

City of Oneida Planning Commission & Zoning Board of Appeals Meeting Checklist, March 10th, 2026

GENERAL MEETING CHECKLIST

City Hall – 109 N. Main Street, Oneida, NY 13421

Common Council Chambers

Tuesday, March 10th, 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"/> _____
Andrea Hitchings	<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"/>	_____
_____	Date: _____		

Minutes from Meeting Date

February 10th, 2026 Regular Meeting

Amendment? (if necessary): _____

Approve Minutes – Motion

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

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

Adjournment

Adjourn Time: _____

Adjourn – Motion

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

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

Chairperson Signature: _____ Date: _____

City of Oneida
Planning Commission Zoning Board of Appeals

Regular Meeting Agenda
Council Chambers, City Hall, 109 N. Main Street
Tuesday, March 10, 2026 – 6:00 PM

AGENDA

Call to Order

Roll Call

Approval of Minutes – February 10, 2026 Regular Meeting

Item #1 – 121 St. Joseph Place
Site Plan Review – Accessory Parking Lot

Applicant: St. Joseph Church
Location: 121 St. Joseph Place
Tax Map #: 30.63-1-82
Zoning: R-3 Residential-3

Planning Review:

The applicant proposes construction of an accessory off-street parking lot to serve the existing church facility. The proposed parking area is accessory to the principal religious institution use. No change in use is proposed. No variance or Conditional Use Permit is requested.

The site plan was prepared by Myers & Associates, P.C., File No. 25-54, dated November 6, 2025 and certified December 3, 2025.

239-m Review:

Referral required pursuant to General Municipal Law §239-m due to proximity to a county/state roadway. Madison County Planning review completed with no objection. Written response included in packet. No supermajority required.

SEQRA:

Action to be classified by the Board. Anticipated Unlisted Action.

Item #2 – 130 Broad Street

Conditional Use Permit & Site Plan Approval Extension

Applicant: Oneida Storage Solutions

Location: 130 Broad Street

Tax Map #: 30.79-1-16

Zoning: Commercial

Planning Review:

The applicant requests a twelve (12) month extension of the previously approved Conditional Use Permit and Site Plan Approval granted March 11, 2025, for redevelopment of the former Oneida Dispatch building into a restaurant and self-storage facility. The original approval required project completion within one year. No material modifications to the previously approved plans are proposed. All previously imposed conditions of approval remain in effect.

239-m Review:

Original referral completed March 2025. The requested extension does not alter the scope of the previously reviewed action. No additional referral required.

SEQRA:

The action is anticipated to be classified as a Type II Action as it constitutes an extension of a previously approved project with no material changes.

Item #3 – 200 Genesee Street

Conditional Use Permit – Take-Out Restaurant

Applicant: David Stirpe, Say I Do Events LLC

Owner: David Labrecque

Location: 200 Genesee Street

Tax Map #: 38.57-1-6.3

Zoning: Commercial (C)

Public Hearing:

A public hearing is required prior to action on the Conditional Use Permit.

Planning Review:

The applicant requests issuance of a Conditional Use Permit to operate a take-out restaurant within an existing commercial structure located at 200 Genesee Street in the Commercial (C) Zoning District. The proposed use is classified as “Restaurants, take-out” pursuant to Chapter 190, Attachment 1, and requires a Conditional Use Permit in the Commercial District. No exterior building expansion or site modifications are proposed as part of this application.

239-m Review:

Referral required pursuant to General Municipal Law §239-m as the property fronts Genesee Street (NYS Route 5). Madison County Planning review completed with no objection. Written response included in packet. No supermajority required.

SEQRA:

Action to be classified by the Board. Anticipated Unlisted Action.

Old Business

None.

New Business

To be determined at meeting.

Adjournment

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

CITY OF ONEIDA
DEPARTMENT OF PLANNING AND DEVELOPMENT

Steve Vonderweidt
 Director
 svonderweidt@oneidacity
 ny.gov



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

Project Location 121 St Joseph Place Tax Map # 30-63-1-82

Applicant Name St Joseph Church

Applicant Address (If Different): _____

Zone R3 Ward 6 File # _____

Site Plan Review Application Checklist of Documents

<u>Applicant</u>	<u>City</u>	<u>N/A</u>	
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cover Sheet
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan Review Application
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Codes Office Denied Permit
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location Map from Assessor
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Associated Fee
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plans
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEQR Forms (If Applicable)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photos/Renderings
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Elevation Drawings (If Applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix A.1 Plans (If Applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Appendix B Plans (If Applicable)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Pre-application Meeting Date: Other <u>9/21/25</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other <u>279 Determination</u>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____

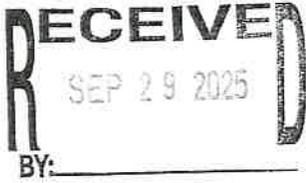
Notes:

Be sure to submit 14 printed copies and 1 Digital Copy to the Director of Planning and Development at 109 N. Main Street, Oneida 13421. Additional required items will be provided by the Director of Planning and Development.

