

LEGAL NOTICE

City of Oneida Planning Commission Zoning Board of Appeals

A Public Hearing before the Planning Commission Zoning Board of Appeals of the City of Oneida will be held on Thursday, April 19, 2018 at 7:00 p.m. in the Common Council Chambers, 2nd floor, Municipal Building, 109 N. Main Street, Oneida, New York, to consider the following agenda items:

Area Variance Request for a side setback for an addition to a shed, and a height variance for a section of fencing on a residential property located at 113 Shattuck Ave., zoned R-2, by Jean Reifschneider.

Conditional Use Permit and Site Plan Review to establish the Happy Hounds Doggie Daycare and Boarding facility at 703 Stone Street, zoned Light Industrial, by Stephanie Gallagher.

Minor Subdivision application pertaining to SBL # 37.00-1-1.11 and SBL# 37.00-1-4.1, located on West Elm St., zoned Manufacturing-Industrial, by Green Empire Farms, Inc. **(see attached)**

Conditional Use Permit and Site Plan Review for Green Empire Farm, Inc. to construct a hydroponic agricultural greenhouse facility located on West Elm Street, zoned Manufacturing Industrial, by Green Empire Farms, Inc.

The above applications are open to inspection at the City of Oneida Department of Planning & Development, 109 N. Main Street, Oneida, New York. Persons wishing to appear at such hearing may do so in person or have an attorney or other representative appear on their behalf. Communications in writing in relation thereto may be filed with the Department of Planning and Development or at said meeting.

Cassie S. Rose, Director
Department of Planning & Development

March 21, 2018

PROPOSED DESCRIPTION OF A PORTION OF THE LANDS OF
CURTIN DAIRY, L.P.
WEST ELM STREET
CITY OF ONEIDA

“178+/- ACRE PARCEL”

Being Tax Parcels 37.00-1-1.12 & 37.00-1-2
Being Part of Tax Parcel 37.00-1-1.11

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

Beginning at a point on the centerline of West Elm Street, said point standing at the intersection of the centerline of West Elm Street with the easterly boundary of David B. Eddy and Mildred L. Eddy (Now or Formerly), as described in a Corrective Warranty Deed dated November 29, 2014 and filed in the Madison County Clerk’s Office in Instrument Number 2015-371; said easterly boundary of David B. Eddy and Mildred L. Eddy being further described as the easterly line of Lot Number 6 as shown on a map entitled “Subdivision – Portion of the lands of Herbert D. Brewer, West Elm Street, City of Oneida, Village of Wampsville, Madison County, New York, dated April 13, 1990, last revised on March 1, 1991, made by Snyder, Myers Associates, PC” and filed in the Madison County Clerk’s Office on April 3, 1991 as Map Number 2557; thence **N06°58’57”W 300.11 feet** along the easterly boundary of David B. Eddy and Mildred L. Eddy to an iron pin standing on the northerly boundary of David B. Eddy and Mildred L. Eddy; thence **S79°56’03”W 600.00 feet** along the northerly boundary of David B. Eddy and Mildred L. Eddy, the northerly boundary of Jeffrey J. Shields (Now or Formerly), the northerly boundary of Judson A. Hale and Susan C. Hale (Now or Formerly) and then along the northerly boundary of George E. Hopper and Sharon L. Hopper (Now or Formerly) to a point standing on the westerly boundary of George E. Hopper and Sharon L. Hopper; thence **S06°58’57”E 300.11 feet** along the westerly boundary of George E. Hopper and Sharon L. Hopper to a point standing on the centerline of West Elm Street; thence **S79°56’03”W 60.09 feet** along the centerline of West Elm Street to a point standing on the easterly boundary of NYSARC, Inc., Madison County Chapter (Now or Formerly); thence **N06°58’57”W 300.11 feet** along the easterly boundary of NYSARC, Inc., Madison County Chapter to an iron pin standing on the northerly boundary of NYSARC, Inc., Madison County Chapter; thence **S79°56’03”W 300+/- feet** along the northerly boundary of NYSARC, Inc., Madison County Chapter and then along the northerly boundary of Jon S. Curro and Pamela A. Curro (Now or Formerly) to a point standing on the westerly municipal boundary of the City of Oneida, the westerly municipal boundary of the City of Oneida being further described as the

easterly municipal boundary of the Town of Lenox; thence northerly **2,160 feet +/-** along westerly municipal boundary of the City of Oneida to a point standing on the southerly boundary of the lands of the New York Central Lines, LLC (Now or Formerly); thence **N60°00'08"E 3,004 feet +/-** along the southerly boundary of the lands of the New York Central Lines, LLC to a point standing on the northerly extension of the westerly boundary of Thomas E. Boylan (Now or Formerly); thence southerly **3,496 feet +/-** along the northerly extension thereof and the westerly boundary of Thomas E. Boylan to a point standing on the centerline of West Elm Street; thence **S79°59'52"W 1,689.69 feet** along the centerline of West Elm Street to the **point and place of beginning**.

