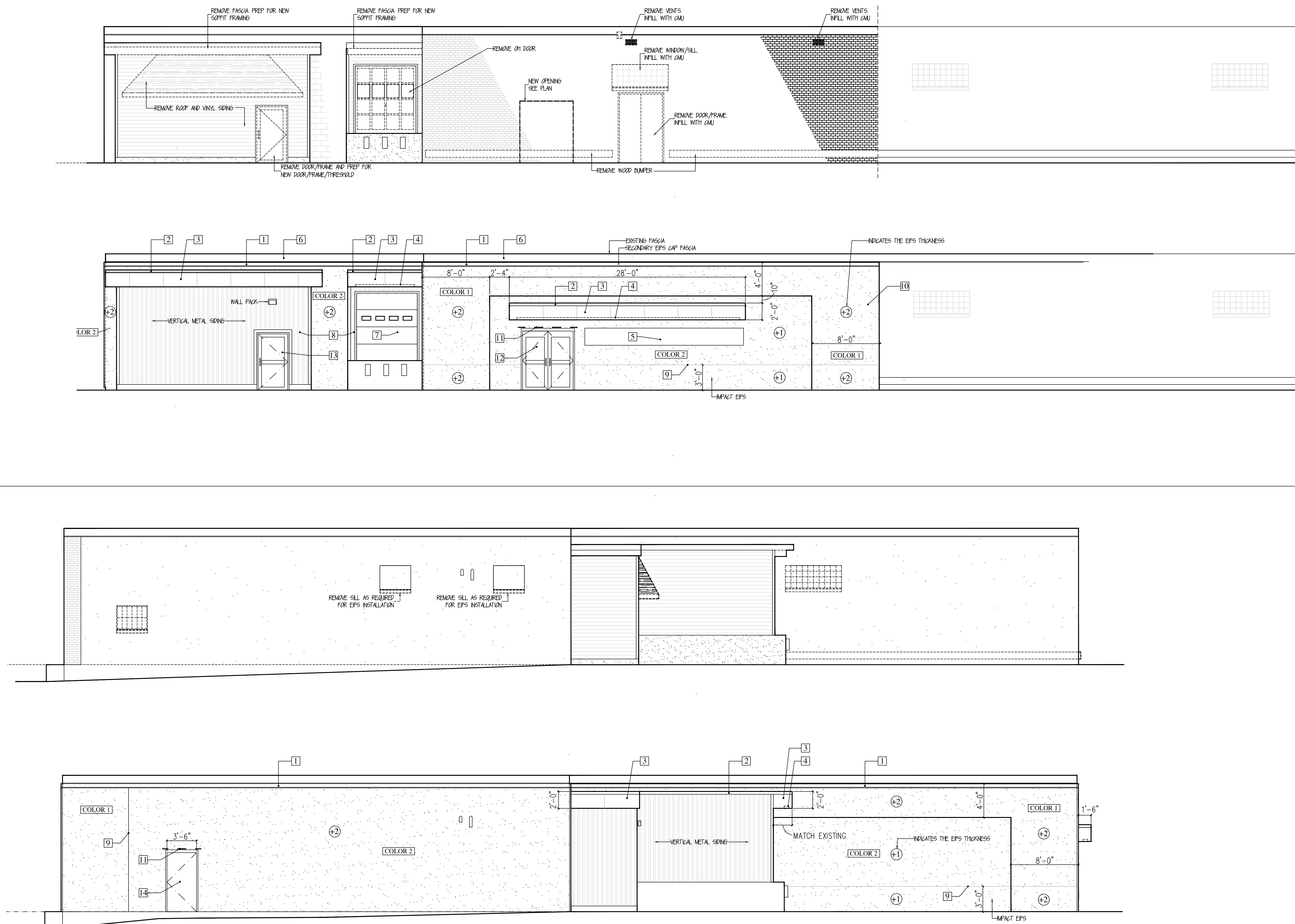
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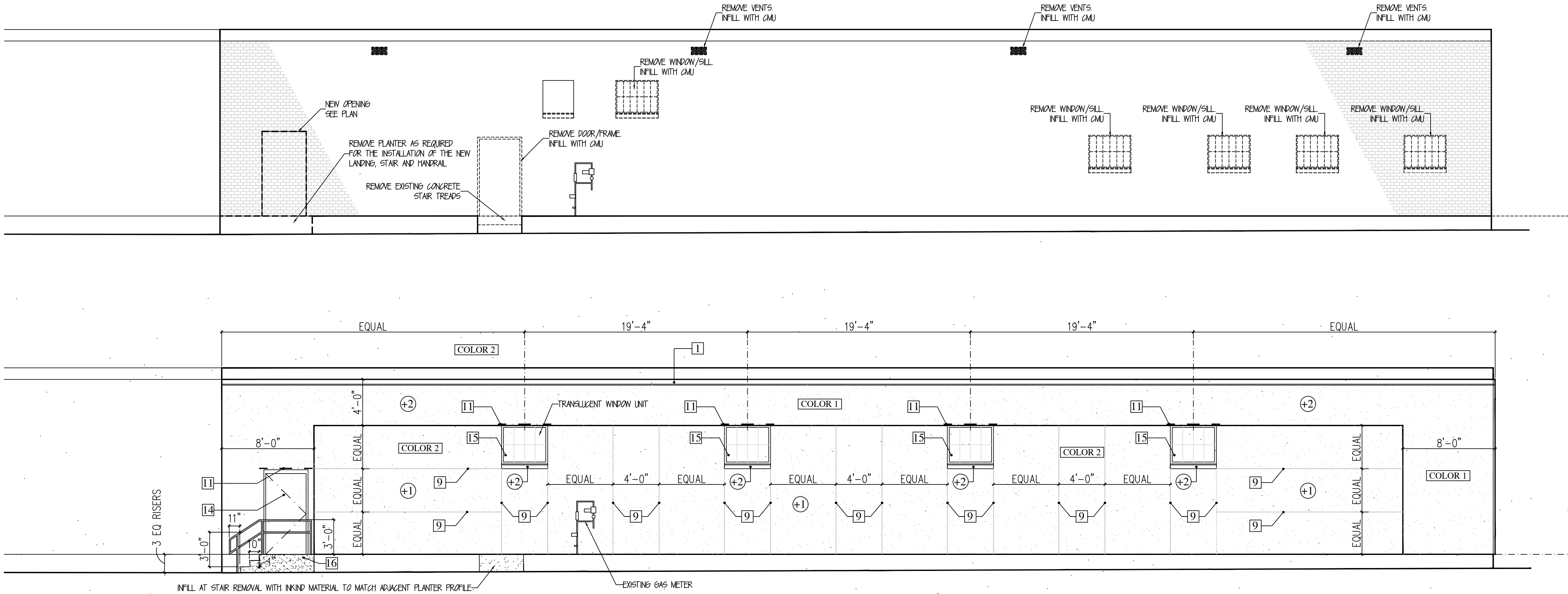
INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PROJECT NO.		9901	
95% PRELIM REVISED			
REVISION		DATE	BY
DATE			
DRAWN BY			
CHECKED BY			
APPROVED			
SCALE		NOTED	
SHEET TITLE			

SHEET NO.

A1





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 SHEATHING 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 $\frac{3}{8}$ " 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.

MARK DOMENICO
ARCHITECT, PLLC.
ROME, NEW YORK
PHONE: 315-533-6932

CONDITIONS

THESE DOCUMENTS MAY NOT BE ALTERED.
THE ARCHITECT IS NOT RESPONSIBLE
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CONTACT " M. DOMENICO" WHEN ABOVE
IS NOT OBTAINABLE PRIOR TO INSTALLATION.

