

City of Rome BOA Feasibility Study Open House

The first City of Rome BOA Open House took place on December 3, 2025, from 5:30 p.m. to 7:30 p.m. at the Pinti Field Clubhouse, attracting 20 attendees. Participants reviewed draft concept plans for the former school site at 112 Columbus Avenue and interacted with visual preference boards representing potential development types. The Project Team encouraged attendees to place a sticker near the image they felt was most appropriate for the site. Attendees provided feedback by placing sticky notes on the various boards and by communicating with the Project Team.

Public comments from the meeting are transcribed below.

Existing Conditions

- Taking away parking lot and cutting off existing roads creates challenging winter maintenance for the city. Where would 6th Street residents (+ more) park in the winter? No street parking in winter, November-April
- Currently used as overflow parking existing from multi-family homes

Extend Existing Fabric

- This lot is where 6th Street residents park in the winter, not enough off-street parking
- Keep streets straight for simplicity and plows
- Demand is for cheaper housing, but single family only options do not deliver at scale. More multi-family!!
- In order for residential to happen, the blight and codes issues around the neighborhood
- All houses need storage (shed, garage, etc.). People need somewhere to put shovels, lawnmowers, boxes
- Veterinary services, emergency vet

Tiny Houses – Oval Concept

- Small houses, that's the sweet spot!
- Winter weather drastically worsens these narrow one-ways
- Macintosh uses Mohawk-removing would clog residential traffic
- Favored – like small homes
- The flow of traffic feels complex with one-ways
- Macintosh uses Mohawk-removing would clog residential traffic

- Want to see Mohawk – widen it into making it a two-way
- ADA entry – ways for general accessibility concerns
- For tiny home community – community space for washer/dryer, WiFi, big kitchen, space to have company, very flexible

Tiny Houses

- Two-way traffic?
- Veteran housing with tiny homes
- 6th Street – doesn't have enough off-street parking – needs the lot on 6th to park in the winter
- Want to see washer/dryer + 1.5 baths in each unit
- No low-income housing
- Not enough off-street parking
- Prefer single-level housing – washer/dryer on main level

Townhouses

- Not preferred concept
- Bright colors on the façade (not gray/black)
- 2 bathrooms + washers and dryers in the townhouse apartment
- Too close to the street for safety reason
- Preferred plan people looking to buy in the city should have more options for living near parks and greenspace. Limited units and driving up price should not be a barrier.
- If we go this avenue, think about separate driveways – concerned about noise between units
- Traffic improvements want to move two lanes
- Too congested, not ample room for parking for existing houses
- Like keeping this alley open – Mohawk
- Grade is high here, rather not see tall buildings here
- Blinding lights from McIntosh, need buffer
- Like retail

Community Green / Square

- Animal haven/sanctuary, animal hospital
- Retail is good, neighborhood shopping

- I like retail but no gas station
- Winter maintenance
- Attract the right people
- Need more buffer, be responsible for trash
- More density or too costly
- Parking needs to work
- Garage space?
- I like this option
- The mix is good
- Simplify – Allied metal industrial use

Continuing the Existing Neighborhood

- Takes away parking for 6th Street residents and more
- Merrick Road, need more storage
- Raised ranch
- Single level

Visual Preference Votes

Duplex – 2 votes



Duplex – 1 vote



Single Family – 1 vote



Duplex – 1 vote



Duplex – 5 votes



Single Family – 1 vote



Single Family Cottage – 1 vote



Piloting a Small/Tiny Home Housing Development

- No storage
- Who is this for? Is it large enough?
- Takes away parking for 6th Street residents and more. Too congested and challenging winter maintenance.
- Looks like a trailer park
- Absentee landlords

Visual Preference Votes

Small Home – 1 vote



Small Home – 2 votes



Small Home – 2 votes



Integrating a Mixed-Use District

- Bath and ½ W+D in Apartment
- Love the idea of bringing retail into East Rome. Would love to see the architecture reflect the Italian heritage of the area.
- Light manufacturing
- Takes away parking for 6th Street residents and more. Challenging winter maintenance, too congested.
- Commercial developments seem to fit the E Dominick area better than here. Suggest a shared-use community with tiny/small homes with laundry facilities and social areas.

