

City of Oneida

Planning Commission Zoning Board of Appeals

Regular Meeting Agenda

Council Chambers, City Hall, 109 N. Main Street

Tuesday, January 13, 2026 – 6:00 PM

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes – November 18th, 2025 Regular Meeting

Item #1 – 221 Maple Drive

Area Variance for construction of a residential accessory shed located at 221 Maple Drive, Tax Map #38.56-1-29, zoned R-2 (Residential-2), by Nathan Ryan Kling.

Planning: The applicant proposes construction of a residential accessory shed requiring an area variance from the side yard setback requirements of the City of Oneida Zoning Code. The Code Enforcement Officer denied the building permit due to non-compliance with minimum setback requirements. The request is limited to dimensional relief only and does not involve a change in use or intensity. A signed neighbor statement indicating no objection was received.

239 Review: Not required (local roadway; no intermunicipal impact).

SEQRA: Type II (6 NYCRR 617.5[c][1] and [15]) – Minor residential accessory structure and granting of an area variance.

Item #2 – 1566 Middle Road

Conditional Use Permit to allow use of an existing church building as a Buddhist temple located at 1566 Middle Road, Tax Map #47-1-24, zoned Agricultural, by Dinh Thanh Temple (Owner: Church of Jesus Christ of Latter-Day Saints).

Planning: The applicant proposes continued use of an existing church building for religious services as a Buddhist temple. No exterior changes, site work, parking changes, or building expansion are proposed, and the existing site layout will remain unchanged from its prior use as a church. On-site residence by monks is proposed as accessory to the religious use. The use is permitted by Conditional Use Permit in the Agricultural zoning district pursuant to Chapter 190.

239 Review: Not required (parcel does not front or lie within 500 feet of a County or State roadway).

SEQRA: Type II (6 NYCRR 617.5[c][1] and [7]) – Continued use of an existing structure for religious purposes with no physical site changes.

Item #3 – Hotel Oneida, 181 Main Street

Conditional Use Permit Modification to extend the construction completion deadline for the previously approved Hotel Oneida project located at 181 Main Street, Tax Map #30.80-1-54, zoned DC (Downtown Commercial), by The Oneida Group, LLC.

Planning: The applicant requests a modification to the previously issued Conditional Use Permit to extend the construction completion deadline by an additional two (2) years. No changes are proposed to the approved use, intensity, site layout, building footprint, parking, or access. All previously approved conditions would remain in effect.

239 Review: Not required (administrative action; no site changes).

SEQRA: Type II (6 NYCRR 617.5[c][1] and [26]) – Administrative action involving no material change to a previously approved project.

4. Old Business
None.
5. New Business
To be determined at meeting.
6. Adjournment
Motion to adjourn.

GENERAL MEETING CHECKLIST

Common Council Chambers

Tuesday, January 13th, 2026, 6:00 PM

Call to Order time: _____

Roll Call

<u>Attendees</u>	<u>Present</u>	<u>Absent</u>	<u>Arrived Late/Time</u>
Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Vacant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Also Attending

<u>Name/Title</u>	<u>Present</u>	<u>Absent</u>	<u>Notes</u>
Steve Vonderweidt/City Planner	<input type="checkbox"/>	<input type="checkbox"/>	_____
Jeannie Markel/Account Clerk	<input type="checkbox"/>	<input type="checkbox"/>	_____
Jay Ackerman/Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____/Fire Department	<input type="checkbox"/>	<input type="checkbox"/>	_____
_____/_____	<input type="checkbox"/>	<input type="checkbox"/>	_____

Minutes from Meeting Date: November 18th 2025

Amendment? (Necessary) _____

Approve Minutes – Motion

<u>Member</u>	<u>Moved</u>	<u>Second</u>
Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ **Total Nay:** _____ **Motion Result:** ☐ Passed ☐ Failed

Adjournment

Adjourn Time: _____

Adjourn – Motion

<u>Member</u>	<u>Moved</u>	<u>Second</u>
Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ **Total Nay:** _____ **Motion Result:** ☐ Passed ☐ Failed

Chairperson Signature: _____ **Date:** _____

221 Maple Drive – Area Variance**Applicant:** Nathan Ryan Kling**Owner:** Nathan Ryan Kling**Tax Map #:** 38.56-1-29 **Zoning:** R-2 Residential-2**Date:** 01/13/26**Applicant in attendance:** Yes ☐ No ☐**239 Review:** Not required – parcel does not front or lie within 500 feet of a County or State roadway.

Motion #1 — SEQRA Classification☐ Type I ☐ Unlisted ☒ **Type II**

(6 NYCRR 617.5[c][1] & 617.5[c][15] – Minor residential accessory structure / Area variance)

Member	Moved	Second
Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ **Total Nay:** _____ **Motion Result:** ☐ Passed ☐ Failed

Motion #2 — SEQRA Declaration☒ **Type II – No further environmental review required**

Member	Moved	Second
Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>

Member	Moved Second	
--------	--------------	--

Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ Total Nay: _____ Motion Result: ☐ Passed ☐ Failed

Motion #3 — Grant Area Variance (Resolution)

Request:

Grant an **8-foot Area Variance** from the side-yard setback requirements of **City Code §190-14(D)(2)** to permit construction of a residential accessory shed at **221 Maple Drive**, Tax Map #38.56-1-29.

Conditions (if any):

- ☐ Shed to be constructed in substantial conformance with plans submitted
- ☐ All required building permits to be obtained prior to construction
- ☐ No expansion of the structure without further PCZBA approval

Member	Moved Second	
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Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ Total Nay: _____ Motion Result: ☐ Passed ☐ Failed

Chairperson Signature: _____ Date: _____

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

Project Location:	221 Maple Drive		
Tax Map #:	38.56-1-29		
Applicant Name:	Nathan Kling		
Applicant Address (If Different):			
Zone: R 2	Ward: 3	File #:	2026-02

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)
<input checked="" type="checkbox"/>	Neighbor Statements (or proof contact was attempted)
<input checked="" type="checkbox"/>	Photos or Drawings
<input checked="" 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: 11/24/25

Received By (Print): J. Magkle

Signature: *J. Magkle*

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.

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 <i>R'd 11/20/25</i> | \$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 221 Maple Dr.

Zone R2 Ward 3 Tax Map # 38.56-1-29

Property Owner (If Different):

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

Applicant:

Address: Nathan Kling
City/State/Zip Code: 221 Maple Dr. Oneida
Phone: 315-264-0526
Email: _____

Signature of Owner _____

Date _____

Signature of Applicant _____

Date _____

Print Name of Owner _____

Print Applicant Name _____

Description of Proposal (Attach additional pages if necessary):

Build shed along fence line
8 ft variance
Small backyard for purpose of variance

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):



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 AN AREA VARIANCE

The appeal concerns property at the following address:

221 Maple Dr.

Zone R2 Ward 3

Tax Map # 38.56-1-29

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Applicant:

Name: Nathan Kling

Signature Nathan Kling

Address: 221 Maple Drive
Oneida NY

Date 11/17/25

Phone: 315-264-0526

Email: n.kling9801@gmail.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:

- ☒ 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: 9/21/25

Proposed Activity: build a shed along fence line / property line

Type and size of variance requested: 8 foot variance

Reason for variance: best place for shed to go on
property due to smaller fence in backyard

Describe the character of the neighborhood: quiet nice cul-de-sac,
everyone is friendly with each other and keeps to themselves

