

**DELAWARE ENGINEERING, P.C.**

**SUCO Correspondence including May 14 (Tom Rathbone) letter, Newman's May 21 response**



**Facilities and Safety**  
P.O. Box 4015  
State University of New York  
Oneonta, New York 13820-4015  
(607) 436-3224 Fax: (607) 436-2568

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May 14, 2013

Mr. James Koury, City Clerk  
City Hall  
258 Main Street  
Oneonta, NY 13820

Dear Mr. Koury,

Thank you for providing the State University College at Oneonta an opportunity to review the EAF for the proposed Hillside Commons project. This is to acknowledge receipt of your correspondence of May 2. The following comments are provided.

**Pedestrian Traffic**

Pedestrian traffic management is the greatest concern of the college. The developers propose to install a five-foot-wide sidewalk extending 400' south of the intersection of Farone Drive and Blodgett Drive, on the West side of Blodgett Drive. This places the endpoint at the parking stripes just outside the College's main varsity baseball field. From this point, there is no sidewalk indicated, either on city right of way or on campus property. If it is the intent to divert pedestrians across campus property, there are no lighted, concrete sidewalks on this area of campus. Please provide the College with the plan to manage pedestrian traffic between the main campus and the new sidewalk in order to ensure personal safety for all concerned. Also, please clarify which party will be responsible for maintaining the new sidewalk.

**Storm Water Management**

Please clarify the project's impact on the Hunt Union pond (if any) with relevant calculations appended.

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**Trails**

There are a series of recreational trails between the college and the college camp north of the campus. The "Red Trail" passes within feet of the College's property line adjacent to the project. The developers propose a ditch-and-berm between their parking lot and the property line. Please clarify that these trails will not be adversely affected by the project.

If you have any questions, please feel free to contact me at (607) 436-3224.

Sincerely,

A handwritten signature in black ink that reads "Tom Rathbone". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Tom Rathbone  
Associate Vice President – Facilities Planning & Safety

TR: cjn

cc: Scott Barton  
Phil Bidwell  
Dan Chambers  
Todd Foreman  
Michele Luetzger  
Steve Perry

**City of Oneonta, NY**  
**SEQR Review**  
**Comments Response Form**  
**Project: Hillside Commons Development**

Please return this page via mail, fax or scanned and e-mail to the City of Oneonta indicating if your agency has any comments to the following address:

James R. Koury, CMC/RMC  
City Clerk's Office  
258 Main Street  
Oneonta, NY 13820  
Phone: (607) 432-6450  
Fax: (607) 433-3420  
[jkoury@oneonta.ny.us](mailto:jkoury@oneonta.ny.us)

We have the following comments (provide supplemental attachment(s) if needed):

See Attached Letter

We have no comment

Please indicate name of agency and contact person completing this form:

Agency: SUNY Oneonta

Contact Person: Thomas Rathbone

Signature of Contact Person:  Date: 5/13/13

**Dave Ohman**

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**From:** James Koury [jkoury@oneonta.ny.us]  
**Sent:** Tuesday, May 14, 2013 3:31 PM  
**To:** Eastman: Michelle; Finn: Dennis; Hennessy: Maureen; Herzig: Gary; Holden: Barry; Overbey: Ed; Thomas: Becky; Tomaino: Anna  
**Cc:** mlong@oneonta.ny.us; dohman@delawareengineering.com; Jeff.Smetana@newmandevelopment.com; rchiappisi@oneonta.ny.us; Richard P. Miller, Jr.  
**Subject:** FW: EAF Review  
**Attachments:** 5-14-13 J Koury.pdf; 5-14-13 J Koury.pdf

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**From:** Rathbone, Thomas [mailto:Thomas.Rathbone@oneonta.edu]  
**Sent:** Tuesday, May 14, 2013 3:29 PM  
**To:** James Koury  
**Cc:** Foreman, Todd; Perry, Steven; Chambers, Daniel; Barton, Scott; Luetzger, Michele; Bidwell, Phil; Northrop, Cynthia  
**Subject:** EAF Review

**Jim:** Attached, as per our discussion, please find our comments on the EAF. As indicated, our main concern is management of pedestrian traffic. If you have any questions please feel free to call.



