

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

Call to Order

Roll Call

Approval of the Meeting Minutes:
May 13, 2025, Minutes
September 9, 2025, Minutes

Item #1 – Area Variance for a 7' side yard setback from the Southern property line located at 110 Hunt Valley Road, PIN# 38.53-1-47.3, zoned R1, by Carl S. Watson, and Barbara J. Watson file#2025- 013.

Discussion with the Applicant

Planning:

Neighbor Statement Review Notes:

- 37.60-1-1.23: The owner is also the applicant.
- 106 Ryans Way (37.60-1-1.22): Owner is City of Oneida and the City has no objection to the application.

239 Review- Not required

SEQR- The PCZBA may consider this a Type II action requiring no further review.

Motion to Open Public Hearing

The PCZBA may consider keeping the public hearing open until final action at the regularly scheduled meeting in November should any additional information be necessary.

The PCZBA may pass a resolution closing the public hearing.

The PCZBA May Review the Determination of Area Variance Criteria Form- Chairman reads through the criteria and a board member makes a motion for each question with a reason.

The PCZBA May pass a resolution, approving a 7' side yard setback from the Southern property line located at 110 Hunt Valley Road, PIN# 38.53-1-47.3, zoned R1, by Carl S. Watson, and Barbara J. Watson file#2025- 013.

Item #2 –Area Variance for Signage - for Building-Mounted Signage located at 2024 Genesee Street (Walmart Store), PIN# 37.63-1-12, zoned C, by Karlen Alvarado. file#2025-014.

Discussion with the Applicant

Planning:

The applicant proposes to replace all existing exterior wall and pylon signage as part of a national re-branding and modernization. The updated submittal (Sheets A2 and A2.1, dated June 13, 2025) identifies 23 total building-mounted signs, where 13 currently exist. Although the number of signs increases, the overall total signage area decreases from 656.75 square feet to 584.75 square feet, well within the 1,170 square-foot maximum permitted under §190-15(D)(4)(b).

The proposed signs are replacements in kind for the existing conditions—same elevations, locations, and similar sizes—with improved uniformity and updated corporate logos. The main “Walmart” and “Spark” signs remain internally illuminated channel letters, while departmental and wayfinding signs (“Grocery,” “Home & Fashion,” “Pharmacy,” “Vision,” “Auto Care,” “Oil Change,” “Tire,” etc.) are non-illuminated, flush-mounted letters.

Applicable Code: §190-15(D)(4)(b) – In the C, L-I, and M-I Districts, a maximum of three (3) business signs are permitted with a combined area not to exceed two (2) square feet per linear foot of the building frontage or 100 square feet, whichever is larger.

Existing Signage Area: 656.75 square feet

Proposed Signage Area: 584.75 square feet (total reduction of ~11%)

Allowed Area: 1,170 square feet

Compliance Review:

- Number of Signs: 10 new signs proposed with a total of 23 proposed, exceeding the three-sign limit → *Variance Required*
- Total Area: 584.75 SF (within allowable maximum) → Compliant with a reduction in intensity.
- Illumination: Internally illuminated channel letters → Compliant
- Projection & Height: Flush-mounted, below roofline → Compliant
- Freestanding Sign: Existing to remain, no change → Compliant

239 Review- Not required

SEQR- The PCZBA may consider this a Type II action requiring no further review.

Motion to Open Public Hearing

The PCZBA may consider keeping the public hearing open until final action at the regularly scheduled meeting in November should any additional information be necessary.

The PCZBA may pass a resolution closing the public hearing.

The PCZBA May Review the Determination of Area Variance Criteria Form- Chairman reads through the criteria and a board member makes a motion for each question with a reason.

The PCZBA may pass a resolution approving the requested variance for Building-Mounted Signage located at 2024 Genesee Street (Walmart Store), PIN# 37.63-1-12, zoned C, by Karlen Alvarado, file#2025-014 with the following conditions.

1. That the Applicants obtain all necessary building permits prior to construction.
2. No additional signage shall be installed without further review or approval.
3. Freestanding pylon sign refacing shall not increase height or area.
4. Temporary "Pickup" banner installation shall require a separate seasonal sign permit per §190-15(C)(20).
5. All illumination shall remain internally contained and not cause glare or distraction to adjacent rights-of-way.

Adjourn

**City of Oneida
Planning Commission Zoning Board of Appeals
Meeting Minutes
May 13, 2025**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, May 13, 2025, at 6:00 p.m. in the Common Council Chambers 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
Dave Scholl
Kipp Hicks
Pat Thorpe

ABSENT:

ALSO PRESENT:

- Rebecca Lennon, PCZBA Secretary/City Assessor
- Andrew Bennett, Fire Marshal

RESOLVED, that the Tuesday, March 11, 2025, PCZBA meeting minutes are hereby approved with amendments.

Moved by Kipp Hicks

Seconded by Todd Schaal

Aves: 6

Nays: 0

Item #1 – Area Variance, Conditional Use Permit, and Site Plan Review for a Wind Energy Conversion System (WECS) at 0 Brewer Road, PIN# 46-2-42.3, zoned Ag by New Leaf Energy, File #2023-008, 009.

The applicant was not in attendance.

Chairman Tooker acknowledged the receipt of a formal letter from Brandon Smith, P.E., of New Leaf Energy, dated April 10, 2025, requesting the withdrawal of the application without prejudice. No further action was required. The letter was placed on file as part of the official project record.

Public Hearing: Re-Open @ 6:05 pm

Moved by: Kipp Hicks

Seconded by: Perry Tooker

Aye: 6

Nay: 0

Motion Carried

Public Comment

Tom Griffith thanked the Board.

Public Hearing: Closed at 6:06 pm

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Aye: 6

Nay: 0

Motion Carried

Item #2 – Area Variance for 11’ from the northern property boundary for the construction of a pool at 344 Seneca Street, PIN# 38.31-1-76, zoned R-2 by Larry Coulthart, File #2025-004.

The applicant was in attendance.

Mr. Coulthart spoke about the hardship of the property being a corner lot requiring dual front yard setbacks. The variance was requested to avoid placing the pool within the driveway area. The applicant submitted neighbor consents; one neighboring property owner did not respond. There was a discussion on fence placement and code compliance.

239 Review: Not required

The PCZBA classified the proposed SEQRA Action as a Type II Action requiring no further action.

Public Hearing: Open @ 6:16 pm

Moved by: Kipp Hicks

Seconded by: Perry Tooker

Aye: 6

Nay: 0

Public Comments

No comments.

Public Hearing: Closed at 6:18 pm

Moved by: Perry Tooker

Seconded by: Kipp Hicks

Aye: 6

Nay: 0

The Chairman went through the five criteria for 11' from the northern property boundary for the construction of a pool at 344 Seneca Street, PIN# 38.31-1-76, zoned R-2,

- 1.) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of an area variance.

Moved by Todd Schaal that an undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of the area variance because it is a residential neighborhood, and there are other pools and fences.

Seconded by Kipp Hicks

Ayes: 6

Nays: 0

Motion Carried

- 2.) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

Moved by Kipp Hicks that the applicant can not achieve the benefit by some other method feasible for the applicant to pursue because it is a small lot.

Seconded by Todd Schaal

Ayes: 6

Nays: 0

Motion Carried

- 3.) Whether the requested area variance is substantial.

Moved by Kipp Hicks that the requested area variance is not substantial because it is a small lot in the inside district.

Seconded by Barabara Henderson

Ayes: 6

Nays: 0

Motion Carried

- 4.) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Moved by Todd Schaal that the proposed variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or district.

Seconded by Pat Thorpe

Ayes: 6

Nays: 0

Motion Carried

- 5.) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Moved by Barbara Henderson that the difficulty was self-created, but it is relevant, and it does not necessarily preclude the granting of the area variance.

Seconded by Kipp Hicks

Ayes: 6

Nays: 0

Motion Carried

A RESOLUTION APPROVING AN AREA VARIANCE FOR 11' FROM THE NORTHERN PROPERTY BOUNDARY FOR THE CONSTRUCTION OF A POOL LOCATED AT 344 SENECA STREET, TAX MAP NUMBER 38.31-1-76, ZONED R-2, BY LARRY COULTHART, FILE# 2025-004.

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by Larry Coulthart for the property located at 344 Seneca Street, Tax Map Number 38.31-1-76, zoned R-2; and

WHEREAS, the subject property is a corner lot and must comply with two front yard setbacks, requiring a 25' setback from Earl Ave per zoning requirements; and

WHEREAS, the applicant has requested an 11' area variance from the northern property boundary to construct a pool; and

WHEREAS, the application includes the installation of a 6' fence to enclose the backyard and the pool, which complies with City Code §159-4 regarding fences for outdoor pools; and

WHEREAS, the State Environmental Quality Review (SEQR) process was completed, and the Board classified the action as a Type II action requiring no further review pursuant to §617.5; and

WHEREAS, a public hearing was held on May 13, 2025, allowing the public to express their opinions and concerns regarding the proposed area variance; 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 not** produce an undesirable change in the character of the neighborhood and **will not** be a detriment to nearby properties. Variance relief **will not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Neighbors **did not** express any opposition to the variance. The variance sought **is not** determined to be substantial. There **is no** feasible method to achieve the benefit the applicant wishes to obtain, other than a variance. The benefit to the applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief as documented in the Area Variance Checklist in Attachment A; and

WHEREAS, the Board does further determine that the following conditions be imposed upon approval of the area variance:

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

That the application submitted by Larry Coulthart requesting an Area Variance of 11' from the northern property boundary to allow for the placement of a pool, located at 344 Seneca Street, Tax Map Number 38.31-1-76, Zoned R-2 is hereby approved with the following conditions:

1. That the applicant obtain all necessary building permits prior to construction.

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 13th Day of May, 2025.

O. Perry Tooker IV

Chairperson, Joint Zoning Board of Appeals/Planning Commission

Moved by: Dave Scholl

Seconded by: Pat Thorpe

Ayes: 6

Nays: 0

Motion Carried

Item #3 – Site Plan Modification for Large-Scale Solar Facility at Upper Lenox Avenue, Tax Map Number 45.-2-2.111, zoned A, by LSE Norma, LLC, File #2025-005.

Applicant was in attendance.

The applicant appeared before the Board requesting an extension of the project's construction deadline due to transfer of ownership and delays in National Grid's interconnection process. Noted that there will be no modifications to the site plan at all, just an extension of the timeline.

PCZBA SITE PLAN MODIFICATION RESOLUTION TO AMEND COMPLETION DATE – UPPER LENOX AVE LARGE SCALE SOLAR FACILITY

WHEREAS, the Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board") previously granted Site Plan Approval on November 7, 2022, for a Large-Scale Solar Energy System proposed by LSE Norma, LLC for the property located at Upper Lenox Ave, Tax Map Number 45.-2-2.111, Zoned A (Agricultural); and

WHEREAS, the Planning Board, as Lead Agency under the New York State Environmental Quality Review Act (SEQR), conducted a coordinated review and issued a Negative Declaration on June 13, 2023, having determined that the project would not result in significant adverse environmental impacts; and

WHEREAS, the Planning Board finds that the previously issued Negative Declaration remains valid and in full force and effect, and no further environmental review is required under SEQR; and

WHEREAS, the Applicant submitted an amended application to reduce the size of the Large-Scale Solar Energy System on July 29, 2024 (the "Amended Application"); and

WHEREAS, the Amended Application is the same in all respects and the System has simply been reduced from a 35 acre limit of development with the solar array occupying 25 acres to a 21 acre limit of development with the solar array occupying 14 acres, including a 10 acre reduction in tree clearing; and

WHEREAS, the GML 239 Referral was received on April 21, 2023, and it was returned for local determination and the GML 239 Referral on the Amended Application was received on August 9, 2024, and it was returned for local determination; and

WHEREAS, the Planning Board has reviewed the request and determined that the proposed amendment does not materially change the use, intensity, layout, or environmental impacts of the originally approved project; and

WHEREAS, the Planning Board finds the request to modify the completion date to be reasonable and consistent with the project's scope and timeline, and compliant with applicable zoning and site plan standards;

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

That the application submitted by LSE Norma, LLC requesting a Site Plan Modification to amend the completion date for the previously approved Large-Scale Solar Energy System located at Upper Lenox Ave, Tax Map Number 45.-2-2.111, Zoned A, is hereby approved, subject to the following conditions:

CONDITIONS:

1. The completion deadline for construction of the Large-Scale Solar Energy System is hereby extended to **May 13, 2026**.
2. All previously approved site plan conditions, including those related to decommissioning, stormwater management, landscaping, screening, and security, remain in full force and effect.
3. The Applicant shall obtain any updated or renewed permits necessary due to the amended timeline, including but not limited to building permits, if applicable.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately and shall be binding upon the Applicant, its successors, and assigns.

PASSED AND ADOPTED by the City of Oneida Joint Zoning Board of Appeals/Planning Commission on this 13th day of May, 2025.

O. Perry Tooker IV
Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by: Todd Schaal

Seconded by: Dave Scholl

Ayes: 6

Nays: 0

MOTION CARRIED

Item #4 – Conditional Use Permit and Site Plan Review for a Neighborhood Retail Services Use at 303 Main Street, PIN# 38.24-2-36, zoned R-3 by Christine Zakris-Carpenter, File #2025-006.

Applicant was in attendance. Troy Dunigan represented the seller.

The applicant presented plans for a second-hand clothing store operated by a nonprofit organization. The Board reviewed parking, site layout, and hours of operation. There is a discussion regarding a three bedroom apartment upstairs

239 Review: The applicant would like to establish a retail business with no more than 10 shoppers present at one time. Although no information was provided regarding the parking lot, it may be beneficial to provide a site plan including the number of parking spaces and points of ingress and egress. Lastly, the applicant did not indicate hours of operation. No county-wide impact will occur, and we are sending the application back for local review.

Resolved, The PCZBA classified the proposed SEQRA Action as a Type II Action requiring no further action.

Moved by: Todd Scholl

Seconded by: Pat Thorpe

Aye: 6

Nay: 0

Public Hearing: Open @ 6:46 pm

Moved by: Todd Schaal

Seconded by: Barbara Henderson

Aye: 6

Nay: 0

Public Hearing Comments

No comments.

