25-026

JEFFERY LANIGAN
Mayor

MARK DOMENICO
Director

DEPARTMENT OF CODE ENFORCEMENT

ROME CITY HALL, 198 N. WASHINGTON STREET
ROME, NEW YORK 13440-5815
Telephone: (315) 339-7642 Fax: (315) 339-7638
www.romenewyork.com

Notice of Denial of a Building Permit

Date: 10/21/2025

1. Applicant
   - a. Name: Woodhaven Ventures LLC
   - b. Address: 18 Division St., Suite 401-Saratoga Springs, NY 12866
   - c. Telephone: 518-584-9007
   - d. Interest in Premises: Owner
   - e. Email stevel@bonaciodev.com

2. Property description
   - a. Address: TBD
   - b. Zone District: Woodhaven Development Zone-Subarea B
   - c. Current use of property: vacant
   - d. Zoning standing : conforming
   - e. Tax id 243.000-1-1.23

3. Type of Action Requested- Use Variance

4. Reason for Denial-

The applicant is seeking to construct twenty-three (23) Multifamily Buildings with two hundred thirty (230) total dwelling units. See Site Plan.

Park Drive Phase 3
- (8) Buildings
- 10 Units per Building
- 80 Total Units

Park Drive Phase 4
- (6) Buildings
- 10 Units per Building
- 60 Total Units

Park Drive Phase 5
- (9) Buildings
- 10 Units per Building
- 90 Total Units

5. ***Rome Code Section 80-9.2, Table F. Woodhaven subareas permitted use matrix. Dwelling,Multifamily is listed as a non-permitted use***

Mark Domenico, R.A.
Chief Enforcement Officer

Note: An approval of this application by the Rome Zoning Board does not authorize the construction of the deck without first obtaining a building permit. Contact the Rome Code Enforcement Office for further instructions.

CITY OF ROME ZONING BOARD OF APPEALS

Use Variance Application

IN THE MATTER OF THE APPEAL, OF Woodhaven Ventures LLC, Appellant (s): for an Area Variance pursuant to Article VIII, Section 56 (b) of the Code of Ordinances of the City of Rome, Chapter 80 and Article 5-A, Section 81-b of the New York State General City Law

TO THE CITY OF ROME ZONING BOARD OF APPEALS:

SECTION I (SECTION I TO BE COMPLETED BY ZONING OFFICER AND REVIEWED BY APPLICANT):

A. The appellant (s) hereby appeals to the Zoning Board of Appeals of the City of Rome, New York from a determination of the Zoning Officer who, on the 21st day of October, 2025, did deny the application of the Appellant, said application affecting property at 243.000-1-1.23 in a _____ zoning district, in the City of Rome, and having been submitted to the Zoning Officer for the purpose of

_____

_____

_____

that such application was denied by the Zoning Officer insofar as it contained a proposed use not permitted or authorized and constituting a violation of Section _____, Schedule _____ of the Rome Code of Ordinances, Chapter 80.

B. Use Variance Standard: Appellant recognizes that, pursuant to Article 5-A of the General City Law, §81-b(3), no Use Variance shall be granted by the Zoning Board of Appeals without a showing by the Appellant that applicable zoning regulations and restrictions have caused unnecessary hardship. In order to prove such unnecessary hardship the Appellant shall demonstrate to the Zoning Board of Appeals that for **each and every** permitted use under the zoning regulations for the particular district where the property is located all of the following are applicable:

(i) the Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence;

(ii) the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;

(iii) the requested use variance, if granted, will not alter the essential character of the neighborhood; **and**

(iv) the alleged hardship has not been self-created.

The Appellant recognizes that the Zoning Board of Appeals, in the granting of Use Variances, shall grant the **minimum variance** that it shall deem necessary and adequate to address the unnecessary hardship proven by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community by such conditions as it may deem reasonable under the circumstances.