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

Date Modified 6/02/23 12/11/20/25

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: _____

Date: 01/05/23

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

UNAPPROVED

OFFICE USE ONLY

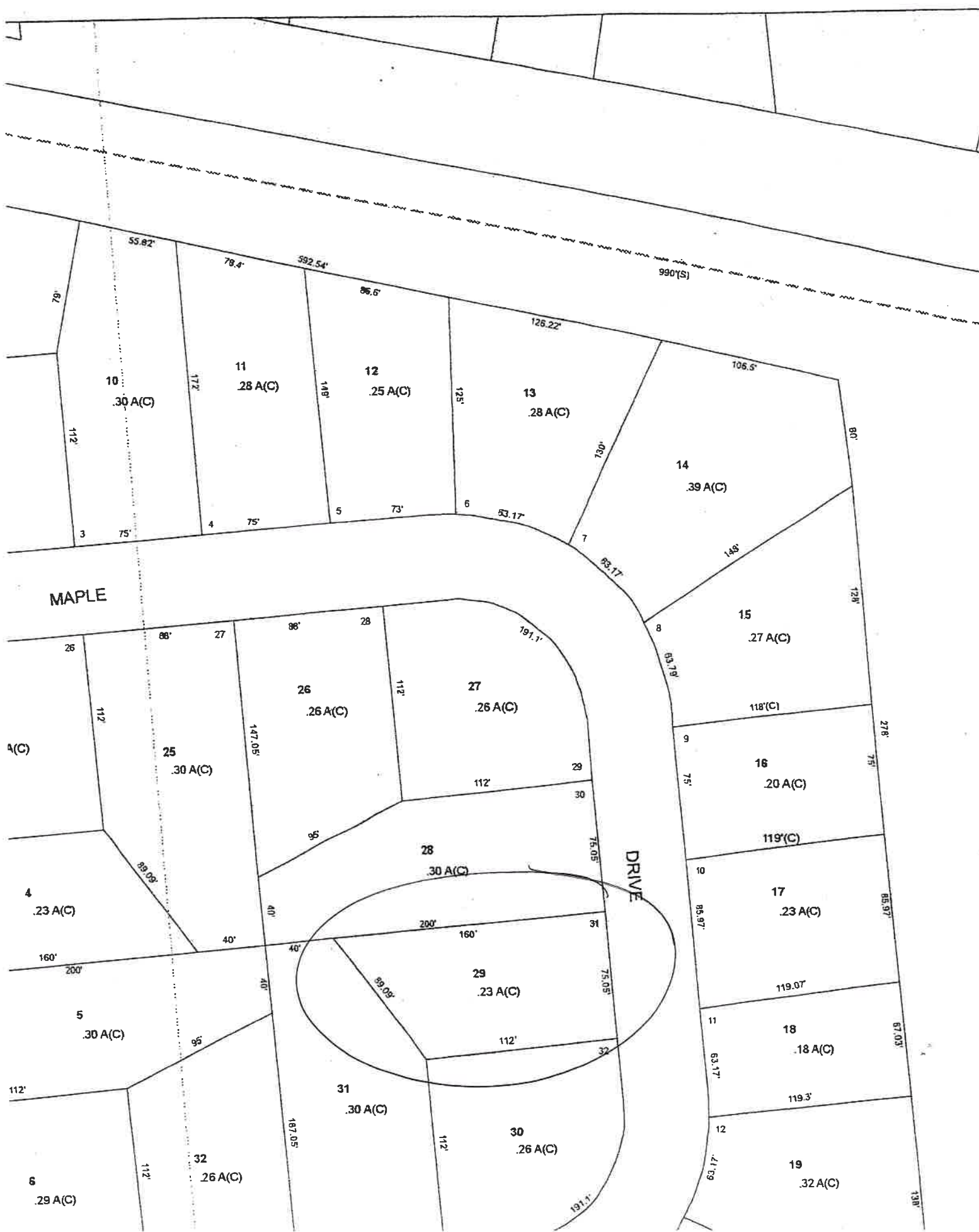
Approved: ☐ Yes ☒ No

Code Enforcement Officer: _____

Date: 9/5/21

REASON FOR DISAPPROVAL (If applicable):

City Code 190-14(D)2 Proposed building is less than 10' from property line



*** * * RECEIPT * * ***

Date: 11/20/25

Receipt#: 76691

Quantity	Transactions	Reference	Subtotal
1	Area Variance	873	\$100.00

Total Paid: \$100.00

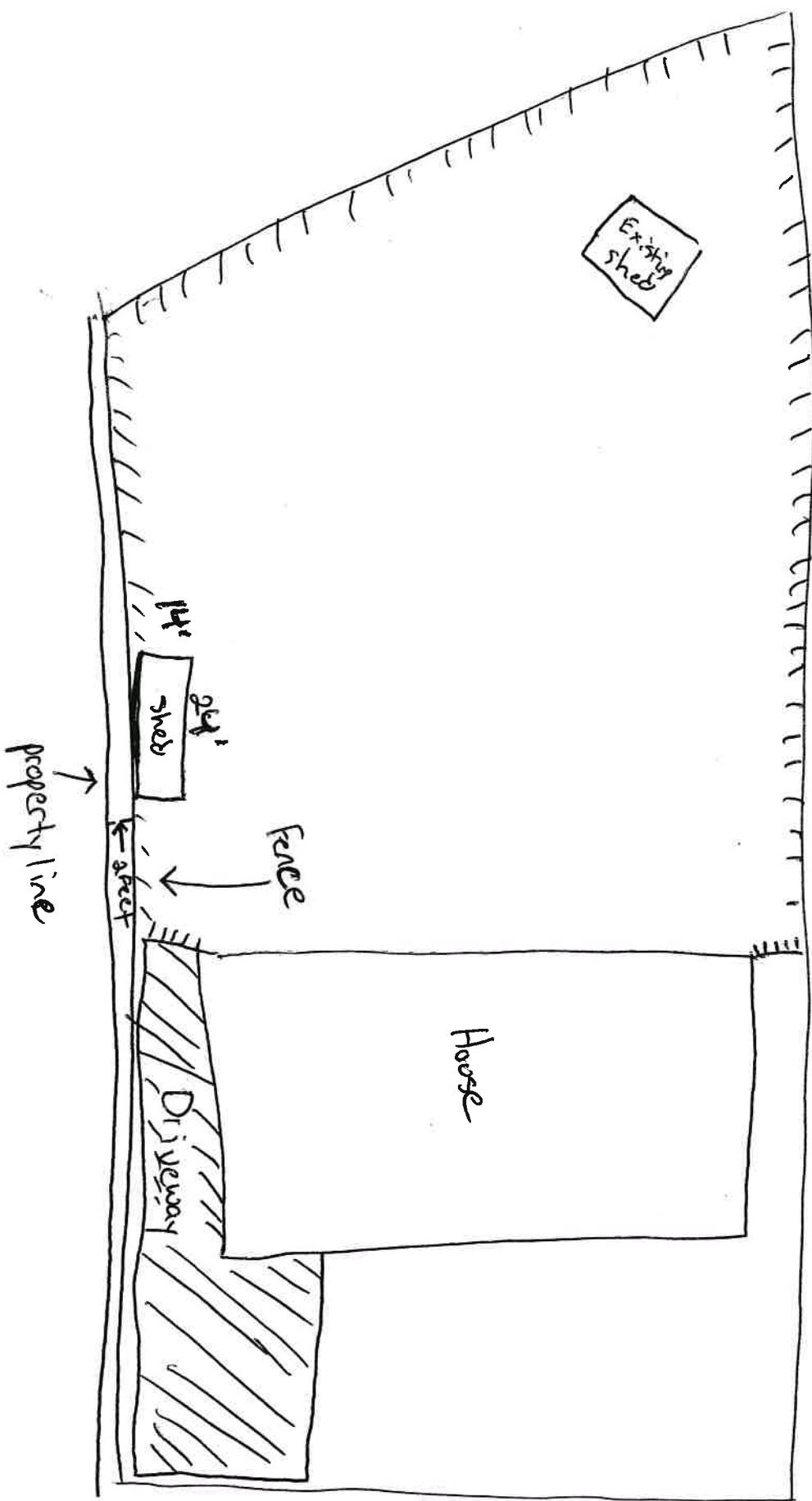
Notes:

Payment Type	Amount	Paid By
CK #206	\$100.00	Kling, Nathan Ryan

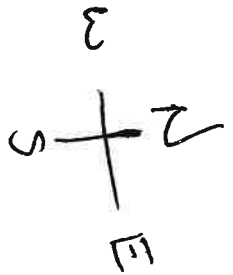
Name: Kling, Nathan Ryan
221 Maple Dr.
Oneida, NY 13421

Clerk ID: MONIQUE

Internal ID: 873



221 Maple Drive



Statement from Adjoining Property Owner

To be completed by the Petitioner

Owner:

Nathanael Juliana Kling

Project address:

221 Maple Drive

Requested variance:

8 feet

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.

Signature of Owner

N. Kling

Date

11/18/25

To be completed by the Neighbor

Name:

Ponice Benedict

Address:

229 Maple Drive Oneida NY 13821

I have reviewed the above request for an Area Variance.

☒ I have no objection to the above request.