Public Hearing: Closed at 6:47 pm

Moved by: Todd Schaal

Seconded by: Pat Thorpe

Aye: 6

Nay: 0

Resolution Granting Conditional Use Permit for Neighborhood Retail Services Use 303 Main Street, Tax Map No. 38.24-2-36 File #: 2025-006

WHEREAS, Christine Zakris-Carpenter (hereinafter referred to as “the Applicant”) has applied to the City of Oneida Planning Commission/Zoning Board of Appeals for a Conditional Use Permit to establish a Neighborhood Retail Services use at 303 Main Street, Oneida, NY, within the R-3 Zoning District; and

WHEREAS, pursuant to §190-5 of the City Zoning Code, Neighborhood Retail Services is permitted as a conditional use in the R-3 District subject to the issuance of a Conditional Use Permit; and

WHEREAS, the Planning Board has reviewed the application, conducted public hearings completed on May 13, 2025, and considered the potential impacts and benefits of the proposed development; and

WHEREAS, the application was referred to Madison County Planning for a General Municipal Law §239-m review, and the referral was duly reviewed.

WHEREAS, the Planning Board has reviewed the definition of Neighborhood Retail Services and finds that the proposed business, with a building footprint of less than 2,500 square feet, providing retail goods and services to the immediate neighborhood, with operations limited to 6:00 a.m. to 10:00 p.m., is consistent with the intent of this use classification; and

WHEREAS, the Planning Board finds that the proposed project is in compliance with the applicable zoning regulations consistent with the considerations outlined in §190-28 of the Oneida City Code and subject to the conditions set forth herein;

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

having considered the standards set forth in §190-28(C) of the City of Oneida Zoning Regulations, the Planning Board hereby approves the issuance of a Neighborhood Retail Services use at 303 Main Street, Tax Map Number 38.24-2-36, zoned R-3, by Christine Zakris-Carpenter; be it further

RESOLVED, that the Planning Board does grant such Conditional Use Permit subject to the following conditions:

1. The proposed use shall at all times conform to the definition of Neighborhood Retail Services as established in §190-5 of the City Zoning Code.
2. Retail operating hours and deliveries shall be limited to 6:00 a.m. to 10:00 p.m.
3. The business footprint shall not exceed 2,500 square feet of gross floor area.
4. The applicant shall obtain all necessary permits and approvals, including site plan approval, building permits, and signage permits, from the Department of Code Enforcement prior to the commencement of operations.

5. The Conditional Use Permit approval, shall be filed with the Madison County Clerk's Office within 62 days of this approval. Proof of filing must be provided to the City of Oneida Assessor's Office within 30 days of such filing.

PASSED AND ADOPTED this 13th day of May, 2025.

O. Perry Tooker, IV

Chairperson, Planning Board

Moved by: Pat Thorpe

Seconded by: Dave Scholl

Ayes: 6

Nays: 0

Motion Carried

Resolution Approving Site Plan for Neighborhood Retail Services Use 303 Main Street, Tax Map No. 38.24-2-36 File #: 2025-006

WHEREAS, the applicant, Christine Zakris-Carpenter (hereinafter referred to as "the Applicant"), has submitted a Site Plan Review application to the City of Oneida Planning Commission/Zoning Board of Appeals (hereinafter referred to as "the Planning Board") for a proposed Neighborhood Retail Services use located at 303 Main Street, Oneida, NY; and

WHEREAS, the Planning Board has reviewed the application materials, plans, and supporting documentation, including consideration of the applicable development and zoning regulations and consistency with the City of Oneida Comprehensive Plan; and

WHEREAS, the application was referred to Madison County Planning pursuant to General Municipal Law §239-m and was duly reviewed; and

WHEREAS, the Planning Board has determined that the proposed action constitutes a **Type II Action** under the New York State Environmental Quality Review Act (SEQR) requiring no further environmental review; and

WHEREAS, the Planning Board finds that the proposed development by the Applicant, is in compliance with the applicable development and zoning regulations and is consistent with the goals and objectives of the City'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 of the Oneida City Code and to mitigate potential impacts; and

NOW, THEREFORE, IT IS HEREBY

RESOLVED, that having considered the standards set forth in §143 of the City of Oneida Site Plan Review Regulations, the Planning Board hereby grants site plan approval in accordance with the following site plan documents located at 303 Main Street, Tax Map Number 38.24-2-36, zoned DC, by Christine Zakris-Carpenter; be it further

RESOLVED, that the Planning Board does grant such site plan approval subject to the following conditions:

1. The applicant shall obtain all necessary permits, including a building permit, sign permit, and any applicable approvals from the Department of Code Enforcement prior to commencement of any construction, signage installation, or change of occupancy.
2. Parking shall provide a total of 7 parking spaces.
3. Retail operating hours and deliveries shall be limited to 10:00 a.m. to 6:00 p.m. as required by the definition of Neighborhood Retail Services.
4. Any refuse, recycling, or dumpster areas associated with the use shall be appropriately screened.
5. All construction and site improvements must be completed within 1 year from the date of this approval unless extended by the Planning Board.

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

PASSED AND ADOPTED this 13th day of May, 2025.

O. Perry Tooker, IV

Chairperson, Planning Board

Moved by: Todd Schaal

Seconded by: Kipp Hicks

Ayes: 6

Nays: 0

Motion Carried

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

Moved by Kipp Hicks

Seconded by Todd Schaal

Ayes: 6

Nays: 0

MOTION CARRIED

Adjourn at 7:18 pm

**City of Oneida
Planning Commission Zoning Board of Appeals
Meeting Minutes
May 13, 2025**

The regular meeting of the Planning Commission Zoning Board of Appeals was held on Tuesday, September 9, 2025, at 6:00 p.m. in the Common Council Chambers 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
Barbara Henderson
Dave Scholl
Gregg Myers
Pat Thorpe

ABSENT: Todd Schaal
Kipp Hicks

ALSO PRESENT:

- Rebecca Lennon, PCZBA Secretary/City Assessor (arrived 6:05)
- Steve Vonderwedt, Director of Planning
- Andrew Bennett, Fire Marshall

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.

The applicant was in attendance.

Representatives from **Colliers Engineering** presented the proposed site plan modification for the existing Walmart Supercenter. The project includes a **5,144 square foot building expansion** at the southwest corner of the store to accommodate **online grocery pickup operations**.

Key project components included:

- Installation of an underdrain system around the expansion with roof and canopy drainage tied into a proposed manhole connecting to the existing stormwater system.
- Realignment of the curb line to allow adequate circulation.

- Relocation and rerouting of the existing waterline and easement in coordination with the water authority; the easement width remains unchanged though tie-in points are adjusted.
- Relocation of the existing pickup canopy approximately 60 feet west.
- Addition of new signage and lighting improvements for safer traffic flow.
- Increase in pickup parking spaces from **10 to 29**, with an overall net decrease of **24 standard spaces** due to wider stalls.

Parking and Code Compliance

The applicant initially misinterpreted the City's parking code. Staff clarified that City Code requires **1 space per 300 square feet of retail floor area**.

- For the 138,429 square foot building, a minimum of **462 spaces** are required.
- The modified site plan provides **949 spaces**, exceeding the minimum requirement.
- Pickup stalls are compliant; however, a **future signage variance** will be necessary prior to issuance of permits.
-

County Referral

The Madison County Planning Department reviewed the referral under GML 239 and determined the proposed 5,144 square foot expansion and grocery pickup modifications present no inter-community or county-wide impacts, provided all necessary permits are obtained.

Resolved, that the PCZBA Declares Lead Agency, and classifies the action as unlisted.

Moved by Pat Thorpe

Seconded by Gregg Myers

Ayes: 5

Nays: 0

Motion Carried

Environmental Review

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

- Total site area: 21.75 acres; total disturbance: 0.601 acres.

- Adjoining land uses are primarily commercial.
- The site is connected to public water and sewer utilities and meets the State Energy Code.
- The area is not located within a 100-year floodplain.
- Stormwater will be directed to the existing system; no increase in impervious surface is proposed, as the new footprint replaces existing hardscape.
- No wetlands or water bodies will be disturbed.
- The project site is in an area flagged as potentially sensitive for archaeological resources; however, no adverse impact is anticipated.
- No significant environmental impacts were identified.

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

Moved by Dave Scholl

Seconded by Gregg Myers

Ayes: 5

Nays: 0

Motion Carried

Board Discussion

- Members confirmed that the project met parking requirements and stormwater management standards.
- Clarification was provided regarding the relocation of utilities and coordination with the water authority.
- Members noted that a **future variance application** for signage would return to the Board.

PCZBA Site Plan Modification for Walmart

WHEREAS, the Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as “the Planning Board”) has carefully reviewed the site plan modification application submitted by Walmart Stores, Inc. (the “Applicant”) for property located at 2024 Genesee Street, Tax Map No. 37.-1-28.131, in the City of Oneida, New York (the “Property”); and

WHEREAS, the proposed site plan modification includes a 5,144 square foot expansion on the west side of the existing retail building, enhanced layout for grocery pickup, revised striping, lighting, drainage, utility relocation, sidewalk upgrades, updated signage, and landscaping improvements (“the Project”); and

WHEREAS, the Planning Board has received and reviewed a Short Environmental Assessment Form (“EAF”) in accordance with the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, the Planning Board determined the project to be an Unlisted Action under SEQRA, declared itself Lead Agency, and after thorough review, issued a Negative Declaration, finding that the proposed action will not result in any significant adverse environmental impacts at the September 9, 2025, meeting; and

WHEREAS, the GML 239 Referral was received on April 21, 2023, and it was returned for local determination and the GML 239 Referral on the Amended Application was received on August 9, 2024, and it was returned for local determination; and

WHEREAS, the Planning Board finds that the proposed development by the Applicant, located at 2024 Genesee Street, Tax Map Number 37.-1-28.131, is in compliance with the applicable zoning regulations and is consistent with the goals and objectives of the City Comprehensive Plan; and

WHEREAS, the Planning Board has reviewed the application and conducted the necessary assessments; and

WHEREAS, the Planning Board finds that the proposed development is in compliance with the applicable site plan review and zoning regulations, subject to the conditions set forth herein;

NOW, THEREFORE, BE IT RESOLVED BY THE JOINT ZONING BOARD OF APPEALS/PLANNING COMMISSION, does hereby grant site plan modification approval of the project in accordance with the site plan modification documents titled “PROPOSED OPD EXPANSION WALMART SUPERCENTER #02444-277”, dated June 13, 2025, prepared by Colliers Engineering and Design including sheets: C000, SSM-1, SECP-1, C053, C080, C100, C110, C120, C160, SECP-SSM Details 1, SECP-SSM Details 2, OPD Details, C500, C501, C502, C503, C504, CSS-1, and CSS-2. subject to 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 project shall be appropriately screened and covered to minimize visual impacts.

3. Construction shall be completed within one (1) year from the date of this approval.
4. All necessary approvals and permits shall be obtained from the City Water Department, including 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 result in light trespass or glare on adjacent properties or roadways.
7. All signage shall conform to the City of Oneida Zoning Ordinance unless otherwise granted a variance by the Zoning Board of Appeals.

The aforementioned conditions shall be binding upon the Applicant, its successors, and assigns. Failure to comply with these conditions may result in the revocation of the site plan modification approval.

PASSED AND ADOPTED this 9th day of September, 2025.

O. Perry Tooker, IV

Chairperson, City of Oneida Joint Zoning Board of Appeals/Planning Commission

Moved by Pat Thorpe

Seconded by Barbara Henderson

Ayes: 5

Nays: 0

MOTION CARRIED

Item #2 –Site Plan Modification and Conditional Use Permit to a take-out restaurant use Coffee shop located at 264 Genesee Street, PIN# 38.56-1-35, zoned C, by Kara Hatch file#2025- 009.

The applicant was in attendance.

Presentation by the Applicant

The applicant, **Kara Hatch**, presented a proposal for a **site plan modification and conditional use permit** to convert the vacant building at 264 Genesee Street into a **take-out coffee shop with drive-through service**.

The project aims to provide a convenient grab-and-go option for customers. Initial operating hours were discussed as **7:00 AM to 3:00 PM on weekdays** and **7:00 AM to 5:00 PM on weekends**, though the applicant later confirmed proposed hours of **6:00 AM to 10:00 PM daily**.

The applicant explained the relocation is motivated by a desire for change after six years at the current location, concerns over the area becoming less desirable, and improved parking availability at the new site, especially for employees.

Site Improvements

The applicant and representatives described the following improvements and modifications:

- Installation of a new service window for the drive-through.
- Resurfacing and restriping of the existing parking lot.
- Reinstallation of existing exterior signage on the building; no additional signs are currently proposed.

Signage and Traffic Considerations

Discussion was held regarding **traffic control** and signage along Route 5:

- Any new signage within the State right-of-way would require **NYS DOT approval** and a separate application.
- The applicant may need to consider additional directional signage to safely guide vehicles re-entering Route 5.

County and State Reviews

- The **Madison County Planning Department** reviewed the application and noted that certain materials were initially missing, including the **SEQR documents**.
- The **NYS Department of Transportation (DOT)** reviewed the revised submission and indicated **no objections** to the proposed project, provided a **highway work permit** is obtained for any construction activity within the right-of-way.

Traffic Impact and Site Plan Requirements

Board members discussed traffic and safety impacts related to the proposed drive-through facility.

- A **traffic impact study** was recommended, including accident screening and queuing analysis, to evaluate potential effects on Route 5 traffic flow and safety.
- An **engineered site plan** will be required for the commercial permit process, including existing conditions, site layout, driveway design, and pavement details.

Board Discussion

- Members emphasized the importance of confirming **parking adequacy** and ensuring safe traffic flow during peak morning hours.
- The applicant acknowledged that business hours may be adjusted as needed and agreed to provide updated operational details.
- Board members agreed that DOT coordination will be critical to ensuring safe ingress/egress on Route 5.

Environmental Review

The PCZBA discussed and reviewed Part I, 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.