INTERIOR STORAGE FACILITY
130 BROAD STREET
ONEIDA, NEW YORK

PROJECT NO. 9901

95%
PRELIM

REVISED

REVISION

DATE

DRAWN BY

CHECKED BY

APPROVED

SCALE

SHEET TITLE

NOTED

SHEET NO.

A2

A RESOLUTION APPROVING USE VARIANCE FOR A SELF SERVICE STORAGE FACILITY LOCATED AT 130 BROAD STREET, TAX MAP NUMBER 30.79-1-16, ZONED DC BY Alex Schaal, FILE# 2025-002.

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by Alex Schaal for a Use Variance to allow a Self Service Storage Facility Use located at 130 Broad Street, Tax Map Number 30.79-1-16, zoned DC; and

WHEREAS, at the PCZBA meeting on January 14, 2025, the proposed Use Variance was introduced to the Board; and

WHEREAS, at the PCZBA meeting on January 14, 2025, 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 Use Variance was scheduled by the PCZBA at the January 14, 2025 meeting for the meeting on February 11, 2025, providing an opportunity for public comment; and

WHEREAS, a public hearing was held on February 11, 2025, allowing the public to express their opinions and concerns regarding the proposed area variances; and

WHEREAS, the Board determined that no GML 239 Referral was required; and

WHEREAS, in accordance with the resolutions passed by the Board addressing the applicant's satisfaction of the area variance criteria, the Board does hereby conclude that variance relief **will/will not** alter the essential character of the neighborhood and **will/will not** be a detriment to nearby properties. The applicant **can/cannot** realize a reasonable return on, and the lack of return **is/is not** substantial as demonstrated by competent financial evidence. The alleged hardship **is/is not** unique, and **does/does not** apply to a substantial portion of the neighborhood. The alleged hardship **was/was not** determined to be self created as documented in the Use Variance Checklist in Attachment A.; and

WHEREAS, the Board does further determine that there be imposed certain conditions upon the approval of the area variances.

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

That the application submitted by Alex Schaal for a Use Variance to allow a Self Service Storage Facility located at 130 Broad Street, Tax Map Number 30.79-1-16, zoned DC, is hereby approved, subject to the conditions outlined below:

CONDITIONS:

1. The Applicant will obtain all required permits and approvals, to include a building permit as deemed necessary by the Department of Code Enforcement.

2. The Use Variance cannot exceed the 59% illustrated in the approved Site Plan.
3. 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.
4. Proof of filing must be submitted to the Director of Planning and Development within 30 days of the filing with the County.
5. That the Director 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.

PASSED AND ADOPTED by the City of Oneida's Joint Zoning Board of Appeals/Planning Commission on this 9th day of January, 2024.

Fredrick Meyers

Chairperson, Joint Zoning Board of Appeals/Planning Commission

ATTEST:

Christopher Henry

Director of Planning and Development and, Secretary of the Joint Zoning Board of Appeals/Planning Commission

Moved by:

Seconded by:

Ayes:

Nays:

Motion Carried/Denied



John Burton Consulting

Real Estate Appraisal and Consulting

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.

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, including 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.

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

Market Valuation

Comparable Property: 15 Seneca Ave. Oneida, NY



List Price: \$395,000

Zoning: C

Sq. Ft: 12,800 (\$30.86/sft)

15 Seneca Ave. has been a part of the community since the 1950s. It's slightly larger than 130 Broad St., but boasts a large finished showroom and office space on the first floor and space for automotive materials and storage on the ground level. In our lifetimes we've seen numerous businesses occupy this space for retail, but it's difficult to recall any of them lasting for more than a few years. This building has been unable to provide success to its property owners, despite its already finished office and retail space and its prime location. Although zoned Commercial as opposed to Downtown Commercial, its limitations for allowable uses are identical to our building.

Given that this building, unlike 130 Broad St., is already built out for many different business options and has still not seen financial success, it's no surprise that 130 Broad St. has not been attractive to tenants under its current permissible uses.

Projected Return on Investment Versus Proposed

As of now with the building vacant and no reasonable income, there is zero return on investment at the property. One of the members of our team, Jason Jones, has come up with our estimated revenue which we will have printed and included in our handouts on Tuesday.

Alternative Uses Analysis

While it would be possible to renovate the building for many permissible uses, none of these options would be able to provide a reasonable return on investment to offset the costs of the mortgage, insurance, taxes, and any associated construction loans. This is the primary reason why the building has remained vacant for such a prolonged period of time. Below are examples of each permissible use under DC zoned buildings, as well as what would be required to modify the building for each use:

Appliance and small equipment repair/sales: Build out offices, restrooms, breakrooms, and saleroom floor space. Appliance sales and/or repairs would have to exceed the costs of the mortgage, taxes, insurance and construction costs.

Business office: Build out offices, restrooms, breakrooms, and saleroom floor space. Each room would require complete construction of all walls, doors, utilities, and finishes. Few businesses have the means for paying these high construction costs on top of rent.

Cultural Facility: Build out offices, restrooms, breakrooms, and saleroom floor space. Each room would require complete construction of all walls, doors, utilities, and finishes. Few businesses have the means for paying these high construction costs on top of rent.

Dry cleaning, retail only: The space is vastly too large to sustain a dry cleaning business and would require the build out of offices, restrooms, breakrooms, and saleroom floor space. Each room would require complete construction of all walls, doors, utilities, and finishes.

Financial Institution: With numerous banks existing in Downtown Oneida, few would be willing to relocate to a massive unfinished building.

Funeral Home: Downtown Oneida is home to several funeral homes, all much more ornate and appropriate for a funeral home than a large industrial-looking building.

Government Structure or Use: The parking lot was rented to the USPS for some time, but they had no interest in the building itself.

Hotel/Motel/Inn: The building is not large enough to include enough rentable rooms that would be able to offset the costs of construction.

Laundromat: Space is large for a laundromat and would require extensive HVAC renovations in addition to an office, restroom, and laundry equipment.

Open Space/Greenway: The owners are not interested in demolishing the building.

Personal Care Service: The space is significantly large to house this kind of office, especially since most of their work is done outside of the office.

Professional Offices: While the space is large enough to house such a business, the renovation costs to build the office would be too large for any reasonable return.

Recreational Facility, Commercial: The building would require extensive renovations for utilities, bathrooms, and offices.

Retail Establishment & Retail/Service: There has been a for rent sign on the building since its acquisition with little to no interest in the property. The building would require extensive renovations for utilities, bathrooms, and offices.

Depreciation Analysis

If the building were to remain vacant like it has been, the owners would see no reasonable return to make reinvesting and maintaining the property valuable.