Visual Preference Votes

Mixed-Use – 3 votes



Mixed-Use – 3 votes



Townhouse – 4 votes



Mixed-Use – 1 vote



Mixed-Use – 2 votes



Mixed-Use – 3 votes



Townhouse – 1 vote



Appendix A – Sign-In Sheets



Rome BOA Open House

Name	Email Address	Affiliation (optional)
Maura Healy	mhealy1234@aol.com	neighbor
John A. Rully	Westbrook4414@yahoo.com	5th Ward incoming Councilor



Rome BOA Open House

Name	Email Address	Affiliation (optional)
Hedi Coombs	playbysushi@hotmail.com	Resident
Hunter Stone-Leather	hstoneleather@gmail.com	Resident
Chris Bussoni	COBJR3@gmail.com	Resident
Linda Murphy	Linda.murphy.832@icloud.com	Resident
David Baker	udavebaker@verizon.net	Resident
Kathy Perry	Kathyperryrome@gmail.com	Resident

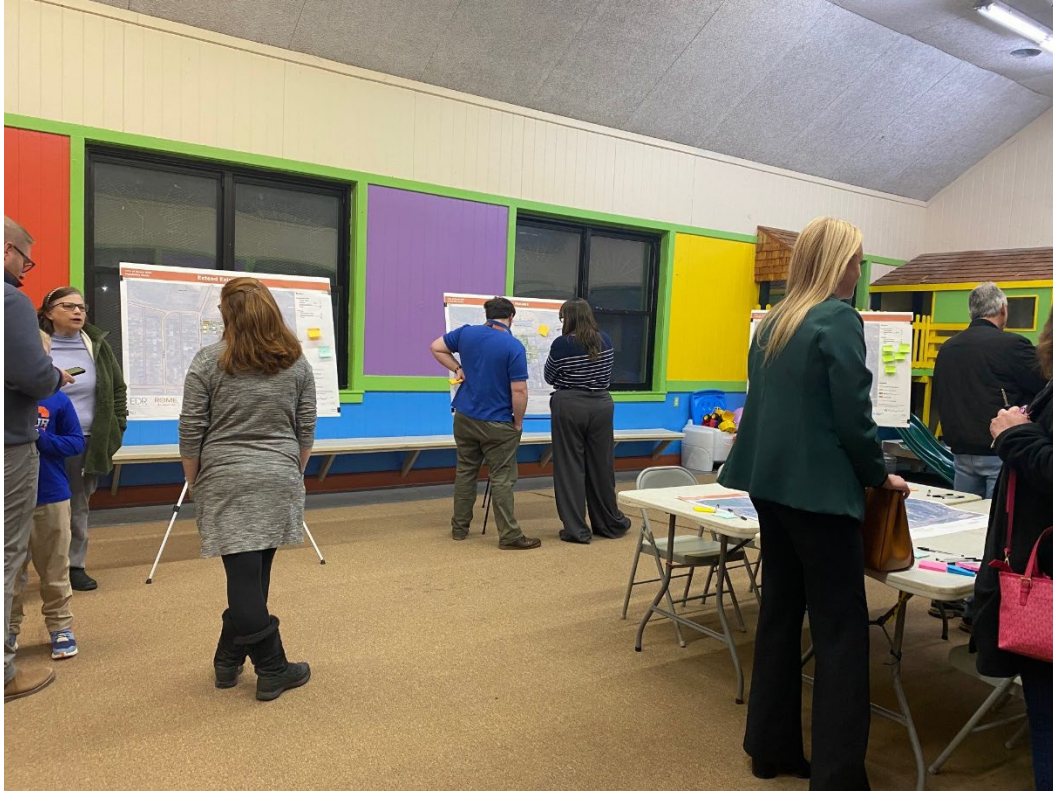


Rome BOA Open House

Name	Email Address	Affiliation (optional)
John Vero	jvero@twcny.rr.com	Resident
Tami Lucia	t.lucia@romeba.com	
Joe Arbes	fossjaro@fastmail.com	
ANTHONY SKARNULLIS	anthony.s@icloud.com	
John Sparace	Sparace1975@hotmail.com	City Councilor
Joe Verrilli	JVerrilli@verizon.net	Resident
Patty Martinelli	patty.martinelli@aol.com	
Natalie Mabe	nmabe@aol.com	Resident
MICHAEL J. ULIAN	MULIAN@TWNY.RR.COM	
Kim Rogers	Krogers@romecitygov.com	BIG TAXPAYER
Mikayla Moore	kaylaam137@gmail.com	
Donna Angetti	donna.angetti@myyahoo.com	Resident

Appendix B – Engagement Photos













An aerial photograph of an urban area, likely a city street intersection and surrounding blocks. The image is overlaid with two pink sticky notes containing handwritten text. The top note, located on the left side, reads: "Toting, turning, parking, all are causing the parking lots, causing challenges to the maintenance of the lot." The bottom note, located on the right side, reads: "Construction of a new building is causing the lot to be a parking lot." The photograph shows a street intersection with a traffic light, a large parking lot, and several buildings. A red arrow points from the top right towards the intersection. The overall scene is a mix of urban infrastructure and green space.