Moved by Pat Thorpe

Seconded by Gregg Myers

Ayes: 5

Nays: 0

Motion Carried

- **Site Characteristics:** The project site totals **0.44 acres**, with **0.02 acres of disturbance**. The parcel is fully paved, with no net change in impervious surface. Surrounding land uses are a mix of commercial, industrial, and residential.
- **Land Use & Zoning:** The project complies with zoning regulations and the City's Comprehensive Plan. It is not located in a Critical Environmental Area. Public transportation and pedestrian/bicycle routes are accessible, and the project meets or exceeds State Energy Code requirements.
- **Utilities:** The project will connect to existing public water and wastewater systems.

- **Cultural/Environmental Resources:** The site is not within or adjacent to any property listed on the State or National Register of Historic Places. There are no wetlands or regulated waterbodies present on the site.
- **Stormwater & Drainage:** Stormwater will be directed to established conveyance systems along Route 5. Existing drainage patterns (front slope towards the roadway, rear slope towards gravel/green space) will be maintained. No impacts to neighboring properties are anticipated.
- **Other Impacts Considered:**
 - No impacts to threatened or endangered species were identified.
 - No floodplain encroachment is proposed.
 - The action will not result in impoundments, dams, or hazardous waste remediation activity.
 - The project will not alter community character, intensity of land use, or conflict with surrounding development.

Determination:

The Board found that the proposed action **will not result in significant adverse environmental impacts**. A **Negative Declaration** was adopted.

Moved by Barbara Henderson

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

Motion Carried

Board Discussion

- Members emphasized the importance of confirming **parking adequacy** and ensuring safe traffic flow during peak morning hours.
- The applicant acknowledged that business hours may be adjusted as needed and agreed to provide updated operational details.
- Board members agreed that DOT coordination will be critical to ensuring safe ingress/egress on Route 5.

Public Hearing: Open @ 6:52 pm

Moved by: Pat Thorpe

Seconded by: Gregg Myers

Aye: 5

Nay: 0

Public Comments

Delos Burdick - Great

Public Hearing: Closed at 6:54 pm

Moved by: Pat Thorpe

Seconded by: Dave Scholl

Aye: 5

Nay: 0

RESOLUTION –CONDITIONAL USE PERMIT 264 GENESEE STREET, CITY OF ONEIDA

WHEREAS, the Applicant, Kara Hatch (hereinafter referred to as "the Applicant"), has submitted a Conditional Use Permit application for a take-out restaurant use (Coffee Shop) located at 264 Genesee Street, Oneida, NY, Tax Map Parcel Number 38.56-1-35, zoned C (hereinafter referred to as "the Project"); and

WHEREAS, the Applications were duly referred to the Madison County Planning Department pursuant to GML §239 Referral, which referral was returned for local determination; and

WHEREAS, at the September 9, 2025, regular meeting, the Planning Board carefully undertaken its environmental review pursuant to SEQRA, classified the proposed Action as an Unlisted Action, declared itself Lead Agency, reviewed Part 1 and completed Part 2 of the Short Environmental Assessment Form (SEAF), and considered the criteria for determining significance; and

WHEREAS, that pursuant to SEQRA, the Planning Board hereby declares the proposed Action to be an UNLISTED ACTION, declares itself LEAD AGENCY, and issues a NEGATIVE DECLARATION, finding that the proposed Action will not result in any significant adverse environmental impacts.

WHEREAS, at the September 9, 2025, the Planning Board has conducted a public hearing, duly noticed, opened and closed on the record, and has reviewed the potential impacts and benefits of the proposed development; and

WHEREAS, the Planning Board finds that the proposed development by the Applicant, at 264 Genesee Street, Oneida, NY, is in compliance with the applicable zoning regulations, including the standards set forth in §190-28(C) of the City of Oneida Zoning Regulations, and is consistent with the goals and objectives of the City's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, having considered the standards set forth in §190-28(C) of the City of Oneida Zoning Regulations, the Planning Board hereby approves the issuance of a Conditional Use Permit for a take-out restaurant use (Coffee Shop) at 264 Genesee Street, PIN #38.56-1-35, by Kara Hatch, File #2025-009, subject to the following conditions:

Construction shall be completed within one (1) year from the date of this approval.

The Applicant shall file the approval with Madison County within sixty-two (62) days of this approval, as required by applicable regulations.

Proof of filing the Conditional Use Permit with the County shall be submitted to the Director of Planning and Development within thirty (30) days of the filing.

PASSED AND ADOPTED this 9th day of September, 2025.

O. Perry Tooker, IV
Chairperson, Planning Board

Moved by: Pat Thorpe
Seconded by: Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

**RESOLUTION APPROVING A SITE PLAN MODIFICATION FOR A TAKE-OUT RESTAURANT USE
(COFFEE SHOP) AT 264 GENESEE STREET, CITY OF ONEIDA**

WHEREAS, the Applicant, Kara Hatch (hereinafter referred to as "the Applicant"), has submitted a Site Plan Modification application for a take-out restaurant use (Coffee Shop) located at 264 Genesee Street, Oneida, NY, Tax Map Parcel Number 38.56-1-35, zoned C (hereinafter referred to as "the Project"), to the City of Oneida (hereinafter referred to as "the City") Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board"); and

WHEREAS, the Applications were duly referred to the Madison County Planning Department pursuant to GML §239 Referral, which referral was returned for local determination; and

WHEREAS, at the regularly held meeting on September 9, 2025, the Planning Board carefully undertaken its environmental review pursuant to SEQRA, classified the proposed Action as an Unlisted Action, declared itself Lead Agency, reviewed Part 1 and completed Part 2 of the Short Environmental Assessment Form (SEAF), and considered the criteria for determining significance; and

WHEREAS, the Planning Board hereby determines that the proposed Action will not result in any significant adverse environmental impacts and issues a Negative Declaration under SEQRA for the Project; and

WHEREAS, at the regularly held meeting on September 9, 2025, the Planning Board has conducted a duly noticed public hearing, opened and closed on the record, and has reviewed the potential impacts and benefits of the proposed development; and

WHEREAS, the Planning Board finds that the proposed development by the Applicant is in compliance with the applicable site plan and zoning regulations, including the standards set forth in §143 of the City of Oneida Code, and is consistent with the goals and objectives of the City's Comprehensive Plan; and

NOW, THEREFORE, BE IT RESOLVED, that having considered the standards set forth in §143 of the City of Oneida Site Plan Review Regulations of the City of Oneida Zoning Regulations, the Planning Board hereby grants Site Plan Modification approval for a take-out restaurant use (Coffee Shop) located at 264 Genesee Street, PIN #38.56-1-35, by Kara Hatch, File #2025-009, in accordance with the site plan documents submitted to the Planning Board; be it further

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. A Knox Box (key box) shall be installed in accordance with Fire Department requirements. Any existing Knox Box must be reviewed to ensure compliance.
6. All proposed signage must conform to City Zoning Code requirements unless otherwise approved through an area variance.

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

PASSED AND ADOPTED this 9th day of September, 2025.

O. Perry Tooker, IV
Chairperson, Planning Board

Moved by: Pat Thorpe
Seconded by: Gregg Myers

Ayes: 5
Nays: 0

Motion Carried

Item #3 –Site Plan Modification for a change of use from a retail use-furniture sales to a retail use-grocery store located at 121 Madison Street, PIN# 30.72-1-33, zoned DC, by Keith D. Simpson file#2025-010.

Applicant was in attendance.

The applicant, Keith D. Simpson, presented a request for a site plan modification to change the existing use of the property at 121 Madison Street from furniture sales to a retail grocery store.

The applicant emphasized the need for a discount supermarket in the downtown area to provide affordable, accessible shopping options for residents, particularly those who walk or bike.

Proposed Operations:

- Proposed hours of operation: 7:00 AM – 10:00 PM, seven days per week.
- Entrance located off Madison Street.
- Layout includes shelving similar to Walmart, with aisles of packaged goods, refrigeration units along the wall, and fresh produce sections.
- Cash register placed at the entrance.
- Space anticipated to accommodate 40–50 patrons at a time.
- Parking available on Madison Street and in the nearby “Smoozer” lot.

The applicant noted that no structural modifications to the one-story building are planned, and existing emergency exits (front, Onata Street, and Madison Street) will remain.

Site Improvements and Signage

- The existing parking lot has been resurfaced and is adequate for the proposed use.
- No exterior building modifications are planned aside from interior layout adjustments.
- Signage will be replicated in the original design by Bud Hubbard. Future signage may require an area variance depending on final design and compliance with City zoning code.
- A Knox Box will be installed or confirmed to meet Fire Department standards.

Community Accessibility

Board members discussed the benefits of providing a local grocery store within walking distance, particularly for residents without vehicles. The applicant noted:

- The importance of reducing long walking distances for groceries.
- The need for bike racks to accommodate bicycles and scooters.
- A commitment to exclude alcohol and tobacco sales, focusing solely on groceries and household essentials.

Outdoor Storage and Refuse

- No outdoor dumpsters are currently proposed. Pallets and waste will be cleared daily.
- Should outdoor refuse receptacles be introduced, they must be screened and covered in accordance with City Code (enclosures with fencing and locking gates).

Environmental Review

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.

Moved by Pat Thorpe

Seconded by Gregg Myers

Ayes: 5

Nays: 0

Motion Carried

- **Site Characteristics:** Total parcel size is **0.25 acres**, with **0.08 acres** of disturbance (interior use change, no exterior construction). Surrounding land uses are urban and commercial.
- **Zoning & Planning:** The proposal is consistent with the Downtown Commercial (DC) district and the City's Comprehensive Plan.
- **Utilities:** The project will connect to existing public water and wastewater systems.
- **Transportation:** The site is walkable, served by public transit, and adjacent to the rail trail. Bicycle accommodations are recommended.
- **Cultural & Environmental Resources:** The site lies within the **Downtown Commercial Historic** district listed in the State Historic Preservation Office inventory. No adverse impacts to historic or archeological resources are anticipated.
- **Stormwater:** No new impervious surfaces are proposed. Stormwater will continue to discharge into existing conveyance systems and City infrastructure.
- **Other Impacts Considered:**
 - No wetlands, floodplains, or regulated waterbodies present.
 - No impact to threatened or endangered species.
 - No hazardous waste or remediation sites are involved.
 - The project will not alter community character or create traffic, drainage, or erosion concerns beyond normal retail operations.

Determination:

The Board determined that the project **will not result in significant adverse environmental impacts**. A **Negative Declaration** was adopted.

Moved by Pat Thorpe

Seconded by Dave Scholl

Ayes: 5

Nays: 0

Motion Carried

Board Discussion

- Members confirmed the project's alignment with zoning and parking requirements.
- Discussion emphasized the value of a walkable, affordable grocery option for downtown residents.

- Consideration was given to refuse handling, bicycle facilities, and signage compliance.

RESOLUTION APPROVING A SITE PLAN MODIFICATION FOR A CHANGE OF USE FROM A RETAIL USE–FURNITURE SALES TO A RETAIL USE–GROCERY STORE AT 121 MADISON STREET, CITY OF ONEIDA

WHEREAS, the Applicant, Keith D. Simpson (hereinafter referred to as "the Applicant"), has submitted a Site Plan Modification application for a change of use from a retail use–furniture sales to a retail use–grocery store (hereinafter referred to as "the Project"), located at 121 Madison Street, Oneida, NY, Tax Map Parcel Number 30.72-1-33, zoned DC, to the City of Oneida (hereinafter referred to as "the City") Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Planning Board"); and

WHEREAS, due to the property's proximity to a State Route, the application was duly referred to the Madison County Planning Department pursuant to GML §239-m, and such referral was returned for local determination; and

WHEREAS, at the regularly held meeting on September 9, 2025, the Planning Board has carefully undertaken its environmental review pursuant to SEQRA, classified the proposed Action as an Unlisted Action, declared itself Lead Agency, reviewed Part 1 and completed Part 2 of the Short Environmental Assessment Form (SEAF), and considered the criteria for determining significance; and

WHEREAS, the Planning Board hereby determines that the proposed Action will not result in any significant adverse environmental impacts and issues a Negative Declaration under SEQRA for the Project; and

WHEREAS, at the regularly held meeting on September 9, 2025, the Planning Board has conducted a duly noticed public hearing, opened and closed on the record, and has reviewed the potential impacts and benefits of the proposed development, including the reliance on street parking and the adequacy of parking in relation to surrounding uses; and

WHEREAS, the Planning Board finds that the proposed development by the Applicant is in compliance with the applicable site plan and zoning regulations, including the standards set forth in §143 of the City of Oneida Site Plan Review Regulations, and is consistent with the goals and objectives of the City's Comprehensive Plan; and

NOW, THEREFORE, RESOLVED, that having considered the standards set forth in §143 of the City of Oneida Site Plan Review Regulations, the Planning Board hereby grants Site Plan Modification approval for a change of use from a retail use–furniture sales to a retail use–grocery store located at 121 Madison Street, PIN #30.72-1-33, by Keith D. Simpson, File #2025-010, in accordance with the site plan documents submitted to the Planning Board; be it further

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 one (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. A Knox Box (key box) shall be installed in accordance with Fire Department requirements. Any existing Knox Box must be reviewed to ensure compliance.
6. All proposed signage must conform to City Zoning Code requirements unless otherwise approved through an area variance.

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

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

PASSED AND ADOPTED this 9th day of September, 2025.

O. Perry Tooker, IV
Chairperson, Planning Board

Moved by: Pat Thorpe
Seconded by: Dave Scholl

Ayes: 5
Nays: 0

Motion Carried

Item #4 – Area Variance Introduction for a 5.5' side yard setback from the Eastern property line located at 350 Earl Ave, PIN# 38.31-1-30, zoned R2, by Delos J. Burdick file#2025- 011.

The applicant was in attendance.

Presentation by the Applicant

The applicant, **Delos J. Burdick**, presented a request for an **area variance** to allow a **5.5-foot side yard setback** from the eastern property line at 350 Earl Avenue.

The proposal involves replacing an existing garage with a new **8-foot shed** measuring **12' x 24'**, finished with a metal roof and vinyl siding. The new shed will occupy the same footprint as the existing garage.

The applicant reported that permission and consent were obtained from **all four surrounding neighbors**, with no objections submitted.

Property Survey and Setback Review

The Board reviewed the property survey and discussed dimensions relative to property lines and door locations.

