

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 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 2155 Upper Lenox Ave Oneida NY 13421

Zone _____ Ward 1 Tax Map # 45. - 2 - 14

Property Owner (If Different):

Address: 1678 Hinkle Road
City/State/Zip Code: ONEIDA NY 13421
Phone: 315-762-8648
Email: GleesonDM@icloud.com

Applicant:

Address: _____
City/State/Zip Code: _____
Phone: _____
Email: _____

Susan J. Gleeson 11/4/24
Signature of Owner Date

Signature of Applicant Date

SUSAN J. GLEESON TRUSTEE OF THE HORNE & J. STECHYSHYN IRREVOCABLE TRUST
Print Name of Owner Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

3 Lot SUBDIVISION OF APPROX 61.52+/- ACRES TO THREE LOTS
LOT #1 BEING APPROX 57.41+/- VACANT LAND IN AN AGRICULTURAL DISTRICT
LOT #2 BEING APPROX 1.01+/- ACRES EXISTING ONE FAMILY DWELLING IN AN AGR DISTRICT
LOT #3 BEING APPROX 3.10+/- ACRES VACANT LAND IN AN COMMERCIAL DISTRICT.

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):

See Attached Addendum

CITY OF ONEIDA
DEPARTMENT OF PLANNING AND DEVELOPMENT



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

**APPLICATION FOR A SUBDIVISION
ADJUSTMENT**

FEE SCHEDULE:

Please make the check payable to the City of Oneida

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

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Name of Proposed Development: _____

Location of Site: 2155 UPPER LENOX AVE ONEIDA NY 13421

Tax Map Number: 45. - 2-14

Current Zoning Classification: COMMERCIAL + AGRICULTURAL **Ward:** _____

Applicant:

Name(Print): SUSAN J. GRECHYSKYN
Address: 1678 MIDDLE ROAD
ONEIDA NY 13421
Phone: 315-763-8648
Email: _____

Susan J. Grechysky 11/14/24
Signature of the Applicant Date

Plans Prepared By:

Name (Print): DECKER LAM SURVEYING, P.C.
Address: 5378 EMT SEVACA ST
VERNON NEW YORK
Phone: 315-889-4396
Email: CAL@DECKERLAMSURVEYING.COM

Property Owner (if different):

Name (Print): _____ **Phone:** _____
Address: _____ **Email:** _____

Property Owner Signature Date

Proposed Use(s) of Site:

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 3 LOT SUBDIVISION LANDS OF SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST			
Project Location (describe, and attach a location map): UPPER LANOX AVENUE			
Brief Description of Proposed Action: 3 LOT SUBDIVISION OF 61.52+- ACRES LOT 1 BEING 57.41+- ACRES VACANT LOT 2 BEING 1.01+- ACRES EXISTING RESIDENTIAL HOUSE LOT 3 BEING 3.10+- ACRES COMMERCIAL LOT			
Name of Applicant or Sponsor: SUSAN GLEESON		Telephone:	
		E-Mail:	
Address: MIDDLE ROAD			
City/PO: ONEIDA		State: NEW YORK	Zip Code: 13421
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: CITY OF ONEIDA PLANNING BOARD			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		61.52+- acres	
b. Total acreage to be physically disturbed?		61.52+- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		61.52+- acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ MUNICIPAL	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ MUNICIPAL	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	<input type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>SUSAN GLEESON</u> Date: <u>11/05/24</u> Signature: <u><i>Susan Gleeson</i></u>		

November 4, 2024

City of Oneida

Department of Planning & Development

The combined Planning/Commission/Zoning Board of Appeals Cover Sheet

In reference to: Explain why your proposal is in harmony with the character of the area and will not have a negative impact on other people or properties in the area. (attached additional pages if necessary)

Comments: Please be advised that the subject property is a three lot subdivision, lands of Susan J. Gleason, Trustee of the Lorene J. Stechyshyn Irrevocable Trust. Again, the subject property consists of approximately 61.52+/- acres. The first lot is 57.41+/- acres of vacant land adjacent to 2155 Upper Lenox Ave which will be parceled out. This property is situated in an Agricultural District. Adjacent to the vacant land is the ranch style single-family dwelling known as 2155 Upper Lenox Ave. Oneida, NY 13421 and will consist of 1.01+/- acre parcel. Also, by making the subdivision of these two parcels does not have any negative impact on a person or properties in the subject's immediate vicinity. Also, the subject property is situated in the Outside District of the City of Oneida. There already exists a mixture of rural residential types of dwellings in this area. With parcel #3, which is adjacent to the Auto Zone and across the street from TSC, this said parcel is not contiguous with 2155 Upper Lenox Ave. This property is already zoned commercial and would be subject to the Zoning Regulations for a Commercial District. For this particular parcel, we are also asking for a Zoning Variance to accommodate storage units. However, according to the City of Oneida Zoning, it indicates that you cannot build storage units in a Commercial District, however you can build storage units in an Agricultural District. This does not make any sense to me. Therefore, if I have an interested client in building storage units and I go down the street on the 51.41+/- acre parcel, You would get more resistance from the neighbors than building storage units on the Commercial parcel adjacent to the Auto Zone and across the street from TSC.