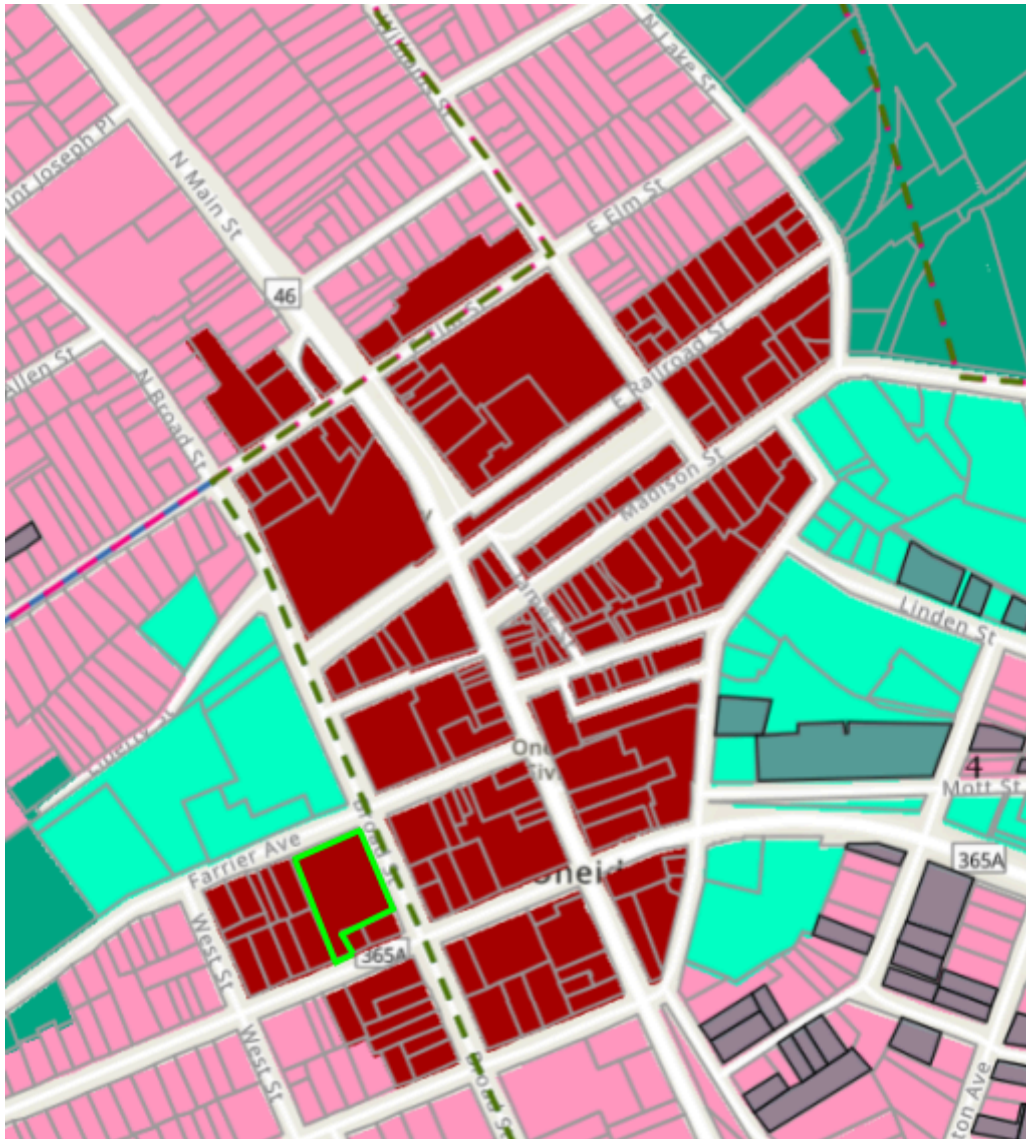
The building has depreciated significantly, even prior to its acquisition in 2017. The building was sold for \$660,000 in 2013 before it was purchased by its current owners in 2017 for \$337,500. This significant decrease in value occurred even during a time when the building had been in use for a local business. Its age, lack of upkeep prior to acquisition, and deteriorating elements meant that the building quickly lost its value. With no tenants to provide sustainable income, the building is guaranteed to depreciate continuously without profitable occupancy.

Sales History or Marketing Evidence

The current owners have not had interest in selling the property, as it is a large piece of property that would become immensely valuable given the right opportunity.

Over the years there have been signs posted on the side of the building nearest to Broad Street and facing the parking lot advertising that the building is vacant and available for leasing. While this generated a few inquiries, all were dissuaded from the idea upon learning that the building was unfinished as they did not have the income to sustain both their own business and associated construction costs.

Uniqueness



Zoning Map of Downtown Oneida, 130 Broad St. highlighted in green

Aside from a few exceptions, this property is among the largest in terms of acreage in Downtown Oneida. Only a few other properties in this neighborhood have a building with more usable space. This size is the biggest challenge to the building being profitable. At 17,000 square feet, it's far too large for most shops or businesses to occupy, whereas, the vast majority of the buildings in Downtown Oneida have more optimal square footage for retail shops and businesses. While yes one could build out to house multiple tenants, you would run into the issue of requiring high rent to pay back construction costs, resulting in low retention for said businesses.

Historically, the property was known to be a newspaper manufacturing and editing facility, requiring the space for massive printers and machines. Once the Oneida Daily Dispatch moved

out and sold the building, the building was left essentially as a shell. Repurposing the building would require not only a new layout of all walls and utilities for offices and restrooms, but also the addition of a much lower ceiling or even construction of a second floor in order to completely use the space.

In addition to problems in refurbishing the building for retail use, the lack of a store front in the rear section of the building makes it unattractive to potential tenants. Not to mention, with Amazon and other online shopping platforms becoming more and more popular, the need for large retail spaces has diminished greatly.

The pandemic has left seemingly permanent effects on the demand for brick-and-mortar stores and businesses. As any small business owner, especially one in Oneida, would tell you, it is an uphill battle competing with Amazon and other online retailers. While yes, the current zoning does allow for options other than retail, there have been no takers in its several years of vacancy to rent or renovate the space to suit their needs.

Neighbor Statement

A portion of the building has already been sold to another individual, Dave Sturpee. Mr. Sturpee bought a 49% stake of the building while previous owners, Todd Schaal and Rich Kristan, retained ownership of the other 51%. Prior owners Dan Ratnarajah and Pat Costello sold their stakes in the building to the aforementioned individuals.

As mentioned previously, Mr. Sturpee is obtaining his own permits and approvals as necessary at his own discretion and expense.

Oneida Storage Solutions

Owners: Alex Schaal, Jason Jones, Michael Richmond, Zak Kristan



Oneida Storage Solutions: "Your Comfort Zone for Storage."