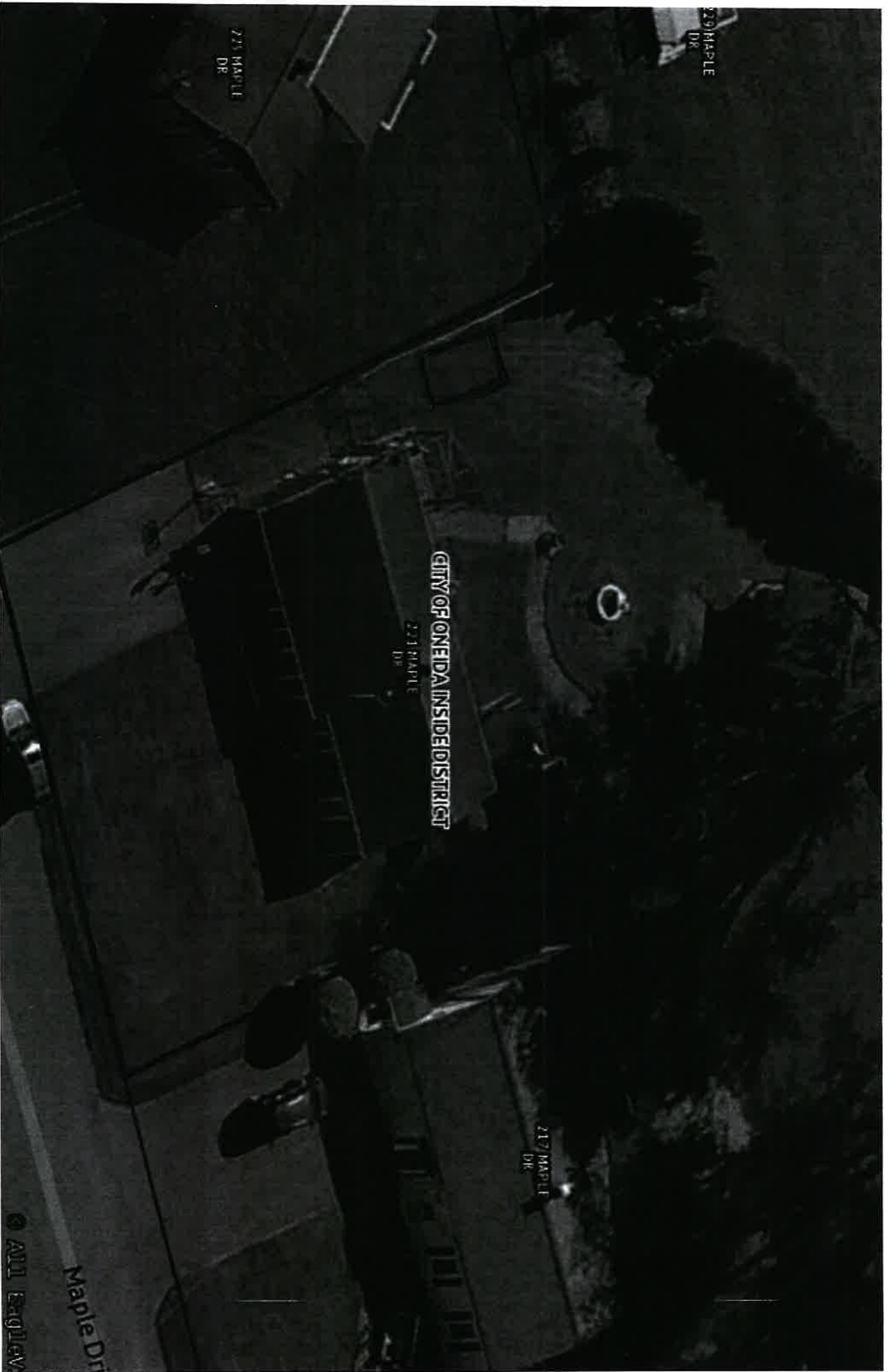
☐ I object to the above request.

Signature

Ponice Benedict

Date

11/19/25



229 MAPLE
DR

223 MAPLE
DR

CITY OF ONEIDA INSIDE DISTRICT
221 MAPLE
DR

217 MAPLE
DR

Maple Dr

© All EagleV



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

Tax Charge Information Sheet

Interest Date: 01/01/2025

Kling Julianna
King Nathan
221 Maple Dr
Oneida, NY 13421-1834

Parcel Number: 38.56-1-29
Owner: Kling Julianna

Situs: 221 Maple Dr
Legal: 0.00 X 0.00

Payments

Payor	Date	Type	Year	Bill Number	District/Generic Type	Tax	Penalty	Interest	Additional Costs	Total Paid
Sullivan Seth	01/14/2025	Tax	2025	002715	ICOUNTY	\$758.46	\$0.00	\$0.00	\$0.00	\$758.46
Sullivan Seth	01/14/2025	Tax	2025	154136	ICITY	\$960.08	\$0.00	\$0.00	\$0.00	\$960.08
Sullivan Seth	01/14/2025	Tax	2025	154137	HY121Hydrant	\$6.73	\$0.00	\$0.00	\$0.00	\$6.73
Sullivan Seth	01/14/2025	Tax	2025	154138	LT121Oneida Library Dist.	\$47.31	\$0.00	\$0.00	\$0.00	\$47.31
Sullivan Seth	01/14/2025	Tax	2025	154139	LT122Library Construction	\$18.49	\$0.00	\$0.00	\$0.00	\$18.49
Total Payments For Parcel Number 38.56-1-29 from 01/01/2025 through 11/24/2025:										\$1,791.07

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 11/24/2025: \$1,791.07

CITY OF ONEIDA — PLANNING COMMISSION & ZONING BOARD OF APPEALS

RESOLUTION OF APPROVAL

Project: Area Variance – Residential Accessory Structure

Address: 221 Maple Drive, Oneida, NY 13421

Applicant / Owner: Nathan Ryan Kling

Tax Map #: 38.56-1-29

Zoning: R-2 Residential-2

Meeting Date: January 13, 2026 – 6:00 p.m. (Council Chambers, City Hall)

WHEREAS, the applicant and property owner, **Nathan Ryan Kling**, has applied for an **Area Variance** to permit construction of a residential accessory shed at **221 Maple Drive**, Oneida, New York, Tax Map #38.56-1-29, located in the **R-2 Residential-2** zoning district; and

WHEREAS, the application was submitted following denial of a building permit by the Code Enforcement Officer due to noncompliance with the minimum side yard setback requirements of **Chapter 190 (Zoning)** of the City of Oneida Code; and

WHEREAS, the applicant requests an **8-foot area variance** from the required side yard setback to allow placement of the proposed accessory structure; and

WHEREAS, the proposed action involves dimensional relief only and does not result in a change in use or intensity of the property; and

WHEREAS, the action has been classified as a **Type II action** pursuant to **6 NYCRR §617.5(c)(1) and §617.5(c)(15)** of the State Environmental Quality Review Act (SEQRA), and therefore no further environmental review is required; and

WHEREAS, the subject property does not front or lie within five hundred (500) feet of a county or state roadway or facility; therefore, **General Municipal Law §239-m referral is not required**; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals held a **duly advertised public meeting** on January 13, 2026, at which time the applicant and all interested parties were given an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED that the **City of Oneida Planning Commission & Zoning Board of Appeals**, having considered the standards for granting an area variance and the benefit to the applicant weighed against any potential detriment to the health, safety, and welfare of the neighborhood, hereby **APPROVES** the requested **Area Variance** for the property located at **221 Maple Drive**, subject to the following conditions:

1. The accessory structure shall be constructed in substantial conformance with the plans and information submitted with the application.
2. All required building permits shall be obtained prior to construction.
3. No expansion or modification of the approved structure shall occur without further PCZBA approval.

Adopted: January 13, 2026

Moved by: _____ Seconded by: _____

Vote: ☐ Approved ☐ Denied ☐ Tabled

Chairperson: _____ Date: _____

1566 Middle Road – Conditional Use Permit

Applicant: Dinh Thanh Temple

Owner: Nguyen Thai - Dinh Thanh Temple

Tax Map #: 47-1-24 **Zoning:** Agricultural

Date: 01/13/26

Applicant in attendance: Yes ☐ No ☐

239 Review: Not required – parcel does not front or lie within 500 feet of a County or State roadway.

Motion #1 — SEQRA Classification

☐ Type I ☐ Unlisted ☒ **Type II**

(6 NYCRR 617.5[c][1] & 617.5[c][7] – Continued use of existing structure for religious purposes with no physical site changes)

Member Moved Second

Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ **Total Nay:** _____ **Motion Result:** ☐ Passed ☐ Failed

Motion #2 — SEQRA Declaration

☒ **Type II – No further environmental review required**

Member Moved Second

Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>

Member	Moved Second	
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Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ Total Nay: _____ Motion Result: ☐ Passed ☐ Failed

Motion #3 — Grant Conditional Use Permit (Resolution)

Request:

Grant a **Conditional Use Permit** to allow continued use of an existing church building as a **Buddhist temple**, including on-site residence by monks as accessory to the religious use, at **1566 Middle Road**, Tax Map #47-1-24, in the Agricultural zoning district.