Respectfully submitted,

Allen P. James, Jr.
NYS Broker GRI



MLS#: **S1554938**
0 Upper Lenox Ave

Lots, Land, Farms, and Seasonal/Camps

VR Pricing: **No** List Price:
LP/SF:

A-Active
\$224,900

County: **Madison** Zip: **13421**
Town/City: **Oneida-Outside** Pstl City: **Oneida**
Area#: **Oneida-Outside-251289**

Cross St: **Route 5**

Subdivision:
TxMap#: **Part of 45.-2-14**
City Nghbrhd:
School Dist: **Oneida**
High School:
Middle School:
Elem School:

Acres: **3.10**
Lot Front: **682**
Lot Depth: **287**
Lot Shape: **Irregular**
Lot #:
SqFt [PubRec]: **[]**
AboveGrade Sq: **[]**
SqFtSource:
Type of Sale: **Estate**
Year Built:
Yr Blt Desc:

State: **NY - New York**

Attach: **2** # Photo: **10**

Listing Office Information

Offc Name: **Haskell & James Real Estate & Appraisal (HASK010)**
Offc Addr: **168 Main St
Oneida, NY 13421**
LA Name/ID: **Allen P. James (pjames)** 
LA Email: **pat@haskell-james.com**
LA Dir Phone/Fax: **315-762-8744 x0/315-361-5419**
Owner Name: **Stechyshyn**
Owner 2:
Owner Addr:

Offc Lic#:
Offc Phone: **315-363-8720**
Offc Fax: **315-361-5419**
LA Cell #: **315-762-8744**
LA Accpts Txt:
LA License #: **35JA0457801 (NY)**

Seller Attorney:
Listing Type: **Exclusive Right To Sell** Spc Conditions: **No**
Service Type:
Negotiation w/: **Listing Broker Only**
Show Appt/Desc: **Call Agent to Register, Call List Agent for Showing Instructions, Show At Will**
Private Rmrks:
Branded VT:
Unbranded VT:
Aerial Drone Video:
Virtual Tour 3D:
Ad Headline:
Ad Copy:
Sub Board: **Mohawk Valley**
Attribution Contact:

Exclusions:
Seller Atty Email:
List Date: **07/26/2024**
Expire Date: **07/26/2025**
DOM: **24**

General Information

Type: **Building Lot, Commercial**
Topography: **Other - See Remarks**
Road Ft/Desc: **City**
Zoning: **Commercial**
Land Feat: **Other - See Remarks**
Bedrooms:
On Wtrfrnt: **No** Baths:
Name:
GOM Rgts Rsv: **No**
Water Related Features:

Improvement: **Other - See Remarks**
Driveway Desc: **Other - See Remarks**
Buildings: **Barn - Wood, Other - See Remarks**
Milk Mkt: # Horse Stls: **0**
Stories:
Rooms:
Footage:
Island Name:
Timber Rgts Rsv: **No** Rip Rgts: **No**
Water Frontage Access:

Public Remarks: **3.10 Acre Commercial Lot maintains a Right Of Way Easement to the North that connects to State Route 5. There is also an easement of a City Of Oneida utility building situated on the property. See attached Proposed Legal Description showing the said easements. There maintains an older barn on the subject property. The Barn & Silo cannot be seen from the road due to the foliage. The Barn & Silo can be viewed from the Right Of Way. Both the Barn & Silo are in poor condition and is recommended that potential purchasers do not go inside the Barn. The subject property is being sold in its as is condition to settle the Estate. The subject property is part of a larger parcel that is going to be subdivided into 3 separate parcels. Surveys have been completed and is in the process of being subdivided with the City of Oneida Planning Board.**

Directions: **Take Route 5 to Upper Lenox Ave. Property is situated directly behind AutoZone and across the street from Tractor Supply on Upper Lenox Ave.**

Residence Information

Style of Res:
Exterior Cnstr:

Garage:
Gar/Park Amn:

BR 1st Flr:	BR 2nd Flr:	BR 3rd Flr: 0	BR Basement: 0
FB 1st Flr:	FB 2nd Flr:	FB 3rd Flr: 0	FB Basement: 0
HB 1st Flr:	HB 2nd Flr:	HB 3rd Flr: 0	HB Basement: 0
Kitchen:			
Basement:			
Floor:			
Attic:			
Addl Rooms:			
Interior Feat:			

Roof Desc:

Exterior Feat:
Appliances:
Accessibility:
Foundation:
Emerg Backup:
ENERGY STAR
Qualified®:

# Fireplace:	0	# Artificial:	0	# Gas:	0	# Pellet:	0
# Wood Burning:	0	# Wood Stove:	0	# Coal:	0	# Other:	0
# Freestanding:	0	# Not to Code:	0				

Utilities Information

Utils on Site:	None	Waste Disp:	Sewer Available
HVAC Type:		Water Htr Fuel:	
Utils Avail:	Cable, Electric, Gas, High Speed Internet,	Energy Eqpt:	None
Heating Fuel:		Well Location:	
Water Supply:	At Street		
Type of Well:	None		

Miscellaneous Information

Avail Docs:	Data Sheet, Deed, Survey	Restrictions:	Deed
Dev Status:	Raw Land		
Soil:			
Seller Provides:			
Conditions:	Sell Subject To Lot Approval		
Possible Uses:	Commercial, Multi Unit Development, Office Building, Shopping Center		
Lot Information:	City or Village, Commercial Zoning		
Seller Stake in Lnd:		Addl Site Data:	Easements
# Crop Acres:	0.0	# Timber Acres:	0.0
# Tillable Acres:	0.0	# Pasture Acres:	0.0
		# Wooded Acres:	0.0