SECTION II (SECTION II TO BE COMPLETED BY APPELLANT (S)---attach additional sheets and/or addendums as necessary)

* It may be in your best interest to seek the assistance of an attorney in filling out this Section.

**Explanatory Note(s) are for the sole purpose of helping you, as Appellant, understand the requirements necessary to obtain the Variance contemplated and shall not have any significance to your application or any denial thereof. These Notes are not intended as legal advice, nor are they to be relied on as the current state of the law.

A. Having fully reviewed the above requirements for the granting of a use variance I hereby request such Use Variance in order to supersede the determination of the Zoning Officer denying my application for the following reasons: (complete each paragraph below)

(i) **The Appellant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.** Note: to meet this prong of the Use Variance standard, you must show that the property in question cannot be sold or leased for any permitted use. This showing should be done by demonstrating that an active effort was made to sell or rent the property for each and every permitted use under the zoning regulations. Evidence demonstrating an active effort includes evidence that a realtor was contacted and the property was shown to potential buyers or lessees without success. Additionally, lack of reasonable return may be proven by, among other things: amount paid for the property, the present value of the property, expenses for maintenance, amount of taxes paid, mortgages, income from the land and other relevant factors.

See attached cover letter

(ii) **The alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood.** Note: to meet this prong of the Use Variance standard, you must show that the alleged hardship is unique to the parcel in question, not the neighborhood or City in general.

See attached cover letter

(iii) **The requested use variance, if granted, will not alter the essential character of the neighborhood.** Note: under this prong of the Use Variance standard, the Zoning Board of Appeals must determine whether or not the requested Use Variance will disrupt or alter the character of a neighborhood or inhibit/diminish uses that conform to the zoning regulations. In making said determination, the Board will consider, among other things: change in parking patterns, change in traffic patterns, noise levels, lighting and such other factors it deems necessary. You may meet this prong of the Use Variance standard, by demonstrating the proposed use is substantially similar to existing uses in the particular area.

See attached cover letter

(iv) **The alleged hardship has not been self-created.** Note: this is, perhaps, the most difficult prong of the Use Variance standard to meet, and requires a showing by you that you have not done anything which created the unnecessary hardship for which you are seeking the Use Variance. Purchasing the property knowing the proposed use is not allowed, buying the property without checking the zoning regulations and investing in the proposed use without complying with the zoning regulations are all self-created hardships.

See attached cover letter

B. I hereby attest that no previous appeal has been made for the Area Variance requested herein.

Sworn to before me this 30th Day of October, 2025.

Notary Public

Appellant

AUTUMN WHITE
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01WH6066256
Qualified in Saratoga County
Commission Expires Nov. 13, 2025

Date: 10/31/2025
To: City of Rome Zoning Board of Appeals
Re: Use Variance Request – Parcel 243.000-0001-001.023

Dear Members of the Zoning Board,

The subject property with a Parcel ID of 243.000-0001-001.023 combined with Parcel 243.006-002-001.002 collectively totals approximately 67.8 acres was acquired by Woodhaven Ventures LLC between December 2021 and January 2023. The site is strategically located adjacent to the rapidly expanding Griffiss Business and Technology Park and directly across from Mohawk Valley Community College. It also abuts 25.2 acres of City-owned land recently improved with a new City Boulevard connecting to our parcels. The City owned site is currently being considered for development as a municipal sports complex.

The initial development strategy envisioned a 250-lot single-family subdivision extending from Park Drive, complemented by multifamily and commercial uses along Floyd Avenue. However, due to ongoing volatility in interest rates and significant increases in both material and labor costs, we strategically paused further development of the single-family subdivision. This pause allowed us to re-evaluate the master plan and align it more closely with current market conditions and the City's long-term development objectives.

The revised master concept plan continues to promote a multi-phase, mixed-use neighborhood but with a more balanced housing mix that limits single-family exposure and introduces a sustainable combination of single-family homes, townhomes, 10-unit multifamily units, and commercial uses. To move forward with this plan, we respectfully request a use variance in Subarea B of Parcel 243.000-0001-001.023 to allow for multifamily residential use.