Conditions (if any):

- ☐ Use shall remain limited to religious worship and customary accessory activities
- ☐ No exterior alterations, site work, or parking changes are approved as part of this action
- ☐ Any future exterior or site changes shall require separate PCZBA review and approval

Member	Moved Second	
--------	--------------	--

Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
Vacant	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____ Total Nay: _____ Motion Result: ☐ Passed ☐ Failed

Chairperson Signature: _____ Date: _____

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

Project Location:	1566 Middle Rd.	
Tax Map #:	47-1-2.4	
Applicant Name:	NGUYEN THAI	
Applicant Address (If Different):		
Zone: <u>Agricultural</u>	Ward: <u>01</u>	File #: <u>2026-01</u>

Conditional Use Permit Application Submission Receipt

Received	Item
<input checked="" type="checkbox"/>	Cover Sheet
<input checked="" type="checkbox"/>	Conditional Use Permit Application
<input type="checkbox"/> ——— NA	Codes Office Denied Permit — <u>N/A</u>
<input checked="" type="checkbox"/>	Location Map from Assessor
<input checked="" type="checkbox"/>	Associated Fee(s)
<input type="checkbox"/>	Site Map (Per Section 143 of City Code)
<input checked="" type="checkbox"/>	Photos or Drawings
<input checked="" type="checkbox"/>	SEQR Forms
<input checked="" type="checkbox"/>	Up to Date Taxes Proof from Chamberlain
<input checked="" type="checkbox"/>	Other <u>Statement - no changes</u>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____

Date Submitted: 12/10/2025

Received By (Print): J. Markley

Signature: [Signature]

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.

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 checked="" 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 1566 MIDDLE ROAD, ONEIDA, NY 13421

Zone Agricultural Ward 01

Tax Map # 47-1-2.4

Property Owner (If Different):

Address: _____

City/State/Zip Code: _____

Phone: _____

Email: _____

Applicant:

Address: 2408 BLEECKER STREET

City/State/Zip Code: FRANKFORT, NY 13340

Phone: (408)-833-6385

Email: DTT0312,25@gmail.com

Signature of Owner

Date

Signature of Applicant

12/08/2025
Date

Print Name of Owner

NGUYEN THAI
Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

Living in the church Building.

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):

Living in the will help us to be on site 24/24 to maintain the property and taking good care of the garden as needed to make a beautiful scene of the area.

Date Modified 4/19/2023



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
CONDITIONAL USE PERMIT**

Name of Proposed Development:

DINH THANH TEMPLE

Location of Site:

1566 MIDDLE ROAD, ONEIDA, NY 13421

Tax Map Number: 47-1-2.4

Current Zoning Classification: Agricultural

Applicant:

Name: NGUYEN THAI

Address: 2408 BLEECKER STREET,
FRANKFORT, NY 13340

Phone: (408)-839-6385

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action: _____

Action Filing Date: _____

☐ Approved ☐ Denied

Ward: 01

Owner (if different):

Name: _____

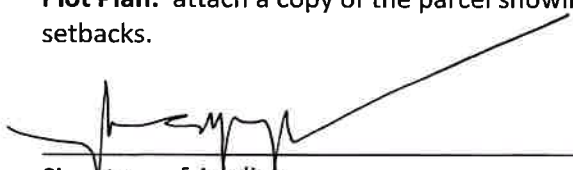
Address: _____

Phone: _____

Proposed Use(s) of Site:

Religious Services

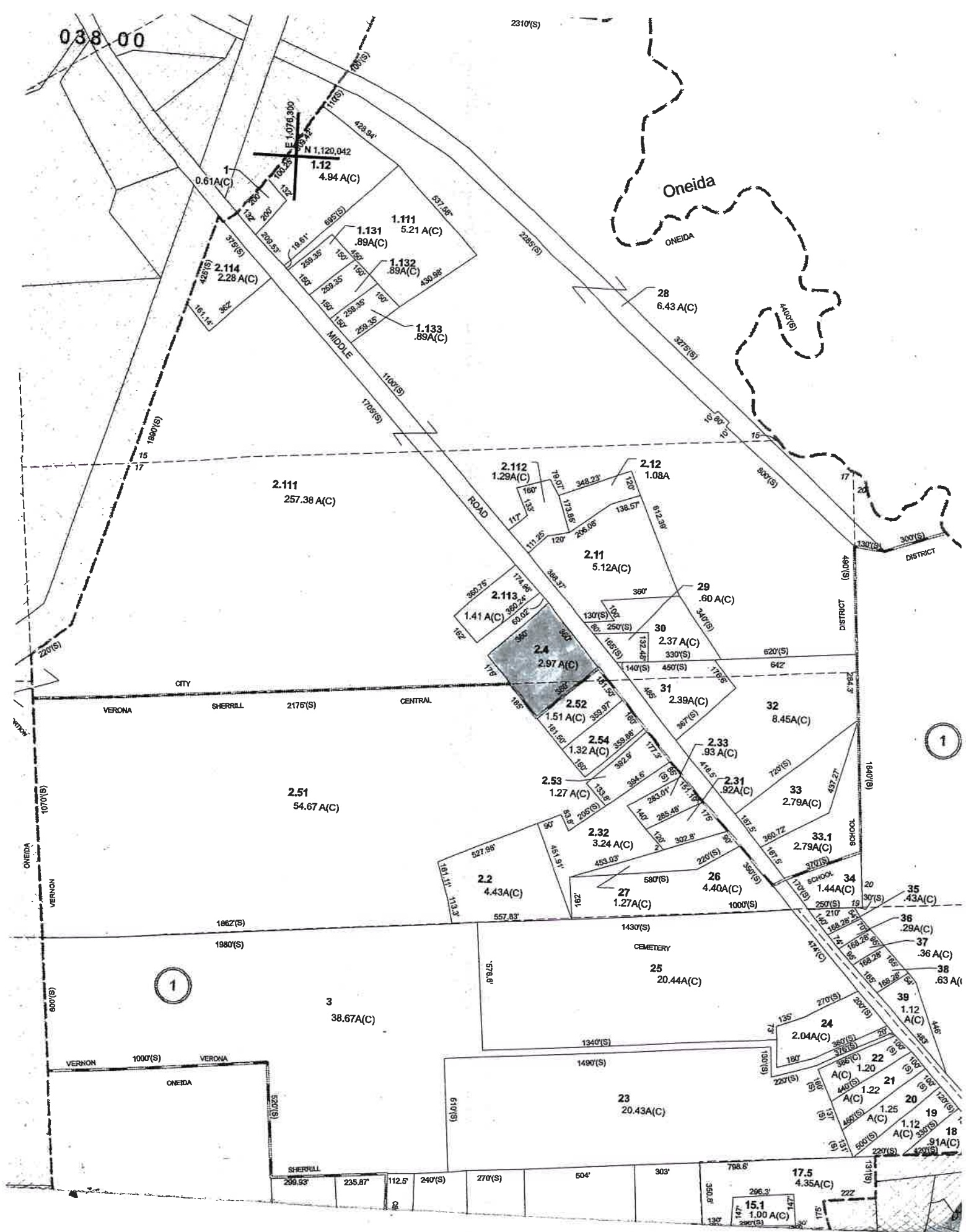
Plot Plan: attach a copy of the parcel showing the dimensions of the lot, buildings, and required setbacks.


Signature of Applicant

12/08/2025

Date

Conditional Use Permit Fee: \$150 Please make a check payable to the City of Oneida