**City of Rome BOA
Feasibility Study**

Integrating a Mixed-Use District

Instructions: Place a sticker in each box that represents an image appropriate for development at 112 Columbus Avenue.

	Mixed-Use	Mixed-Use	Mixed-Use
<p>A vibrant, integrated neighborhood combining diverse housing types—single-family homes, townhouses, and small buildings—with low-impact, community-oriented commercial spaces. Designed to foster walkability and social interaction.</p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
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<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
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<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	
<p><i>Place your comments here!</i></p>	<p>Mixed-Use</p>	<p>Mixed-Use</p>	

to foster walkability and social interaction.

here!

Best 1 1/2
W & D
in an area over

LOVE the idea of
bringing retail into
East Rome.
Would love to see the
architecture reflect
the Italian heritage
of the area! ♥

LIGHT
MANUFACTURING

Commercial developments
seem to fit the
E Dominick area
better than ~~there~~
are. Suggested a shared-
use community w/ tiny/small
homes with laundry facilities
and social areas

Takes away parking
for 6m Street Residents
+ more
- Challenging winter
maintenance
- Too Congested

NEW YORK STATE Department of State

...were prepared with funding provided
by the New York State Department of State under
the Brownfields Cleanup Utility Program.

Mixed
Townhome

ROME
the copper city

City of Rome BOA
Feasibility Study

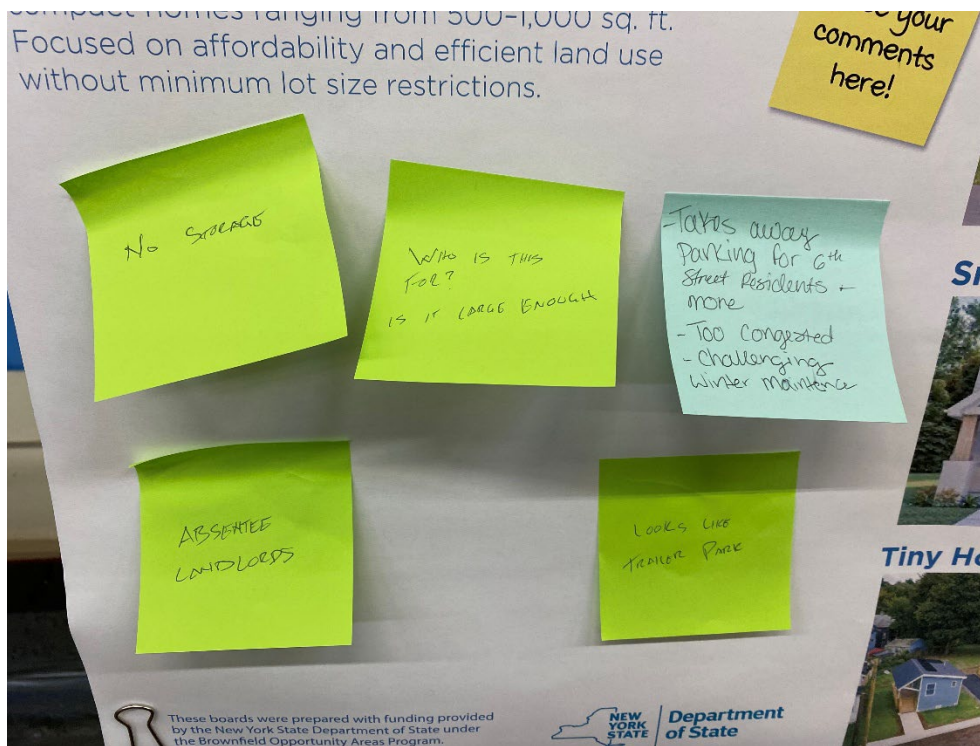
Piloting a Small/Tiny Home Housing Development

