
2019

Annual Report

Department of Planning and
Development

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Planning Commission Zoning Board of Appeals

The Planning Commission Zoning Board of Appeals (PCZBA) meets monthly to review and act on applications within the Zoning, Site Plan Review, and Subdivision Ordinances. Applicants work with the Planning Department to complete application packages and submit required documentation. Below is the list of applications reviewed by the PCZBA in 2019.

Area Variance Applications

Gary Voelker, 455 Cleveland Avenue – Area Variance Approval to install a home accessibility ramp.

John Dunn, 501 Cleveland Avenue – Area Variance Approval to install a shed.

Jeffery Emmons, 1079 Page Road – Area Variance Approval to construct a storage shed.

Rick Risley, Oatman Drive – Area Variance Approval to construct a single-family dwelling.

Douglas MacDonald, 219 Stone Street – Area Variance Approval to construct a shed.

Jeffrey Cameron, 334 Leonard Street – Area Variance Approval to install a swimming pool.

Mary Jo Kennedy, 311 Phillips Street – Area Variance Approval to construct a front porch.

Jade Pomerleau, 228 North Street – Area Variance Approval to construct a shed roof off an existing garage.

Henry Bolton, 369 Lenox Avenue – Area Variance Approval to install a carport and a shed.

John Clanton, 417 West Elm Street – Area Variance Approval to install a swimming pool.

Beth Reeves, 1215 Glenwood Avenue – Area Variance Approval to construct an animal shelter.

Sandra Henderson, 1542 Union Street – Area Variance Approval to construct a single-family dwelling.

Oneida Public Library, 459 Main Street – Area Variance Approval for additional signage.

Michael Krueger, 223 E. Walnut Street – Area Variance Approval to install a storage shed.

Chris Meeker, 134 Driftwood Drive – Area Variance Approval for an addition to the residential structure.

David Salisbury, 1597 – Area Variance Approval for a home accessibility ramp.

Dan Mitchell, 468 Main Street – Area Variance Approval to construct an addition to a garage.

Josh Pullman, 414 Earl Avenue – Area Variance Approval for increased fence height.

Bernadette White, 530 Seneca Street – Area Variance Approval to construct a front porch.

Bruce Stewart, 5230 Wickens Road – Area Variance Approval for increased building height.

Use Variance

Responsive to Our Community, 140 Madison Street – withdrawn by applicant.

Site Plan Review

Kinville Properties, LLC, 340 Main Street – Site Plan Approval with conditions for previously constructed parking spaces.

David Labrecque, 264 Genesee Street – Site Plan Approval with conditions for previously constructed parking spaces.

Tyson Gorman, Cobb Street – Site Plan Approval with conditions to establish a temporary salt storage shed.

Carter Brightman, Stone Street – Site Plan Approval with conditions for the construction of storage units.

Oneida Healthcare, 321 Genesee Street – Site Plan Approval with conditions to construct a 1,495 sq ft addition.

Anthony Barnaba, 125 Oneida Street – Site Plan Approval with conditions for a change in use from residential to retail space.

Jennifer Clark, 149 Cedar Street – Site Plan Approval with conditions for a change in use from retail to business.

Kathleen Rainbow, 112 Farrier Avenue - Site Plan Approval with conditions for a change in use from business to retail.

Oneida Molded Plastics, 321-327 Farrier Avenue - Site Plan Approval with conditions for a change in use from retail to light industrial.

All Seasonings Ingredients, Inc., 1043 Freedom Drive – Site Plan Approval with conditions to construct two new buildings and parking areas.

Kara Hatch, 105 Main Street – Site Plan Approval with conditions for a change in use from retail to restaurant.

Responsive to Our Community, 140 Main Street – Site Plan Approval with conditions for office space, retail space, and one small apartment on the ground floor, and nine new apartments on the second floor.

Save the Storks, 533 Main Street – Site Plan Approval with conditions for a change in use from nursing home to educational and religious facility.

WalMart, 2024 Genesee Street – Site Plan Approval with conditions for a 1,400 sq ft addition.

Paul Marco, 202 N. Main Street – Site Plan Approval with conditions for the construction of a private parking lot.

Carrie Earl, 117 East Railroad Street – Site Plan Approval with conditions to establish an office support center encompassing office, retail and event center uses.

Tanya Peterson, 181 Kenwood Avenue – Site Plan Approval with conditions to establish a nursery school/learning center.

Jessie Lee, 146 Lenox Avenue – Site Plan Approval with conditions to create additional office space.

Site Plan Modification

Oneida Public Library, Main Street – Site Plan Modification Approval for changes to the structure, to include a decrease of 16,500 sq ft. additional walkways, changes to roof line, curbing and landscaping.

Oneida Molded Plastics, 321-327 Farrier Avenue - Site Plan Modification Approval with conditions to building plan for light industrial use.

Green Empire Farms, 1876 West Elm Street – Site Plan Modification Approval with conditions to increase the height and width of the berms along the south and west boundaries.

Oneida Health Systems, 1061 Meadow Drive – Site Plan Modification with conditions for an additional storage building for maintenance equipment.