2005 New Hydrants

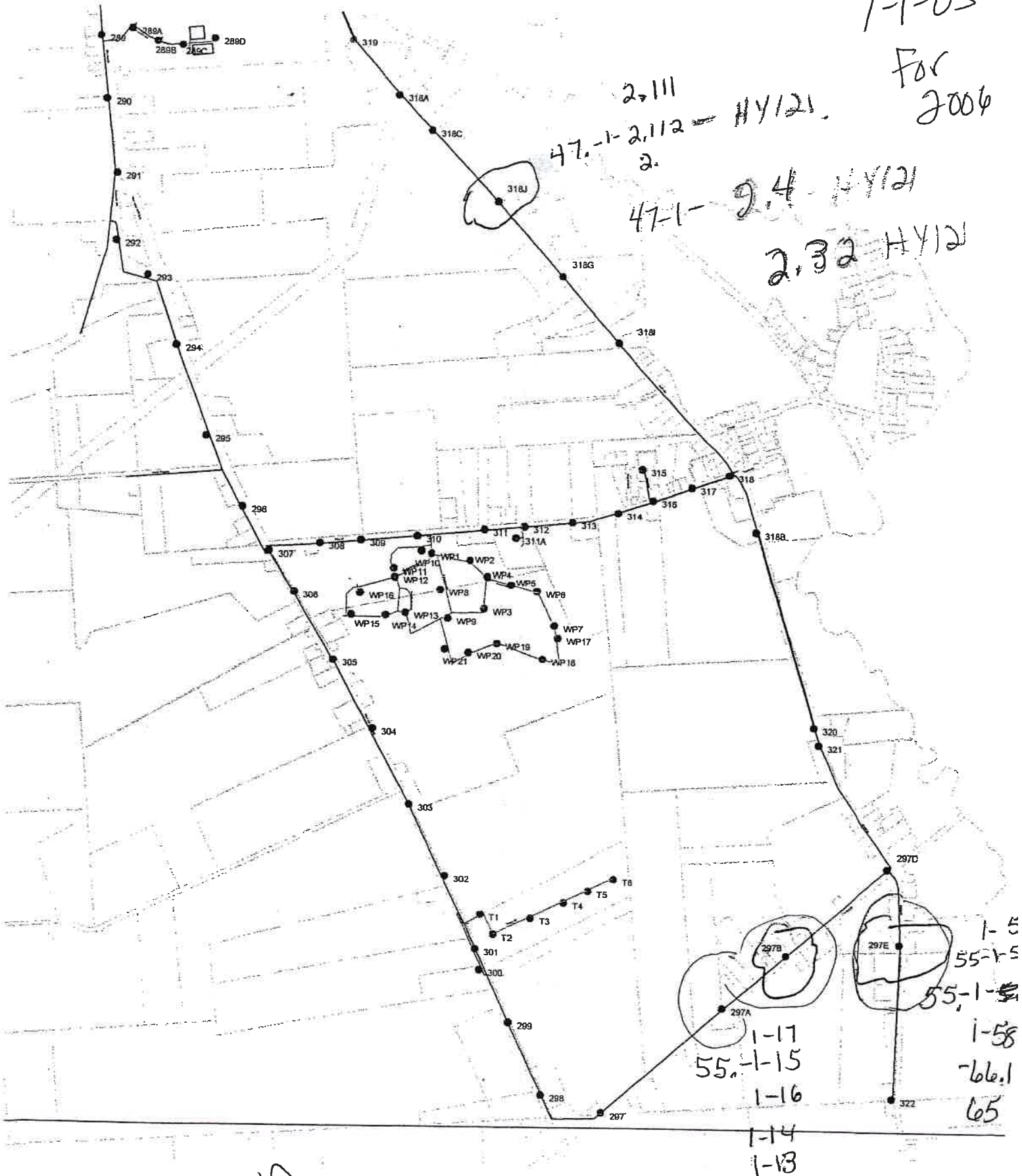
7-1-05

For
2006

2.111
47-1-2.112 = HY121.
2.

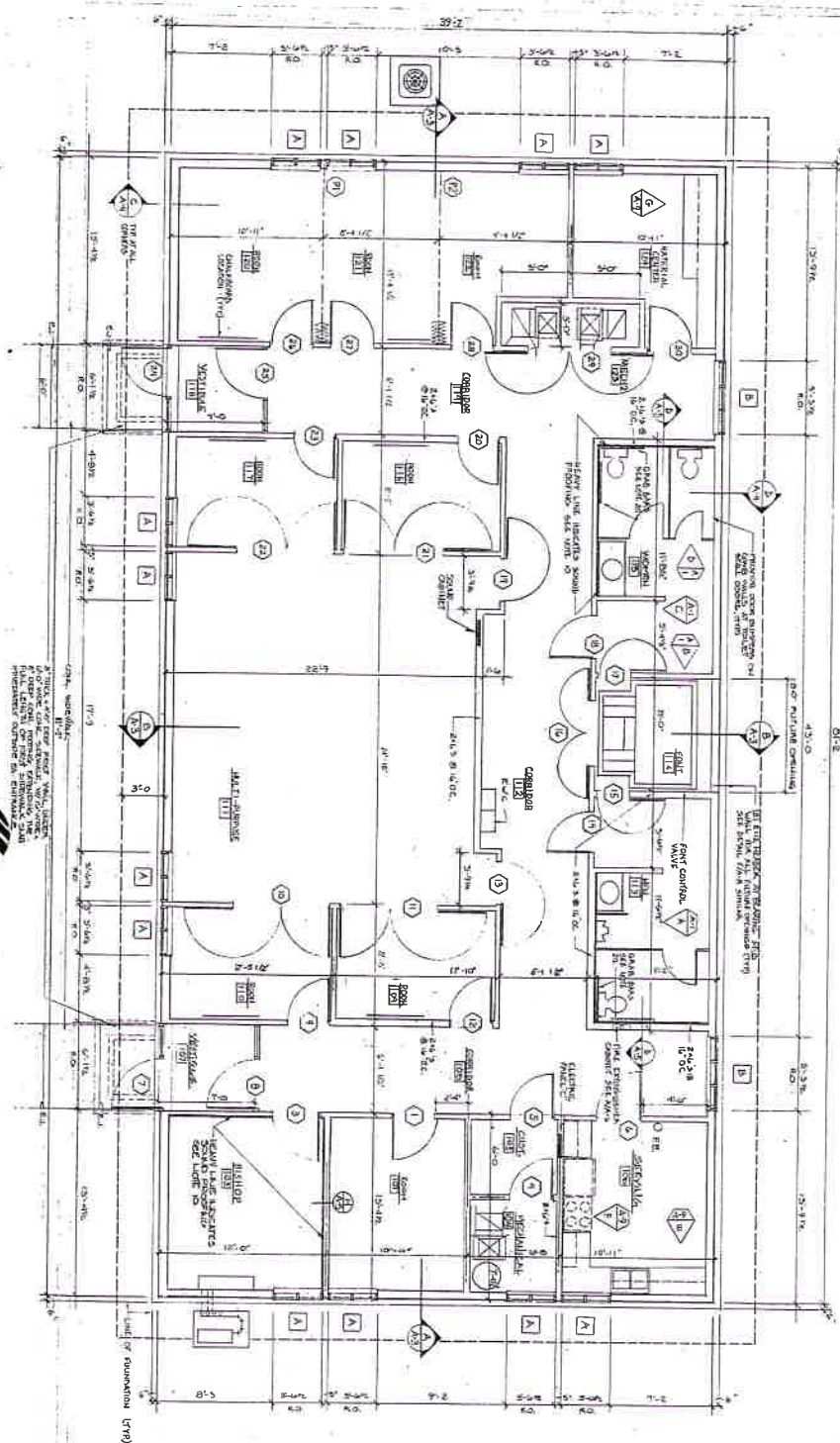
47-1-2.4 - HY121

2.32 HY121

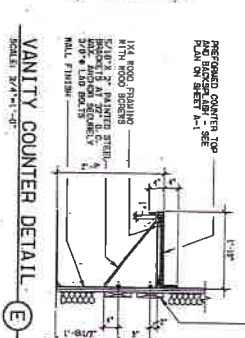
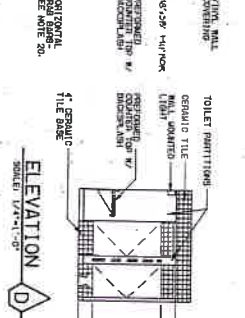
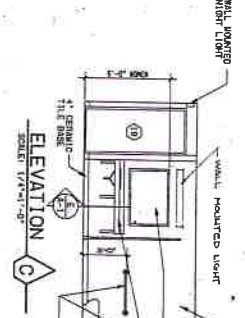
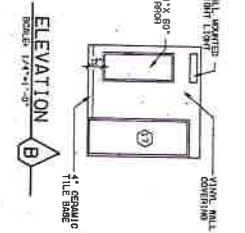
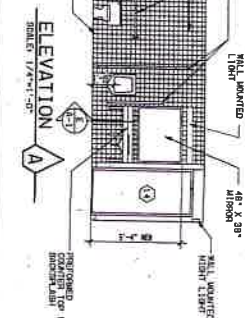