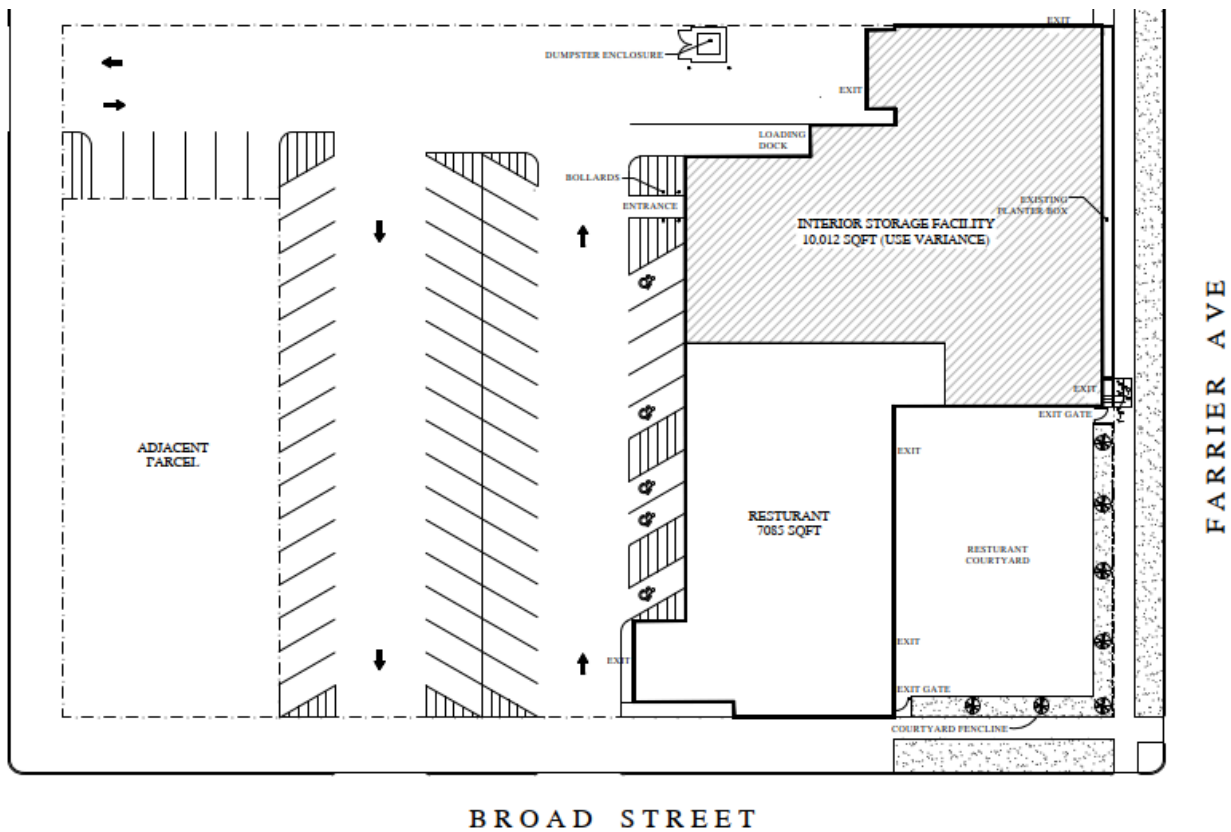
Climate-controlled self-storage provides an ideal environment to protect your belongings from extreme temperature fluctuations, humidity, and other environmental factors. These units maintain a consistent temperature and humidity level year-round, ensuring your items—such as furniture, electronics, documents, artwork, and other sensitive materials—are shielded from potential damage like warping, mold, or rust. By offering a stable, controlled atmosphere, climate-controlled storage is the perfect solution for safeguarding valuables and preserving their condition over time.

Building History



- Former Oneida Daily Dispatch Building
- Approx: 17,000SF of unfinished open vacant space
- .17 +/- acre parcel with frontage on one entire city block, being Broad St running north and south and Lenox Ave
- Purchased in 2019 by Dispatch Commons which was constituted of John Costello, Pat Costello, Todd Schaal, Richard Kristan, and Daniel Ratnarajah
- Zoned "DC" Downtown Commercial
- In 2024, Todd Schaal and Richard Kristan secured full ownership of their business by purchasing the shares held by the remaining partners and recently sold a 41% stake to David Stirpe, a well-known local entrepreneur who owns several successful establishments, including Dibbles Inn, 3 Bastards, and Blind Squirrel.

Building Plans

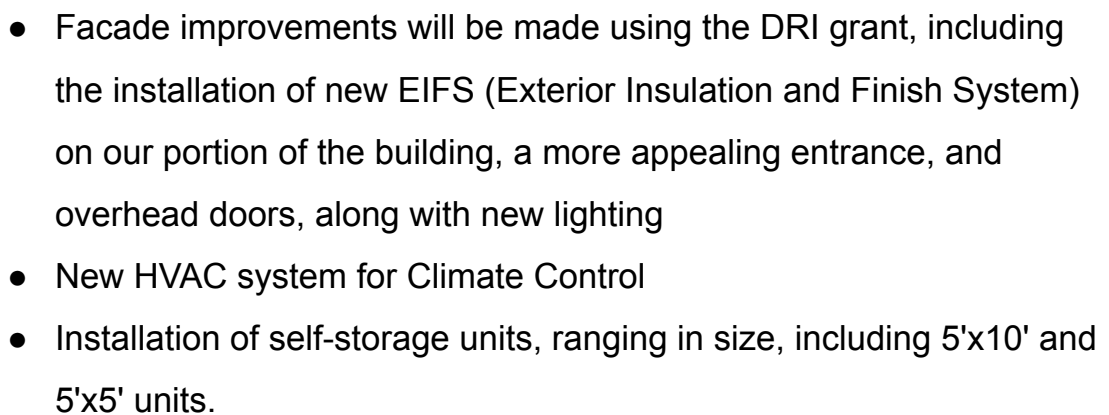


- The plan for the old Oneida Dispatch building involves a balanced approach to ensure its financial sustainability. Oneida Storage Solutions will rent 59% of the building to install climate-controlled storage units. David Stirpe will occupy the front portion for his restaurant.
- It is imperative that a successful business be established in the less desirable back portion of the building to help offset the partnership's operating costs. Without a viable use for the rear portion, the restaurant would become the sole revenue source, shouldering the entirety of the building's expenses.

1. WALL PANEL
2. VERTICAL METAL SCREEN
3. HALL DOOR
4. HALL DOOR
5. HALL DOOR
6. HALL DOOR
7. HALL DOOR
8. HALL DOOR
9. HALL DOOR
10. HALL DOOR
11. HALL DOOR
12. HALL DOOR
13. HALL DOOR
14. HALL DOOR

8'-0" 2'-4" 28'-0" 2'-0" 8'-0" 3'-0"

INDICATES THE EPS THICKNESS



General City Law 81-B

- I. The applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;
- II. 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;
- III. That the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- IV. That the alleged hardship has not been self-created.

Item I. The Applicant Cannot Realize a Reasonable Return

Historic Occupancy Challenges

The old Oneida Dispatch building has consistently failed to generate a reasonable return under its current zoning, as evidenced by the following rental history:

- **Wendy's Whimsical Consignment Shop** was the only tenant to occupy the space:
 - *Initial Lease (2021)*: Rented approximately 59% of the building (±10,030 SF) at \$3,333.34 per month (\$3.00/SF), totaling \$40,000 annually. This was the maximum rent achievable at the time and only covered the building's basic operating costs.
 - *Expansion (August 2021)*: Expanded to the full 17,000 SF, raising the rent to \$5,892 per month (\$2.90/SF), totaling \$70,704 annually.
- Despite this temporary full occupancy, the tenant vacated in June 2022, leaving the building entirely vacant. There has been no subsequent tenant interest for the entire space under the current zoning.

Financial Burden

Although the property briefly reached full occupancy, its carrying costs significantly outweigh its limited rental potential under current zoning. Consequently, the building remains financially unfeasible when restricted to permitted uses.

Feasibility of Permitted Uses

Attempts to attract tenants for other permitted uses under current zoning have been unsuccessful due to:

- Limited visibility and street access in the back portion, making it unattractive for retail or high-traffic commercial tenants.
- The layout and size of the building, which do not align with the needs of smaller businesses that might typically rent space in this area.
- Costly building improvements required to meet code requirements and retrofit the space for alternate commercial uses.
- Insufficient demand for commercial spaces of this size within the district.

Conclusion

A use variance for climate-controlled storage would provide stable revenue with minimal additional capital investment, thereby offsetting the building's operating costs. This approach also allows for potential restaurant growth in the front portion of the building, if market conditions later support expansion, without placing undue financial burden on the property as a whole.

Item II. The Alleged Hardship Relating to the Property in Question is Unique

The old Oneida Dispatch building faces unique challenges that do not apply to a substantial portion of the district or neighborhood. These hardships make the property unsuitable for uses allowed under the current zoning without significant investment, which is neither practical nor financially viable.