Financial Information

Possible Fin:	Cash	Equity:	\$224,900	Town/Cnty Tax:	
1st Mtg Bal:	\$0			City/Vil Tax:	\$2,599
2nd Mrt Bal:	\$0			School Tax:	\$2,115
Tax Info:	To be subdivided, taxes based on larger parcel	Assess Val:	\$138,900	Total Taxes:	\$4,714
Escrow Agt/Bnk:	None/NBT	Annl Spc Assess:	\$0		
Orig. List Price:	\$224,900	PriceChg Time:			
Mob Home Serial:					
Manufacturer:		Manufacture Dt:			

Display & Occupancy Information

Possession:	At Closing	Lockbox Serial #:	
Internet:	No	AVM:	No
	Inet St Adrs: No	Blog:	No
	IDX: Yes	Realtor.com:	Yes

Darlene Boncella

MLS#: **S1554938**
Haskell & James Real Estate & Appraisal
168 Main St Oneida, NY 13421

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Site



Vehicles Per Day Location Map



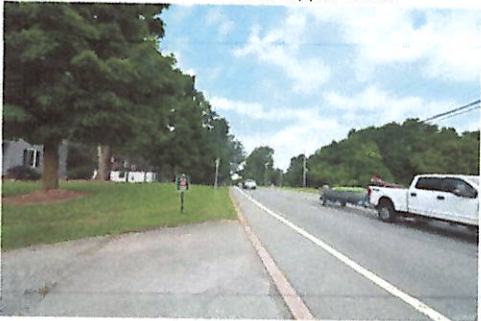
Street View North on Upper Lenox



Street View South on Upper Lenox



View Across the Road - TSC



Right of Way onto NYS Route 5



Street View of Right of Way East



Right of Way off of Route 5



Barn & Silo



Barn

[0 Upper Lenox Ave](#)
Darlene Boncella

MLS#: **S1554938**
Haskell & James Real Estate & Appraisal
168 Main St Oneida, NY 13421

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Listing content is not guaranteed accurate by the MLS Monday, August 19, 2024

Decker Land Surveying, P.C.

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

July 10, 2024

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

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

Beginning at a point on the centerline of Upper Lenox Avenue (Merrellsville Road), said point standing at the intersection of the centerline of Upper Lenox Avenue with the southerly boundary of Harlan Management Corp. (Now or Formerly) as described in a Bargain and Sale Deed dated April 6, 2022 and filed in the Madison County Clerk's Office as Instrument Number 2022-2147; thence N51°42'23"W 287.76 feet along the southerly boundary of Harlan Management Corp. and the southerly boundary of Gary W. Heffron (Now or Formerly) to a point standing on the southeasterly boundary of Heffron; thence S43°12'37"W 220.70 feet along the southeasterly boundary of Heffron to an iron pin standing on the westerly boundary of other lands of Gary W. Heffron (Now or Formerly); thence S00°09'37"W 413.01 feet along the easterly boundary of other lands of Heffron to an iron pin; thence S28°08'30"W 146.01 feet continuing along the easterly boundary of other lands of Heffron to a point standing on the northerly boundary of Sheila J. Pebbles and Thomas McCombie (Now or Formerly); thence S60°20'14"E 43.87 feet along the northerly boundary of Pebbles and McCombie to a point standing on the centerline of Upper Lenox Avenue; thence N36°49'33"E 682.12 feet along the centerline of Upper Lenox Avenue to the point and place of beginning.

The above described premises containing 3.10± acres of land more or less.

