

City of Oneida
Planning Commission Zoning Board of Appeals
Special Meeting Agenda
City Hall, 109 N. Main Street – Common Council Chambers
August 12, 2025
6:00 P.M.

Call to Order

Roll Call

Approval of the Meeting Minutes

Item #1 –Site Plan Modification for an addition at the Existing Walmart Store #2444 located at 2024 Genesee Street, PIN# 37-1-28.131, zoned C, by Karlen Alvarado file#2025- 008.

Planning: The applicant proposes a 5,144 square foot building expansion on the west side of the existing Walmart Supercenter to enhance the online grocery pickup operation. Site modifications include revised striping, a new canopy, updated signage, sidewalk upgrades, utility relocation, stormwater improvements, lighting revisions, and landscaping. The project includes 0.61 acres of disturbance. The number of grocery pickup stalls will increase from 10 to 29, and parking will be reduced from 973 to 949 spaces. No change of use is proposed.

The letter of intent inaccurately depicts the City Parking requirements. It is not 1 space per square foot of retail space. City Code states: “1 for each 300 square feet of floor space devoted to retail or customer use”. 138,429 square feet of retail space. The required number of spaces is 462. The proposed reduced number of 949 spaces still meets the minimum required. Additionally, the pickup stalls meet the minimum standard.

The applicant will need to obtain a signage variance. The overall count is going up by ten from what was originally approved. The quantity variance will need to be applied for at a later date before a sign permit, and sign installation will be issued. Note a signage variance will not need to be a condition of the approval.

The Plans were circulated amongst Codes, Fire, Engineering and the Water Department. The Water Department provided comments, but the department is satisfied with the plans submitted. The applicant was informed that on-site inspections will be required.

The proposed expansion falls within the development standard. A Signage Variance will be required in the future, no other variance is required at this time.

239 Review- Has not been returned at the time of board packet circulation.

SEQRA – The PCZBA might consider declaring this action to be an unlisted action where the PCZBA declares itself lead agency.

SEQRA Note From Planning: I requested additional information regarding 12a and 12b of PART one of the SEAF. I will circulate if received prior to the meeting, but it is up to the board to make a final determination for SEQRA at this meeting, and tabling until more information is received.

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

The PCZBA may consider granting Site Plan Modification Approval with the following conditions:

1. The applicant shall obtain all required permits and approvals, including building and sign permits, from the Department of Code Enforcement before commencing any construction or signage installation.
2. Any dumpsters, trash, recycling, or other refuse receptacles associated with the development shall be appropriately screened and covered.
3. Construction shall be completed within 1 year from the date of this approval.
4. All necessary approvals and permits shall be obtained from the City Water Department, including the review and approval of plans, specifications, and installation of a backflow prevention device.
5. The applicant shall comply with all erosion and sediment control requirements shown on the approved plans and any additional measures required by the City Engineer.
6. Site lighting shall comply with the submitted lighting plan (Sheet C160) and shall not produce glare or light trespass onto adjacent properties or public rights-of-way.
7. All proposed signage must conform to City Zoning Code requirements unless otherwise approved through an area variance.

Adjourn