

Cierek honored with Marion Manor

By DEANNA HORNYAK

Dispatch Staff Writer

VERONA — Marion Cierek wasn't expecting a housing development to be named after her, but the developers of Marion Manor thought it was a good idea.

On Wednesday afternoon, Marion Manor, located on Stony Brook Road in the Town of Verona, had its official ribbon cutting ceremony. The housing development consists of 28 units, some townhouses and some one-floor apartments. While most of the units are two-bedroom townhouses, there are some three-bedroom and one-bedroom units, as well.

According to Donna Bonfardeci, of Kinderhook Development in Chittenango, the development was named for Cierek because she was the one who helped find the piece of property. "She was instrumental in helping us find this piece of land," she said.

Cierek, of Cierek Realty in Oneida, said she was ecstatic that the development was named after her. "I always thought you had to be dead to get something named after you," she joked.

Residents of Marion Manor must meet certain eligibility requirements. Bonfardeci said potential residents undergo credit history and criminal background checks. There are



Some of the 28 units at Marion Manor Apartments in Verona.

also certain income restrictions.

The maximum income is limited to 60 percent of the area's median income, adjusted for family size. According to the

United States Census Bureau, the median household income in Oneida County is \$35,900 and \$40,100 in Madison County.

Bonfardeci, who developed

the property with Bruce Levine of 3D Development Group in Buffalo and Sue Kimmel of Lakewood Development in Syracuse, said construction started on Marion Manor on

May 1, 2005. Before construction started, Bonfardeci said it took her about a year and a half to find the property.

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"All the units are rented," Bonfardeci said. "Many residents started moving in May 1."

After 30 years, the occupants of the townhouses have the option to buy their rental unit, Bonfardeci said.

Kevin and Natalie Janczuk moved into their townhouse about a month ago. Natalie said she loves that fact that the development is very quiet and peaceful. "I would definitely recommend living here to potential renters," she said.

Janczuk also said the managers of the development are very easy to work with. "They are always here and work with us if we have any problems."

Her husband, Kevin, said he likes all the amenities the development has to offer, especially for his son Caeden, 3 and a half. "He loves to play on the playground," he said.

Besides a playground, the development also has a basketball court, laundry facilities on site and a clubhouse with gaming tables. The management is also on site in the office next to the club house.

Two of the units are handicapped accessible and are equipped with emergency pull cords and audio/visual systems in the event of an emergency.

Tina Cook, originally of Vernon, said she also moved in about a month ago. "I was attracted to everything the development had to offer," she said. "I have told quite a few people about it so far."

The housing development cost just over \$4 million, and was funded by the New York State Housing Trust Fund Corporation and Boston Capital Corporation.

Town of Verona Councilman Darrell Curtis said the development is incredibly well done. "The units are clean, everything is new and the management is on site, which is important to have," he said. "It really adds to the town, itself."

Curtis said the town and the three developers worked closely together on the project. "They were very helpful, if we needed any documents," he said. "Any concerns we may have had in the beginning are now resolved, and we have a beautiful housing development for people to live in."



Dispatch Staff Photo by JOHN HAEGER

Top: Kevin, Caeden, 3, and Natalie Janczuk, residents of Marion Manor Apartments in Verona. Above: Patricia Anken, of Rome, looks at the cupboards in the kitchen of a two-bedroom townhouse during an open house at Marion Manor Apartments in Verona.

Clerck said the development looks wonderful. "I believe it is nice for the Town of Verona to have something like this," she said. "There is a great demand for this type of housing in the area, and I like this."