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

LEGAL DESCRIPTION

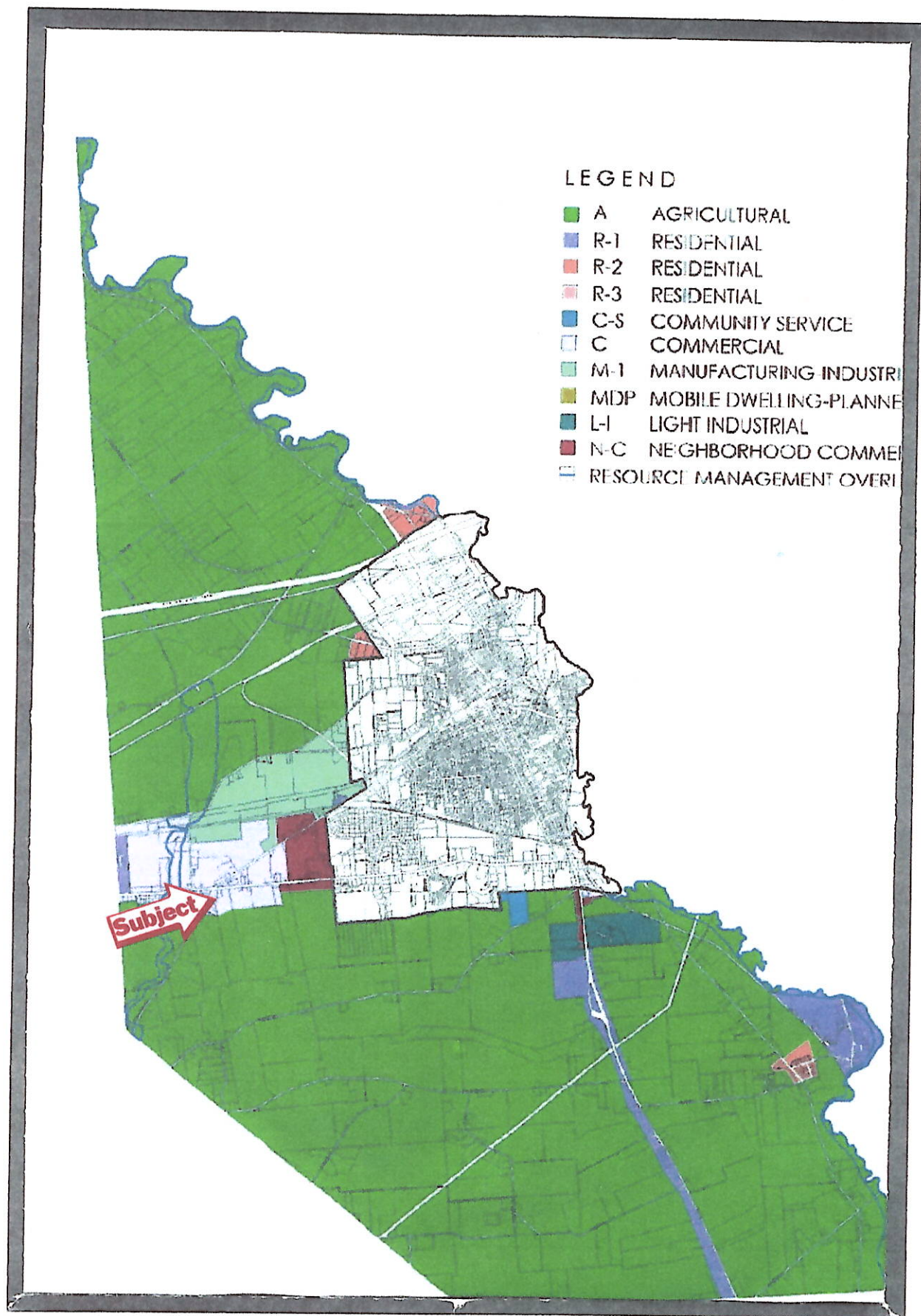
Also subject to an easement granted to Niagara Mohawk Power Corporation and Verizon New York, Inc. as set forth in a Deed dated December 6, 2007 and filed in the Madison County Clerk's Office as Instrument Number 2009-8512, to which Deed Reference is made for certainty of description, terms and conditions.

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

Also subject to the right of the public to that portion of the above described premises lying within the bounds of Upper Lenox Avenue.

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

LEGAL DESCRIPTION



ZONING MAP

Subject

Districts	Use	Minimum Lot Size (area in square feet)	Minimum Frontage (distance in feet)	Minimum Yard Dimensions (feet)			Notes
				Front	Side	Rear	
C Commercial	All uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height, 45 feet; minimum front yards, 10 feet; minimum side yards, 10 feet; and minimum rear yard, 25 feet.					
L-1 Light-Industrial	Storage units	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height shall be 35 feet; minimum front yards, 50 feet; minimum side and rear yards, 25 feet.					
	All other uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; minimum front yard, 50 feet; minimum side yard and rear yards, 25 feet.					
M-1 Manufacturing-Industrial	Storage units	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; maximum building height shall be 35 feet; minimum front yards, 50 feet; minimum side and rear yards, 25 feet.					
	All other uses	Area, yard, and lot coverage requirements will be determined by the Joint Zoning Board of Appeals/Planning Commission based on health, safety, and general welfare standards. However, unless increased or decreased by the Joint Zoning Board of Appeals/Planning Commission, maximum lot coverage shall be 50%; minimum front yard, 50 feet; minimum side yard and maximum lot coverage shall be 50%; minimum rear yards, 25 feet.					
R-P Residential-Planned	All uses permitted by right or conditionally in residential districts as listed above in R-1, R-2, and R-3						2, 8
MD-P Mobile dwelling-planned	Mobile dwelling	40,000	150	50	30	60	3, 8
	Mobile dwelling park						2, 8
	One-family dwelling	40,000	150	50	30	60	3, 8
	School, public or private	200,000	500	100	50	100	50
	Day-care, family or group						2
	Nursery school as principal use	40,000	100	50	25	50	50
	Religious institution	100,000	200	50	50	100	50
	Public utility facility						2
	Public use						2
	Government agency						2

ZONING ORDINANCES

190 Attachment 1

City of Oneida

TABLE A: SCHEDULE OF USES

[Added 4-18-2006 by Ord. No. 06-01¹; amended 5-5-2009 by Ord. No. 09-03; 3-3-2010 by Ord. No. 10-03; 21-2016 by L.L. No. 2-2016]