Section II (A)

i) **The Applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence.**

The current single-family housing market continues to face strong headwinds from high interest rates and significant inflation on both material and labor costs. Woodhaven Ventures original Phase 1 plan anticipated building and selling approximately 37 single-family homes along Park Drive before proceeding to subsequent phases. To date, only seven homes have been sold, all at a financial loss to the LLC. (See Chart below). Construction began in 2021, with the first sale closing in September 2022. Three additional sales occurred in 2023, two in 2024, and one in 2025.

In 2025, construction was completed on four additional homes for which foundations had already been poured. Postponing construction further would have risked structural damage due to

seasonal exposure so we opted to move forward with the four builds. These four homes have been listed since January 14, 2025, and remain unsold despite active marketing efforts. All are listed at a projected loss.

Given these conditions, continuing with a large-scale single-family subdivision would result in significant and ongoing financial hardship, preventing Woodhaven Ventures from realizing a reasonable return, or any, on their investment.

Property Address	Actual Sales Price	Actual Cost to Woodhaven Ventures LLC	Actual Profit to Woodhaven Ventures LLC
905 Park Drive	$ 345,000.00	$ 362,442.51	$ (17,442.51)
907 Park Drive	$ 381,100.00	$ 407,268.58	$ (26,168.58)
911 Park Drive	$ 380,000.00	$ 412,630.48	$ (32,630.48)
915 Park Drive	$ 300,000.00	$ 324,605.48	$ (24,605.48)
917 Park Drive	$ 320,000.00	$ 329,569.84	$ (9,569.84)
921 Park Drive	$ 320,000.00	$ 327,489.68	$ (7,489.68)
923 Park Drive	$ 385,000.00	$ 415,135.63	$ (30,135.63)
Total Profit/Loss			$ (148,042.19)

ii) The alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood.

While the broader single-family market will stabilize over time, a project of this scale cannot be feasibly executed in the current environment. On the other hand, multifamily housing and mixed-use development have demonstrated sustained success in the Rome market. Bonacio Development's experience at Air City Lofts (a 300+ unit mixed-use project) and off Hangar Road has shown strong demand for quality rental housing and commercial space—an investment model that has proven financially stable and in line with community needs.

The proposed plan retains 57 single-family lots but introduces 84 townhome units (42 buildings) and 230 multifamily units (23 buildings of 10 units each), resulting in a balanced, walkable neighborhood that complements adjacent uses and provides diverse housing opportunities.

iii) The requested use variance , if granted, will not alter the essential character of the neighborhood.

The proposed multifamily use will enhance, not alter, the essential character of the neighborhood. It complements existing and emerging uses surrounding the site and supports the City's ongoing investment in this area.

The proposed mix of single-family homes, town homes, and 10-unit apartment buildings will provide housing options that meet the growing demand generated from employers on the City of Rome and Griffis Business and Technology Park, including Chobani's new facility. The development will maintain a residential feel that is consistent with the surrounding area.

Architecturally, the newly planned multifamily buildings will be designed to complement the single-family residences that have already been constructed. In addition, the project's location along the newly constructed City Boulevard off Floyd Avenue, and Park Drive provides logical transitions between residential (for sale and rental) and commercial uses.

The variance for multifamily use will not negatively impact the character, appearance, or livability of the neighborhood, but rather enhance it through high-quality design, compatible land use transitions, and continued reinvestment consistent with the City's long-term development vision.

The alleged hardship has not been self-created

Woodhaven Ventures purchased this property with a full understanding of its allowable uses and advanced development based on those uses. However, market conditions, finance volatility, construction cost escalation, and lack of demand for new construction single family homes has forced consideration of alternative options to be able to make this development financially feasible.

We have demonstrated significant effort from 2021 to make this project work under the permitted zoning. Continuing along this same path would pose further unrecoverable financial hardship.