- The current distance to the eastern property line is **3.2 feet**.
- The proposed shed placement requires a **variance of approximately 4.5–5.5 feet**, depending on measurement points.
- Members agreed that a variance of **4.5 feet** was appropriate for consideration.

239 Review: Not required

The PCZBA classified the proposed SEQRA Action as a Type II Action requiring no further action.

Public Hearing: Open @ 7:29 pm

Moved by: Pat Thorpe

Seconded by: Gregg Myers

Aye: 5

Nay: 0

Public Comments

No comments.

Public Hearing: Closed at 7:30 pm

Moved by: Pat Thorpe

Seconded by: Dave Scholl

Aye: 5

Nay: 0

Area Variance Criteria

The Chairman went through the five criteria for a 4.5' side yard setback from the Eastern property line located at 350 Earl Ave, PIN# 38.31-1-30, zoned R2

- 1.) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of an area variance.

Moved by Pat Thorpe that an undesirable change will not be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of the area variance because there is already a shed there.

Seconded by Gregg Myers

Ayes: 5

Nays: 0

Motion Carried

- 2.) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance.

Moved by Dave Scholl that the applicant can not achieve the benefit by some other method feasible for the applicant to pursue because it is just replacing what is there.

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

Motion Carried

- 3.) Whether the requested area variance is substantial.

Moved by Barbara Henderson that the requested area variance is not substantial because it is a 4.5 foot variance.

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

Motion Carried

- 4.) Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

Moved by Pat Thorpe that the proposed variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or district because it is a replacement.

Seconded by Barbara Henderson

Ayes: 5

Nays: 0

Motion Carried

- 5.) Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the board of appeals but shall not necessarily preclude the granting of the area variance.

Moved by Gregg Myers that the difficulty was self-created, but it is relevant, and it does not necessarily preclude the granting of the area variance because it is replacing the existing and it is an improvement.

Seconded by Pat Thorpe

Ayes: 5

Nays: 0

Motion Carried

A RESOLUTION APPROVING AN AREA VARIANCE FOR A 4.5' SIDE YARD SETBACK FROM THE EASTERN PROPERTY LINE LOCATED AT 350 EARL AVENUE, TAX MAP NUMBER 38.31-1-30, ZONED R-2, BY DELOS J. BURDICK, FILE# 2025-011.

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by Delos J. Burdick for the property located at 350 Earl Avenue, Tax Map Number 38.31-1-30, zoned R-2; and

WHEREAS, the Applicant has requested an Area Variance of 4.5' from the eastern property line to allow for the placement of a structure; and

WHEREAS, the Planning Department and the City Attorney have reviewed the application and determined that the intensity of the proposed use required a coordinated environmental review; and

WHEREAS, the State Environmental Quality Review (SEQR) process was completed, and the Board classified the action as a Type II action requiring no further review pursuant to §617.5; and

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

WHEREAS, a public hearing was held on September 9, 2025, allowing the public to express their opinions and concerns regarding the proposed area variance; 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 not** produce an undesirable change in the character of the neighborhood and **will not** be a detriment to nearby properties. Variance relief **will not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Neighbors **did not** express any opposition to the variance. The variance sought **is not** determined to be substantial. There **is no** feasible method to achieve the benefit the applicant wishes to obtain, other than a variance. The benefit to the applicant does outweigh any detriment to the neighborhood or community because of granting the variance relief as documented in the Area Variance Checklist in Attachment A; and

WHEREAS, the Board does further determine that the following conditions be imposed upon approval of the area variance:

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

That the application submitted by Delos J. Burdick requesting an Area Variance of 4.5' from the eastern property line, for the property located at 350 Earl Avenue, Tax Map Number 38.31-1-30, Zoned R-2, File #2025-011, is hereby approved with the following condition:

1. That the Applicant obtain all necessary building permits prior to construction.

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 September, 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 #5 – Recommendation regarding “A LOCAL LAW AMENDING SECTION 190-26.2(E) OF CHAPTER 190, TITLED "ZONING," OF THE ONEIDA CITY CODE”

Overview

The Board reviewed and discussed a proposed **local law amendment** to reduce the **maximum height of wind turbine structures to 200 feet**.

The amendment was drafted in response to public feedback and consultation with the **Air Force Research Laboratory (AFRL)**, and it incorporates language requiring **geotechnical analysis** for future wind turbine applications.

Background and Context

- The City has an existing **wind energy law** regulating turbine development.
- A previous applicant withdrew after seeking approval for a **650-foot turbine**, which drew opposition from multiple agencies.
- Through that review process, contacting relevant agencies was beneficial in clarifying impacts and refining the City's approach.

National Defense Considerations

- AFRL advised that turbines exceeding **200 feet** could negatively impact **national defense and radar operations**.
- Discussion was held regarding how the **200-foot threshold** was established, noting that turbines are often cited at heights of **190 feet** or **320 feet**.
- Members agreed the height restriction should prioritize defense considerations while also balancing local energy needs.

Energy Generation and Grid Connection

- Members discussed **energy production and grid connectivity**, including how topography influences viable turbine sites.
- Consideration was given to **private turbine generation** and whether grid tie-in opportunities should be addressed in future applications.

Limiting Project Scope

The Board expressed support for limiting the scope of future wind projects to avoid large-scale, industrial proposals. Key considerations included:

- Preventing radar interference and ensuring compatibility with national defense.
- Establishing clear restrictions so future applicants understand the City's position.
- Referencing **Resolution 25**, previously adopted by the City, which emphasized setting definitive parameters for wind energy projects.

Resolved, the PCZBA moves to the recommend to the Common Council that they approved the Zoning Amendment titled: **"A LOCAL LAW AMENDING SECTION 190-26.2(E) OF CHAPTER 190, TITLED "ZONING," OF THE ONEIDA CITY CODE"** as drafted and the Director of Planning convey their recommendation to the Common Council for consideration.

Moved by Pat Thorpe

Seconded by Barbara Henderson

Ayes: 5

Nays: 0

MOTION CARRIED

Item #6 - Welcoming the New Director of Planning

Introduction of Steve to the Board

Background Overview

The Board welcomed **Steve** to his new role with the City.

- Steve has prior experience in **not-for-profit and government administration**, and was connected to the City through a Council Member.
- He previously served as **Finance Director and Administrator in Louisville**, overseeing a major **city merger**.
- He expressed admiration for the **progress of local businesses** in Oneida and enthusiasm for contributing to a supportive business environment.

Impressions of the City

Steve shared his perspective that:

- The City of Oneida fosters a **supportive and business-friendly environment**, in contrast to challenges faced in other municipalities.
- He is eager to be part of a **“city of yes”**, helping businesses succeed and encouraging new talent.

Office Transition and Records

- Steve is currently transitioning into his new office, which has moved from the **basement to a location near Becky**.
- He noted uncertainty about the **location of certain records** due to ongoing transitions and past events.
- He emphasized the need for assistance and patience during this adjustment period.

Application Logging and Workflow

Discussion was held regarding improvements to **application intake and tracking**:

- All incoming applications should be **logged immediately upon receipt**, with details recorded and documents scanned into applicant-specific files.

- A **checklist** has been created and will be revised to track progress.
- A **shareable spreadsheet** was recommended to monitor tasks prior to formal review, ensuring receipt confirmation and initial handling are documented.

Workflow Documentation and Tracking

The Board discussed the importance of documenting processes to ensure **consistency and accountability**:

- Developing a system to track accounts and workflow progress will help prevent delays.
- A **working log** shared among staff will provide transparency on ongoing applications and anticipated tasks.
- Applicant readiness and compliance with requirements should be verified before advancing to the Board.

Code Enforcement and Compliance

Several compliance topics were discussed:

- Concern was raised regarding **follow-up by Code Enforcement** after area variance or conditional use approvals.
- The Board highlighted the need for **systematic verification** of compliance with conditional use permits and **home-based business approvals**.
- Regular documentation and periodic reviews were recommended to ensure continued compliance.
- Land survey procedures were reviewed, noting the importance of **accurate measurements** (e.g., verifying a 4.5-foot setback) and the need for applicants to demonstrate compliance when survey marks are absent.
- Code Enforcement also noted a **burn area** on a property, underscoring the responsibility of applicants to prevent encroachments and comply with property line setbacks.

Administrative Processes and Recommendations

The Board discussed several procedural matters:

- **Checklist requirements** for grant applications, including surveys, demolition permits, and building permits.
- The need for a consistent, well-documented process to ensure applications move efficiently through review.
- Consideration of adopting an **overall tracking chart** for applicant data.

Project Management System

- Exploration of **Microsoft Project** and alternative project management tools was suggested to handle the growing volume of applications and workload.
- The current system, while simple, struggles under increased demand and staff transitions.
- A new process is being developed, with ongoing **feedback** gathered from staff.
- Updates were provided on projects, including reference to the status of a **\$10 million DRI grant**

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

Moved by Pat Thorpe

Seconded by Dave Scholl

Ayes: 5

Nays: 0

MOTION CARRIED

Adjourn at 7:18 pm

CITY OF ONEIDA
DEPARTMENT OF PLANNING AND DEVELOPMENT
109 North Main Street
Oneida, New York 13421

Project Location: <u>110 Hunt Valley Rd -</u>		
Tax Map #: <u>38.53-1-47.3</u>		
Applicant Name: <u>Carl & Barbara Watson</u>		
Applicant Address (If Different):		
Zone: <u>R1</u>	Ward: <u>2</u>	File #:

Area Variance Application Submission Receipt

Received	Item
<input checked="" type="checkbox"/>	Cover Sheet ✓
<input checked="" type="checkbox"/>	Area Variance Application (or Variance Signage App.) ✓
<input checked="" type="checkbox"/>	Codes Officer Denied Permit ✓
<input checked="" type="checkbox"/>	Location Map from Assessor ✓
<input checked="" type="checkbox"/>	Associated Fee(s) ✓
<input type="checkbox"/>	Site Map (Prepared by a licensed Surveyor) <i>copy ✓</i>
<input checked="" type="checkbox"/>	Neighbor Statements (or proof contact was attempted) ✓
<input checked="" type="checkbox"/>	Photos or Drawings
<input type="checkbox"/>	Up to Date Taxes Proof from Chamberlain ✓
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____

Date Submitted: 8/29/25.

Received By (Print): Leanne Markle

Signature: J. Markle

This receipt acknowledges that the City of Oneida Department of Planning and Development has received the items indicated above. This does not indicate completeness or approval of the application.

Bring back to Steve Vonderweidt

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 type="checkbox"/> Conditional Use Permit | \$150 |
| <input type="checkbox"/> Site Plan Modification | \$100 |
| <input checked="" 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 110 Hunt Valley Rd. Oneida NY 13421

Zone R1 Ward 2 Tax Map # 38.53-1-47.3

Property Owner (If Different):

Address: 110 Hunt Valley Rd.

City/State/Zip Code: Oneida, NY 13421

Phone: 315-404-3910 or 315-240-1307

Email: Bbarbi58@aol.com

Carl A. Watson

Barbara J. Watson

Signature of Owner

Carl S. Watson

Barbara J. Watson

Print Name of Owner

8/27/25

Date

Applicant:

Address: same

City/State/Zip Code: _____

Phone: _____

Email: _____

Carl A. Watson

Barbara J. Watson

Signature of Applicant

Carl S. Watson

Barbara J. Watson

Print Applicant Name

8/27/25

Date

Description of Proposal (Attach additional pages if necessary):

installation of 12x16 shed with concrete pad

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):

replacing an existing shed

Statement from Adjoining Property Owner

To be completed by the Petitioner

Owner: Barbara J. Watson Carol S. Watson
Project address: 110 Hunt Valley Rd., Oneida, NY 13421
Requested variance: 7 ft. Variance

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

Barbara J. Watson / Carol S. Watson 8/27/25
Signature of Owner Date

To be completed by the Neighbor

Name: Jeremy Fox
Address: 108 Hunt Valley Rd Oneida, NY 13421

I have reviewed the above request for an Area Variance.

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

Jeremy Fox 8-28-25
Signature Date

Statement from Adjoining Property Owner

To be completed by the Petitioner

Owner:

Barbara + Carl S. Watson

Project address:

110 Hunt Valley Rd., Oneida, NY 13421

Requested variance:

7 ft. Variance

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

Barbara Watson Carl Watson

8/27/25

Signature of Owner

Date

To be completed by the Neighbor

Name: Jeth Sullivan

Address: 112 Hunt Valley

I have reviewed the above request for an Area Variance.