Date Modified 9/19/2022

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)

- Site Plan Review– 1,000 sq ft or less \$100
- Site Plan Review– 1,001 to 5,000 sq ft \$150
- Site Plan Review– 5,001 to 10,000 sq ft \$350
- Site Plan Review– 10,001 sq ft or larger \$1,100
- Conditional Use Permit \$150
- Site Plan Modification \$100
- Area Variance \$100
- Use Variance \$200
- 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 121 St Joseph Place

Zone R3 Ward 6 Tax Map # 80-63-1-82

Property Owner (If Different):

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

Applicant:

Address: 121 St Joseph Place
City/State/Zip Code: Oneida NY 13421
Phone: 315-363-3280
Email: svapasadi@syrdio.org

* Rev. Christopher J. Ballard 9-29-25
Signature of Owner Date

Rev. Christopher J. Ballard
Print Name of Owner

Scott F. Rapasadi 9/29/25
Signature of Applicant Date

Scott F. Rapasadi
Print Applicant Name

Description of Proposal (Attach additional pages if necessary):

We are proposing an additional parking lot on property we are currently not using.

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):

Proposing this parking lot gives us the ability to improve the appearance of the area and make St Joseph Place street safer during masses; it will reduce the amount of on street parking, give the ability to have cars go through.

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 SITE PLAN REVIEW

Fee Schedule (please make checks payable to City of Oneida)

- Site Plan Review- 1,000 sq ft or less \$100
- Site Plan Review- 1,001 to 5,000 sq ft \$150
- Site Plan Review- 5,001 to 10,000 sq ft \$350
- Site Plan Review- 10,001 sq ft or larger \$1,100

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:

Off street parking

Location of Site: 121 St. Joseph Place

Tax Map Number: 30.63-1-82

Current Zoning Classification: R3-Residential Ward: 6

Applicant:

Name: St. Joseph's Church
Address: 121 St. Joseph Pl.
Oneida, NY 13421
Phone: 315-363-3280
Email: challand@syrdia.org

Plans Prepared By:

Name: Myers and Associates P.C.
Address: 122 South Pelevoro Street
Quaratota, New York 13032
Phone: 315 692 2281
Email: myerse@myersandassociatespc.com

R. Ball 9-21-25
Signature of the Applicant Date

Owner (if different):

Name: _____
Address: _____
Phone: _____

Signature of the Owner Date

Proposed Use(s) of Site:

Parking lot

City, County, State, and Federal Permits Needed (list type and department/agency):

ND

Total Site Area (Square feet or acres): 0.221 Acres 11,823 Square Ft.

Anticipated Construction Time: November 2025

Will Development be Staged? yes

Current Condition of Site (buildings, vacant, etc.):

Shrine, Area.

Current Land Use of Site (agricultural, commercial, undeveloped, etc.):

Estimated Cost of Proposed Improvements: \$70,000.00

Anticipated Increase in Residents, Employees, Customers/clients, etc.: Increase of People Attendance at Church, Getting Cars off Both Sides of Road
Describe proposed use, including primary and secondary uses, ground floor area, height, number of stories per building. For residential structures, include number of dwelling units by size (# bdrms), number of parking spaces. For non-residential structures, include total floor area and total sales area, number of parking spaces. Use separate sheet if needed.

We are requesting to use this piece of property for a parking lot to offer off street parking for people attending church events. We have plans that lay out the parking area with given space in two different areas. We are also considering to leave the fence and tree line as a buffer area for the residents of North St.

Continue to the next page for procedures->

CITY OF ONEIDA CODE ENFORCEMENT DEPARTMENT

James Ackerman
Code Enforcement Officer



109 N. Main Street
Oneida, NY 13421

TEL: (315) 363-8460
FAX: (315) 363-9558

jackerman@oneidacityny.gov

BUILDING PERMIT APPLICATION

Date: 9/21/25
Permit#: _____
Expiration Date: _____

APPLICANT INFORMATION

Applicant Name: St. Josephs Church.
Address: 121 St. Joseph Place
Phone: 315-363-3280
Email: cballend@syndio.org

Applicant is (check one or more):

Owner Agent Contractor Architect/Engineer Other: _____

OWNER INFORMATION (If Different than Applicant)

Owner's Name: R Chris Ballard
Address: 121 St Joseph Place Oneida NY 13421
Phone: 315-363-3280

UNAPPROVED

CONTRACTOR INFORMATION (If Different than Applicant)

Contractor's Name: _____
Address: _____
Phone: _____

Are wages being paid for performance of work?

Yes No

(If yes, attach worker's compensation and disability benefits form or CE-200 exemption form.)

PROPERTY DETAILS

Project Address: 121 St. Joseph Place.
SBL/Parcel #: 30.63-1-82.
City Zoning: R3
Current Principal Use: Religious

- **Will the work being done constitute a change in the principal use of the premises?** Yes No
- **Is this work subject to variances granted by the PZBA?** Yes No *(Attach approval to application.)*
- **Is this permit issued subject to a conditional use permit by the PZBA?** Yes No *(Attach approval to application.)*

Water Supply: Municipal New Well Existing Well
Wastewater: Municipal Sewer Septic System *(Attach Health*

Department approval if applicable.)

Floodplain: Yes No
Designated Wetland: Yes No

NATURE OF WORK (Check all that apply):

- Residential Commercial
- New Building Addition Alteration Change of Use
- Demolition Pool Miscellaneous {Describe}: _____
- Residential Electric Only Residential Plumbing Repair Only Commercial Plumbing Repair Only
- Certificate of Occupancy Certificate of Compliance

Brief Description of Work:

Adding off street parking

Estimated Project Cost:

\$ 70,000.