Conditional Use Permit

Tyson Gorman, Cobb Street – Conditional Use Permit Approval with conditions to establish a temporary salt storage shed.

Carter Brightman, Stone Street – Conditional Use Permit Approval with conditions for the construction of storage units.

Oneida Molded Plastics, 321-327 Farrier Avenue – Conditional Use Permit Approval with conditions for a change in use to light industrial.

All Seasonings Ingredients, Inc., 1043 Freedom Drive – Conditional Use Permit Approval with conditions to construct two new buildings and parking areas.

Save the Storks, 533 Main Street – Conditional Use Permit Approval for a change in use from nursing home to educational and religious facility.

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Carrie Earl, 117 East Railroad Street – Conditional Use Permit Approval with conditions to establish an office support center encompassing office, retail and event center uses.

Subdivision

John Maiura, 1215 Glenwood Avenue – Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 3-lot minor subdivision.

Eric Whipple, 2489 Lake Street - Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor subdivision.

Thomas Parlato, 2500 Lake Road - Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor subdivision.

All Seasonings Ingredients, Inc. - Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor re-subdivision.

Beverly Gregory, 2244 Lake Road - Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 4-lot minor subdivision.

Green Empire Farms, Inc., 1876 West Elm Street - Sketch Plat Approval, Preliminary Plat Waiver, and Final Plat Approval for a 2-lot minor subdivision.

Zoning Map Amendment

Russell Blanchard, 409 Genesee Street – Positive Recommendation for Zoning Map Amendment request from R-P (Residential-Planned) to Commercial.

Zoning Ordinance Amendment

City of Oneida, city-wide – Positive Recommendation for changes to update election sign language.

Jill's Property Management, 2111 Genesee Street – Negative Recommendation for proposed changes to allowable uses in Commercial zone.

Recommendations

City of Oneida, James Street – Positive Recommendation to create a pedestrian walkway on James Street.

In-House Grants

The 2015 HOME Program Housing Rehabilitation grant for \$400,000 was completed and closed out in 2019. We are still waiting for the final monitoring visit and audit of the program.

The New York Main Street Program is moving forward, although we are currently waiting for final SHPO approval. The James Street Gateway portion of the project was completed in the fall of 2019, with design and administration prepared by Planning Department staff.

The 2017 NYS CDBG Economic Development grant of \$162,000 for All Seasonings Ingredients, Inc., was completed by the end of 2019. This funding assisted the company in purchasing additional equipment, leading to an increase of 17 full-time jobs by the end of 2019. Close-out, monitoring and auditing of the program will take place in 2020.

The City of Oneida was awarded a \$700,000 grant through the 2017 RESTORE New York program on behalf of Center Street Residential, LLC., the owner of 151-155 Madison Street. Funds will be used to construct upper floor market rate apartments. The grant is being administered by the Central New York Regional Planning and Development Board, and currently waiting for SHPO approval to move forward with construction.

We are once again working with the Central New York Regional Planning and Development Board to put together a grant application for the next round of Downtown Revitalization Initiative funds. It is anticipated that the next round of applications will be due in early summer.

We have been working with the Central New York Arts organization on an Arts and Entertainment District Master Plan for downtown. This was funded through a grant that, with assistance from The Lakota Group, will result in a document to help us move forward in improving the downtown economy by focusing on arts and entertainment, and related businesses. A draft report is due this spring. This committee is also competing for funding to house a part-time CNY Arts employee in each City to assist in increasing arts and entertainment opportunities.

West Elm Street Water and Sewer Project

This project was substantially completed to allow large-scale development on West Elm Street, and to open up other properties in the area for potential development.

LED Street Light Project

Working with the City Engineer on the downtown portion of the streetlighting project, to include streetscape design options.

WWTP Upgrade Project

Working with the City Engineer as it relates to economic development of both existing businesses and the ability to market to new businesses.

Oneida City Center Projects

Currently assisting Oneida City Center Committee (OC3) and the Parks and Recreation Department with plans for the 3rd Annual City Center Market, which will start Thursday, June 4th and run through August 27th, 5:00 – 8:00 pm.

We will again be co-sponsoring the 50 downtown flower pots with the City. Pots will be on the streets for Memorial Day weekend. OC3 designed the new Historic District street signs for downtown, and they will be fabricated and installed by DPW staff.

NYSHSES/FEMA Hazard Mitigation Program

We continue to administer the \$21 million buyout program for the Flats neighborhood impacted by the 2013 flooding. All demolition and site restoration work was finished by June. Since then, we have been working closely with the NYSDHSES on the required documentation. It is anticipated that this project will be closed out by mid-2020.

Ongoing work

Daily tasks including regular administration of programs, working with developers in preparation for Planning Commission Zoning Board of Appeals meetings, as well as monthly paperwork (agendas, minutes, legal notices, review of applications, preparation of meeting packets, etc.), administration of Revolving Loan Fund program, working with state and regional agencies on potential development opportunities, follow-up on various projects, voucher submissions, assistance to residents and business owners for various applications, Land Committee issues, flood zone questions, consultations on potential projects, questions from public and other agencies, dissemination of information as requested.