Unfinished and Costly to Renovate

- **Interior Condition:** The building's interior remains largely unfinished, requiring substantial renovation to make it suitable for most commercial or retail uses.
- **Rear Section Issues:** The back portion of the building is tucked away from Broad Street and has no direct visibility from the main thoroughfare. This drastically reduces its appeal for businesses reliant on foot traffic or street visibility.
- **Shift in Demand:** There has been a steady decline in demand for large, traditional commercial spaces in the area. Businesses now prioritize smaller, flexible spaces that align with modern work and retail trends.
- **Competition with Newer Developments:** Nearby properties that are newer or already renovated for current market needs are more attractive to potential tenants, leaving older, unfinished spaces like this one at a disadvantage.

Conclusion

The proposed variance would allow the property to accommodate climate-controlled storage, a use well-suited to its current condition and layout. Storage facilities require minimal renovations compared to other commercial uses, reducing the financial burden on the property owner.

Item III. The Requested Use Variance Will Not Alter the Essential Character of the Neighborhood

The proposed climate-controlled storage units will integrate seamlessly into the neighborhood without disrupting its character.

Compatibility with Surrounding Uses

- The neighborhood's mix of residential, retail, and light industrial uses makes storage a fitting addition.
- The restaurant in the front will maintain the Broad Street-facing character, while the storage units address the challenges of the less desirable rear portion.

Minimal Impact

- Storage facilities generate low traffic and no significant noise or pollution, ensuring a peaceful coexistence with nearby properties.
- Renovations to the rear façade and landscaping will modernize and improve the building's appearance, enhancing its integration into the community.

Community Benefits

- Climate-controlled storage provides a needed service for local residents and businesses.
- This project ensures the building's long-term viability, contributing to the local economy while maintaining the area's essential character.

Conclusion

The proposed use variance will preserve and enhance the neighborhood's character by improving the building's appearance and functionality, offering valuable services, and maintaining a low-impact presence.

Item IV. The Alleged Hardship Has Not Been Self-Created

The hardship associated with the old Oneida Dispatch building is a result of factors beyond the owner's control and not self-created.

Financial Unsuitability of the Rear Portion

- While the rear portion of the building technically aligns with current zoning, the rents achievable for such uses would not be sufficient to cover the associated costs, even with substantial investment.
- The building's location, design, and the lack of visibility and access to the rear portion make it economically unviable to attract or sustain tenants for traditional commercial uses.

Critical Need for Adaptive Reuse

- Without a viable use for the rear portion, the operating costs of the building, including taxes and maintenance, would fall disproportionately on the front portion, jeopardizing the success of the planned restaurant.
- The proposed climate-controlled storage use allows the rear portion to generate reliable income, alleviating financial pressures on the entire property and ensuring the restaurant's feasibility as a complementary business.

Efforts to Maximize Viability

- The owner has made every effort to lease the property under its current zoning. However, past tenants have struggled to generate sufficient revenue, and the building has consistently failed to operate at a sustainable level.
- The challenges are not a result of the owner's actions but reflect the property's inherent limitations and shifting market conditions in the area.

Conclusion

The unique financial and structural challenges of the rear portion, combined with the need to support the restaurant's success in the front, make the hardship unavoidable and not self-created. The requested use variance is essential to adapt the property to meet current market realities and ensure its long-term contribution to the community.

GENERAL MUNICIPAL LAW (GML) 239 REFERRAL FORM

Variances, Special Permits, Site Plan Reviews, Interpretations

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

Planning Dept Log# _____
Date: 1/2/25

Submitting Official: Christopher Henry
Mailing Address: 109 N. Main Street, Oneida, NY 13421

Municipality: Oneida
Phone: 315-363-4800

Action Requested (check all that apply):

AREA VARIANCE ☐
SPECIAL PERMIT ☐
SITE PLAN APPROVAL ☒

USE VARIANCE ☒
INTERPRETATION ☐

Action Proposed: Personal Service Storage Facility in the Former Oneida Dispatch Building

Application Information:

- Name of Applicant: Alex Schaal Phone: 315-761-9608
- Mailing address: 10 Castle Street, Oneida, NY 13421
- Address of parcel if different from above: 130 Broad Street, Onieda
- **Tax Map #(s) of Site Property:** 30.79-1-16
- Feature(s) requiring GML 239 review (ie: municipal boundary, State/ County Rd, etc):
S.R. 365A (Lenox Ave)
- Zoning classification of property: DC
- Zoning of adjacent properties, if different from above: Commercial
- Required – A site plan map showing:
 - North arrow & scale of map
 - Location & accurate dimensions of property lines; location & accurate dimensions of existing & proposed structures; access driveway(s) & parking areas; available utilities or on-site sewage disposal system & well; any signs (location and dimensions), outdoor storage areas, fencing or vegetative screening, outdoor lighting
 - Surrounding land uses (within 200' of subject property lines)
 - Part 1 of Environmental Assessment Form (if proposal is a SEQR Type 1 or Unlisted Action)

Date of scheduled Board meeting: 1/14/25 ☐ check if not scheduled yet



Signature of Submitting Official

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: <div style="font-family: cursive; font-size: 1.2em;">ONEIDA STORAGE SOLUTIONS</div>			
Project Location (describe, and attach a location map): <div style="font-family: cursive; font-size: 1.2em;">130 BROAD ST. ONEIDA, NY 13421</div>			
Brief Description of Proposed Action: <div style="font-family: cursive; font-size: 1.2em;">CONVERT AN EXISTING PORTION OF A BUILDING TO INDOOR STORAGE UNITS.</div>			
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">ZAK KRISTAN</div>		Telephone: 315-552-7381 E-Mail: ZAK@MEIDCONSTRUCTION.COM	
Address: <div style="font-family: cursive; font-size: 1.2em;">10 CASTLE ST.</div>			
City/PO: <div style="font-family: cursive; font-size: 1.2em;">ONEIDA</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">13421</div>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, 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.			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <div style="font-family: cursive; font-size: 1.2em;">CITY OF ONEIDA</div>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <div style="float: right; text-align: right;">1.17 acres</div> b. Total acreage to be physically disturbed? <div style="float: right; text-align: right;">0 acres</div> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <div style="float: right; text-align: right;">1.17 acres</div>			
4. Check all land uses that occur on, are adjoining or near the proposed action: <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"><input checked="" type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? <u>SEEKING APPROVAL</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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: <u>C503.4, C503.6</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> 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 endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input checked="" type="checkbox"/>
EXISTING, NOT BEING ALTERED		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>EAL KRSTAN</u> Date: <u>11/26/2024</u> Signature: <u>[Signature]</u> Title: <u>PROPERTY MANAGER</u>		



10 Castle Street
Oneida NY 13421

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 zak@meidconstruction.com and alex@meidconstruction.com, 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

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Community Bank N.A. Attn. Russ Brewer
182 Main St
Oneida NY 13421-1629



9430 9112 0620 5550 2116 68

2. Article Number (Transfer from service label)
9414 7112 0620 5550 2116 57

PS Form 3811 Facsimile, July 2015 (SDC 3930)

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (☐ Addressee or ☐ Agent)

X

SYRACUSE

B. Received By: (Printed Name)

C. Date of Delivery

27 NOV 2015

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

13421-162982

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Finishline Real Estate Inc.
200 Lenox Ave
Oneida NY 13421-1614



9490 9112 0620 5550 2289 25

2. Article Number (Transfer from service label)
9414 7112 0620 5550 2289 69

PS Form 3811 Facsimile, July 2015 (SDC 3930)

COMPLETE THIS SECTION ON DELIVERY

A. Signature: (☐ Addressee or ☐ Agent)

X

SYRACUSE

B. Received By: (Printed Name)

C. Date of Delivery

11/29

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

13421-161400

Domestic Return Receipt

- Ensure items 1, 2, and 3 are completed.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Finishline Real Estate Inc.
200 Lenox Ave
Oneida NY 13421-1614