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

[Signature]

Signature

9/2/25

Date

Statement from Adjoining Property Owner

To be completed by the Petitioner

Owner: Barbara + Carl S. Watson
Project address: 110 Hunt Valley Rd., Oneida NY 13421
Requested variance: 7 Ft. Variance

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

Barbara S. Watson 8/27/25
Signature of Owner Date
Carl S. Watson

To be completed by the Neighbor

Name: _____

Address: _____

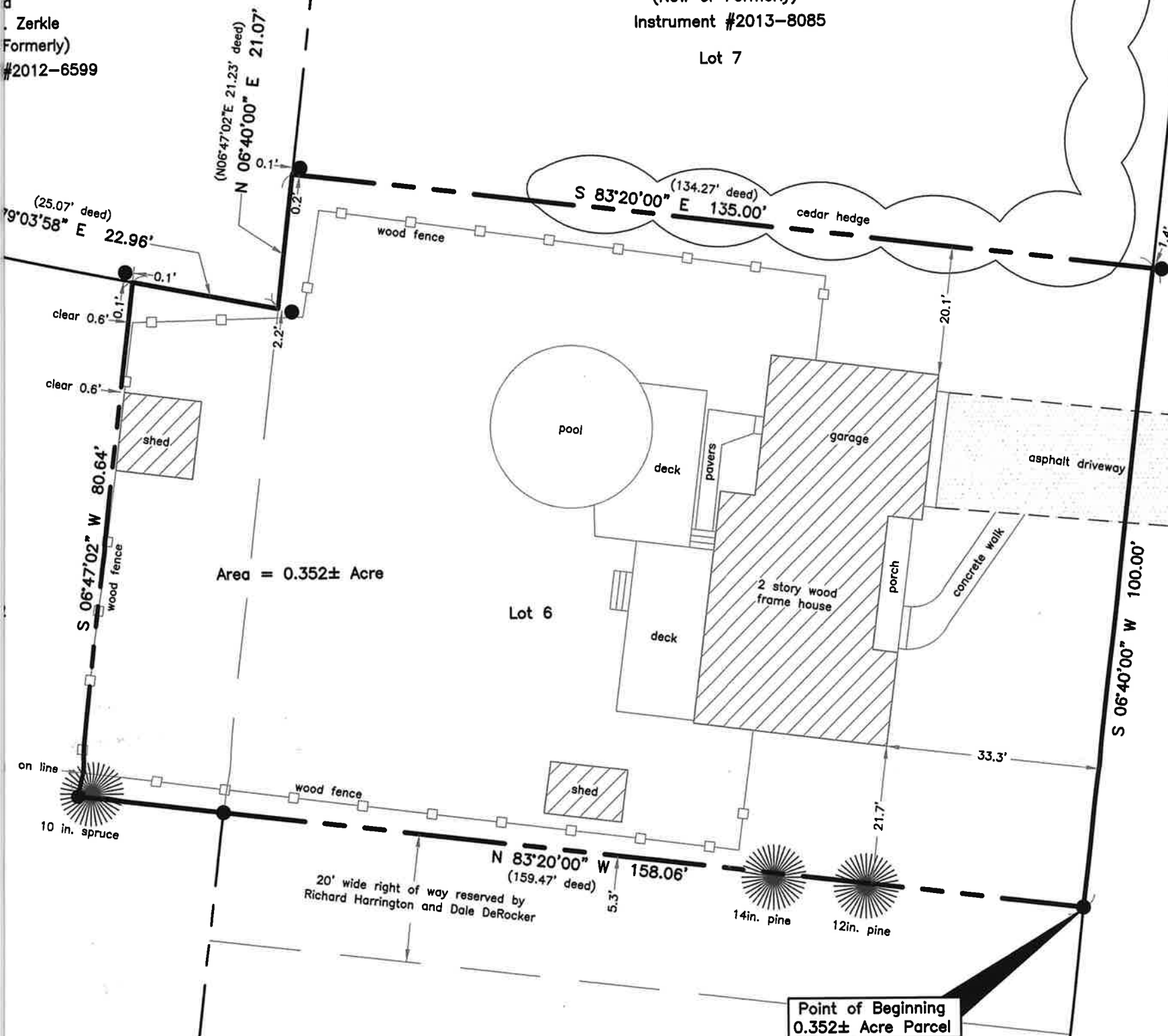
I have reviewed the above request for an Area Variance.

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

Signature Date

Zerkle
Zerkle
Formerly)
#2012-6599

Maurice F. O'Moore
and
Carmen L. O'Moore
(Now or Formerly)
Instrument #2013-8085
Lot 7



Robert R. Pulling
and
Muna E. Pulling
(Now or Formerly)
Liber 1088 / Page 23
Lot 5

reference:
led
Subdivision"
in "D"
and Associates, P.C.
10, 1977
ty Clerk's Office on
Map No. 2093

reference:
d Paul G. Lanz
Lawrence A. Skelton
April 20, 2010
ty Clerk's Office on
nt # 2010-2196

ON TO A SURVEY MAP
S SEAL IS A VIOLATION
THE NEW YORK STATE

ANYONE OTHER THAN
IG, CONFUSING, AND NOT
FIT OF THE PUBLIC.
OT ALTER SURVEY MAPS,
PREPARED BY OTHERS.

It is hereby certified that this map
was made from an actual field survey
dated December 21, 2017 and
that both map and survey are correct.

Scale 1"=20 Feet



DATE OF DRAWING

Lands of
Bonnie L. Skelton
and
Lawrence A. Skelton
110 Huntvalley Road
City of Oneida - Madison
State of New York

Myers and Associates
127 South Peterboro

**CITY OF ONEIDA
CODE ENFORCEMENT
DEPARTMENT**



BOB BURNETT

Director of Codes

JAMES ACKERMAN

Code Enforcement officer

109 N. Main Street
Oneida, NY 13421

TEL: (315) 363-8460
FAX: (315) 363-9558

bburnett@oneidacityny.gov
jackerman@oneidacityny.gov

BUILDING PERMIT APPLICATION

Date:

8/27/25

Permit#:

Expiration Date:

UNAPPROVED

APPLICANT INFORMATION

Applicant Name:

Carl S. + Barbara Watson

Address:

110 Hunt Valley Rd.

Phone:

315-404-3910 or 315-240-1307

Email:

Bbarbi58@aol.com

Applicant is (check one or more):

☒ Owner ☐ Agent ☐ Contractor ☐ Architect/Engineer ☐ Other: _____

OWNER INFORMATION (If Different than Applicant)

Owner's Name:

Address:

Phone:

CONTRACTOR INFORMATION (If Different than Applicant)

FINAL REMINDERS

- Do not cover any work without approval and sign-off from inspectors.
- Inspections must be scheduled with 24-48 hours' notice.

All permits except Demo permits are valid for 1 year, demo permits are issued 6 months

Permits expire after 6 months if construction has not started; demolition permits expire after 3 months.

BUILDING PERMIT CONDITIONS & DECLARATION

By signing this application, I declare that all statements made herein and on accompanying documents are true to the best of my knowledge and belief. I agree to comply with all NYS Building Codes and Energy Conservation Codes. I understand that all work must be inspected and approved by City Officials before continuing to the next phase.

I give City Inspectors permission to enter the premises for inspection purposes by appointment.

Signature: Barbara J. Watson Carl A. Senger

Date: 8/27/25

(Circle: Property Owner, Manager, Agent/Representative, Contractor)

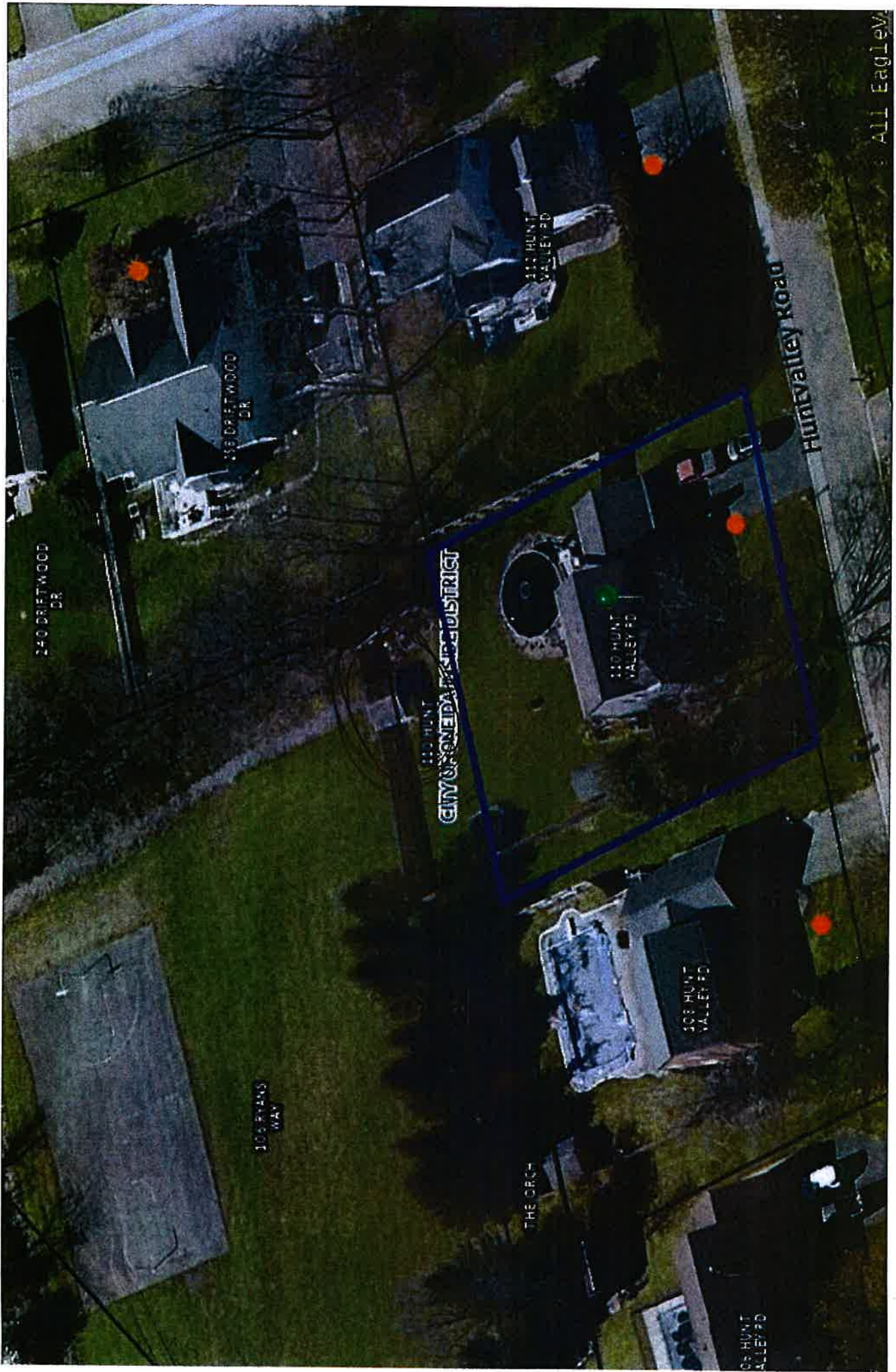
OFFICE USE ONLY

Approved: ☐ Yes ☒ No

Code Enforcement Officer: James H.

Date: 8/27/25

REASON FOR DISAPPROVAL (If applicable):



Tailor Built Structures
4603 Bear Path Rd
Munnsville, NY 13409 USA
+13156797239

Quote 3057



ADDRESS

Carl Watson
110 Hunt Valley Rd
Oneida, Ny 13421

SHIP TO

Carl Watson
110 Hunt Valley Rd
Oneida, Ny 13421

DATE

08/22/2025

TOTAL

\$9,433.80

ACTIVITY

QTY

RATE

AMOUNT

12x16 A-Frame

B.O.S

Classic Shed

1

8,595.00

8,595.00T

- 7/16" Thick Lp Smartside Siding Painted
- Roof Sheathing: 7/16" Tech Shield Sheathing or 1/2" Plywood
- 30-year architectural shingles w/ tar paper
- 80" High Sidewalls
- 7/12 roof pitch
- 8" roof overhangs
- 2 x 4 roof rafters 16 o/c w/ cross ties every 32" o/c
- 2 x 4 wall studs 16" on center
- 3/4" prostruct floor
- 4 x 4 Pressure Treated Runners
- 2 x 4 Pressure Treated Floor Joist, 16" on center
- 2 Gable End Vents
- (2) 24" x 36" windows with trim
- 6'x6' Double Wooden Doors
- Deluxe Trim
- Delivery Included & Set Up Included

Sales

(2) Transom Windows

140.00T

6'x4' Ramp

T

ACTIVITY**QTY****RATE****AMOUNT****Order Details..**

Tailor Built Structures is not responsible for permits, damage to shrubbery, lawns, trees, driveways, inaccessible locations, unprepared pads, settling of pads and foundations, or incorrectly built concrete foundations. Buildings can not be adjusted to compensate for incorrectly built foundations.

All orders require a deposit, and the remaining balance is paid according to the payment schedule. If an order is canceled, the customer is responsible for all costs incurred including the cost of drawings. Past due accounts will incur a 2% monthly finance charge, along with any associated collection costs. Tailor Built Structures reserves the right to repossess any products that are not paid in full.

For payments, we encourage the use of checks. Please note that credit card payments will incur a 3% processing fee. Please make all checks payable to Tailor Built Structures.

SUBTOTAL

8,735.00

TAX

698.80

TOTAL

\$9,433.80

THANK YOU

Accepted By

Accepted Date





Oneida, NY - Treasurer
109 N. Main St.
Oneida, NY 13421

Tax Charge Information Sheet

Interest Date: 08/27/2025

Watson Carl S
Watson Barbara J
110 Huntvalley Rd
Oneida, NY 13421

Parcel Number: 38.53-1-47.3
Owner: Watson Carl S

Situs: 110 Huntvalley Rd
Legal: 0.00 X 0.00

Payments					District/Generic				Additional	
Payor	Date	Type	Year	Bill Number	Type	Tax	Penalty	Interest	Costs	Total Paid
Watson Carl S	01/08/2025	Tax	2025	002634	ICOUNTY	\$1,795.28	\$0.00	\$0.00	\$0.00	\$1,795.28
Watson Carl S	01/08/2025	Tax	2025	153809	ICITY	\$2,176.19	\$0.00	\$0.00	\$0.00	\$2,176.19
Watson Carl S	01/08/2025	Tax	2025	153810	HY121Hydrant	\$16.64	\$0.00	\$0.00	\$0.00	\$16.64
Watson Carl S	01/08/2025	Tax	2025	153811	LT121Oneida Library Dist.	\$117.01	\$0.00	\$0.00	\$0.00	\$117.01
Watson Carl S	01/08/2025	Tax	2025	153812	LT122Library Construction	\$45.72	\$0.00	\$0.00	\$0.00	\$45.72
Total Payments For Parcel Number 38.53-1-47.3 from 01/01/2025 through 08/27/2025:										\$4,150.84

Tax Charge Summary for 1 Parcel

Total Unpaid Charges:

Total Due: \$0.00

Grand Total Unpaid: \$0.00

Total Payment From 01/01/2025 Through 08/27/2025: \$4,150.84

Attachment A

Area Variance Criteria

Name: Carl S. Watson, and Barbara J. Watson

File Log: 2025-013

Address: 110 Hunt Valley Road

Date: 10/14/25

Project Location:

_____ Variance Request:

_____ Amended Variance being reviewed (if applicable):

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

Yes _____ No _____

Reason:

Moved by:

Aye

Nay

Seconded by:

- 2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance

Yes _____ No _____

Reason:

Moved by:

Aye

Nay

Seconded by:

3) Whether the requested variance is substantial

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

5) Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

RESOLUTION APPROVING AN AREA VARIANCE FOR A 7' SIDE YARD SETBACK FROM THE SOUTHERN PROPERTY LINE LOCATED AT 110 HUNT VALLEY ROAD, TAX MAP NUMBER 38.53-1-47.3, ZONED R-1, BY CARL S. WATSON AND BARBARA J. WATSON, FILE# 2025-013

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by Carl S. Watson and Barbara J. Watson for the property located at 110 Hunt Valley Road, Tax Map Number 38.53-1-47.3, zoned R-1; and

WHEREAS, the Applicants have requested an Area Variance of 7' from the southern property line to allow for the placement of a structure; and

WHEREAS, the Planning Department and the City Attorney have reviewed the application and determined that the intensity of the proposed use required no coordinated environmental review; and

WHEREAS, the State Environmental Quality Review (SEQR) process was completed, and the Board classified the action as a Type II action requiring no further review pursuant to §617.5; and

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

WHEREAS, a public hearing was held on **October 14, 2025**, allowing the public to express their opinions and concerns regarding the proposed area variance; 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** produce an undesirable change in the character of the neighborhood and **will/will not** be a detriment to nearby properties. Variance relief **will/will not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Neighbors **did/did not** express any opposition to the variance. The variance sought **is/is not** determined to be substantial. There **is/is no** feasible method to achieve the benefit the applicant wishes to obtain, other than a variance. The benefit to the applicant **does/does not** outweigh any detriment to the neighborhood or community because of granting the variance relief as documented in the Area Variance Checklist in Attachment A; and

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

That the application submitted by Carl S. Watson and Barbara J. Watson requesting an Area Variance of 7' from the southern property line, for the property located at 110 Hunt Valley Road, Tax Map Number 38.53-1-47.3, Zoned R-1, File #2025-013, is hereby approved with the following condition:

1. That the Applicants obtain all necessary building permits prior to construction.

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 14th day of October, 2025.