Sincerely,

Alfio Bonacio Jr

Member
Woodhaven Ventures LLC

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:
Woodhaven

Project Location (describe, and attach a location map):
63 acres bound by Floyd Ave & the railroad tracks, transected by Park Drive

Brief Description of Proposed Action:
250 single family homes/duplexes

Name of Applicant or Sponsor:	Telephone: 518-584-9007
Woodhaven Ventures LLC	E-Mail: kate@bonacio.com

Address:
18 Division St., Suite 401

City/PO:	State:	Zip Code:
Saratoga Springs	NY	12866

	NO	YES
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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Rome - Subdivision, Site Plan	☐	☒

3.a. Total acreage of the site of the proposed action? 63 acres
b. Total acreage to be physically disturbed? 63 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 63 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ■ Commercial ■ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	X	☐
b. Consistent with the adopted comprehensive plan?	☐	X	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	X

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	☐

	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	X

	NO	YES
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:	X	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	X

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	X

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	☐
b. Is the proposed action located in an archeological sensitive area?	X	☐

	NO	YES
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?	X	☐
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: _____	X	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ■ Urban ■ Suburban

	NO	YES
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?	X	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	X	☐

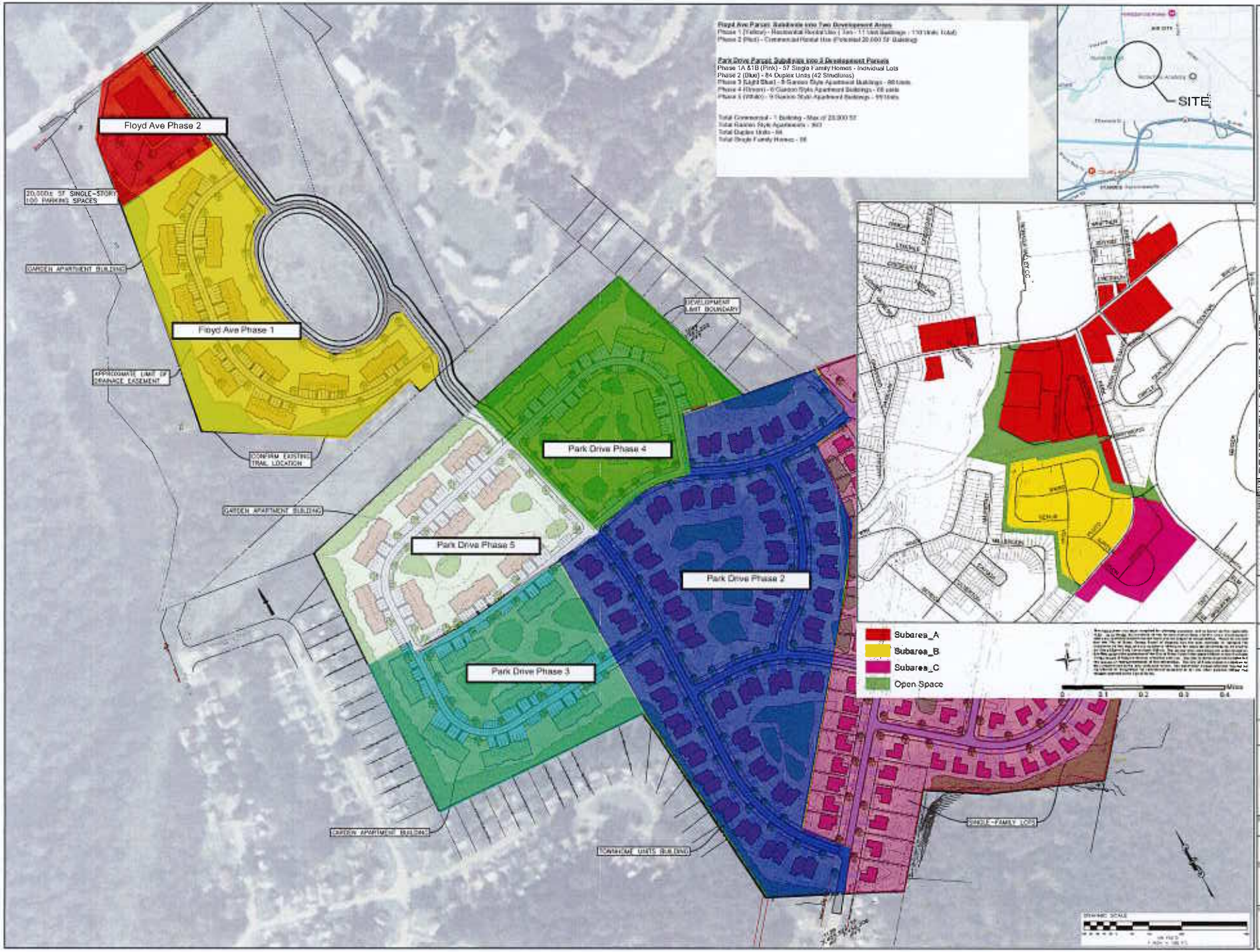
	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	X	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES		