NVS Occupancy Classification:

NVS Construction Type:

Sprinkler System: Yes No

FEE CALCULATIONS (Office Use Only)

Residential Electric Only (\$25): \$ _____

Residential Plumbing Repair Only (\$50): \$ _____

Commercial Plumbing Repair Only (\$150): \$ _____

Construction (sq. ft.): _____

Certificate of Occupancy/Compliance: \$ _____

NVS Truss Fee (\$50): \$ _____

Sewer Permit (\$100): \$ _____

Miscellaneous: \$ _____

Total Fee: \$ _____

Make checks payable to: City of Oneida

NOTICE OF UTILIZATION OF TRUSS, PRE-ENGINEERED WOOD, AND/OR TIMBER CONSTRUCTION

To: City of Oneida Code Enforcement Officer

From: _____

Subject Property Address: _____

Tax Map#: _____

Type of Structure (check applicable line):

- New Residential Structure
- Addition to Existing Residential Structure
- Commercial Building

CITY OF ONEIDA
BUILDING PERMIT WORK DESCRIPTION

PROPERTY ADDRESS: 121 St. Josephs Place.

OWNER/CONTRACTOR: _____

EXPLAIN WORK BEING DONE: Additional off street parking.

FOOTING SIZE: _____

FOUNDATION: _____

FLOOR FRAMING: _____

WALL FRAMING: _____

CEILING/ROOF FRAMING: _____

WALL SHEATHING: _____

ROOF SHEATHING: _____

INSULATION:

FOUNDATION: _____ FLOOR: _____

WALL: _____ CEILING: _____

OF WINDOWS: _____ SIZE: _____ HEADER: _____

OF DOORS: _____ SIZE: _____ HEADER: _____

ROOF FINISH: _____

EXTERIOR FINISH: _____

TRIM FINISH: _____

ELECTRICAL CONTRACTOR: _____

PLUMBING CONTRACTOR: _____

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:

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

OFFICE USE ONLY

Approved: Yes No

Code Enforcement Officer: 

Date: 9/29/25

REASON FOR DISAPPROVAL (If applicable):

*City Code 190-34
Requires Zoning permit*

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: Parking lot at St Joseph Church			
Name of Action or Project: Parking lot located across from St Joseph Church.			
Project Location (describe, and attach a location map): 121 St Joseph Place TAX MAP # 30.63-1-82			
Brief Description of Proposed Action: We are looking to add some off street parking to free up traffic on St Joseph Place during daily and weekly masses.			
Name of Applicant or Sponsor: Scott F. Rapsacchi		Telephone: 315 363-3280	
Name of Applicant or Sponsor:		E-Mail: svrapsacchi@gmail.com	
Address: 121 St Joseph Place			
City/PO: Oneida		State: NY	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 type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.0271 acres	
b. Total acreage to be physically disturbed?		.0271 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.0271 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	NO	YES
	<input type="checkbox"/>		<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: _____	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	NO	YES
	<input type="checkbox"/>		<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
	<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: _____ _____	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	NO	YES
	<input type="checkbox"/>		<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	NO	YES
	<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? 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"/>	NO	YES
	<input type="checkbox"/>		<input checked="" 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: _____ _____ _____	<input checked="" type="checkbox"/>	NO	YES
	<input checked="" type="checkbox"/>		<input type="checkbox"/>
	<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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
<u>We have a storm drain at the entrance to our parking lot that we will drain to it.</u>		
18. 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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>S. F. Ramesh</u>		Date: <u>9/25/25</u>
Signature: <u>S. F. Ramesh</u>		Title: <u>Bo: 101 m + Ground</u>

PLANNING DEPARTMENT



PO Box 606
Wampsville, NY 13163
(315) 366-2376

Scott Ingmire
Director

GML Recommendation Report

This application or petition has been referred to the Madison County Planning Department, as the County Planning Agency pursuant to General Municipal Law 239-l and -m, because it applies to property within 500' of at least one of the following:

- State or County Highway
- State or County Park/ Recreational Area
- Municipal Boundary
- Land on which a Public Building is located
- Cowaselon Creek (County-owned or delineated stream or drainage channel)
- Farm operation in a State-certified Agricultural District (excluding area variance)

Which is/ are:

NOTE TO THE LOCAL REFERRING BOARD: Article 12-b Section 239 of the General Municipal Law requires that final action by your Board contrary to the Madison County Planning Department's recommendation of either "Modification" or "Disapproval" requires a super-majority (majority-plus-one) vote of all members thereof, and that you set forth the reasons of such contrary action in the report to be filed with the Madison County Planning Department within 30 days of your final action. (An Official Notice of Action form is enclosed for this purpose.)

GML Log#:	<u>005- 26</u>	Company Name:	<u>Saint Joseph's Church</u>
Municipality:	<u>City of Oneida</u>	Applicant Name:	
TaxMapID:	<u>30.63-1-82</u>	Applicant Address:	<u>121 Saint Joseph's Place</u>
		Applicant City/St/Zip:	<u>Oneida, NY 13421</u>

Date Received:	<u>1/27/2026</u>	Date of Recommendation:	<u>2/24/2026</u>
GML Action 1:	<u>Area Variance</u>	Recommendation 1:	<u>Return for Local Determination</u>
GML Action 2:		Recommendation 2:	

Comments:

Construction of a parking lot on this parcel located within an R3 zoned district will have no countywide or intermunicipal impacts, so we are returning this application for local determination.