Subject

Use	A	R-1	R-2	R-3	N-C	D-C	C	L-I*	M-I*	C-S
Adult day-care facility	NP	NP	C	P	NP	NP	NP	NP	NP	C
Agricultural uses	P	NP	NP	NP	NP	NP	NP	NP	NP	NP
Animal hospital	C	NP	NP	NP	NP	NP	C	C	NP	C
Animal kennel	C	NP	NP	NP	NP	NP	C	C	NP	C
Appliance and small equipment repair/sales	NP	NP	NP	NP	NP	P	P	C	C	NP
Assembly and packaging of products/equipment	NP	NP	NP	NP	NP	NP	NP	C	C	NP
Bar/Tavern	NP	NP	NP	NP	NP	NP	NP	C	C	NP
Bed-and-breakfast	C	NP	NP	C	C	C	C	C	C	NP
Broadcasting facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Bulk fuel storage	NP	NP	NP	NP	NP	NP	P	C	C	NP
Business office	NP	NP	NP	NP	NP	NP	NP	NP	C	NP
Campground	C	NP	NP	NP	NP	P	P	C	C	P
Car wash	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Cemeteries	C	NP	NP	NP	NP	NP	C	C	C	NP
Child day-care center	NP	NP	NP	NP	NP	NP	NP	C	C	NP
Church and religious institution	C	NP	C	C	C	C	C	C	NP	NP
Community center	C	C	C	C	C	C	C	C	C	C
Community residential facility	NP	NP	C	C	C	C	C	C	C	C
Concrete batch plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	C
Cultural facility	NP	NP	NP	NP	NP	NP	NP	NP	C	C
Drive-through facility	NP	NP	NP	NP	NP	P	P	P	NP	NP
Dry cleaning, retail only	NP	NP	NP	NP	NP	C	C	C	C	P
Duplex, two-family	P	NP	NP	NP	C	P	P	C	C	C
Dwelling, four-family	NP	NP	P	P	P	NP	NP	C	NP	P
Dwelling, multifamily	NP	NP	NP	P	NP	NP	NP	NP	NP	NP
Dwelling, single-family detached	P	P	NP	C	NP	NP	NP	NP	NP	NP
Dwelling, three-family	C	NP	P	P	NP	NP	NP	NP	NP	NP
Dwelling, townhouse/condominium	C	NP	C	P	NP	NP	NP	NP	NP	NP
Dwelling, two-family	P	NP	P	P	NP	NP	NP	NP	NP	NP

¹ Editor's Note: This table replaced the former Zoning Schedule, which included both use and lot development standards, as amended.

ZONING CHART

Subject

Use	Use Districts											C-S
	A	R-1	R-2	R-3	N-C	D-C	C	L-I	M-I			
Electric vehicle charging station	A	A	A	A	A	A	A	A	A	A	A	
Entertainment facility	NP	NP	NP	NP	NP	C	C	C	NP	C	C	
Excavation, commercial	C	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Fertilizer/feed mill facility	NP	NP	NP	NP	C	P	P	C	NP	C	P	
Financial institution	NP	NP	NP	NP	C	P	P	C	NP	NP	P	
Funeral home	NP	NP	NP	NP	C	P	P	C	C	C	NP	
Gasoline station	NP	NP	NP	NP	NP	C	C	C	C	C	P	
Governmental structure or use	P	P	P	P	P	P	P	C	C	C	NP	
Heavy equipment sales, repair, storage	C	NP	NP	NP	NP	NP	NP	C	NP	NP	AC	
Home business	A	A	A	A	AC	AC	AC	NP	NP	NP	P	
Hospital	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	
Hotel/Motel/Inn	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	
Junkyard	NP	NP	NP	NP	P	P	P	C	NP	NP	C	
Laundromat	NP	NP	NP	NP	NP	C	C	C	C	C	NP	
Light manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	
Manufacturing	NP	NP	NP	NP	C	P	P	NP	NP	NP	P	
Medical office/clinic	NP	NP	NP	NP	NP	NP	NP	C	NP	NP	P	
Medical laboratories	NP	NP	NP	NP	NP	C	C	C	NP	NP	C	
Membership club	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	
Mobile dwelling (farm use)	C	NP	NP	NP	NP	NP	NP	C	C	C	NP	
Motor vehicle body shop	NP	NP	NP	NP	NP	NP	NP	C	C	C	NP	
Motor vehicle repair services w/o	NP	NP	NP	NP	NP	C	C	C	C	C	NP	
autobody repair	NP	NP	NP	NP	NP	NP	NP	C	C	C	NP	
Motor vehicle sales	NP	NP	C	C	NP	NP	NP	NP	NP	NP	C	
Nursing home	P	P	P	P	P	P	P	C	C	C	P	
Open space/greenway	NP	NP	NP	NP	NP	C	C	C	C	C	C	
Parking lots, structures as separate, primary uses	NP	NP	NP	NP	NP	C	C	C	C	C	C	
Personal care service	NP	NP	NP	NP	C	P	P	C	C	C	P	
Printing and publishing	NP	NP	NP	NP	NP	C	C	C	C	C	NP	
Professional office	NP	NP	NP	NP	NP	P	P	NP	NP	NP	P	
Professional offices, minor	NP	NP	NP	C	C	P	P	NP	NP	NP	P	
Public utility facility	C	C	C	C	C	C	C	C	C	C	C	
Recreational facility, commercial	C	NP	NP	NP	NP	P	P	C	NP	C	C	
Recreational facility, public	C	C	C	C	C	C	C	C	C	C	C	
Recycling facility	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	
Research and development facilities	NP	NP	NP	NP	NP	NP	NP	NP	C	C	NP	
Residential, upper floor	NP	NP	P	P	P	P	P	C	C	C	NP	
Restaurants, full-service	NP	NP	NP	NP	NP	C	C	C	C	C	C	
Restaurants, take-out	NP	NP	NP	NP	C	C	C	C	C	C	C	
Retail establishment	NP	NP	NP	NP	C	P	P	C	C	C	P	