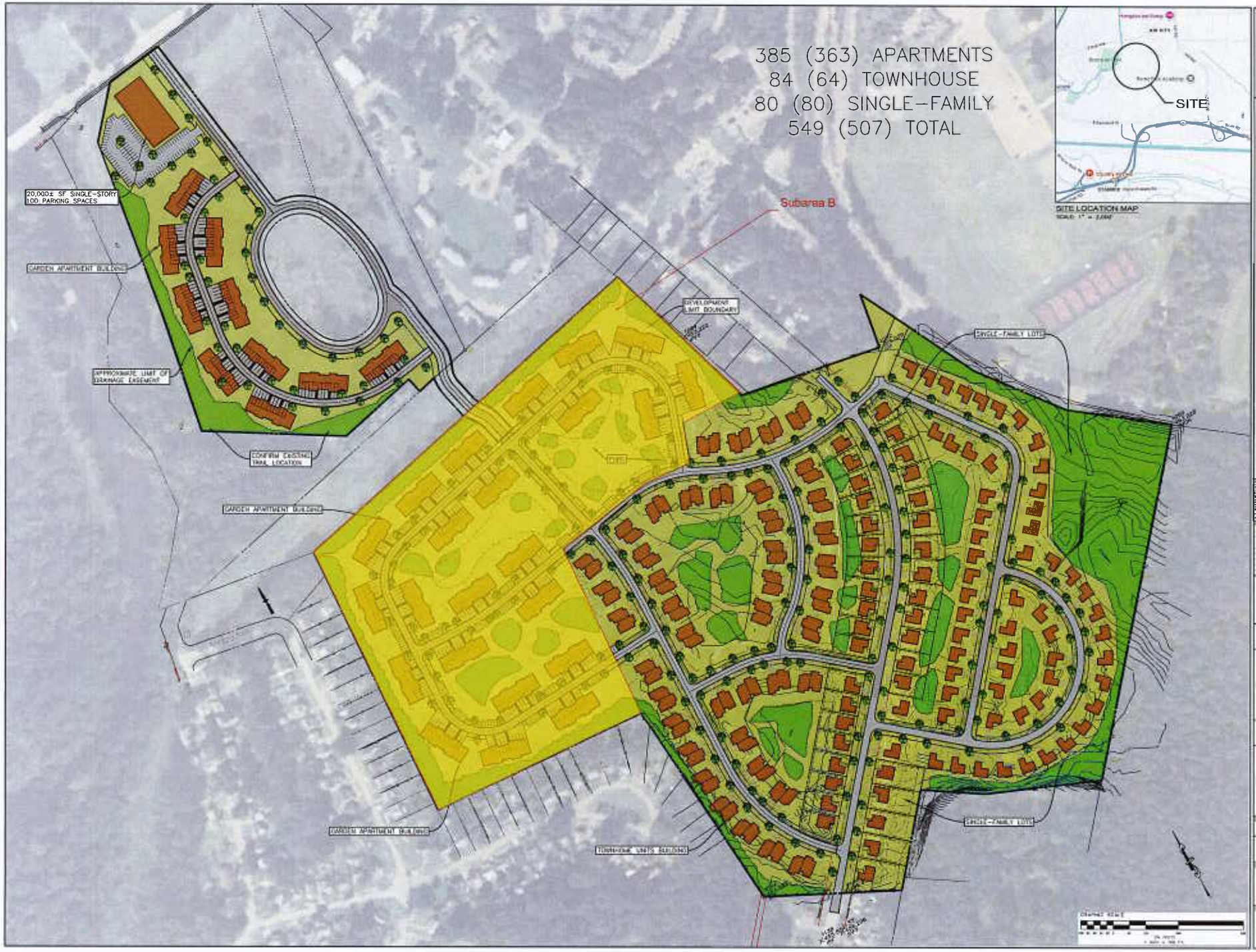
	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Alfio Bonaccio Jr. Date: 5/13/21