As per the submitted site plan, the lot will have one point of ingress located on St. Joseph's Place and one point of egress on North Street. There will be 24 parking spaces created, each measuring 18 feet by 10 feet. The City of Oneida Joint PCZBA may wish to confirm that this parking lot will meet the requirements of City Code section 190-16.



Scott Ingmire, Director

AGENDA ITEM 1 CHECKLIST

City of Oneida Planning Commission & Zoning Board of Appeals
March 10, 2026

Agenda Item 1 – 121 St. Joseph Place
Site Plan Review – Accessory Off-Street Parking Lot
Tax Map #: 30.63-1-82
Zoning: R-3 Residential-3

Applicant in Attendance: Yes No

239-m Review
Required – Proximity to County/State Roadway
Referral Sent: February 2026
County Response: No Objection
Supermajority Required: No

Motion #1 – SEQRA Classification

Classify the proposed action as an Unlisted Action pursuant to 6 NYCRR Part 617.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Motion #2 – SEQRA Determination

Issue a Negative Declaration determining that the proposed Site Plan Review for an accessory parking lot at 121 St. Joseph Place will not result in significant adverse environmental impacts.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Motion #3 – Site Plan Approval

- 1. Approve the Site Plan for construction of an accessory off-street parking lot at 121 St. Joseph Place, Tax Map #30.63-1-82, in substantial conformance with the site plan prepared by Myers & Associates, P.C., File No. 25-54, dated November 6, 2025 and certified December 3, 2025, subject to the following conditions:**
- 2. The project shall be constructed in substantial conformance with the approved site plan.**
- 3. Parking layout and access configuration shall be constructed as depicted on the approved site plan.**
- 4. All grading and drainage shall be constructed in accordance with the approved site plan and shall not result in adverse runoff impacts to adjoining properties.**

5. All site lighting shall be installed as depicted on the approved site plan and shall be downward directed and shielded so as to prevent light trespass onto adjoining properties.
6. All required building permits shall be obtained prior to construction.
7. No change in principal use is authorized by this approval.
8. Any future modification to the approved site plan shall require further review by the Planning Commission & Zoning Board of Appeals.

Member **Moved Second**

Perry Tooker (Chair)

Todd Schaal

Gregg Myers

Kipp Hicks

Pat Thorpe

Dave Scholl

Andrea Hitchings

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Chairperson Signature: _____

Date: March 10, 2026

CITY OF ONEIDA
PLANNING COMMISSION & ZONING BOARD OF APPEALS
RESOLUTION OF APPROVAL

Project: Site Plan Review – Accessory Off-Street Parking Lot
Address: 121 St. Joseph Place, Oneida, NY 13421
Tax Map #: 30.63-1-82
Zoning: R-3 Residential-3
Meeting Date: March 10, 2026 – 6:00 p.m. (Council Chambers, City Hall)

WHEREAS, the applicant has submitted an application for Site Plan Review to construct an accessory off-street parking lot at 121 St. Joseph Place, Oneida, New York, Tax Map #30.63-1-82, located in the R-3 Residential-3 zoning district; and

WHEREAS, the proposed action involves construction of an accessory parking area to serve the existing principal use on the property; and

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

WHEREAS, the proposed action was referred to the Madison County Planning Board pursuant to General Municipal Law §239-m due to proximity to a County/State roadway, and the County responded with no objection; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals classified the proposed action as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and 6 NYCRR Part 617; and

WHEREAS, the Board issued a Negative Declaration determining that the proposed action will not result in significant adverse environmental impacts; and

WHEREAS, the Board has reviewed the site plan prepared by Myers & Associates, P.C., File No. 25-54, dated November 6, 2025 and certified December 3, 2025; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals considered the application at a duly convened public meeting on March 10, 2026;

NOW, THEREFORE, BE IT RESOLVED that the City of Oneida Planning Commission & Zoning Board of Appeals hereby APPROVES the Site Plan for construction of an accessory off-street parking lot at 121 St. Joseph Place, subject to the following conditions:

1. The project shall be constructed in substantial conformance with the approved site plan prepared by Myers & Associates, P.C., File No. 25-54, dated November 6, 2025 and certified December 3, 2025.
2. Parking layout and access configuration shall be constructed as depicted on the approved site plan.
3. All grading and drainage shall be constructed in accordance with the approved site plan and shall not result in adverse runoff impacts to adjoining properties.
4. All site lighting shall be installed as depicted on the approved site plan and shall be downward directed and shielded so as to prevent light trespass onto adjoining properties.
5. All required building permits shall be obtained prior to construction.
6. No change in principal use is authorized by this approval.
7. Any future modification to the approved site plan shall require further review and approval by the Planning Commission & Zoning Board of Appeals.