ZONING CHART

ZONING CHART

Subject

Use	Use Districts										L-I	M-I	C-S
	A	R-1	R-2	R-3	N-C	D-C	C	L-I	M-I	C-S			
Retail/Service, Neighborhood	NP	NP	NP	C	P	P	P	C	C	P			
Riding stables	C	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Rooming house/tourist home	C	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Schools, private and public	C	C	C	C	C	C	C	C	C	C			
Storage facility, self-service	C	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Storage, outdoor	C	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Trucking terminal	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Wholesaling and distribution	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP			
Wireless communication facility	C	NP	NP	NP	NP	NP	NP	NP	NP	NP			

Notes:
 * A conditional use permit shall be required for any use in a Manufacturing-Industrial (M-I) or Light Industrial (L-I) District.

P = Permitted principal uses as of right
 NP = Prohibited uses
 C = Use requires a conditional use permit to be permitted
 A = Permitted accessory use as of right

USE DISTRICT KEY:
 A - Agricultural District
 R-1 Residential 1
 R-2 Residential 2
 R-3 Residential 3
 N-C Neighborhood Commercial
 D-C Downtown Commercial
 C Commercial District
 L-I Light Industrial
 M-I Manufacturing-Industrial
 C-S Community Services

August 12, 2024

John Monaghan
City Administrator
For the City of Oneida, NY

RE: The Stechshyn Irrevocable Trust with Susan Gleeson, Executrix of the Estate of 2155 Upper Lenox Ave, City of Oneida, State of New York, SBL#45.-2-14

Dear John,

In reference to the above captioned property, please be advised that the property situated at 2155 Upper Lenox, City of Oneida, County of Madison, State of New York is known by the City of Oneida Assessment Department as SBL#45.-2-14 consisting of approximately 59.82+/- acre parcel per the attached Real Record Property Card. This property consists of a ranch style single-family dwelling along with acreage to the north & southside & rear of the ranch style dwelling. However, for whatever reason, there's a 3 acre parcel with an older, larger barn and silo situated to the rear of the Auto Zone on the corner of NYS Route 5 and Upper Lenox Ave. This particular parcel is situated across the street from the TSC Farm Store.

Please be advised that the Executrix of the Estate, Susan Gleeson has hired me to sell the commercial property and in doing so, I indicated to her that we would have to have a three-parcel property subdivision, in which she hired Decker Land Surveying, P.C. out of Vernon, New York.

Please find attached a copy of the Real Record Property Card for the total aggregate of the three separate parcels. Also, enclosed are separate Legal Descriptions for each of the said parcels mentioned above which are going to be split. In doing so, the land surveyor has also complied with the Zoning Regulations for each of the parcels to make sure that they are a legal conforming use with the City of Oneida.

We also have the proposed Survey Maps available once the Planning Board approves the three said parcel subdivisions.

In reference to the commercial property, the 3.10+/- acres, I have enclosed the proposed Legal Description, the Zoning Map and Zoning Chart for that parcel, which is zoned Commercial.

You will also find enclosed the second parcel which is known as 2155 Upper Lenox Ave, which consists of the subject's ranch style single-family dwelling which encompasses the private septic system, the gravel-based driveway and any other improvements to the property situated on the proposed 1.01+/- acres and this property does maintain public water.

The third parcel consists of the vacant land situated to the rear and to the north & south of the subject property. This property consists of approximately 57.41+/- acres. Your attention is invited to a copy of the said proposed Legal Description.

Also, for the house and the acreage behind the house, please be advised that this property is situated in an Agricultural District.

Please be advised that I have also enclosed the Zoning Map, Zoning Chart and Zoning Ordinances for these properties.

Please be advised again, that the Executrix of the Estate has the original proposed Legal Descriptions and the Survey Maps to accommodate the Planning Board. I know that this is preliminary, and I would appreciate it if the members of the Planning Department would peruse the information that we have provided and if other information is needed, please let us know so that we can get on top of this.

If you desire any additional information, please do not hesitate to contact me.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'APJ', with a stylized flourish at the end.