Signature: _____


Floyd Ave Parcel Subdivide into Two Development Areas
Phase 1 (Yellow) - Residential Rental Use (3 on - 11 Unit Buildings - 110 Units Total)
Phase 2 (Red) - Commercial Retail Use (Proposed 20,000 SF Building)
Park Drive Parcel Subdivide into 5 Development Parcels
Phase 1A &1B (Pink) - 57 Single Family Homes - Individual Lots
Phase 2 (Blue) - 84 Duplex Units (42 Structures)
Phase 3 (Light Blue) - 5 Garden Style Apartment Buildings - 80 Units
Phase 4 (Green) - 6 Garden Style Apartment Buildings - 96 units
Phase 5 (White) - 9 Garden Style Apartment Buildings - 99 Units
Total Commercial - 1 Building - Max of 20,000 SF
Total Garden Style Apartments - 360
Total Duplex Units - 84
Total Single Family Homes - 57
SITE
Floyd Ave Phase 2
20,000± SF SINGLE-STORY
100 PARKING SPACES
GARDEN APARTMENT BUILDING
Floyd Ave Phase 1
APPROXIMATE LIMIT OF DRAINAGE EASEMENT
CONFIRM EXISTING TRAIL LOCATION
DEVELOPMENT LIMIT BOUNDARY
Park Drive Phase 4
Park Drive Phase 5
Park Drive Phase 2
Park Drive Phase 3
GARDEN APARTMENT BUILDING
TOWNHOME UNITS BUILDING
SINGLE-FAMILY HOMES
Subarea_A
Subarea_B
Subarea_C
Open Space
Miles
0
0.1
0.2
0.3
0.4
RESIDENTIAL DEVELOPMENT
WOODHAVEN
APPLICANT: BONACIO CONSTRUCTION
TAX PARCEL
CITY OF ROME
ONEIDA COUNTY, NEW YORK
AUGUST 15, 2025
1" = 100'
SKETCH SITE PLAN
1 of 1