O. Perry Tooker IV
Chairperson, Joint Zoning Board of Appeals/Planning Commission

Moved by:

Seconded by:

Ayes:

Nays:

Motion Carried/Denied

CITY OF ONEIDA
DEPARTMENT OF PLANNING AND DEVELOPMENT



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

COMBINED PLANNING COMMISSION ZONING BOARD OF APPEALS
COVER SHEET

Fee Schedule (please make checks payable to 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 type="checkbox"/> Conditional Use Permit	\$150
<input type="checkbox"/> Site Plan Modification	\$100
<input checked="" 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 2024 Genesee St, Oneida, NY 13421

Zone C - Commercial

Ward _____

Tax Map # 251289

Property Owner (If Different):

Address: Walmart Real Estate

2608 SE J Street

City/State/Zip Code: Bentonville, AR 72712

Phone: 479.273.4000

Email: Karlen.Alvarado@walmart.com

Applicant:

Address: HFA - Heather Daniels

1705 S Walton Blvd Suite 3

City/State/Zip Code: Bentonville AR 72712

Phone: 479.273.7780

Email: heather.daniels@hfa-ae.com

Karlen Alvarado

Signature of Owner

August 27, 2025 | 17:07 CDT

Date

Heather Daniels

Signature of Applicant

Date

Karlen Alvarado

Print Name of Owner

Heather Daniels

Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

Proposing to increase the number of signs at the autocenter to provide bay numbers and service description for ease of customer use. Also proposing to add a pharmacy sign to the front of the building for customer wayfinding / service awareness.

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):

Increased signage is for customer way finding; the majority of signage increase would only be visible from the auto center area

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 AREA VARIANCE FOR
SIGNAGE**

The appeal concerns property at the following address:

2024 Genesee St, Oneida, NY 13421

Zone C - Commercial Ward _____

Tax Map # 251289

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action _____

Action Filing Date _____

☐ Approved ☐ Denied

Applicant:

Name: HFA - Heather Daniels

Signature Heather Daniels
Digitally signed by Heather Daniels
DN: C=US,
E=heather.daniels@hfa-ae.com,
O=HFA, CN=Heather Daniels
Date: 2025.08.29 12:07:05-05'00'

Address: 1705 S Walton Blvd Suite 3
Bentonville, AR 72712

Date 8.29.25

Phone: 479.273.7780 ext 417

Email: heather.daniels@hfa-ae.com

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

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

- X Denial of an Application for a Permit (attach to Application)
_____ Denial of an Application for a Certificate of Occupancy (attach to Application)
_____ Denial of an Application for a Certificate of Compliance (attach to Application)

Date of Code Enforcement Officer's Decision: 7.19.25

Proposed Activity: updating and adding new signage to the building

Type and size of variance for signage requested: Requesting to increase Autocare signage count from 5 to 13 and the square footage from 43.99 sqft to 88.20 sqft, we are also requesting to increase front building sign count by one while reducing overall front signage square footage from 612.76 sqft to 504.54 sqft.

Reason for variance: updated and new signage will exceed amount and sq ft allotted per ordinance

Describe the character of the neighborhood: store is located next to a short strip mall with a Verizon store located within the parking lot as well

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

Statement from Adjoining Property Owner

To be completed by the Petitioner

Owner:

Walmart Real Estate

Project address:

2024 Genesee St, Oneida, NY 13421

Requested variance:

new building signage

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

Karlen Alvarado

August 27, 2025 | 17:15 CDT

Signature of Owner

Date

To be completed by the Neighbor

Name: _____

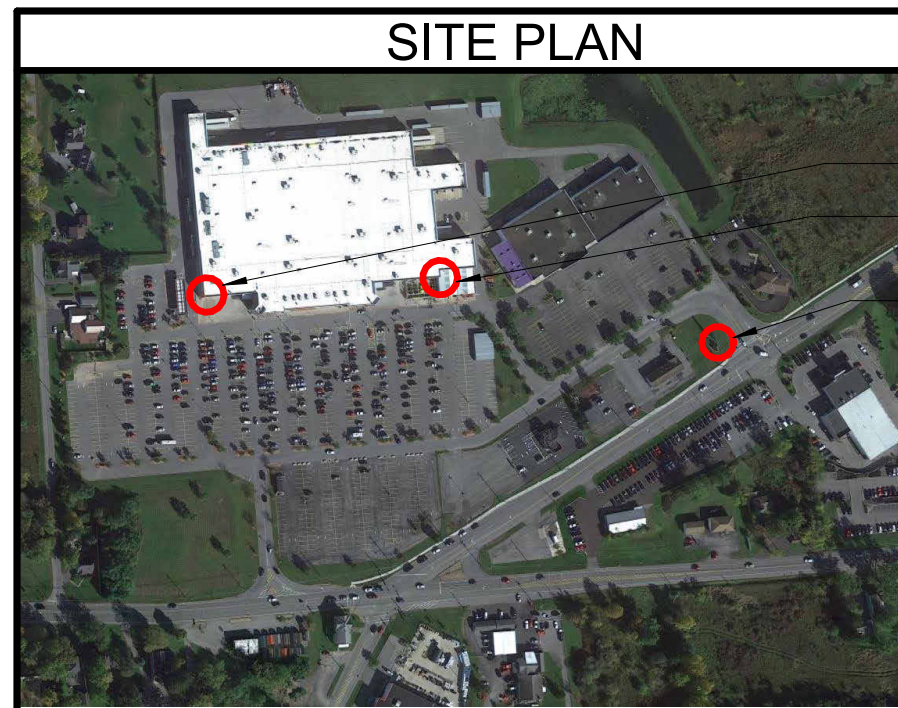
Address: _____

I have reviewed the above request for an Area Variance.

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

Signature

Date



PYLON SIGNAGE: ETR



DISCLOSURES

- PAINT RESTRICTIONS: N/A
- ALLOWED SIGNAGE SF: A MAXIMUM OF THREE BUSINESS SIGNS WITH A COMBINED AREA NOT TO EXCEED TWO SQUARE FEET PER LINEAR FOOT OF THE FRONT OF THE BUILDING, OR 100 SQUARE FEET, WHICHEVER IS LARGER.
- THIS BUILDING'S FRONT IS 585 FEET, THEREFORE THE SIGNS COMBINED AREA IS NOT TO EXCEED 1,170 SQUARE FEET.
- EXISTING SIGNAGE SF: 656.75 SF
- PROPOSED SIGNAGE SF: 584.75 SF
- VARIANCE / PROCESS: IF THE PROPOSED SIGN IS NOT IN COMPLIANCE, THE BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER SHALL DISAPPROVE THE APPLICATION AND THE APPLICANT SHALL BE SO NOTIFIED IN WRITING. FURTHER, THE APPLICANT SHALL BE NOTIFIED OF THE RIGHT TO MAKE AN APPLICATION TO THE ZONING BOARD OF APPEALS FOR A VARIANCE. THE ZONING BOARD OF APPEALS WILL REVIEW THE VARIANCE APPLICATION AND MAKE A DETERMINATION AS TO THE VARIANCE APPLICATION.

PICKUP
OUTDOOR

EXISTING PYLON
SIGN LOCATION ON SITE

COLOR LEGEND	
PAINT	COLOR NAME
P218E	TRUE BLUE
P200E	DURANODIC BRONZE
P140E	WHITE
P33E	CREAM
P49E	DARK GRAY
P29E	BLACK
P5E	SAFETY YELLOW
P21E	SAFETY RED

- DEMOLITION NOTES
- REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING.
 - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

- HATCH LEGEND
- EIFS AREA TO BE RESURFACED (REF SPECS)
 - EIFS AREA EXISTING TO REMAIN

- SHEET NOTES
- PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D.
 - REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
 - RESURFACE EXISTING EIFS WHERE SHOWN (HATCHED AREA).
 - AT WALL(S) WITH LIT IDOLOGO SIGN(S) MASK AND PAINT AROUND SIGN CHARACTERS.
 - PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT IDOLOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM.
 - IF PAINTING ADJACENT WALLS PAINT HOLLOW METAL STEEL DOORS, DOOR FRAMES, DOOR HOODS, DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR UNO.
 - PAINT ANY ROOFTOP GAS PIPING (P5E).
 - WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING.
 - DO NOT PAINT METER OR VALVES.
 - IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNO.
 - WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P33E). DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
 - PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE, REF SP SHEETS.
 - PAINT SECURITY WALL PACK HOUSINGS TO MATCH ADJACENT WALL, REMOVE PAINT OVERSPRAY FROM LENSES.
 - DO NOT PAINT LED WALL PACK HOUSINGS.
 - PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES (P30E).
 - PAINT STEEL DOORS AND FRAMES TO MATCH ADJACENT BUILDING WALL, IF THERE ARE TWO COLORS AT ADJACENT WALL, USE BOTTOM COLOR FOR ENTIRE DOOR AND FRAME.
 - DO NOT PAINT QUICK-BRICK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS.
 - AT MASONRY LOCATIONS WHERE SIGNS ARE BEING REPLACED, REMOVE AND PAINT AREA BEHIND SIGN TO MATCH EXISTING COLOR, REF SPECS.
 - PAINT JIB CRANE (P30E) ON JIB BOOM, (P5E) ON HANDRAILS.
 - PAINT SPRINKLER VALVES (P21E).
 - DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL.
 - REPLACE EXISTING NON-GRAY SLATS WITH GRAY SLATS.

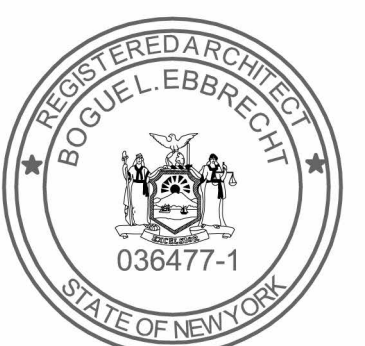
HFA
HARRISON FRENCH
& ASSOCIATES
ARCHITECTS & ENGINEERS
t 479.273.7780
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ac.com

STIPULATION FOR REUSE
THE DRAWINGS AND PREPARED FOR THE
OWNER NEW YORK CITY. ANY REUSE OF
THESE DRAWINGS FOR ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
HARRISON FRENCH & ASSOCIATES IS
STRICTLY PROHIBITED. THE ARCHITECT
AND ENGINEER SHALL BE RESPONSIBLE
FOR THE PROTECTION OF THE PROJECT
FROM REUSE ON ANY OTHER PROJECT
WITHOUT THE WRITTEN PERMISSION OF
HARRISON FRENCH & ASSOCIATES.