Allen P. James, Jr.
NYS Real Estate Broker GRI

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

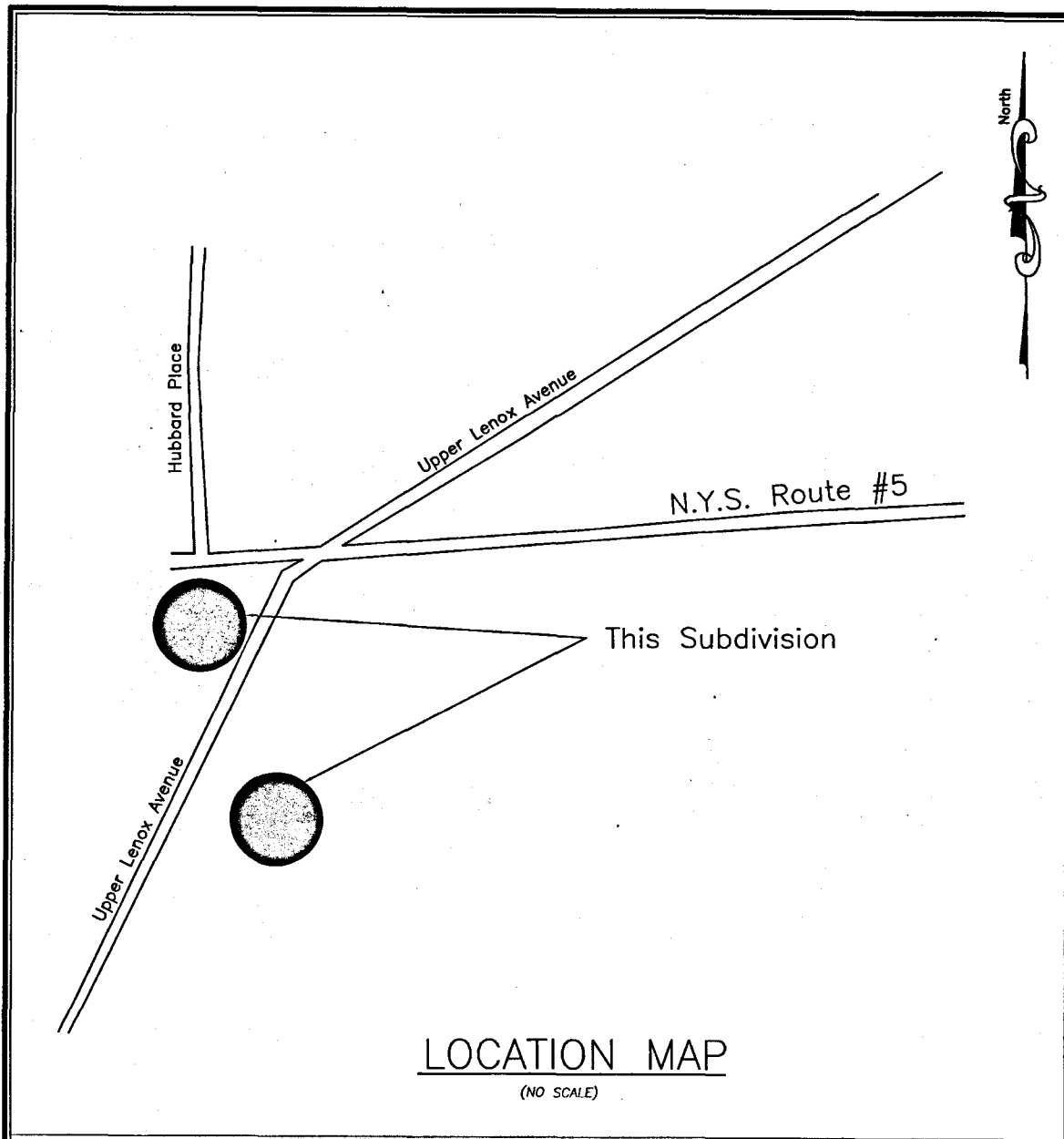
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: 3 LOT SUBDIVISION LANDS OF SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE TRUST							
Project Location (describe, and attach a location map): UPPER LANOX AVENUE							
Brief Description of Proposed Action: 3 LOT SUBDIVISION OF 61.52+- ACRES LOT 1 BEING 57.41+- ACRES VACANT LOT 2 BEING 1.01+- ACRES EXISTING RESIDENTIAL HOUSE LOT 3 BEING 3.10+- ACRES COMMERCIAL LOT							
Name of Applicant or Sponsor: SUSAN GLEESON		Telephone: E-Mail:					
Address: MIDDLE ROAD							
City/PO: ONEIDA		State: NEW YORK	Zip Code: 13421				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: CITY OF ONEIDA PLANNING BOARD			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		61.52+- acres					
b. Total acreage to be physically disturbed?		61.52+- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		61.52+- acres					
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ MUNICIPAL	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ MUNICIPAL	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