**Tom Rathbone**  
Associate Vice President for Facilities and Safety  
P. O. Box 4015  
SUNY Oneonta  
607-436-3224

NDG  
Follow up to  
SUCO May 14

**Dave Ohman**

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**From:** Jeff Smetana [Jeff.Smetana@newmandevelopment.com]  
**Sent:** Tuesday, May 21, 2013 3:55 PM  
**To:** Robert Chiappisi; Dave Ohman; 'Dennis Finn'  
**Cc:** Mike Long; Paul Woodward; Mark Parker; Kenneth Ellsworth; Marc Newman; John Nicolich  
**Subject:** Hillside Commons, Oneonta - SUCO Letter 5/14/2013  
**Attachments:** Hillside Commons - Memo re SUCO Letter 5.14.2013.pdf

letter

Robert,

Attached, please find our comments regarding the SUCO letter dated 5/14/2013,

Thank you.

Jeff

**Jeffrey R. Smetana, CPA**

Vice President

**NEWMAN DEVELOPMENT GROUP, LLC**

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Box 678 | 300 Plaza Drive | Vestal, NY 13851

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## Memorandum

**Date:** May 21, 2013  
**To:** Robert Chiappisi, Code Enforcement Office, City of Oneonta  
**From:** Jeff Smetana  
**Re:** Hillside Commons Project  
SUCO Letter dated May 14, 2013

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I submit the following in response to the letter submitted by the Thomas Rathbone from the State University of New York at Oneonta dated May 14, 2013:

We met on May 15, 2013 with Todd Foreman, Vice President for Finance and Administration, and Thomas Rathbone, Assistant Vice President for Facilities, to discuss the items included in their letter. At the end of the meeting, we scheduled a follow up meeting for May 22<sup>nd</sup> to discuss these items further.

Following is a summary of our meeting on May 15th:

1. **Pedestrian Traffic** – we reviewed the plan for the pedestrian traffic flow for students from the Hillside Commons building entry/exit to their likely entry point onto the SUCO Camus at the baseball field along Blodgett Drive. Todd and Tom agreed this would be the most likely walking path for students, as it is the shortest, most direct route and involves the least change in elevation and they appeared to be satisfied with the proposed sidewalk and lighting plans for this section. They further agreed that this route would be consistent with the College's plan to promote and facilitate student access to the Hunt Union building, as students would pass along the side walk directly in front of the main entrance.

We also discussed alternative pedestrian routes: one that could take students further south on Blodgett and could potentially enter the Hunt Union from the lower rear entry; or possibly all the way south to the intersection of Bugbee. We agreed that each of these routes were less desirable, as they were less direct, less convenient, steeper in grade, not as well lighted, and uncertain as to who would be responsible for ongoing maintenance. Thus, students would be less likely to travel these routes and that, in any event, students would travel the most convenient route, which is the route described above.

Their primary concern at this point is the physical improvements for the walking path from Blodgett to the Hunt Union. We agreed to prepare a plan for a proposed sidewalk and lighting, which we will review at our May 22<sup>nd</sup> meeting. We also agreed that NDG and SUCO will reach an understanding for designing, funding and constructing the final improvements.

2. **Storm Water Management** – we explained that the Hillside Commons storm water design and improvements will reduce the flow into Hunt Pond and will not have any adverse impacts on the current operations or function of the Pond. We agreed to provide detailed plans, specifications and the SWPPP document to Tom at our May 22<sup>nd</sup> meeting.

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3. Trails – we assured SUCO that the site improvements at the southern entry into Hillside Commons will make appropriate accommodations for the SUCO hiking and biking trails. We explained that we understand the significant of these important trails and that we view their proximity to the Hillside Commons as a highly desirable amenity for our residents and expect them to utilize them frequently. Todd and Tom did not seem overly concerned about the trail access, but primarily wanted to make sure that we were not missing the obvious point that appropriate access to these trails needed to be maintained.

I will keep you apprised of our continuing discussions with SUCO on these matters.