Adopted: March 10, 2026

Moved by: _____

Seconded by: _____

Vote: Approved Denied Tabled

Chairperson: _____

Date: _____

AGENDA ITEM 2 CHECKLIST

City of Oneida Planning Commission & Zoning Board of Appeals

March 10, 2026

Agenda Item 2 – 130 Broad Street

Conditional Use Permit & Site Plan Approval Extension

Tax Map #: 30.79-1-16

Zoning: Commercial

Applicant in Attendance: Yes No

239-m Review

Original referral completed March 2025

Extension does not alter scope of previously reviewed action

Supermajority Required: No

Motion #1 – SEQRA Classification

Classify the proposed action as a Type II Action pursuant to 6 NYCRR Part 617, as the request constitutes an extension of a previously approved Conditional Use Permit and Site Plan with no material changes to the approved plans.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Motion #2 – Extension of Conditional Use Permit & Site Plan Approval

Approve the request for extension of the previously granted Conditional Use Permit and Site Plan Approval for redevelopment of the former Oneida Dispatch building located at 130 Broad Street, Tax Map #30.79-1-16, originally approved March 11, 2025, subject to the following conditions:

- The project shall continue in substantial conformance with the plans previously approved by the Board.
- No material modifications to the approved plans are authorized by this extension.
- All previously imposed conditions of approval remain in full force and effect.
- The completion deadline is hereby extended for an additional twelve (12) months from the original expiration date established in the March 11, 2025 approval resolution.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Chairperson Signature: _____

Date: March 10, 2026

CITY OF ONEIDA

Planning Commission & Zoning Board of Appeals

Resolution Approving Twelve-Month Extension Conditional Use Permit & Site Plan Approval

130 Broad Street

Tax Map #30.79-1-16

WHEREAS, the Planning Commission & Zoning Board of Appeals granted a Use Variance, Conditional Use Permit, and Site Plan Approval on March 11, 2025, for redevelopment of the former Oneida Dispatch building located at 130 Broad Street; and

WHEREAS, the approval included a condition requiring completion within one year; and

WHEREAS, the applicant has submitted a formal written request seeking additional time to complete the project; and

WHEREAS, the applicant has represented that no material modifications to the previously approved plans are proposed; and

WHEREAS, the Board finds that the request constitutes an extension of an existing approval and does not alter the nature, intensity, or environmental impacts of the previously reviewed action;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission & Zoning Board of Appeals hereby:

1. Classifies the action pursuant to 6 NYCRR Part 617 as a Type II Action; and
2. Grants a twelve (12) month extension of the Conditional Use Permit and Site Plan Approval from the original expiration date established in the March 11, 2025 resolution; and
3. Affirms that all previously imposed conditions of approval remain in full force and effect.

Adopted this 10th day of March, 2026.

Chairperson: _____

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:	200 Genesee St Oneida, ny 13421	
Tax Map #:	38.57-1.6.3	
Applicant Name:	DAVID Stirpe, SAY I Do Events.	
Applicant Address (If Different):	5311 E. Seneca St. P.O. Box 805 Vernon, NY 13476	
Zone: Commercial	Ward: 3	File #: 2026-05

Conditional Use Permit Application Submission Receipt

Received	Item
<input checked="" type="checkbox"/>	Cover Sheet
<input checked="" type="checkbox"/>	Conditional Use Permit Application
<input checked="" type="checkbox"/>	Codes Office Denied Permit
<input checked="" type="checkbox"/>	Location Map from Assessor
<input checked="" type="checkbox"/>	Associated Fee(s)
<input checked="" 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 type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Other _____

Date Submitted: 2/27/26
 Received By (Print): Jocelyn Munkle
 Signature: Jocelyn Munkle

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)
[] Site Plan Review- 1,000 sq ft or less \$100
[] Site Plan Review- 1,001 to 5,000 sq ft \$150
[] Site Plan Review- 5,001 to 10,000 sq ft \$350
[] Site Plan Review- 10,001 sq ft or larger \$1,100
[X] Conditional Use Permit \$150
[] Site Plan Modification \$100
[] Area Variance \$100
[] Use Variance \$200
[] 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 200 Genessee St. Oneida, NY 13421
Zone Comm. Ward 3 Tax Map # 38.57-1-6.3

Property Owner (If Different):
Address: 2706 Poppleton Rd.
City/State/Zip Code: Durhamville NY 13421
Phone: 315-525-7633
Email:

Applicant:
Address: 5311 E. Seneca St. P.O. Box 805
City/State/Zip Code: Vernon, NY 13476
Phone: 315-559-2049
Email: David@sayidoevents.com

Signature of Owner: David Labrecque Date: 2/27/24
Print Name of Owner: David Labrecque

Signature of Applicant: [Signature] Date: 2/27/24
Print Applicant Name: David Stipe

Description of Proposal (Attach additional pages if necessary):
To Open Antonio's to Go Restaurant (Italian to go)
@ 200 Genessee St. Oneida, NY 13421

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):
This will be Italian Food to Go. This is a unique concept for the area.

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:

Antonio's To Go

Location of Site:

200 Genesee St. Oneida, NY 13421

Tax Map Number: 38.57-1-6.3

Current Zoning Classification: Commercial

FOR OFFICE USE:

Application Number: _____

Date of Public Hearing: _____

Date Received by Planning: _____

Date of Final Action _____

Action Filing Date _____

Approved Denied

Ward: 3

Applicant:

Name: DAVID Stirpe, Say I Do Events

Address: 5311 E. Seneca St.