edp
ENVIRONMENTAL DESIGN PARTNERSHIP LLP

AUGUST 15, 2025

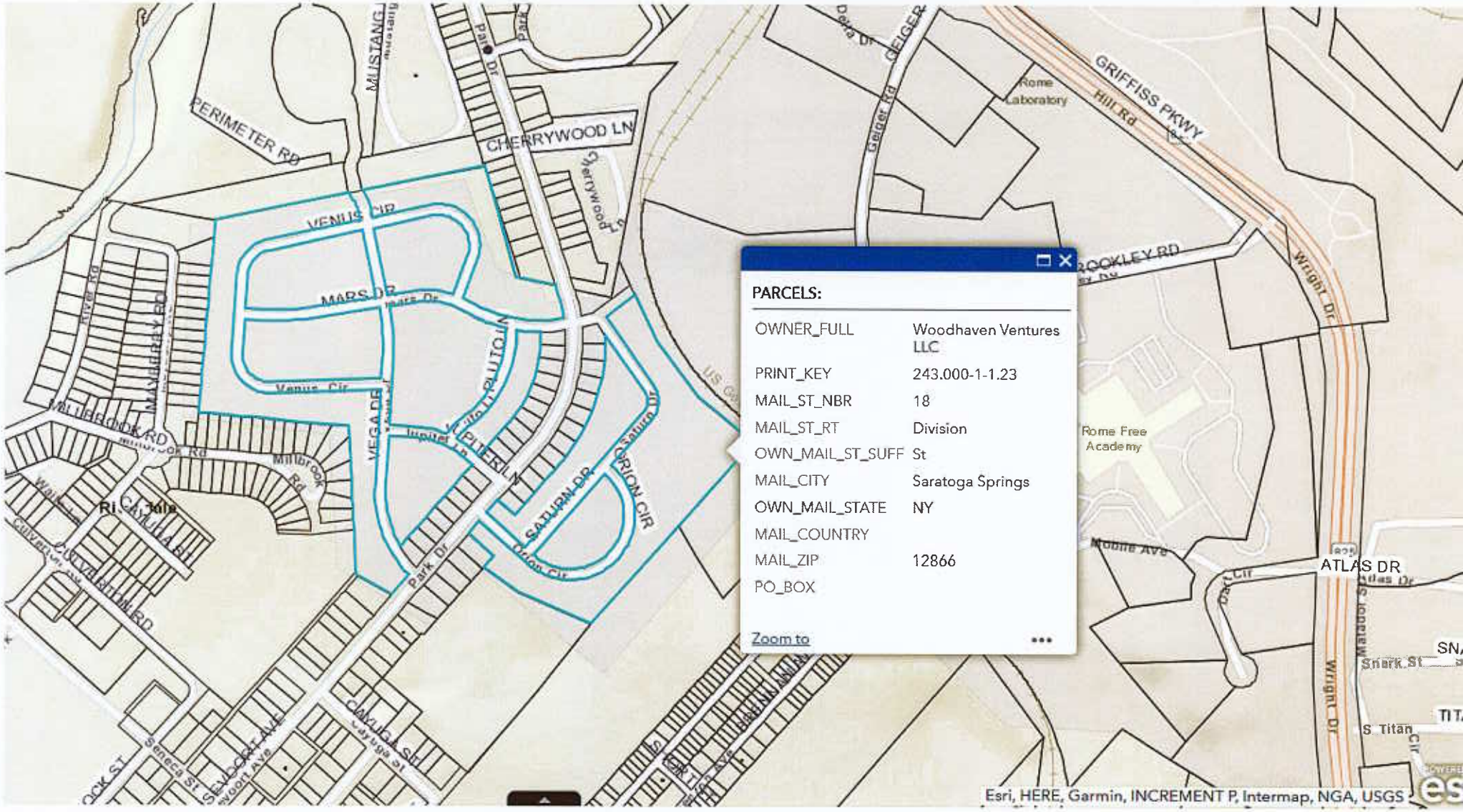
RESIDENTIAL DEVELOPMENT
WOODHAVEN
APPLICANT: BONACIO CONSTRUCTION

PARK DRIVE
CITY OF ROME
ONEIDA COUNTY, NEW YORK

1" = 100'

SKETCH SITE PLAN

1 of 1



PARCELS:

OWNER_FULL	Woodhaven Ventures LLC
PRINT_KEY	243.000-1-1.23
MAIL_ST_NBR	18
MAIL_ST_RT	Division
OWN_MAIL_ST_SUFF	St
MAIL_CITY	Saratoga Springs
OWN_MAIL_STATE	NY
MAIL_COUNTRY	
MAIL_ZIP	12866
PO_BOX	

Zoom to ...

Park Dr.