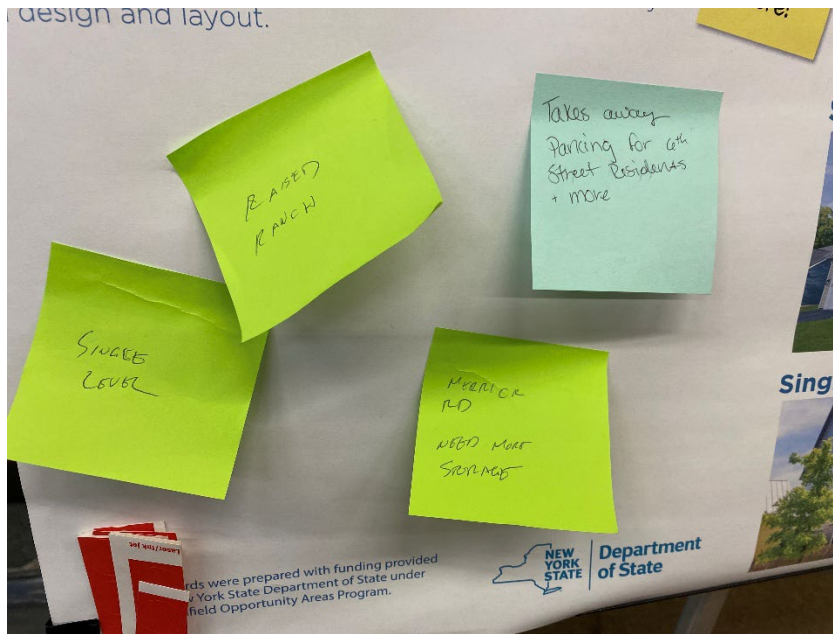
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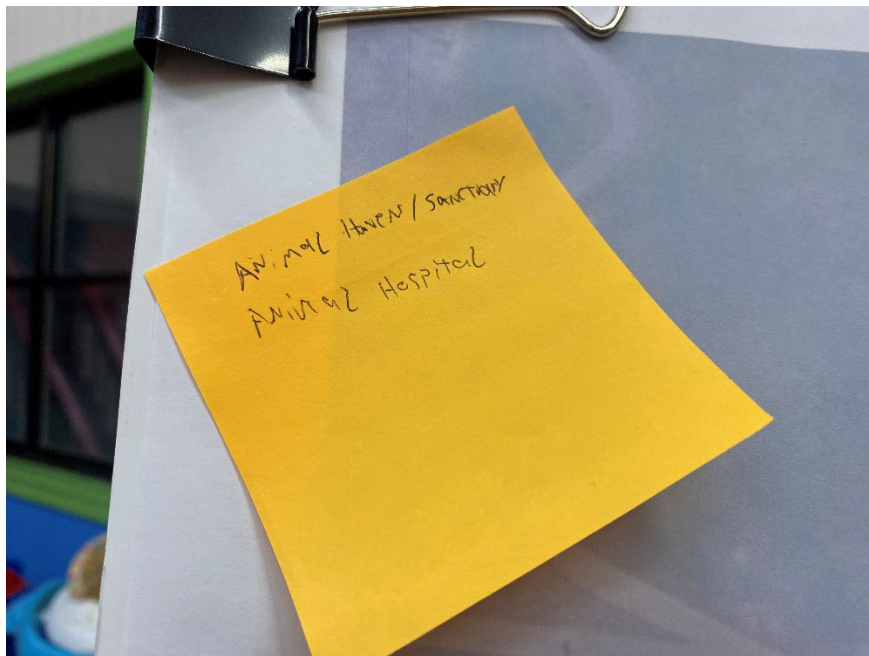
<p>An innovative, high-density development featuring compact homes ranging from 500-1,000 sq. ft. Focused on affordability and efficient land use without minimum lot size restrictions.</p> <p>Place your comments here!</p> <p>NO COMMENTS</p> <p>Comments are welcome here!</p> <p>Comments are welcome here!</p> <p>Comments are welcome here!</p> <p>Comments are welcome here!</p> <p>Comments are welcome here!</p>				