9490 9112 0620 5550 2220 15

2. Article Number (Transfer from service label)
9414 7112 0620 5550 2223 70

PS Form 3811 Facsimile, July 2015 (SDC 3930)

A. Signature: (☐ Addressee or ☐ Agent)

X

SYRACUSE

B. Received By: (Printed Name)

C. Date of Delivery

11/29


D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail®

13421-161400

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none">■ Ensure items 1, 2, and 3 are completed.■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature: (<input type="checkbox"/> Addressee or <input type="checkbox"/> Agent) X Mark Fiore TRACUSE	
		B. Received By: (Printed Name)	C. Date of Delivery 27 NOV 20
1. Article Addressed to: Mark Fiore 2 State St Oneida NY 13421-2507		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
 9490 9112 0620 5550 2599 50		3. Service Type <input checked="" type="checkbox"/> Certified Mail®	
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	

USPS TRACKING #

SYRACUSE NY 130



9490 9112 0620 5550 2289 25

First-Class Mail
Postage & Fees Paid
USPS
Permit No.G-10

UNITED STATES
POSTAL SERVICE

PS Form 3811 Facsimile, July 2015 (SDC 3930) 0822

Zak Kristan
10 Castle St
Oneida NY 13421-2566

USPS TRACKING #



9490 9112 0620 5550 2116 68

First-Class Mail
Postage & Fees Paid
USPS
Permit No.G-10

UNITED STATES
POSTAL SERVICE

PS Form 3811 Facsimile, July 2015 (SDC 3930) 0822

Zak Kristan
10 Castle St
Oneida NY 13421-2566

USPS TRACKING #

SYRACUSE NY 130



9490 9112 0620 5550 2220 15

First-Class Mail
Postage & Fees Paid
USPS
Permit No.G-10

UNITED STATES
POSTAL SERVICE

PS Form 3811 Facsimile, July 2015 (SDC 3930) 0822

Zak Kristan
10 Castle St
Oneida NY 13421-2566

USPS TRACKING #



9490 9112 0620 5550 2599 50

First-Class Mail
Postage & Fees Paid
USPS
Permit No.G-10

UNITED STATES
POSTAL SERVICE

PS Form 3811 Facsimile, July 2015 (SDC 3930) 0-22

Zak Kristan
10 Castle St
Oneida NY 13421-2566



THIS MAP WAS PREPARED FOR REAL PROPERTY TAX ADMINISTRATION PURPOSES ONLY. IT IS NOT TO BE REPRODUCED OR USED FOR SURVEYING OR CONVEYANCING.



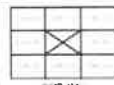
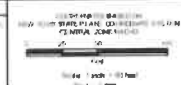
**REAL
PROPERTY
MAP**

PREPARED BY: MADISON COUNTY REAL PROPERTY
DEPARTMENT, WARRENVILLE, NEW YORK
PHOTOGRAMMETRY BY: J. ROBERT KIRK
FOR THE YEAR: 1999
DATE MAP CREATED: MARCH 1997
DATE CONVERTED TO DIGITAL: NOVEMBER 1999
DATE CONVERTED TO GIS: JANUARY 2000

REVISION TABLE

SPECIAL DISTRICTS

LEGEND



TAX MAP
CITY OF ONEIDA INSIDE DISTRICT
MADISON COUNTY, NEW YORK
DATE: MARCH 1, 2000

030.79



GML Recommendation Report

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

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

Which is/ are:

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

GML Log#: 001- 2025
Municipality: City of Oneida
TaxMapID: 30.79-1-16

Company Name: MEID
Applicant Name: Alex Schaal
Applicant Address: 10 Castle St.

Applicant City/St/Zip: Oneida, NY 13421

Date Received: 1/3/2025
GML Action 1: Site Plan Review
GML Action 2: Use Variance

Date of Recommendation: 1/10/2025
Recommendation 1: Return for Local Determination
Recommendation 2:

Comments:

The applicant is requesting site plan approval and the granting of a use variance for an interior storage facility at 130 Broad Street. The restaurant is allowed by conditional use and will be applied for separately. Although this application is only looking at the storage facility, it is imperative that the City looks at both of the uses together and their respective impacts on parking, ingress/egress etc.

The site plan shows exterior building renovations. However, what will the site plan be for the interior of the building to accommodate 70 storage units? What will the size of the units be? The applicant also mentioned that there will be a security system but did not elaborate further as to what that will entail.

Use variances have strict criteria to meet approval, and we wonder if there is a less onerous solution. For example, light industrial parcels are nearby on Farrier Ave. The City's land use schedule allows for a restaurant, and storage facility as conditional uses.

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


Scott Ingmire, Director



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 City of Oneida)

- | | |
|---|---------|
| <input type="checkbox"/> Site Plan Review— 1,000 sq ft or less | \$100 |
| <input type="checkbox"/> Site Plan Review— 1,001 to 5,000 sq ft | \$150 |
| <input type="checkbox"/> Site Plan Review— 5,001 to 10,000 sq ft | \$350 |
| <input type="checkbox"/> Site Plan Review— 10,001 sq ft or larger | \$1,100 |
| <input checked="" type="checkbox"/> Conditional Use Permit | \$150 |
| <input type="checkbox"/> Site Plan Modification | \$100 |
| <input type="checkbox"/> Area Variance | \$100 |
| <input type="checkbox"/> Use Variance | \$200 |
| <input type="checkbox"/> Zoning Amendment | \$200 |

FOR OFFICE USE:

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

Location of property 137 Lenox Avenue

Zone DC Ward 4

Tax Map # 30.80-1-17

Property Owner (If Different):

Address: _____

City/State/Zip Code: _____

Phone: _____

Email: _____

Applicant: ROSALINDA PURPURA LLC

Address: PO BOX 243

City/State/Zip Code: ONEIDA NY 13421

Phone: 607 316 52 36

Email: PURPURA G 1980 @ GMAIL.COM

Signature of Owner _____ Date _____

Gerlando Purpura
Signature of Applicant

1/22/2025
Date

Print Name of Owner _____

GERLANDO PURPURA
Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

PIZZERIA RESTAURANT

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):

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
CONDITIONAL USE PERMIT**

Name of Proposed Development: _____

Location of Site: _____

137 Lenox Ave

Tax Map Number: 30.80-1-17

Current Zoning Classification: DC

Applicant:

Name: ROSALINDA PURPURA LLC

Address: PO Box 243

ONEIDA NY 13421

Phone: _____

Owner (if different):

Name: _____

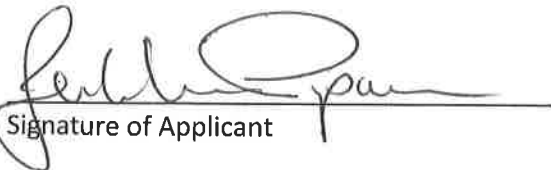
Address: _____

Phone: _____

Proposed Use(s) of Site:

PIZZERIA RESTAURANT

Plot Plan: attach a copy of the parcel showing the dimensions of the lot, buildings, and required setbacks.