Walmart
ONEIDA, NY
2024 Genesee St.
STORE NO. 02444-277
JOB NUMBER: 02-26-00026
PROTO: 167

ISSUE BLOCK	

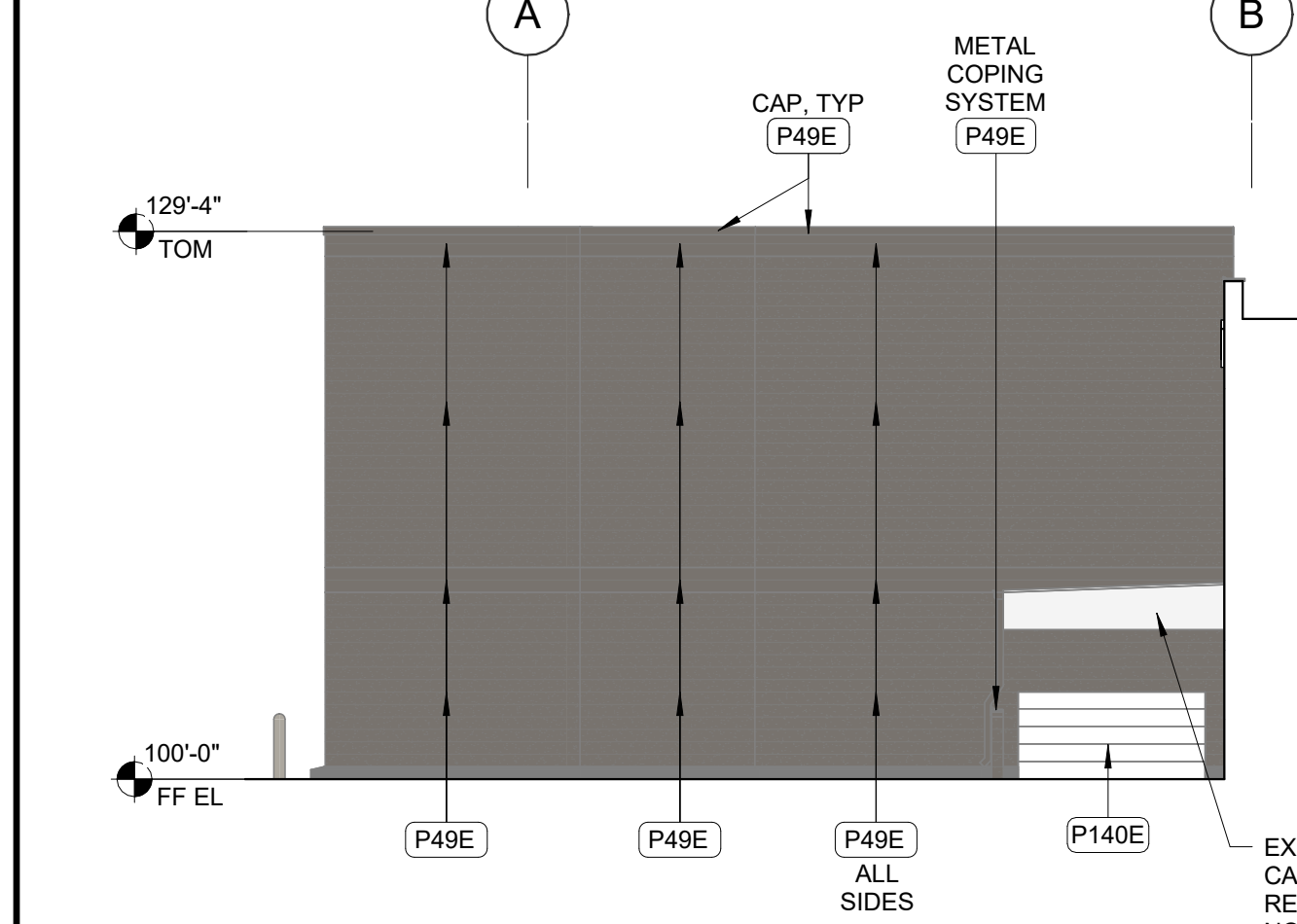
CHECKED BY: WAE/RLS
DRAWN BY: BT
DOCUMENT DATE: 06/13/25
PROTO: 167
PROTO CYCLE: 02/28/25



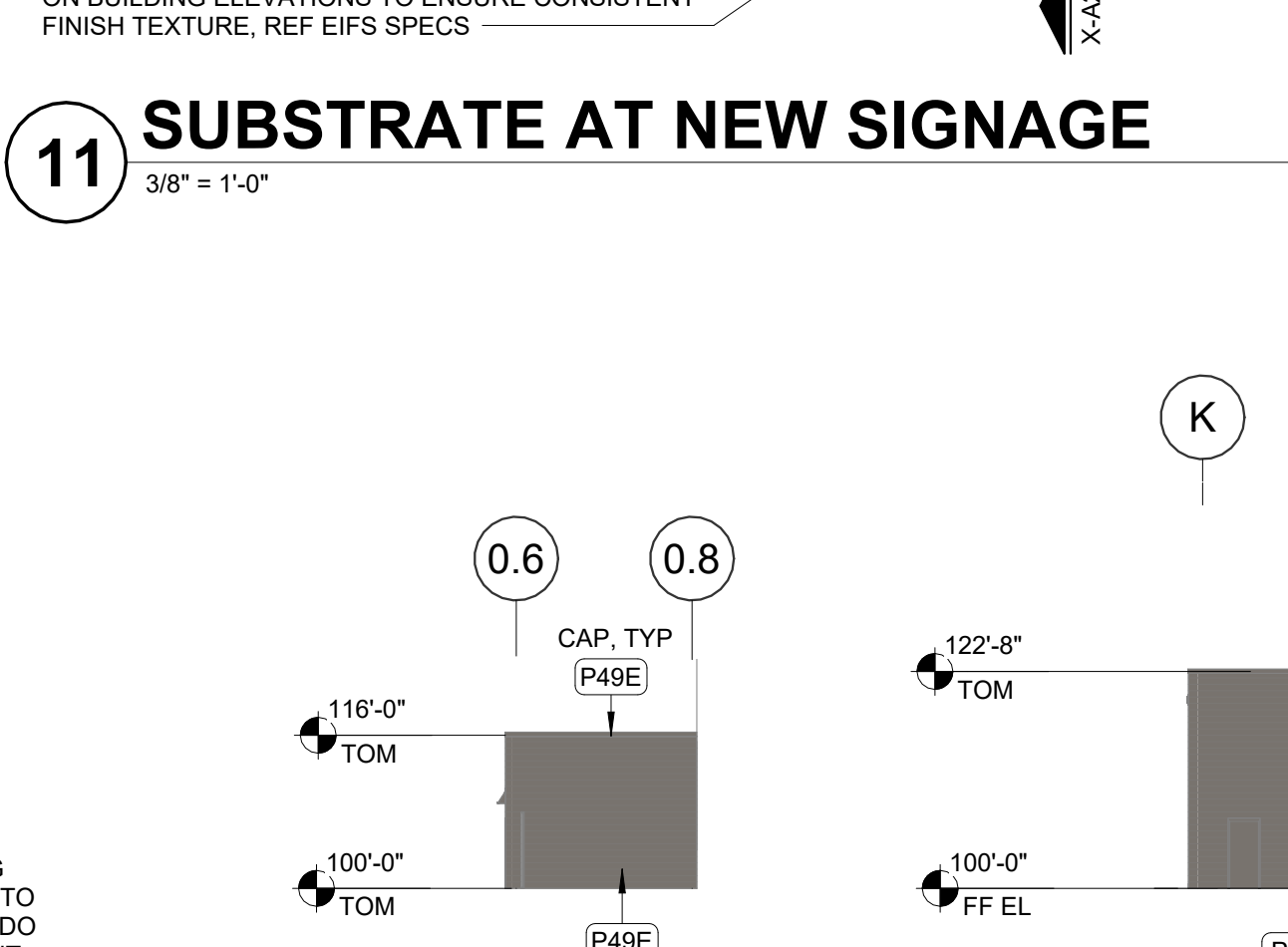
NEW YORK
ALTERNATION WARNING
IT IS A VIOLATION OF THE LAW FOR
ANY PERSON UNLESS ACTING
UNDER THE DIRECTION OF A
LICENSED ARCHITECT, TO ALTER AN
ITEM IN ANY WAY. IF AN ITEM
BESIDE THE SEAL OF ARCHITECT
IS ALTERED, THE ALTERING
ARCHITECT SHALL AFFIX HIS
ITEM THE SEAL AND THE NOTATION
"ALTERED BY" FOLLOWED BY HIS
SIGNATURE AND DATE OF SUCH
ALTERATION AND SPECIFIC
DESCRIPTION OF ALTERATION.

EXTERIOR
ELEVATIONS

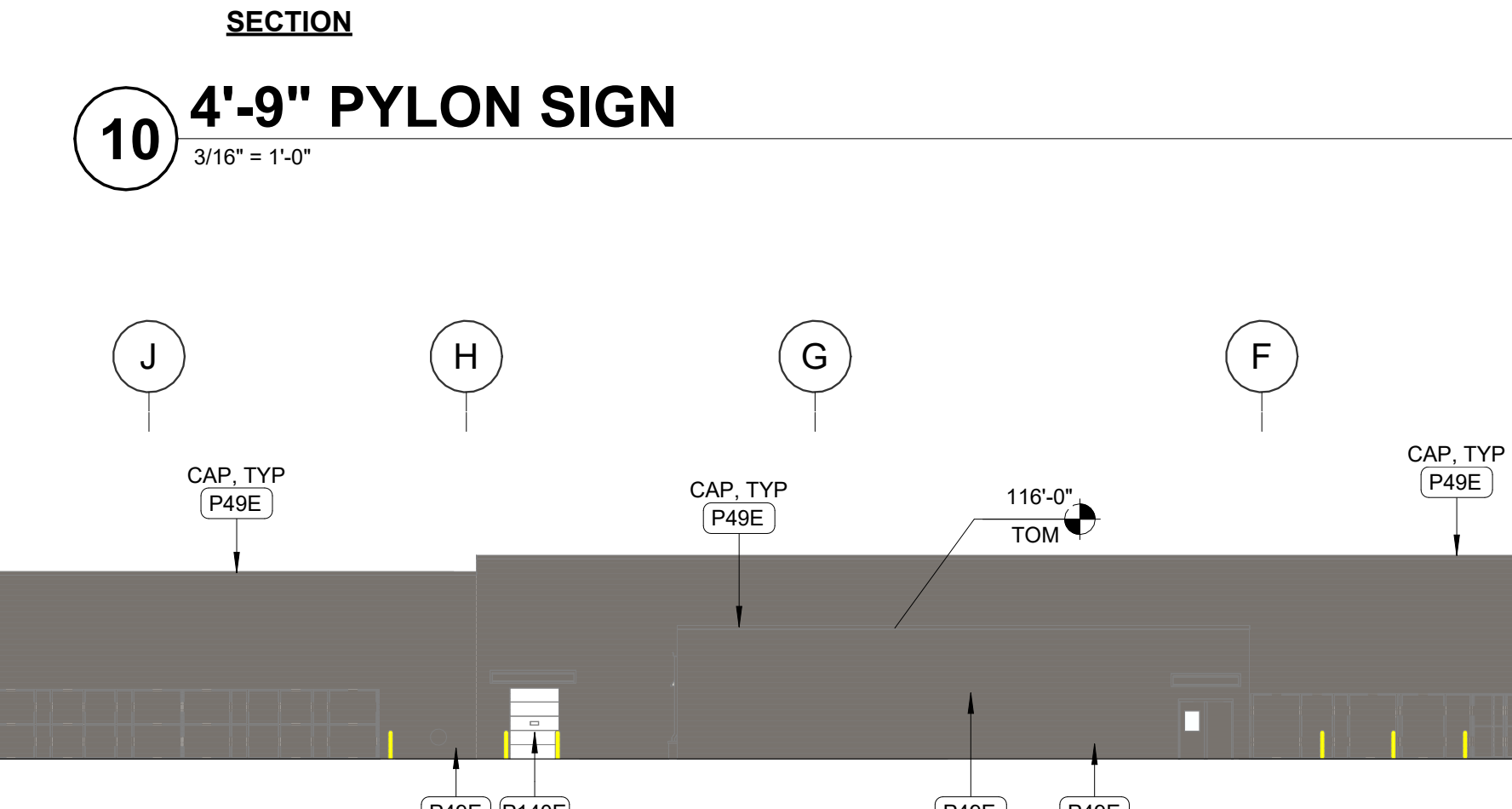
SHEET:
A2



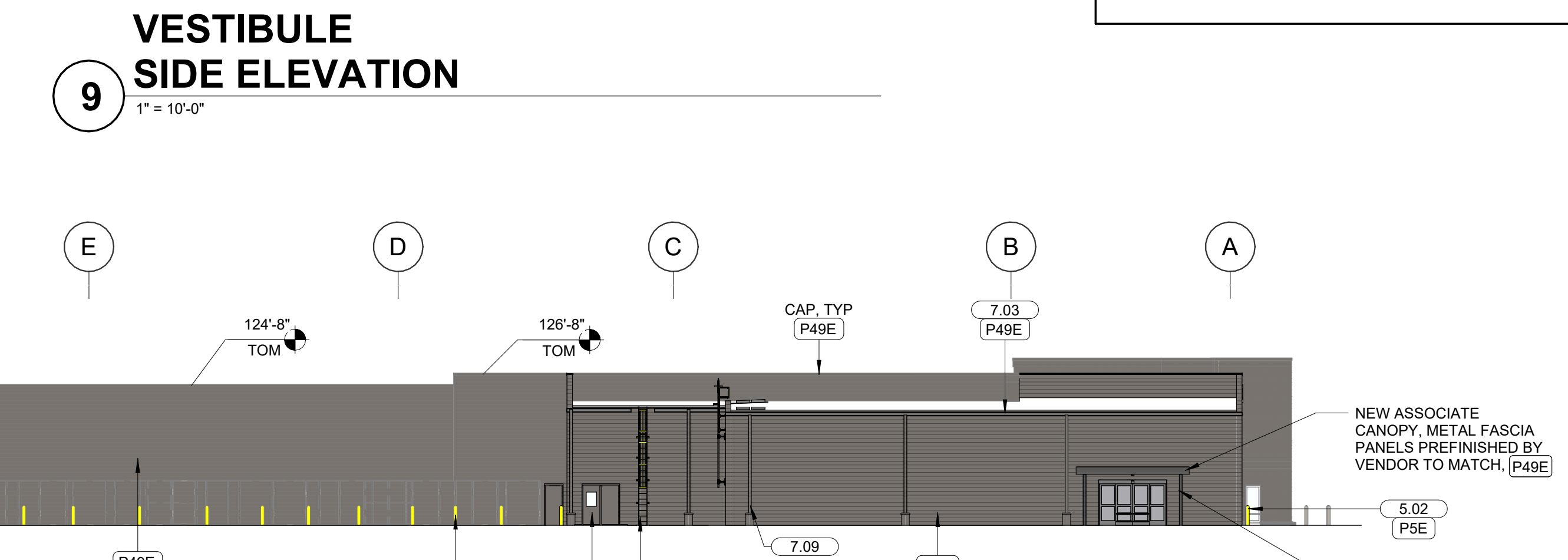
**VESTIBULE
SIDE ELEVATION**
1" = 10'-0"