P.O. Box 805 Vernon, NY 13476

Phone: 315-559-2049

Owner (if different):

Name: DAVID Labrecque

Address: 2706 Poppleton Rd.
Durhamville, NY 13421

Phone: 315-525-7633

Proposed Use(s) of Site:

Restaurant

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


Signature of Applicant
(Property Owner)

2/27/26
Date

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

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:

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

OFFICE USE ONLY

Approved: Yes No

Code Enforcement Officer: _____

Date: 8/27/20 _____

REASON FOR DISAPPROVAL (If applicable):

Oneida City Zoning Code 190-8(A) Standard and Conditional Uses, Proposed use requires a Conditional Use Permit

RECEIPT

DATE 2/27/26

No. 718114

RECEIVED FROM Say I Do EVENTS

\$ 150.00

DAVID STIRPE

DOLLARS

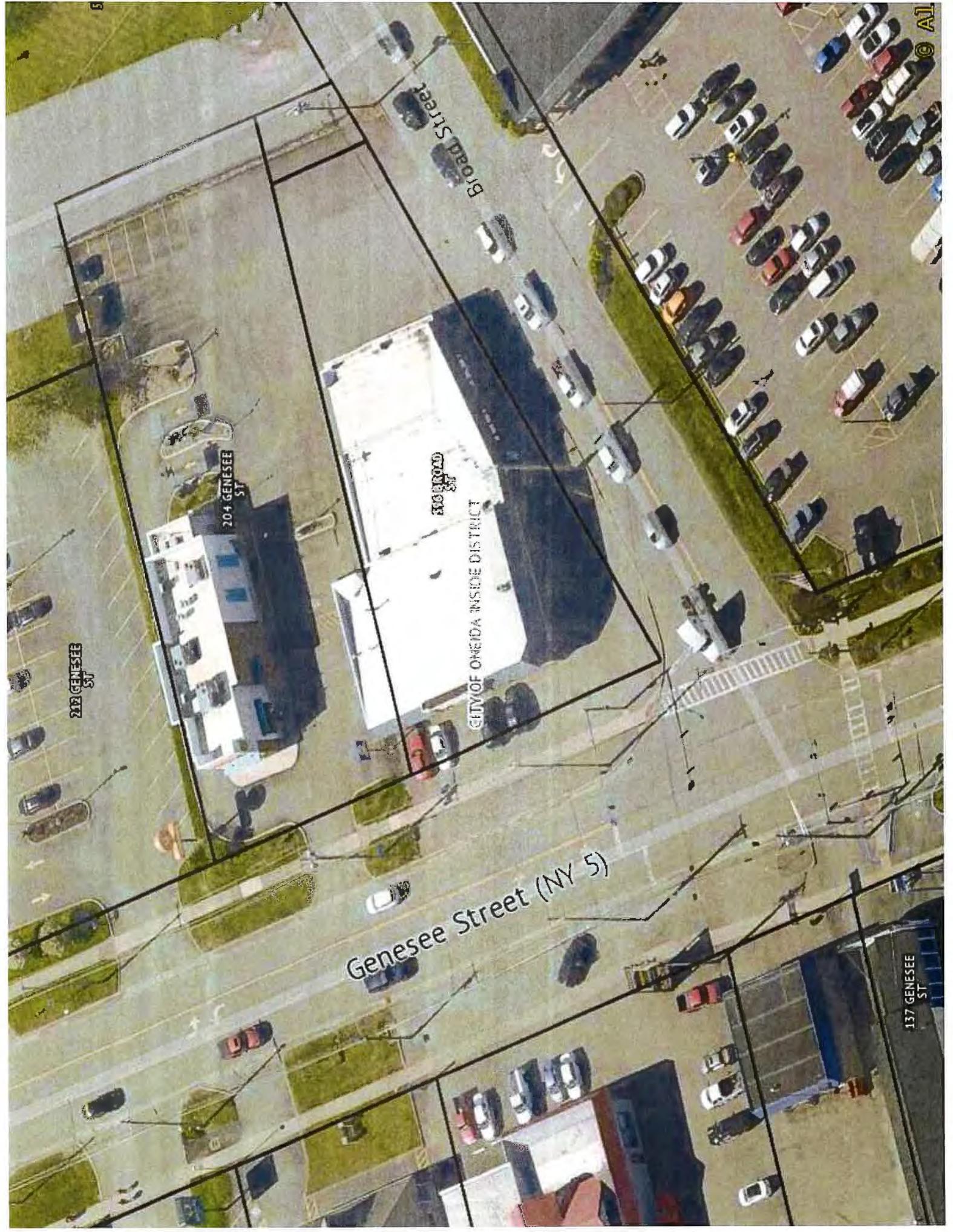
FOR RENT
 FOR

Conditional Use Permit

ACCOUNT	
PAYMENT	<u>150</u>
BAL. DUE	

- CASH
- CHECK
- MONEY ORDER
- CREDIT CARD

FROM _____ TO _____
BY (Signature)



212 GENESEE ST

204 GENESEE ST

330 BROAD ST

CITY OF ONEIDA INSIDE DISTRICT

Genesee Street (NY 5)