GENERAL NOTES

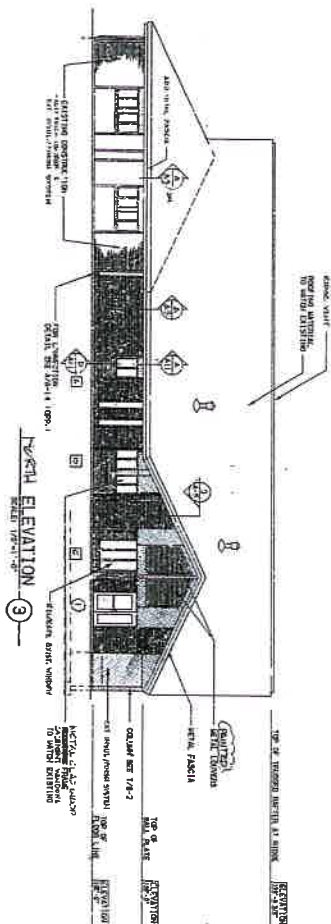
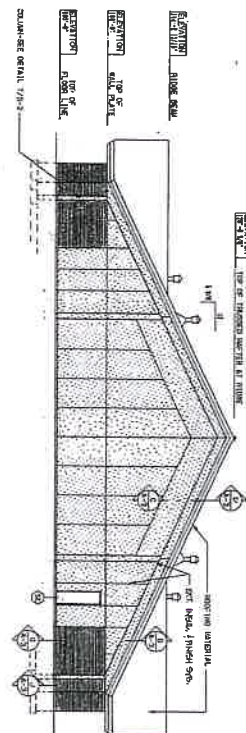
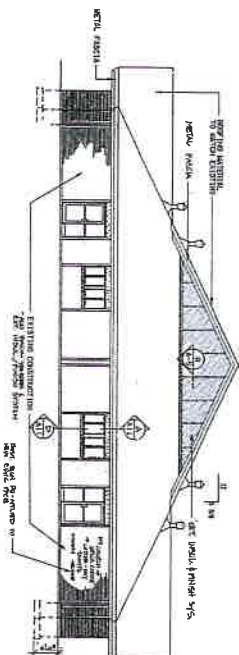
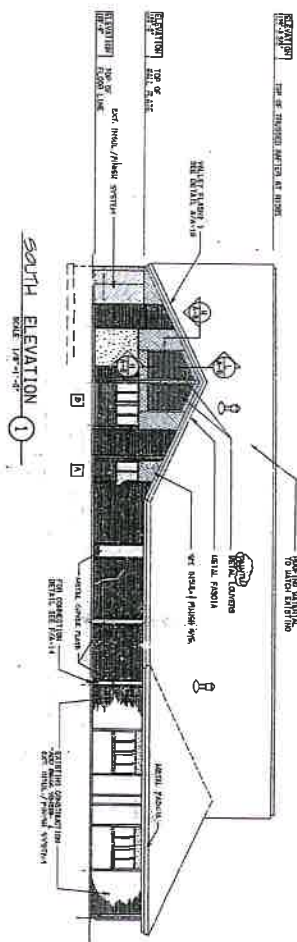
1. ROOMS ARE MEASURED, HAS AND MEASURED, AND ROOMS ARE MEASURED.
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21. 24" STUCCO AT 18" O.C. AT 18" O.C.
22. 24" STUCCO AT 18" O.C. AT 18" O.C.



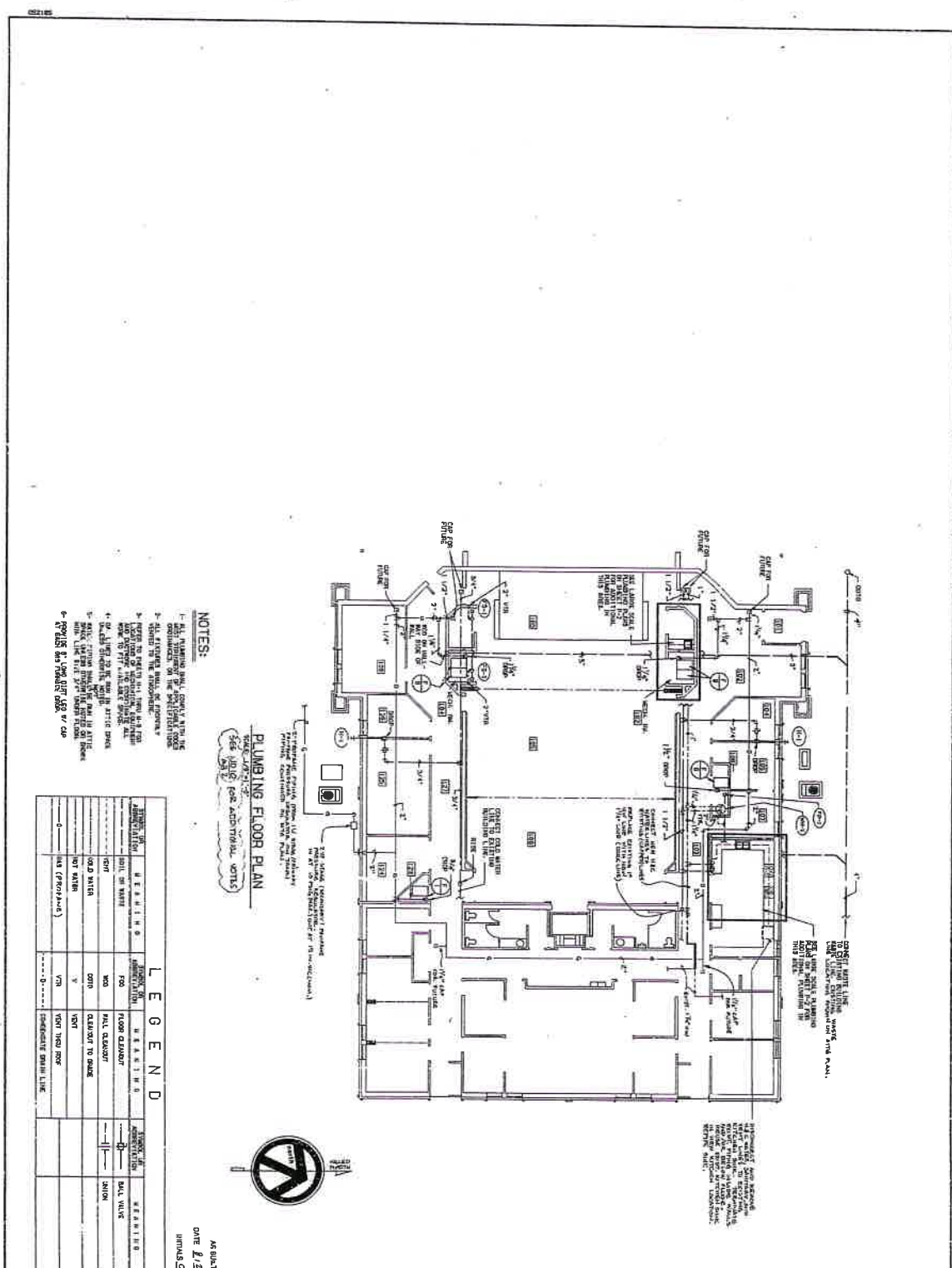
FLOOR PLAN
SCALE 1/4"=1'-0"







A-2	SHEET TITLE EXTERIOR ELEVATIONS	ONEIDA BRANCH CHURCH - PHASE 2 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS MADISON ROAD, CITY OF ONEIDA MADISON COUNTY, NEW YORK SYRACUSE, N.Y. STATE		H.H. Glick Structural Engineer 1234 Main Street, Syracuse, N.Y. 13202	REVISIONS



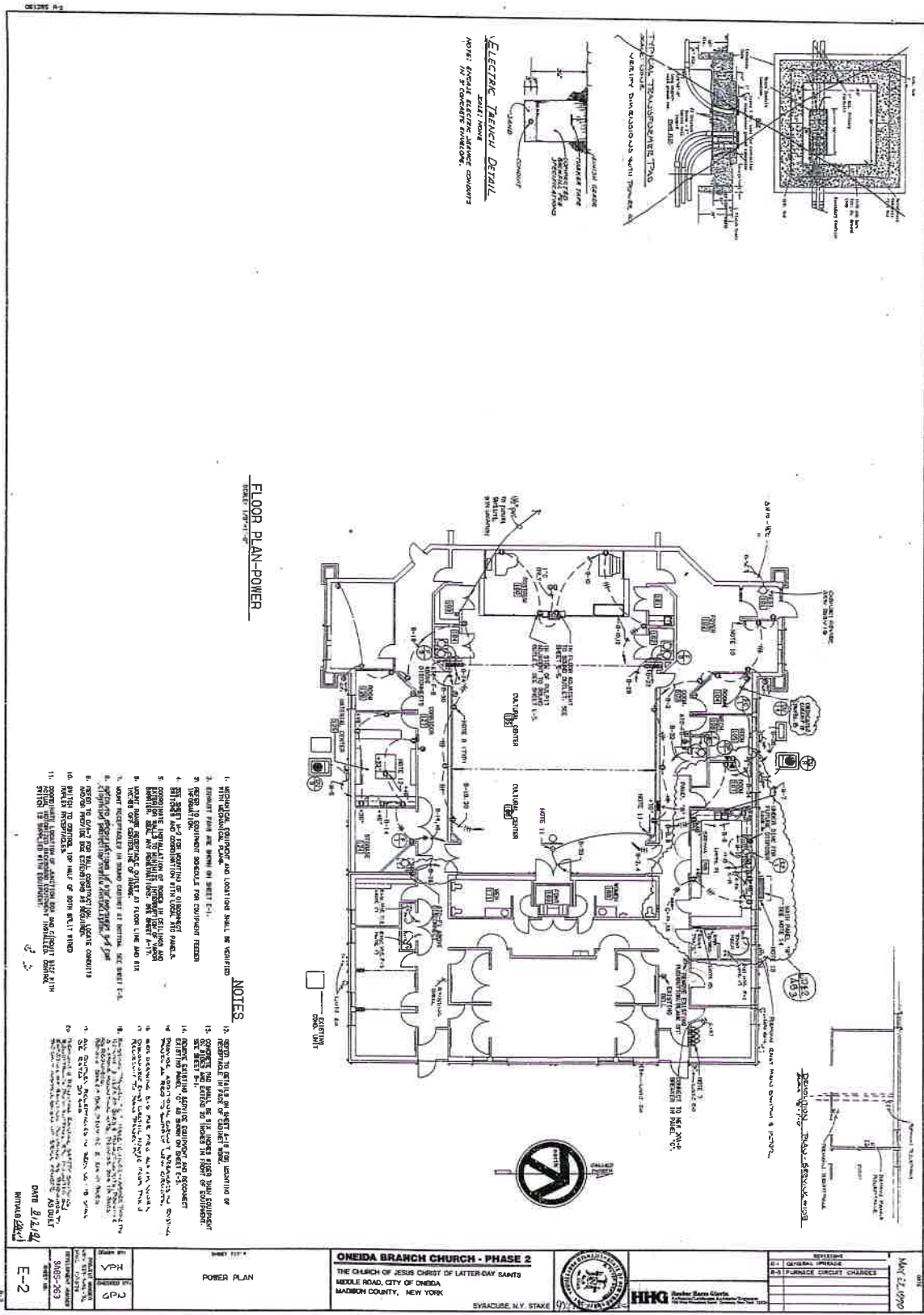
- NOTES:**
1. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.
 2. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.
 3. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.
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 8. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.
 9. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.
 10. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE CITY OF ONEIDA PLUMBING CODE.

LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1/2" CUP
(Symbol)	3/4" CUP
(Symbol)	1" CUP
(Symbol)	1 1/2" CUP
(Symbol)	2" CUP
(Symbol)	3" CUP
(Symbol)	4" CUP
(Symbol)	6" CUP
(Symbol)	8" CUP
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(Symbol)	92" CUP
(Symbol)	94" CUP
(Symbol)	96" CUP
(Symbol)	98" CUP
(Symbol)	100" CUP

SHEET TITLE PLUMBING FLOOR PLAN	ONEIDA BRANCH CHURCH - PHASE 2 THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS MADISON ROAD, CITY OF ONEIDA MADISON COUNTY, NEW YORK SYRACUSE, N.Y. STATE	DATE May 22, 1990	DRAWN BY JK	CHECKED BY JK	APPROVED BY JK	SCALE AS SHOWN	PROJECT NO. 03557-253	SHEET NO. P-1

24X



REVISED	DATE	BY	REVISION
1	11/22/90
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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			
To Live In A Buddhist Temple Building - Dinh Thanh Buddhist Temple			
Name of Action or Project: Dinh Thanh Buddhist Temple			
Project Location (describe, and attach a location map): 1566 Middle Road, Oneida, Ny13421			
Brief Description of Proposed Action: A Buddhist Congregation bought the building that was used as a church which is continuing the same purposes of use for "Religious Services". We are known as Dinh Thanh Temple, we have buddhist monks that will be required to live in the building for their daily practices (at 3:30am, 11am, and 6:30pm). Living in this premise is a profound effect on our daily practice success. It is very convenient for us to maintain the property properly.			
Name of Applicant or Sponsor: DINH THANH TEMPLE		Telephone: (408)-839-6385 E-Mail: DTT031225@GMAIL.COM	
Address: 1566 MIDDLE ROAD			
City/PO: Oneida		State: NY	Zip Code: 13421
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u> 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 type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u> If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		2.97 acres	
b. <u>Total acreage to be physically disturbed?</u>		00 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		2.97 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u> <div style="display: flex; flex-wrap: wrap; padding: 5px;"> <div style="width: 50%;"><input type="checkbox"/> Urban</div> <div style="width: 50%;"><input type="checkbox"/> Rural (non-agriculture)</div> <div style="width: 50%;"><input type="checkbox"/> Industrial</div> <div style="width: 50%;"><input type="checkbox"/> Commercial</div> <div style="width: 50%;"><input type="checkbox"/> Residential (suburban)</div> <div style="width: 50%;"><input type="checkbox"/> Forest</div> <div style="width: 50%;"><input checked="" type="checkbox"/> Agriculture</div> <div style="width: 50%;"><input type="checkbox"/> Aquatic</div> <div style="width: 50%;"><input type="checkbox"/> Other(Specify):</div> <div style="width: 50%;"><input type="checkbox"/> Parkland</div> </div>			

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	NO	YES	
b. Are public transportation services 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 the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. <u>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?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
RAINING WATER, SNOWING FROM THE ROOF RUN TO THE GUTTERS, WATER FROM PARKING LOTS DRAINAGE WILL ALL RUN TO THE EXISTING STORM DRAINS ON THE NORTH SIDE OF THE PROPERTY TOWARD MIDDLE ROAD.		
18. <u>Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?</u> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>NGUYEN THAI</u> Date: <u>12/09/2025</u></p> <p>Signature:  Title: <u>BUDDHIST MONK</u></p>		



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

Tax Charge Information Sheet

Interest Date: 12/09/2025

Church Of Jesus Christ Of
Tax Division Rm 2225
50 E North Temple St
Salt Lake City, UT 84150-0022

Tax Charge Summary for 0 Parcels

Total Unpaid Charges:	
Total Due:	\$0.00
Grand Total Unpaid:	\$0.00
Total Payment From 01/01/2025 Through 12/09/2025:	\$0.00

Save and Close

Print Screen

Help

Documents (0)

Parcel: 07-1-24

District: OCITY - OUTSIDE CITY

Class: 020 - 030

Owner: Church Of Jesus Christ Of

Address: 000

Legal: 000 X 000

Year: 2005 Treasurer

Sheet: 1206 Multiple Ed

Overview

General

Ownership

Billed Owners

Shareholder

Legal

Tax Breakdown

(2) Credits

(0) Transfers

(0) Lineage

(0) Discharge

(0) Notes

(0) Certificates

(0) Advanced Payments

Charges

Documents

2005 Full Value

Value

635,900

Assessed Value

635,900

Taxable Value

635,900

Net Acres

2.978

2.978

of Units

0.0000

0.0000

Full Market Value

804,711

Exemption (0)

Exemption (0)