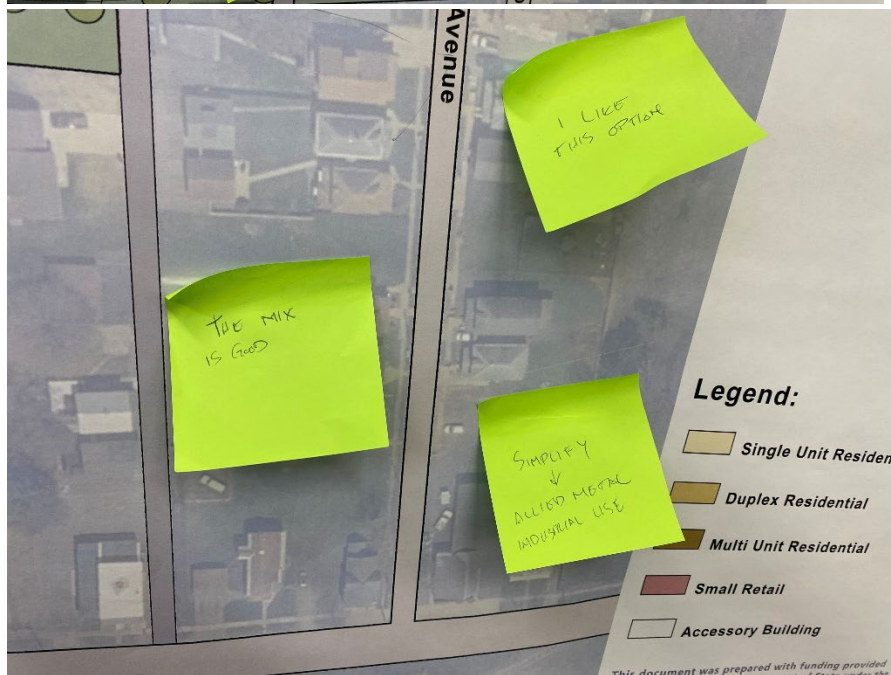
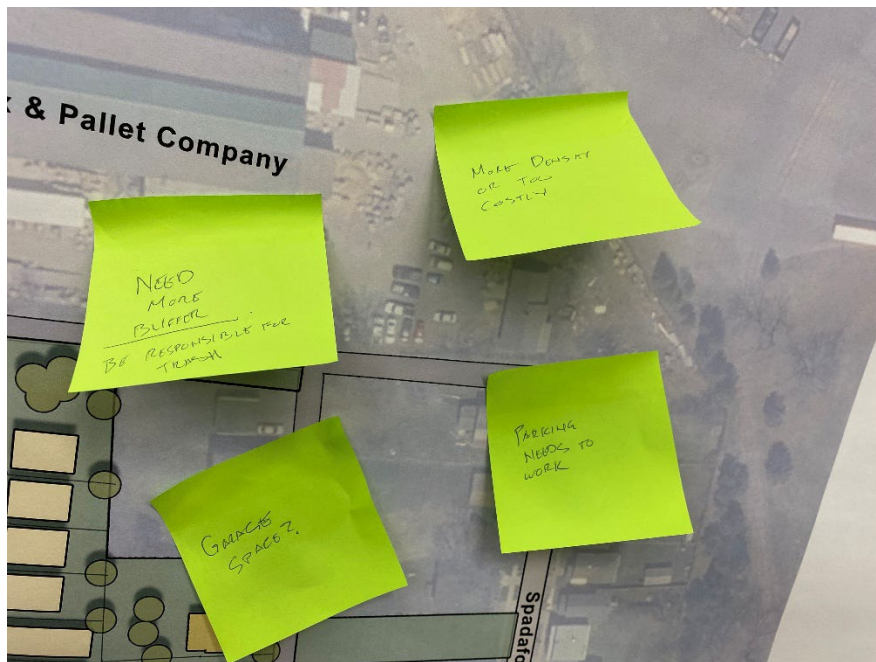
NEW YORK STATE Department of State

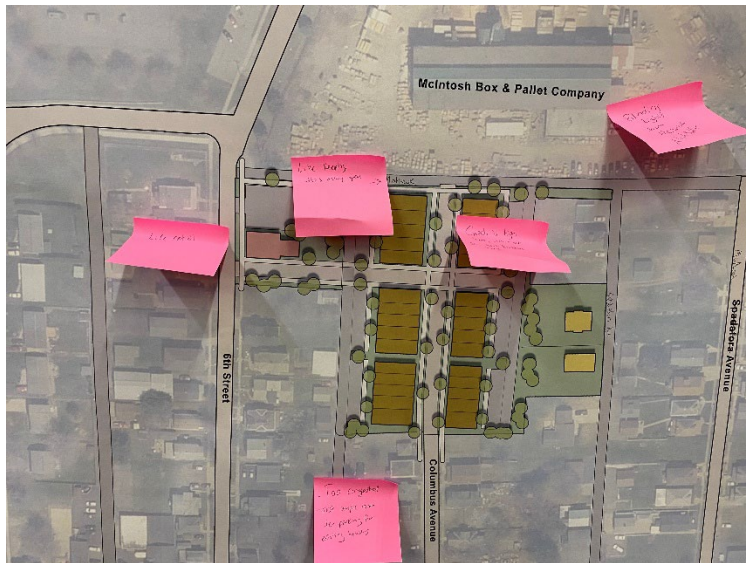
Project Boards were prepared with funding provided by the New York State Department of State under the Brownfields Cleanup Utility Program.