Signature of Applicant

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Ward: 4

Conditional Use Permit Fee: \$150 Please make a check payable to the City of Oneida

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 REVIEW

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

- | | |
|--|---------|
| <input type="checkbox"/> Site Plan Review— 1,000 sq ft or less | \$100 |
| <input checked="" type="checkbox"/> Site Plan Review— 1,001 to 5,000 sq ft | \$150 |
| <input type="checkbox"/> Site Plan Review— 5,001 to 10,000 sq ft | \$350 |
| <input type="checkbox"/> Site Plan Review— 10,001 sq ft or larger | \$1,100 |

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Name of Proposed Development:

GIOVANNIS PIZZERIA

Location of Site: 137 LENOX AVE

Tax Map Number: 30.80-1-17

Current Zoning Classification: DC **Ward:** 4

Applicant:

Name: ROSALINDA PURPURA LLC
 Address: PO BOX 243
ONEIDA NY 13421
 Phone: 607 316 5236
 Email: PURPURA G 1930 @ GMAIL.COM

[Signature] 01/22/2025
 Signature of the Applicant Date

Plans Prepared By:

Name: GERUNDO PURPURA
 Address: PO BOX 243
ONEIDA NY 13421
 Phone: 607 316 5236
 Email: PURPURA G 1930 @ GMAIL.COM

Owner (if different):

Name: _____

Address: _____

Phone: _____

Signature of the Owner

Date

Proposed Use(s) of Site:

PIZZERIA RESTAURANT

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

CITY - COUNTY

Total Site Area (Square feet or acres): .20 ACRES

Anticipated Construction Time: one year

Will Development be Staged? STAGE

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

VACANT

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

COMMERCIAL

Estimated Cost of Proposed Improvements: \$ 100,000.00

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

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.

Continue to the next page for procedures->



CITY OF ONEIDA
CODE ENFORCEMENT DEPARTMENT

BOB BURNETT
Director of Codes

JAMES ACKERMAN
Code Enforcement Officer



109 North Main Street
Oneida, New York 13421

TEL 315-363-8460
FAX 315-363-9558

jackerman@oneidacityny.gov

Date:

1/28/25

Building permit application

Permit#

Applicants name, address, and phone number:

ROSALINDA PURPURA LLC
PO BOX 243
ONEIDA NY 13421

PHONE 607 316 5236

Applicant is (check one or more): ☒ Owner () Agent () Contractor () Architect/Engineer () Other

Owner's name, address, phone number:

ROSALINDA PURPURA LLC
PO BOX 243
ONEIDA NY 13421

PHONE 607 316 5236

Contractor's name, address, and phone number:

UNAPPROVED

Are wages being paid for performance of work: () Yes () No

If yes, attach worker's compensation and disability benefits form or CE-200 exemption form.

Project address:

137 LENOX AVE
ONEIDA NY 13421

SBL / Parcel #: 36.80-1-17

City Zoning: DC

Current principal use: Vacant

Will the work being done constitute a change in the principal use of the premises? ☒ Yes () No

Is this work subject to certain variances granted by the PZBA? ☒ Yes () No If yes attach to application.

Is this permit issued subject to a conditional use permit issued by the PZBA? ☒ Yes () No If yes attach to application.

Water supply: ☒ Municipal water supply () New well () Existing well

Wastewater: ☒ Municipal sewer () Septic system (if applicable, attach Health Department approval)

Flood plain: This Site () is ☒ is not within a flood plain.

Wetland: This Site () is ☒ is not in a designated wetland.

X

Oneida Codes Department

109 N. Main St.

Oneida NY 13421

City of Oneida
Building permit application

Permit # _____

Nature of work - check all that apply: ☐ Residential ☒ Commercial

☐ New building ☐ Addition ☐ Alteration ☒ Change of use ☐ Demolition

☐ Pool ☐ Misc. (describe): _____

☐ Residential electric only ☐ Residential plumbing repair only ☐ Commercial plumbing repair only

☐ Certificate of Occupancy ☐ Certificate of Compliance

Please give a brief description of work to be performed:

CREATION OF A PIZZERIA RESTAURANT

Estimated cost of project: \$ 100,000.00

NYS Occupancy classification:

NYS Construction type:

Sprinkler system: ☐ Yes ☒ No

Office Use Only

Permit cost calculations

Minimum permit fee: \$25.

Residential electric only (\$25) \$ _____

Residential plumbing repair only (\$50) \$ _____

Commercial plumbing repair only (\$150) \$ _____

Construction: sqft- _____ x \$ _____

Construction: sqft- _____ x \$ _____

Certificate of Occupancy/Compliance: \$ _____

NYS Truss fee (\$50) \$ _____

Sewer permit (\$100) \$ _____

Misc. \$ _____

Misc. \$ _____

Make checks payable to : City of Oneida

Total \$ _____

City of Oneida
Building permit application

Oneida Codes Department
109 N. Main Street
Oneida NY 13421

Permit#: _____

PLEASE READ THOROUGHLY BEFORE SIGNING APPLICATION

No construction is to commence without first obtaining the appropriate building permit(s).

Prior to any excavating contact Dig Safely New York 800-962-7962 or www.digsafelyny.com

I understand that NYS Department of Labor Industrial Code Rule requires an asbestos survey and proper abatement (if applicable) prior to commencement of work.

No changes or alterations to the approved submitted plans shall be made without prior approval from the City of Oneida Codes Department.

The returned set of stamped approved plans/drawings shall be kept on the construction site for use by City Official(s).

All permits must be prominently displayed to be seen from the street.

I understand that all permits will come with a schedule of inspections. **Do not** cover any work that needs to be inspected without a sign off from the Inspecting City Official(s). **Uninspected portions of the project shall be uncovered so Official(s) can perform the necessary inspection.** There may be inspections from different departments of the city with various Inspectors please plan accordingly to avoid unnecessary delays.

I understand that by signing this application I give authority to City Inspectors to enter premises by appointment to inspect the property in performance of their official duties. A minimum of at least **24-48 hours** is required to get on the schedule for inspections, we will do our best to accommodate calls for inspections but cannot guarantee a time without prior notice.

All submissions shall comply with NYS Building Codes and Energy Conservation Codes.

No building, structure, addition, or any portion of, that is subject to a building permit shall not be occupied without a certificate of occupancy or certificate of compliance.

If Construction has not started Building Permits will expire in 6 months / Demo Permits will expire in 3 months

Declaration: I declare that the statements made in this application (including information on the accompanying documents and plans) have been examined by me and, to the best of my knowledge and belief, are true and correct. By signing this application, I acknowledge that I understand and agree to the terms of this application.

PERMIT APPLICANT: [Signature] DATE: 1/28/25
(Circle: Property owner) Manager, Agent/Representative, Contractor)

Approved
Disapproved [Signature] DATE: 1/29/25
Code Enforcement Officer

Reason for Disapproval City zoning 190-8 conditional use permit required

UNAPPROVED

x





Image Mate Online

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Help Contact Us Log In

Commercial

Property Info

Owner/Sales

Inventory

Improvements

Tax Info

Report

Comparables

Download
RP5217 Form

Download
RP5217 Editor

Municipality of City of Oneida Inside

SWIS:	251201	Tax ID:	30.80-1-17
-------	--------	---------	------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	137 Lenox Ave		
Property Class:	484 - 1 use sm bld	Site Property Class:	484 - 1 use sm bld
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	DC - Dwntrn Comm	Bldg. Style:	Not Applicable
Neighborhood:	12015 - Com. Old 21	School District:	Oneida
Property Description:	Incl 30 80 1 29		
Total Acreage/Size:	0.20	Equalization Rate:	----
Land Assessment:	2024 - \$16,200	Total Assessment:	2024 - \$80,000
Full Market Value:	2024 - \$112,676		
Deed Book:	2024	Deed Page:	5223
Grid East:	1068856	Grid North:	1128426

Special Districts for 2024

Description	Units	Percent	Type	Value
HY121-Hydrant	0	0%		0
LT121-Oneida Library Dist.	0	0%		0

View All Images

Photographs

(Click on photo to enlarge it.)