137 GENESEE ST

© All

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: <p style="text-align: center; font-size: 1.2em;">ANTONIOS TO GO</p>			
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">200 Genesee St ONEIDA NY 13421</p>			
Brief Description of Proposed Action: <p style="text-align: center; font-size: 1.2em;">OPENING FAST CASUAL RESTAURANT</p>			
Name of Applicant or Sponsor: <p style="font-size: 1.2em;">DAVID STIRPE</p>		Telephone: 315-559-2049 E-Mail: david@sayidoevents.com	
Address: <p style="font-size: 1.2em;">557 BROADWAY ONEIDA NY 13421</p>			
City/PO: <p style="font-size: 1.2em;">ONEIDA</p>		State: <p style="font-size: 1.2em;">NY</p>	Zip Code: <p style="font-size: 1.2em;">13421</p>
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 type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.41 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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?		<input type="checkbox"/>	<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: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? 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?		<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. 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?		<input checked="" type="checkbox"/>	<input 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"/>	



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

Tax Charge Information Sheet

Interest Date: 03/02/2026

MyFun Properties, LLC
 2706 Poppleton Rd
 Durhamville, NY 13054

Parcel Number: <u>38.57-1-6.3</u>	Situs: 200 GENESEE ST
Owner: MyFun Properties, LLC	Legal: 0.00 X 0.00

Payments										
Payor	Date	Type	Year	Bill Number	District/Generic Type	Tax	Penalty	Interest	Additional Costs	Total Paid
Myfun Prope...	02/02/2025	Tax	2025	002733	ICOUNTY	\$3,484.83	\$0.00	\$0.00	\$0.00	\$3,484.83
Myfun Prope...	02/02/2025	Tax	2025	154208	ICITY	\$3,970.12	\$0.00	\$0.00	\$0.00	\$3,970.12
Myfun Prope...	02/02/2025	Tax	2025	154209	HY121Hydrant	\$25.72	\$0.00	\$0.00	\$0.00	\$25.72
Myfun Prope...	02/02/2025	Tax	2025	154210	LT121Oneida Library Dist.	\$180.83	\$0.00	\$0.00	\$0.00	\$180.83
Myfun Prope...	02/02/2025	Tax	2025	154211	LT122Library Construction	\$70.66	\$0.00	\$0.00	\$0.00	\$70.66
Myfun Prope...	02/02/2026	Tax	2026	002731	ICOUNTY	\$3,219.64	\$0.00	\$0.00	\$0.00	\$3,219.64
Myfun Prope...	02/02/2026	Tax	2026	208761	ICITY	\$3,993.34	\$0.00	\$0.00	\$0.00	\$3,993.34
Myfun Prope...	02/02/2026	Tax	2026	208762	HY121Hydrant	\$25.84	\$0.00	\$0.00	\$0.00	\$25.84
Myfun Prope...	02/02/2026	Tax	2026	208763	LT121Oneida Library Dist.	\$183.56	\$0.00	\$0.00	\$0.00	\$183.56
Myfun Prope...	02/02/2026	Tax	2026	208764	LT122Library Construction	\$71.20	\$0.00	\$0.00	\$0.00	\$71.20
Total Payments For Parcel Number 38.57-1-6.3 from 01/01/2025 through 03/02/2026:									\$15,225.74	

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 03/02/2026:	\$15,225.74



PO Box 606
Wampsville, NY 13163
(315) 366-2376

Scott Ingmire
Director

GML Recommendation Report

This application or petition has been referred to the Madison County Planning Department, as the County Planning Agency pursuant to General Municipal Law 239-l and -m, because it applies to property within 500' of at least one of the following:

- State or County Highway
- State or County Park/ Recreational Area
- Municipal Boundary
- Land on which a Public Building is located
- Cowaselon Creek (County-owned or delineated stream or drainage channel)
- Farm operation in a State-certified Agricultural District (excluding area variance)

Which is/ are:

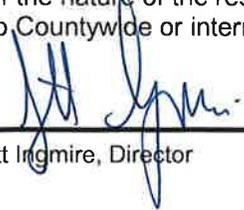
NOTE TO THE LOCAL REFERRING BOARD: Article 12-b Section 239 of the General Municipal Law requires that final action by your Board contrary to the Madison County Planning Department's recommendation of either "Modification" or "Disapproval" requires a super-majority (majority-plus-one) vote of all members thereof, and that you set forth the reasons of such contrary action in the report to be filed with the Madison County Planning Department within 30 days of your final action. (An Official Notice of Action form is enclosed for this purpose.)

GML Log#:	<u>016- 26</u>	Company Name:	
Municipality:	<u>City of Oneida</u>	Applicant Name:	<u>David Stirpe</u>
TaxMapID:	<u>38.57-1-6.3</u>	Applicant Address:	<u>5311 E. Seneca St.</u> <u>PO Box 805</u>
		Applicant City/St/Zip:	<u>Vernon, NY 13476</u>
Date Received:	<u>3/2/2026</u>	Date of Recommendation:	<u>3/2/2026</u>
GML Action 1:	<u>Special Permit</u>	Recommendation 1:	<u>Return for Local Determination</u>
GML Action 2:		Recommendation 2:	

Comments:

The applicant proposes an Italian takeout restaurant at what was formerly a Napa auto parts store at the intersection of Route 5 and Broad Street in Oneida. The SEQR form lists the restaurant as "fast casual" which is quite different from takeout, and the interior plan shows a large open area, but no seating. Clarification may be needed on that aspect of the project.