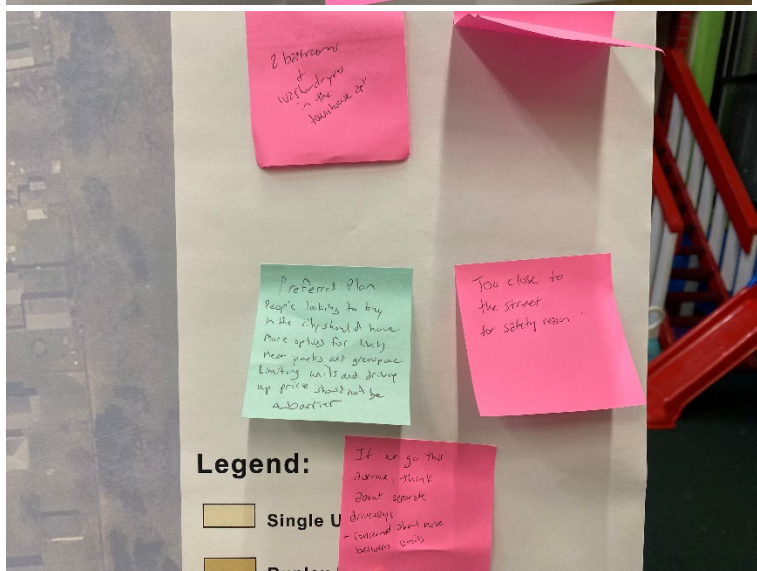
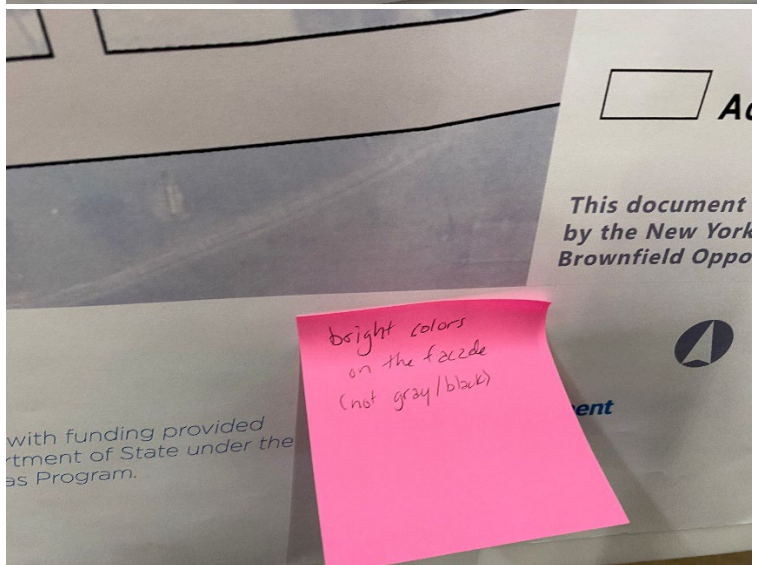
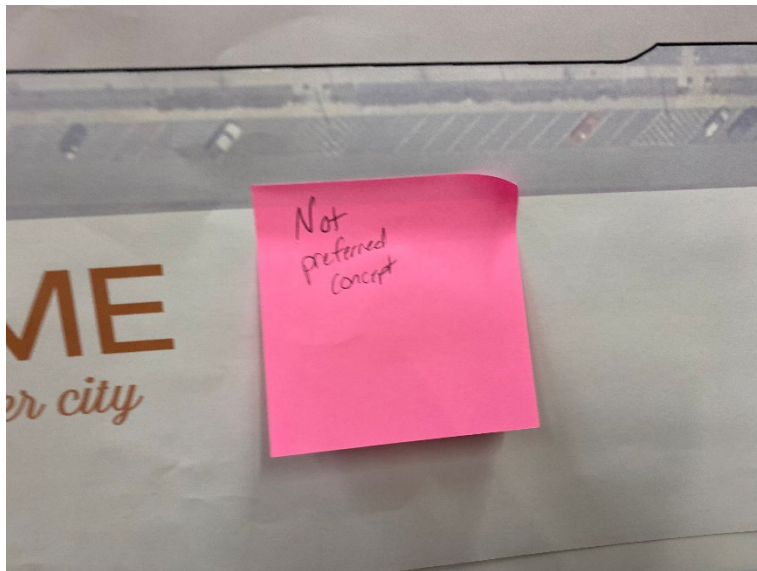


