

CITY OF ONEIDA

PLANNING COMMISSION / ZONING BOARD OF APPEALS

REGULAR MEETING MINUTES

Date: February 10, 2026

Time: 6:00 P.M.

Location: Common Council Chambers, City Hall, 109 N. Main Street, Oneida, NY

Call to Order

Chairperson Perry Tooker called the meeting to order at 6:00 P.M.

Roll Call

Present:

Perry Tooker (Chair)

Todd Schaal

Gregg Myers

Dave Scholl

Andrea Hitchings

Absent:

Kipp Hicks (Excused)

Pat Thorpe

Also Present:

Steve Vonderweidt (Director of Planning & Development)

Jeannie Markle (Codes & Planning)

Jay Ackerman (Code Enforcement Officer)

Quorum: Achieved.

Approval of Meeting Minutes

January 13, 2026 Regular Meeting Minutes

Board discussion included a request that future minutes contain additional detail summarizing discussion points and project benchmarks to better reflect the substance of deliberations.

Motion to Approve Minutes as Presented:

Motion: Scholl

Second: Hitchings

Vote: Ayes – Tooker, Schaal, Myers, Scholl, Hitchings

Nays – None

Absent – Hicks, Thorpe

Motion Carried.

Item #1 – Conditional Use Permit Modification

Hotel Oneida – 181 Main Street

Applicant: The Oneida Group, LLC

Location: 181 Main Street

Tax Parcel: 30.80-1-54

Zoning: Downtown Commercial (DC)

Request:

Modification of previously approved Conditional Use Permit to extend the construction completion deadline by an additional two (2) years. No changes were proposed to use, intensity, building footprint, layout, parking, or access. All prior conditions would remain in effect.

Background:

The original Conditional Use Permit was approved July 11, 2023, with a two-year construction completion requirement. The applicant requested additional time due primarily to extended financing negotiations and lender due diligence requirements.

239 Review:

Not required. Administrative modification with no change to site conditions.

SEQRA:

Type II Action pursuant to 6 NYCRR §617.5(c)(1) and (26). Administrative action involving no material change to a previously approved project.

Applicant Presentation:

Ed Riley appeared on behalf of The Oneida Group, LLC.

Mr. Riley stated that the project remains active and that significant preparatory work has been completed. He indicated:

- Contractors conducted walkthroughs earlier the same day to solidify construction cost estimates.
- Financing negotiations are ongoing with two lending institutions.
- A formal loan commitment letter is anticipated within approximately 60–90 days.
- Demolition mobilization is anticipated to begin on or about April 1, 2026.
- General construction and structural renovation is anticipated to begin no later than June 1, 2026.
- Estimated construction timeline is approximately 16 months from commencement.
- Residential apartment units are anticipated to be completed prior to restaurant buildout and opening.

Mr. Riley further stated that temporary electric service has been installed on each floor, potable water service has been extended pending final meter installation, and a permanent six-inch water service line and fire service connection are planned.

Board Discussion:

The Board discussed:

- Whether a two-year extension was appropriate versus a shorter timeframe.
- The relationship between the Conditional Use Permit timeline and the building permit issuance timeline.
- The impact of NYS Uniform Code updates adopted January 1, 2026.
- The importance of establishing reasonable project milestones.
- Community concerns regarding project progress.
- The previously approved conveyance of the adjacent parking lot through the IDA and coordination of closing with project financing.

The applicant confirmed:

- The parking lot conveyance to the IDA has been completed and filed.
- Final conveyance to the development entity would occur concurrently with project financing closing.
- Approximately 95–98% of asbestos abatement has been completed.
- Remaining abatement work will be finalized prior to full reconstruction.

The Board discussed the concept of project milestones including financing commitment, demolition start, and general construction commencement. The applicant agreed to provide periodic progress updates to City staff as financing is finalized.

Motion #1 – SEQRA Classification

Classify the action as a Type II Action pursuant to 6 NYCRR §617.5(c)(1) and (26).

Motion: Schaal

Second: Myers

Vote: Ayes – Tooker, Schaal, Myers, Scholl, Hitchings

Nays – None

Absent – Hicks, Thorpe

Motion Carried.

Motion #2 – SEQRA Declaration

Declare the action a Type II Action requiring no further environmental review.

Motion: Myers

Second: Hitchings

Vote: Ayes – Tooker, Schaal, Myers, Scholl, Hitchings

Nays – None

Absent – Hicks, Thorpe

Motion Carried.

Motion #3 – Approve Conditional Use Permit Modification

Approve the modification to extend the construction completion deadline for the Hotel Oneida project located at 181 Main Street, Tax Map #30.80-1-54, subject to the following conditions:

1. The construction completion deadline is extended for two (2) years from the date of adoption of this action (February 10, 2026).
2. All previously approved Conditional Use Permit conditions remain in full force and effect.
3. No changes to approved use, intensity, layout, footprint, parking, or access are authorized by this action.

Motion: Schaal

Second: Hitchings

Vote:

Ayes – Tooker, Schaal, Scholl, Hitchings

Nays – Myers
Absent – Hicks, Thorpe

Motion Carried (4–1).

Old Business

None.

New Business

None

Adjournment

Motion to Adjourn:

Motion: Schaal

Second: Scholl

Vote: Ayes – Unanimous

Meeting adjourned at approximately 6:26 P.M.

Respectfully submitted,

Steve Vonderweidt, MBA
Director of Planning & Development
City of Oneida