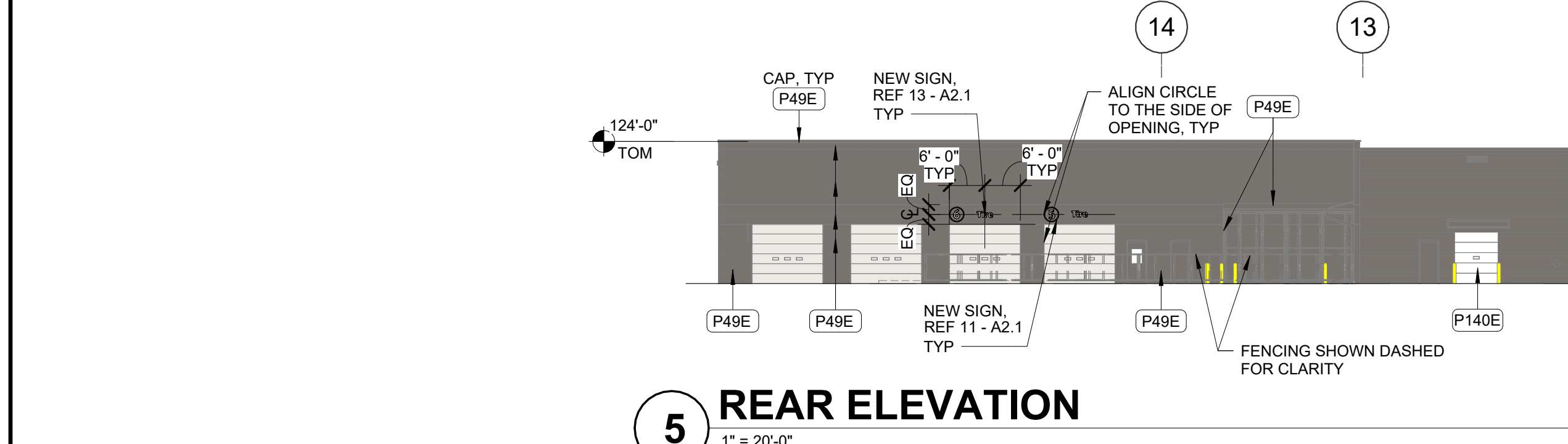
FRONT ELEVATION
1" = 20'-0"



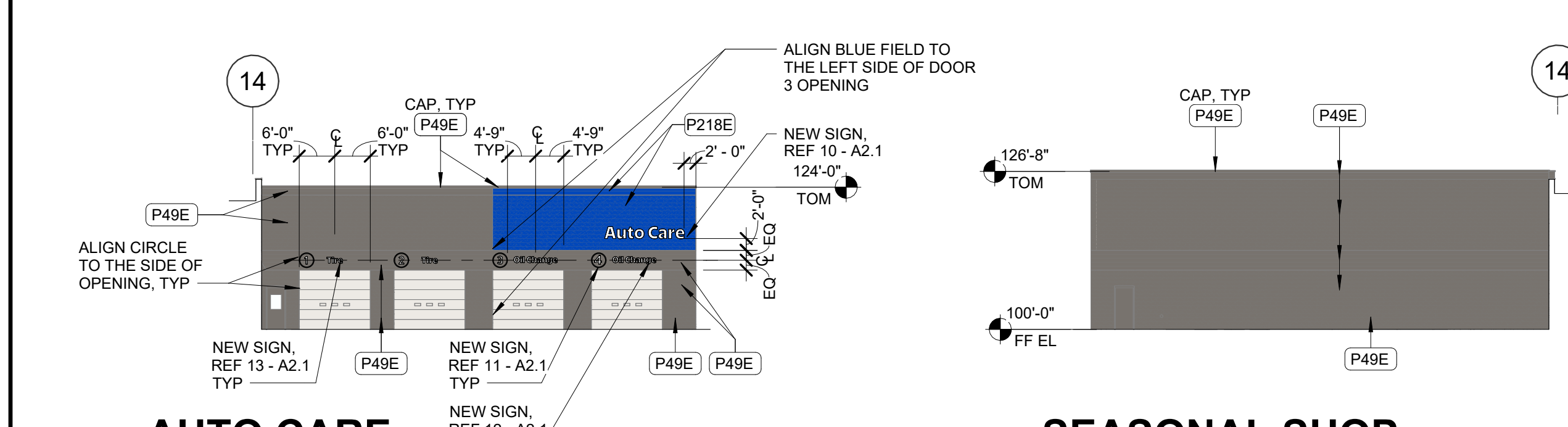
LEFT ELEVATION
1" = 20'-0"



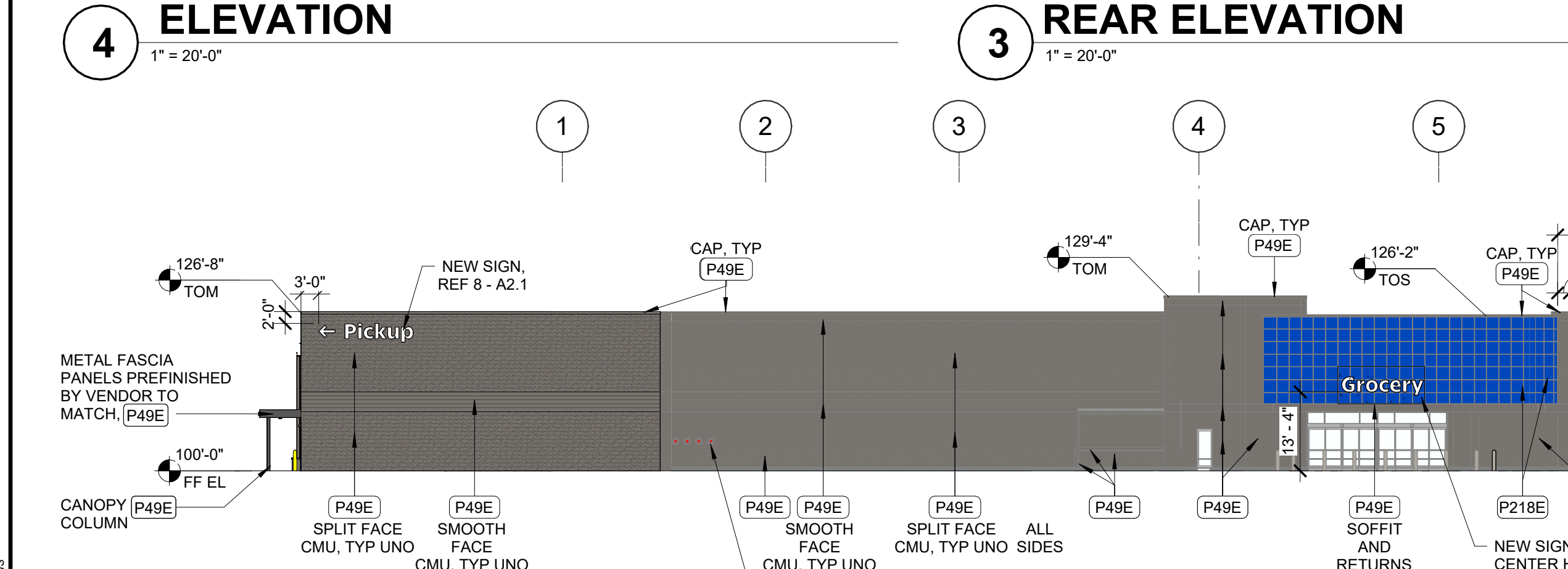
RIGHT ELEVATION
1" = 20'-0"



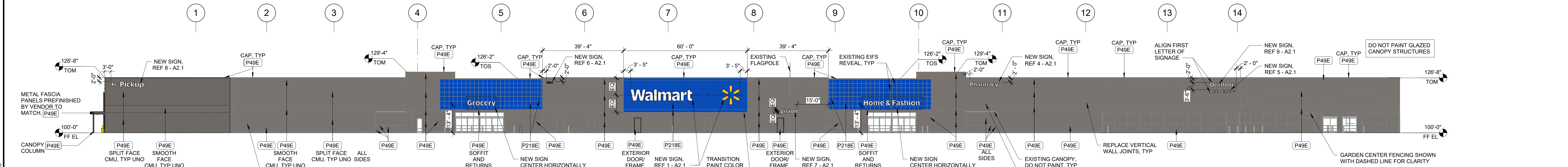
REAR ELEVATION
1" = 20'-0"



**AUTO CARE
ELEVATION**
1" = 20'-0"



**SEASONAL SHOP
REAR ELEVATION**
1" = 20'-0"



FRONT ELEVATION
1" = 20'-0"

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Oncida Company LTD
27500 Detroit Rd
Westlake, OH 44145



9590 9402 9475 5069 6934 85

2. Article Number (Transfer from service label)

9589 0710 5270 2617 1263

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Don Phillips

☐ Agent

☒ Addressee

B. Received by (Printed Name)

Don Phillips

C. Date of Delivery

7/16/28

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sidney Federal Credit Union
42 Union St
Sidney, NY 13838



9590 9402 9475 5069 6935 77

2. Article Number (Transfer from service label)

589 0710 5270 2617 1264 46

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Postal Clerk

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Registered Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mary Mulligan
430 Kershaw St NW
Calabash, NC 28467



9590 9402 9475 5069 6935 08

2. Article Number (Transfer from service label)

9589 0710 5270 2617 1263 30

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *M. Mulligan*

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

Mary N Mulligan

C. Date of Delivery

9/17/25

D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐
- Adult Signature
-
- ☐
- Adult Signature Restricted Delivery
-
- ☒
- Certified Mail®
-
- ☐
- Certified Mail Restricted Delivery
-
- ☐
- Collect on Delivery
-
- ☐
- Collect on Delivery Restricted Delivery

- ☐
- Priority Mail Express®
-
- ☐
- Registered Mail™
-
- ☐
- Registered Mail Restricted Delivery
-
- ☐
- Signature Confirmation™
-
- ☐
- Signature Confirmation Restricted Delivery

Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Walmart Real Estate
attn: Property Tax Dept
PO Box 8050
Bentonville, AR 72712



9590 9402 9475 5069 6934 92

2. Article Number (Transfer from service label)

89 0710 5270 2617 1263 47

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Cindy Padlin*

- ☐
- Agent
-
- ☐
- Addressee

B. Received by (Printed Name)

Cindy Padlin

C. Date of Delivery

D. Is delivery address different from item 1?

☒ Yes

If YES, enter delivery address below:

☐ No

SEP 16 2025

3. Service Type

- ☐
- Adult Signature
-
- ☐
- Adult Signature Restricted Delivery
-
- ☒
- Certified Mail®
-
- ☐
- Certified Mail Restricted Delivery
-
- ☐
- Collect on Delivery
-
- ☐
- Collect on Delivery Restricted Delivery

- ☐
- Priority Mail Express®
-
- ☐
- Registered Mail™
-
- ☐
- Registered Mail Restricted Delivery
-
- ☐
- Signature Confirmation™
-
- ☐
- Signature Confirmation Restricted Delivery

- ☐
- Insured Mail
-
- ☐
- Insured Mail Restricted Delivery (over \$500)

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Robert Donaldson
1235 Hubbard Pl
Oneida, NY 13421



9590 9402 9475 5069 6935 15

2. Article Number (Transfer from service label)

9589 0710 5270 2617 1264 15

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Larry Perher
RD 1 Hubbard Pl
Oneida, NY 13421



9590 9402 9475 5069 6934 47

2. Article Number (Transfer from service label)

9589 0710 5270 2617 1263 92

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Registered Mail Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

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

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

1 Mail
1 Mail Restricted Delivery
500)

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Phyllis Noble
1109 Hubbard PL
Oneida, NY 13421



9590 9402 9475 5069 6934 61

2. Article Number (Transfer from service label)

9589 0710 5270 2617 1263 78

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Phyllis Noble

☐ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery☐ Restricted Delivery

Attachment A

Area Variance Criteria

Name: Karlen Alvarado

File Log: 2025-014

Address: 2024 Genesee Street

Date: 10/14/25

Project Location:

_____ Variance Request:

_____ Amended Variance being reviewed (if applicable):

- 1) Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

- 2) Whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

3) Whether the requested variance is substantial

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

4) Whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

5) Whether the alleged difficulty was self-created; which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

Yes _____ No _____

Reason:

Moved by:

Aye _____ Nay _____

Seconded by:

**RESOLUTION APPROVING A SIGN VARIANCE FOR BUILDING-MOUNTED SIGNAGE
LOCATED AT 2024 GENESEE STREET, TAX MAP NUMBER 37.63-1-12, ZONED C, BY
KARLEN ALVARADO FILE# 2025-014**

WHEREAS, the City of Oneida Joint Zoning Board of Appeals/Planning Commission (hereinafter referred to as "the Board") has reviewed the application submitted by Walmart, Inc. for the property located at 2024 Genesee Street, Tax Map Number 37.63-1-12, zoned C (Commercial); and

WHEREAS, the Applicant has requested a Sign Variance from §190-15(D)(4)(b) of the City of Oneida Zoning Law to allow twenty-three (23) building-mounted business signs where only three (3) are otherwise permitted, for the purpose of modernizing and replacing existing wall signage; and

WHEREAS, the submitted plans (Sheets A2 and A2.1, prepared by HFA Architects & Engineers, dated June 13, 2025) show a total proposed sign area of 584.75 square feet, which is a reduction from the existing 656.75 square feet, and remains below the maximum 1,170 square feet allowed based on the 585-foot building frontage; and

WHEREAS, the Planning Department and the City Attorney have reviewed the application and determined that the intensity of the proposed use required no coordinated environmental review; and

WHEREAS, the State Environmental Quality Review (SEQR) process was completed, and the Board classified the action as a Type II action requiring no further review pursuant to §617.5; and

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

WHEREAS, a public hearing was held on **October 14, 2025**, allowing the public to express their opinions and concerns regarding the proposed area variance; 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** produce an undesirable change in the character of the neighborhood and **will/will not** be a detriment to nearby properties. Variance relief **will/will not** have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. Neighbors **did/did not** express any opposition to the variance. The variance sought **is/is not** determined to be substantial. There **is/is no** feasible method to achieve the benefit the applicant wishes to obtain, other than a variance. The benefit to the applicant **does/does not** outweigh any detriment to the

neighborhood or community because of granting the variance relief as documented in the Area Variance Checklist in Attachment A; and

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

That the application submitted by Walmart, Inc., requesting a Sign Variance to allow twenty-three (23) building-mounted business signs totaling approximately 584.75 square feet, for the property located at 2024 Genesee Street, Tax Map Number 37.63-1-12, Zoned C, File# 2025-014, is hereby APPROVED, subject to the following conditions:

1. That the Applicants obtain all necessary building permits prior to construction.
2. No additional signage shall be installed without further review or approval.
3. Freestanding pylon sign refacing shall not increase height or area.
4. Temporary “Pickup” banner installation shall require a separate seasonal sign permit per §190-15(C)(20).
5. All illumination shall remain internally contained and not cause glare or distraction to adjacent rights-of-way.