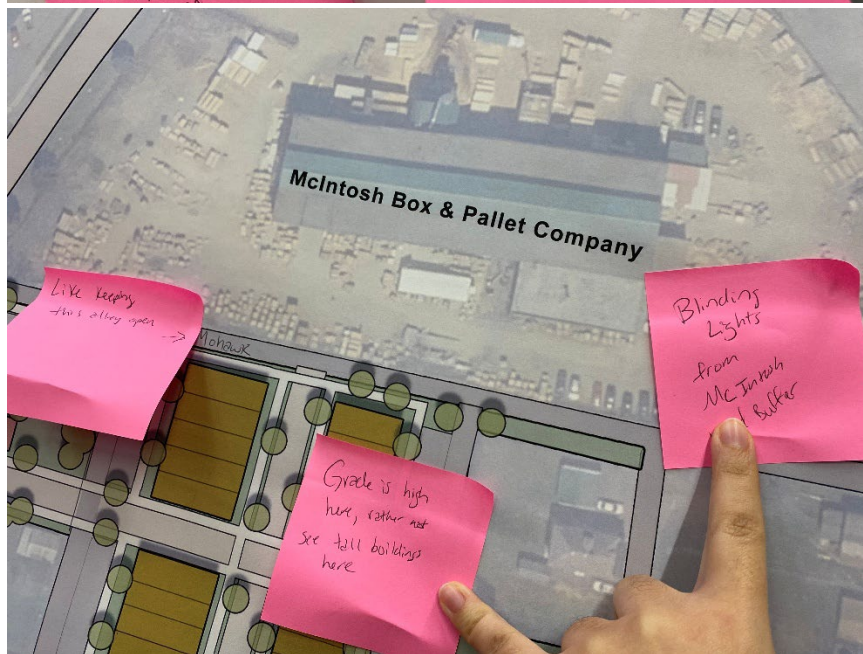
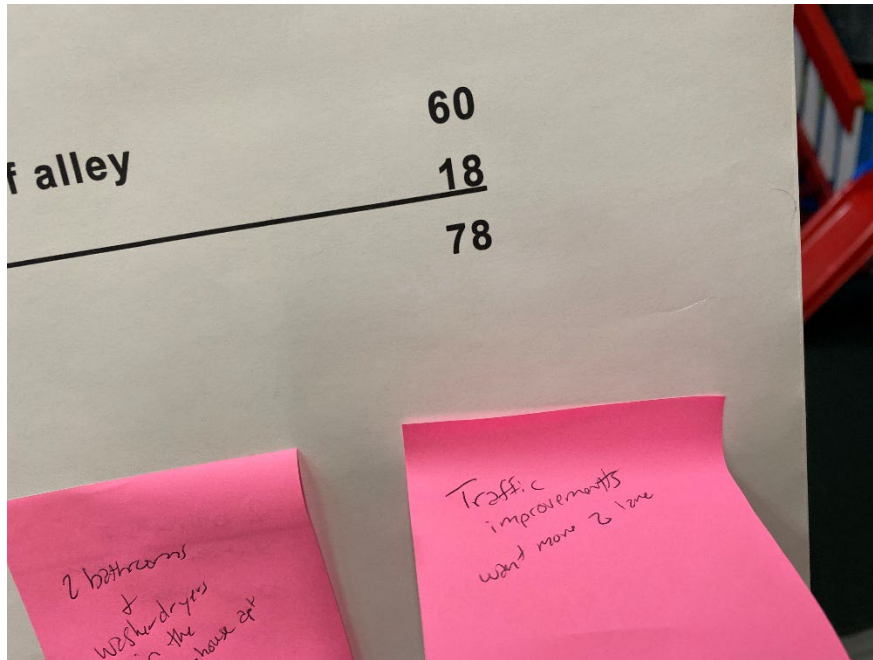