Photo

Maps

View Tax Map

Pin Property on GIS Map

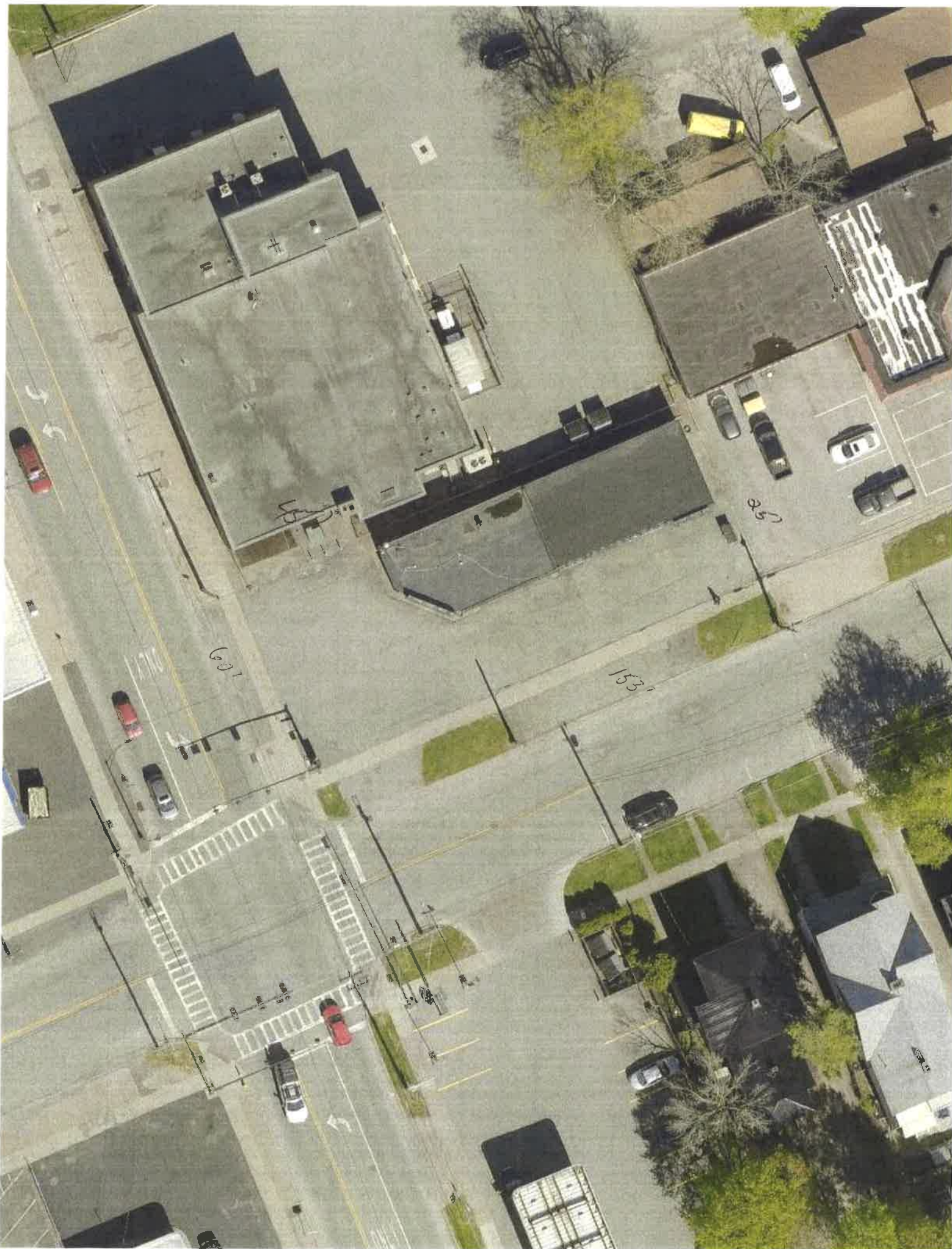
View in Google Maps

View in Bing Maps

Map Disclaimer

LT122-Library Construction	0	0%		0
Land Types				
Type		Size		
Primary		60 × 152		



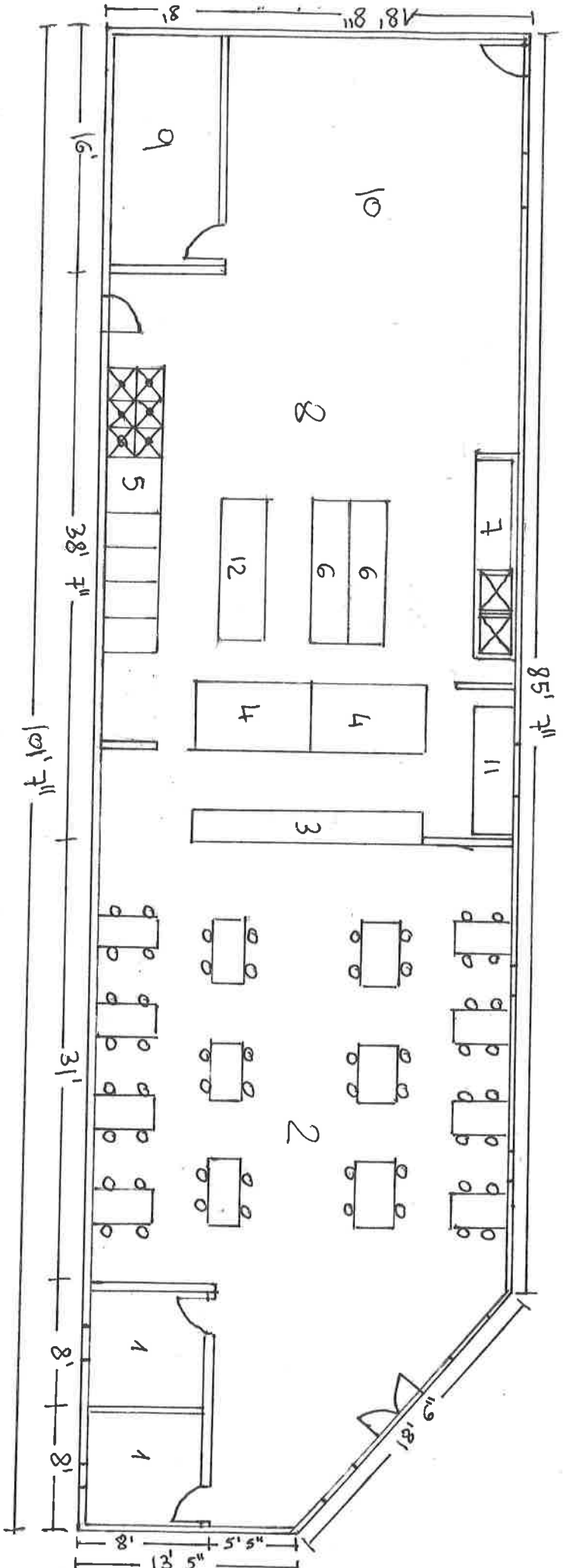


Property Owner: _____ Date: _____ Parcel #: 30,80-1-17

P28A _____

Chairman: _____ Date: _____

Resolution: _____ Date: _____



PLAN KEY

- | | |
|----------------------|-------------------|
| 1. RESTROOMS | 9. WALK-IN COOLER |
| 2. DINING AREA | 10. STORAGE AREA |
| 3. COUNTER | 11. PIZZA COOLER |
| 4. PIZZA OVEN | 12. SUB COOLER |
| 5. FRYERS & STOVES | |
| 6. WORK TABLES | |
| 7. SINK & DISHWASHER | |
| 8. FURN. AREA | |

Property owner drafted this site plan Date: 1/28/25