The above described parcel containing **178 acres** of land, more or less.

Subject to the rights of the public to that portion of the above described premises lying within the bounds of West Elm Street.

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

March 21, 2018

PROPOSED DESCRIPTION OF A PORTION OF THE LANDS OF
CURTIN DAIRY, L.P.
WEST ELM STREET
CITY OF ONEIDA

“124 +/- ACRE PARCEL”
Being Part of Tax Parcel 37.00-1-4.1

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

Beginning at a point on the centerline of West Elm Street, said point standing at the intersection of the centerline of West Elm Street with the northerly boundary of Leatherstocking Media Group, Inc. (Now or Formerly), as described in a Warranty Deed dated June 1, 2009 and filed in the Madison County Clerk's Office in Instrument Number 2009-3359; thence **N83°41'26"W 335.32 feet** along the northerly boundary of Leatherstocking Media Group, Inc. to a point standing on the northwesterly boundary of Leatherstocking Media Group, Inc.; thence **S51°27'37"W 107.00 feet** along the northwesterly boundary of Leatherstocking Media Group, Inc. to a point standing on the westerly boundary of Leatherstocking Media Group, Inc.; thence **S05°27'37"W 75.14 feet** along the westerly boundary of Leatherstocking Media Group, Inc. to an iron rod standing on the northeasterly boundary of Thomas E. Boylan (Now or Formerly); thence **N66°22'53"W 329.60 feet** along the northeasterly boundary of Thomas E. Boylan to an iron rod standing on the westerly boundary of Thomas E. Boylan; thence **S11°33'59"W 243.21 feet** along the westerly boundary of Thomas E. Boylan to a point standing on the northerly boundary of Thomas E. Boylan; thence **S79°57'37"W 73 feet +/-** along the northerly boundary of Thomas E. Boylan to a point; thence **northerly 3,298 feet +/-** along a northerly extension of the westerly boundary of Thomas E. Boylan to a point standing on the southerly line of the New York Central Lines, LLC (Now or Formerly); thence **N60°00'08"E 603.16 feet** along the southerly line of New York Central Lines, LLC to a point standing on the westerly line of New York Central Lines, LLC; thence **S29°59'52"E 10.00 feet** along the westerly line of New York Central Lines, LLC to a point standing on the southerly line of New York Central Lines, LLC; thence **N60°00'08"E 874.06 feet** along the southerly line of New York Central Lines, LLC to a point; thence **S04°03'34"E 1,001.46 feet** to a point; thence **N85°56'26"E 1,294.50 feet** to a 36 inch tree; thence **S04°03'34"E 984.25 feet** to an iron pin standing on the northwesterly boundary of Myron G. Peebles and Gayle M. Peebles (Now or Formerly); thence **S58°50'42"W 619.50 feet** along the northwesterly boundary of Myron G. Peebles and Gayle M. Peebles to a point standing on the easterly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 (Now or Formerly); thence **N09°29'18"W 738.57 feet** along the easterly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust

Dated September 9, 2014 to a point standing on the northerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014; thence **S80°30'42"W 344.86 feet** along the northerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 to a point standing on the westerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014; thence **S19°19'23"W 1,353.74 feet** along the westerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 to a point standing on the northerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014; thence **N73°58'03"W 34.67 feet** along the northerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 to a point standing on the westerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014; thence **S18°40'07"W 262.98 feet** along the westerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 to a point standing on the southerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014; thence **S68°14'28"E 257.49 feet** along the southerly boundary of Terry E. Karst and Rebecca A. Karst, Trustees of the B & B Irrevocable Trust Dated September 9, 2014 to a point standing on the centerline of West Elm Street; thence **S22°12'01"W 692.07 feet** along the centerline of West Elm Street to the **point and place of beginning**.

The above described parcel containing **124 acres** of land, more or less.

Subject to the rights of the public to that portion of the above described premises lying within the bounds of West Elm Street.

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