The entirety of the Route 5 corridor in this area is fraught with numerous curb cuts for points of ingress and egress, a challenging center turn lane, and general traffic issues at busy times of the day. Parking and ingress/egress for this business will potentially be an issue at busy mealtimes for customers coming and going with takeout orders. Clearly marking parking spaces (offering parking at the back of the building behind the other two stores along Broad Street?) and ingress/egress will be important, as no matter what is done, the complexity of vehicle traffic in this area is already problematic. The City's code requires 10 parking spots for Restaurant/Fast Food establishments plus 1 for each 60 square feet of dining area (again, will this be used for sit-down dine in service?) or of building area (for fast food). Parking spaces and traffic flow for this site seem to pose the biggest questions and the clarification of the nature of the restaurant should help determine parking needs. From a County standpoint, this project would have no Countywide or intermunicipal impact and is therefore being returned for local determination.


Scott Ingmire, Director

AGENDA ITEM 3 CHECKLIST

City of Oneida Planning Commission & Zoning Board of Appeals
March 10, 2026

Agenda Item 3 – 200 Genesee Street
Conditional Use Permit – Take-Out Restaurant
Tax Map #: 38.57-1-6.3
Zoning: Commercial (C)

Applicant: David Stirpe, Say I Do Events LLC
Owner: David Labrecque

Applicant in Attendance: Yes No

239-m Review

Required – Property fronts NYS Route 5
Referral Sent: March 2026
County Response: No Objection
Supermajority Required: No

Motion #1 – Open Public Hearing

Open the public hearing for the Conditional Use Permit application at 200 Genesee Street.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____
Total Nay: _____

Motion Result: Passed Failed

Public Comment

Notes: _____

Motion #2 – Close Public Hearing

Close the public hearing for the Conditional Use Permit application at 200 Genesee Street.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Motion #3 – SEQRA Classification

Classify the proposed action as an Unlisted Action pursuant to 6 NYCRR Part 617.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____
Total Nay: _____

Motion Result: Passed Failed

Motion #4 – SEQRA Determination

Issue a Negative Declaration determining that issuance of a Conditional Use Permit for operation of a take-out restaurant at 200 Genesee Street will not result in significant adverse environmental impacts.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____
Total Nay: _____

Motion Result: Passed Failed

Motion #5 – Conditional Use Permit Approval

Approve the Conditional Use Permit to allow operation of a take-out restaurant at 200 Genesee Street, Tax Map #38.57-1-6.3, in the Commercial (C) Zoning District, subject to the following conditions:

- The approved use shall be limited to operation of a take-out restaurant as presented in the application materials.
- No exterior building expansion or site modifications are authorized by this approval.
- All required building and health department permits shall be obtained and maintained prior to operation.
- The applicant shall comply with all applicable New York State Fire Code requirements,

including installation of a Knox Box and any required fire suppression systems, as determined by the City of Oneida Fire Department and Code Enforcement Officer.

- Any future exterior alterations, site modifications, signage changes beyond standard permitting, or change in intensity of use shall require further review and approval by the Planning Commission & Zoning Board of Appeals.

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"/>
Andrea Hitchings	<input type="checkbox"/>	<input type="checkbox"/>

Total Aye: _____

Total Nay: _____

Motion Result: Passed Failed

Chairperson Signature: _____

Date: March 10, 2026

CITY OF ONEIDA

PLANNING COMMISSION & ZONING BOARD OF APPEALS

RESOLUTION OF APPROVAL

Project: Conditional Use Permit – Take-Out Restaurant
Address: 200 Genesee Street, Oneida, NY 13421
Tax Map #: 38.57-1-6.3
Zoning: Commercial (C)
Meeting Date: March 10, 2026 – 6:00 p.m. (Council Chambers, City Hall)

WHEREAS, the applicant has submitted an application for a Conditional Use Permit to allow operation of a take-out restaurant at 200 Genesee Street, Oneida, New York, Tax Map #38.57-1-6.3, located in the Commercial (C) zoning district; and

WHEREAS, the proposed action involves operation of a take-out restaurant within the existing commercial building; and

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

WHEREAS, the proposed action was referred to the Madison County Planning Board pursuant to General Municipal Law §239-m due to frontage on a State roadway, and the County responded with no objection; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals classified the proposed action as an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and 6 NYCRR Part 617; and

WHEREAS, the Board issued a Negative Declaration determining that the proposed action will not result in significant adverse environmental impacts; and

WHEREAS, the City of Oneida Planning Commission & Zoning Board of Appeals considered the application at a duly convened public meeting on March 10, 2026;

NOW, THEREFORE, BE IT RESOLVED that the City of Oneida Planning Commission & Zoning Board of Appeals hereby APPROVES the Conditional Use Permit to allow operation of a take-out restaurant at 200 Genesee Street, subject to the following conditions:

The approved use shall be limited to operation of a take-out restaurant as presented in the application materials.

No exterior building expansion or site modifications are authorized by this approval.

All required building and health department permits shall be obtained prior to operation.

The applicant shall comply with all applicable New York State Fire Code requirements, including installation of a Knox Box and any required fire suppression systems, as determined by the City of Oneida Fire Department and Code Enforcement Officer.

Any future exterior alterations, site modifications, signage changes beyond standard permitting, or change in intensity of use shall require further review and approval by the Planning Commission & Zoning Board of Appeals.

Adopted: March 10, 2026

Moved by: _____

Seconded by: _____

Vote: Approved Denied Tabled

Chairperson: _____

Date: _____