Small Houses!
 that's the sweet spot
 9/20

Tiny Houses	28
Duplex Units	4x2 = 8
Total	36

Parking

Off-street at units	28
Shared on-street	12
Total	40

Favored - like small homes

Winter weather drastically worsens these narrow 1-lanes

The flow of traffic feels complex with the one way

Macintosh uses mohawk - removing would clog residential traffic

Want to see mohawk kept in place, widen it into making it a 2 way

Owner-occupied is the preference

ADA entry ways & general accessibility concerns

For this more community space for water tower with big kitchen place to have company very flexible

Legend

Residential

Duplex Residential

Multi Unit Residential

Small Retail

Total	36
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arking

Off-street at units	28
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<u>Shared on-street</u>	<u>12</u>
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Total	40
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*Favored-like
small homes*

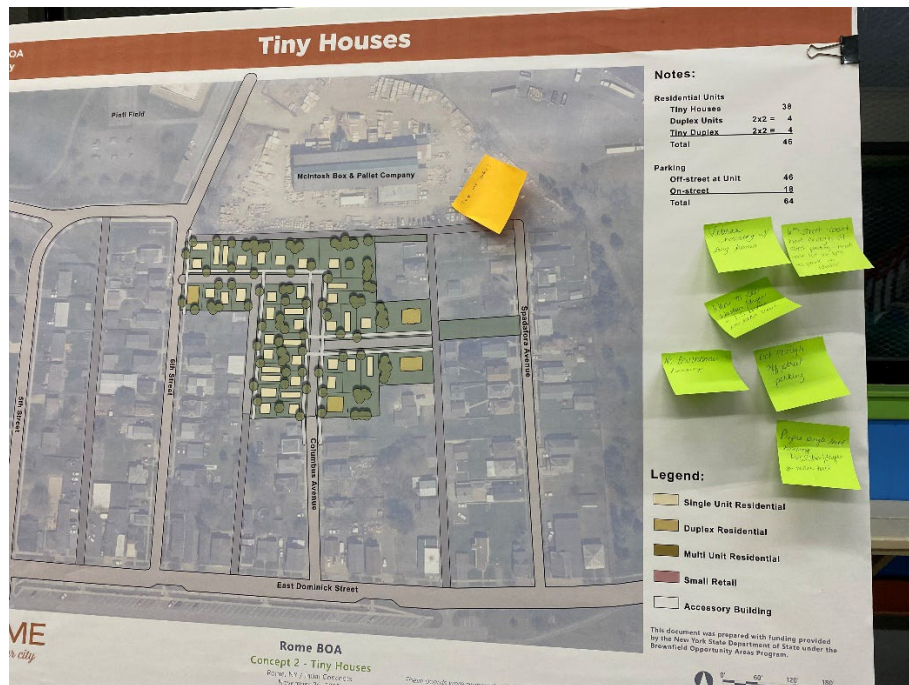
*Winter weather
drastically worsens
these narrow
1-ways*

*The flow of
traffic feels
complex with the
one-ways*

*Macintosh uses
mohawk-removing
would clog
residential
traffic*

*Want to see
mohawk kept
in place*

*Owner-occupied
is the preference*



On-street	18
Total	64

Veteran housing w/ tiny homes

both street - doesn't have enough off-street parking - needs the lot on both to park in winter


Want to see washer/dryer + 1.5 baths in each unit


No low income housing

Not enough off-street parking

Prefers single level housing
↳ Washer/dryer on main level

Legend:

 Single Unit Residential

 Duplex Residential





Extend Existing Fabric

Notes:

Residential Units	
Single Units	12
Duplex	12
Small Apartment	8
Total	32

Parking	
Off-street at Units	50
Shared On-street	8
Total	58

Legend:

- Single Unit Residential
- Duplex Residential
- Multi Unit Residential
- Small Retail
- Accessory Building

This document was prepared by the New York State Department of State under the Brownfield Opportunity Areas Program.

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Off-street at Units	50
<u>Shared On-street</u>	<u>8</u>
Total	58

Demand
is for cheaper
housing, but
single family only
options do not
deliver at scale.
More not feasible.

In order for
residential to
happen the
light & color
issues around
neighborhood

All houses
need storage
(shed, garage,
etc) People need
somewhere to put
sheds, lawn mowers,
boxes...

Legend:

- Single Unit Residential
- Duplex Residential