Edit Taxable

☒

Change Class

TIP District

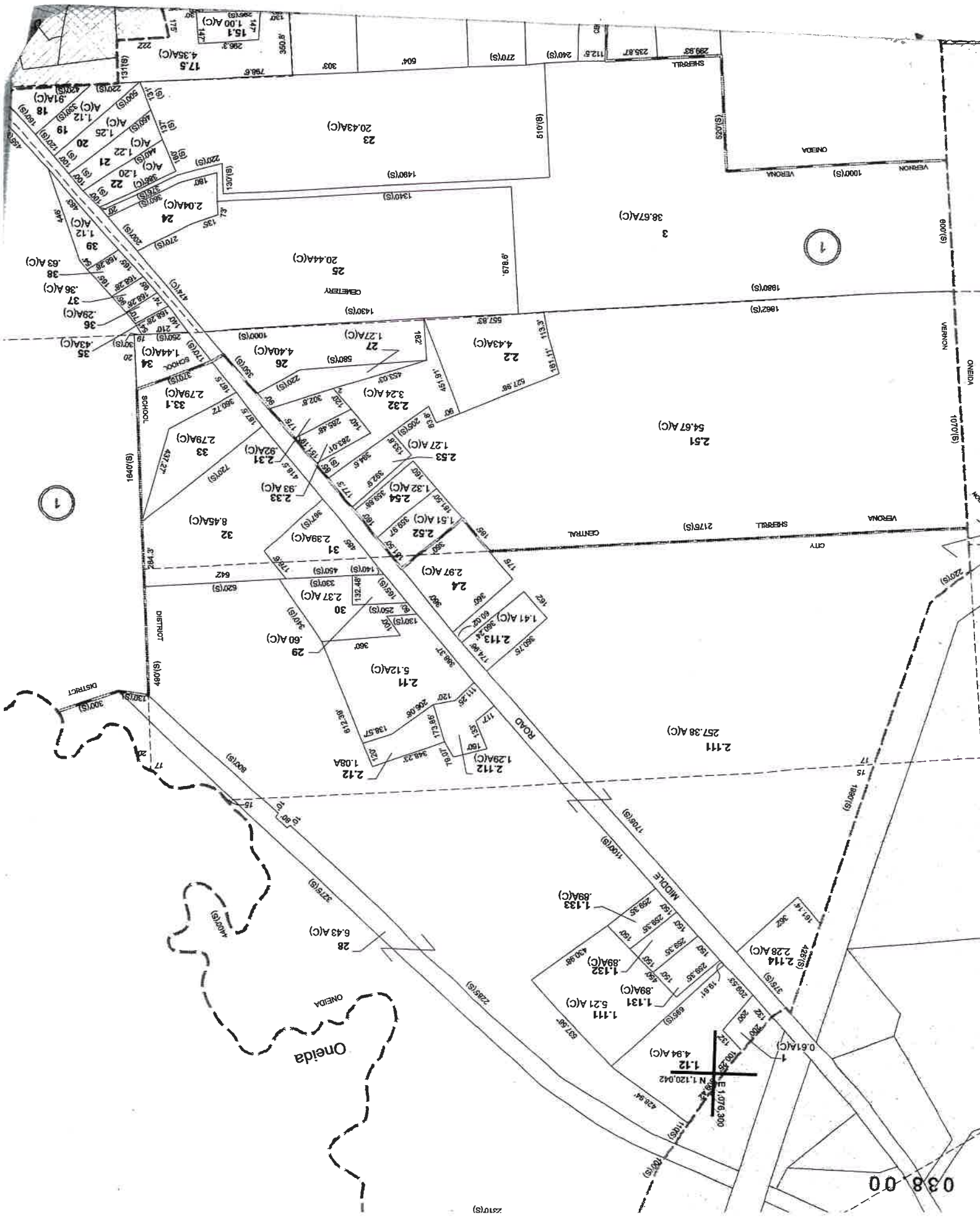
0

Freeze Base

Change District

View Snapshot

Property Class	District	Δ	Active	Current	Exempt	Assessed	Taxable
020	OCITY		<input checked="" type="checkbox"/>	635,900		635,900	635,900
020	OCOUNTY		<input checked="" type="checkbox"/>	635,900		635,900	635,900
				1,271,800		1,271,800	1,271,800



038.00

2510(S)

Jeannie Markle

From: Dinh Thanh Temple Onieda <dt031225@gmail.com>
Sent: Friday, December 19, 2025 3:10 PM
To: Jay Ackerman; Jeannie Markle
Subject: Dinh thanh temple

Dear whom this may concern,

My name is Nguyen Thai, a Buddhist Monk of Dinh Thanh Temple. Our temple is now located at 1566 Middle Road, Oneida, NY13340.

On behalf of Dinh Thanh Temple,

I am writing this letter to confirm that there is no construction work at our temple address listed above. No exterior changes, site work, parking changes, or building expansion are proposed. The existing site layout remains unchanged from its prior use as a church.

Thank you so much.

Nguyen Thai

CITY OF ONEIDA — PLANNING COMMISSION & ZONING BOARD OF APPEALS

RESOLUTION OF APPROVAL

Project: Conditional Use Permit – Religious Institution

Address: 1566 Middle Road, Oneida, NY 13421

Applicant: Dinh Thanh Temple

Owner: Church of Jesus Christ of Latter-Day Saints

Tax Map #: 47-1-24

Zoning: Agricultural

Meeting Date: January 13, 2026 – 6:00 p.m. (Council Chambers, City Hall)

WHEREAS, the applicant, **Dinh Thanh Temple**, has applied for a **Conditional Use Permit** to allow use of an existing church building as a **Buddhist temple** at **1566 Middle Road**, Oneida, New York, Tax Map #47-1-24, located in the **Agricultural** zoning district; and

WHEREAS, the application was reviewed pursuant to **Chapter 190 (Zoning)** of the City of Oneida Code; and

WHEREAS, places of worship and religious institutions are permitted in the Agricultural zoning district subject to approval of a Conditional Use Permit by the City of Oneida Planning Commission & Zoning Board of Appeals; and

WHEREAS, the applicant has confirmed in writing that **no exterior changes, site work, parking changes, or building expansion are proposed**, and that the existing site layout will remain unchanged from its prior use as a church; and

WHEREAS, the proposed action constitutes a **Type II action** pursuant to **6 NYCRR §617.5(c)(1) and §617.5(c)(7)** of the State Environmental Quality Review Act (SEQRA), requiring no further environmental review; and

WHEREAS, the subject property does not front or lie within five hundred (500) feet of a county or state roadway or facility; therefore, **General Municipal Law §239-m referral is not required**; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals held a **duly advertised public meeting** on January 13, 2026, at which time the applicant and all interested parties were given an opportunity to be heard;

NOW, THEREFORE, BE IT RESOLVED that the **City of Oneida Planning Commission & Zoning Board of Appeals**, having reviewed all documentation and considered all testimony and comments, hereby **APPROVES** the requested **Conditional Use Permit** for the property located at **1566 Middle Road**, subject to the following conditions:

1. The approved use shall be limited to religious worship and customary accessory religious activities, including on-site residence by monks as accessory to the religious use.
2. No exterior alterations, site work, parking changes, or building expansion are approved as part of this action.
3. Any future exterior or site changes shall require separate review and approval by the City of Oneida Planning Commission & Zoning Board of Appeals.
4. All required building, fire, and occupancy permits shall be obtained and maintained in compliance with applicable codes.

Adopted: January 13, 2026

Moved by: _____ Seconded by: _____

Vote: ☐ Approved ☐ Denied ☐ Tabled

Chairperson: _____ Date: _____

Hotel Oneida – Conditional Use Permit Extension

Applicant: The Oneida Group, LLC

Property: 181 Main Street

Tax Map #: 30.80-1-54 Zoning: DC (Downtown Commercial)

File #: 2023-019

Date: 01/13/26

Applicant in attendance: Yes ☐ No ☐

239 Review: Not required – no change to project scope or site conditions.

Motion #1 — SEQRA Classification

☐ Type I ☐ Unlisted ☒ Type II

(6 NYCRR 617.5[c][1] & 617.5[c][26] – Administrative action with no material change to a previously approved project)

Member	Moved Second	
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Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
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Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
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Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
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Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
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Pat Thorpe	<input type="checkbox"/>	<input type="checkbox"/>
-------------------	--------------------------	--------------------------

Dave Scholl	<input type="checkbox"/>	<input type="checkbox"/>
--------------------	--------------------------	--------------------------

Vacant	<input type="checkbox"/>	<input type="checkbox"/>
---------------	--------------------------	--------------------------

Total Aye: _____ Total Nay: _____ Motion Result: ☐ Passed ☐ Failed

Motion #2 — SEQRA Declaration

☒ Type II – No further environmental review required

Member	Moved Second	
---------------	---------------------	--

Perry Tooker (Chair)	<input type="checkbox"/>	<input type="checkbox"/>
-----------------------------	--------------------------	--------------------------

Todd Schaal	<input type="checkbox"/>	<input type="checkbox"/>
--------------------	--------------------------	--------------------------

Gregg Myers	<input type="checkbox"/>	<input type="checkbox"/>
--------------------	--------------------------	--------------------------

Kipp Hicks	<input type="checkbox"/>	<input type="checkbox"/>
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CITY OF ONEIDA — PLANNING COMMISSION & ZONING BOARD OF APPEALS

RESOLUTION OF APPROVAL

Project: Conditional Use Permit Modification – Extension of Completion Date

Address: 181 Main Street, Oneida, NY 13421

Applicant: The Oneida Group, LLC

Tax Map #: 30.80-1-54

Zoning: Downtown Commercial (DC)

Meeting Date: January 13, 2026 – 6:00 p.m. (Council Chambers, City Hall)

WHEREAS, the applicant, **The Oneida Group, LLC**, previously received approval from the City of Oneida Planning Commission & Zoning Board of Appeals for a **Conditional Use Permit** to allow restaurant and residential uses within the former Hotel Oneida located at **181 Main Street**, Oneida, New York, Tax Map #30.80-1-54, zoned **Downtown Commercial (DC)**; and

WHEREAS, the Conditional Use Permit approval, granted on **July 11, 2023**, included a condition requiring construction to be completed within two (2) years of the date of approval; and

WHEREAS, the applicant has submitted a request to **modify the Conditional Use Permit** to extend the construction completion deadline; and

WHEREAS, the requested modification does **not** alter the previously approved use, intensity, site layout, building footprint, parking, access, or utilities; and

WHEREAS, the proposed action constitutes a **Type II action** pursuant to **6 NYCRR §617.5(c)(1) and §617.5(c)(26)** of the State Environmental Quality Review Act (SEQRA), requiring no further environmental review; and

WHEREAS, the subject property does not front or lie within five hundred (500) feet of a county or state roadway or facility; therefore, **General Municipal Law §239-m referral is not required**; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals reviewed the request at a duly convened public meeting on **January 13, 2026**, and determined that the requested extension is reasonable and consistent with the previously approved project;