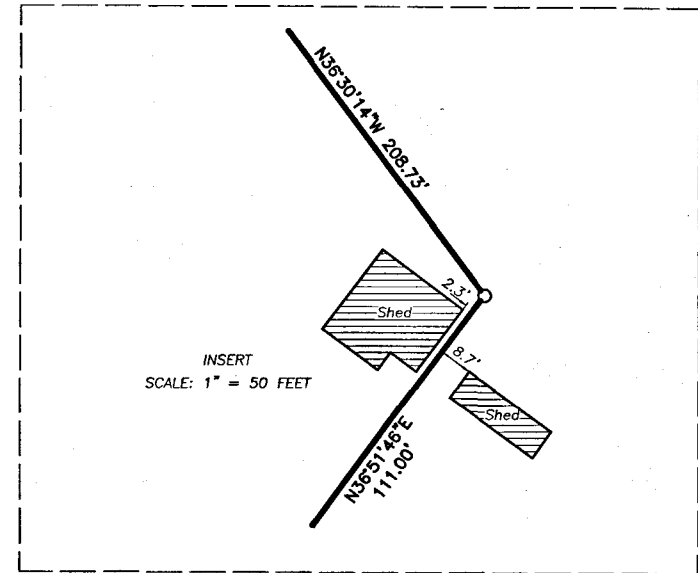
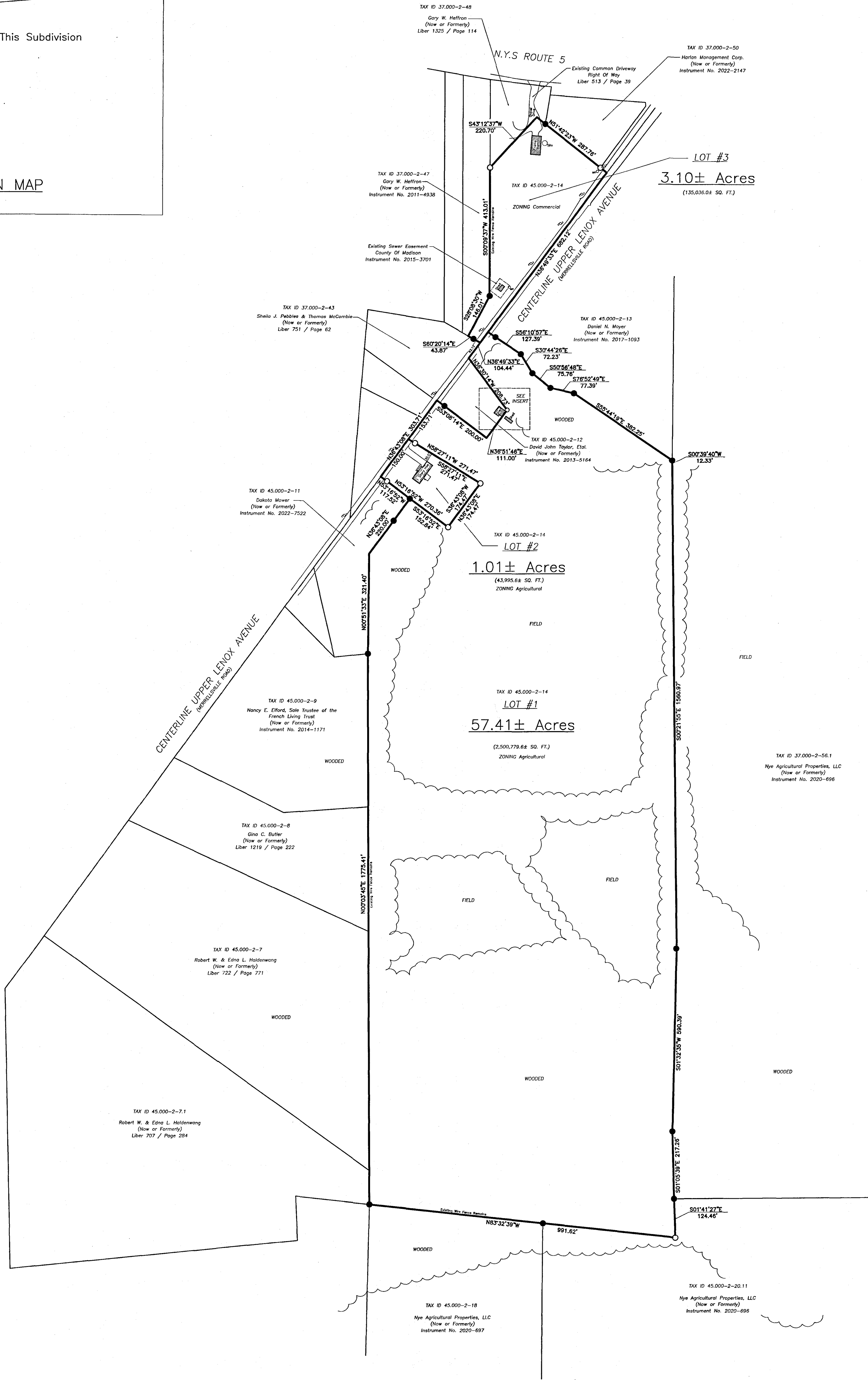
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>SUSAN GLEESON</u> Date: <u>08/20/2024</u> Signature: <u><i>Susan Gleeson</i></u>		



This Subdivision

LOCATION MAP
(NO SCALE)

North By
Dead Reference



DEED REFERENCE:

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

MAP REFERENCES:

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

LEGEND:

- Set Iron Pin
- Existing Iron Pin
- Existing Utility Lines
- ⊙ Existing Utility Pole
- ⊕ Existing Manhole

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

Date: June 10, 2024
File No. 23-92
Scale: 1" = 100 Feet
DRAWING BY: CMD
REVIEWED BY: CPD

Decker Land Surveying, P.C.
5378 East Seneca Street
Vernon, New York 13476
Telephone (315) 829-4396

PLAT SHOWING 3 LOT SUBDIVISION
LANDS OF
SUSAN J. GLEESON, TRUSTEE OF THE LORENE J. STECHYSHYN IRREVOCABLE
TRUST DATED AUGUST 12, 2021
UPPER LENOX AVENUE
CITY OF ONEIDA - MADISON COUNTY
STATE OF NEW YORK

The undersigned hereby certifies that this is
an accurate map of an actual field survey
dated June 10, 2024 and
that both map and survey are correct.
Cale P. Decker L.S. #050967

