

Hotel plans include 67 rooms, three floors

Natalie Muster, Editor | Posted: Thursday, August 16, 2018 11:23 am

A 67-room Microtel Inn & Suites by Wyndham is the proposed hotel project for the former Manor Oak site in Warsaw.

News that the site plan for the hotel was turned over to the village was announced Monday, Aug. 6 at the Warsaw Village Board meeting. Both the Wyoming County and combined Warsaw Town and Village planning boards have reviewed the project and given it the green light for construction.

The hotel will comprise three stories and include a porte cochère (covered entrance) in the front. It will be built by the Indus Hospitality Group, which is based in Pittsford.

“Microtel is considered a value hotel, but they’re very nice hotels,” said Bill Daly, director of planning and development for the county. “They’re not low-grade hotels. This is going to be very beautiful and it’s going to be perfect for the community.”

The abandoned Manor Oak will be torn down to make way for the Microtel. The village has received \$1 million through Restore New York for the demolition of the former nursing home. Once the North Main Street building is demolished, the parcel where it sits will be combined with a neighboring piece of land for the hotel.

Total construction cost will be approximately \$5 million. The Wyoming County Industrial Development Agency and Indus have a 15-year payment-in-lieu-of-taxes agreement for the project.

A date has not been set for the demolition of Manor Oak or for the beginning of the hotel construction. Daly said Indus wants to make sure all approvals are done, and then the company will close on the property, which is currently privately held.

“In September they are going to have a (Warsaw) Zoning Board of Appeals meeting, because there are variances involved, and it will probably have to come back to the planning board for final approval. Then there will be a public hearing on it.”

The project has two variances: making the hotel three stories, instead of the village-allowed two, and the porte cochère setback from Route 19 being 21 feet instead of the regulated 60.

“The first phase for construction is demolition of Manor Oak and then grading the site,” Daly said. “Getting the site raised up so the hotel will be at the Route 19 level.”

Daly couldn't identify how the site will be graded, since he has not seen side view plans yet. He noted that Manor Oak was also three stories, but part of it was underground.

"It's three stories now," Daly said. "They're going to raise the ground and build it so you will see three stories from Route 19 ... so what's down below the dirt now will be all up and exposed. They will blend it nicely, so it won't be a big drop from the road down to the building."

All of the construction will abide by state building code. There will also be a buffer of trees between the hotel and residential properties. Driveways into the property will be on Route 19 and Purdy Avenue.

Water retention has already been installed at the property by the former developer who had plans for the Harenton Hotel.

In addition to the Microtel, there are also talks of an office building being built on the property. It would not be for the offices of Indus.

"They are seeking people in the community who would be looking for a state-of-the art brand new 2,200-square-foot office building on this property," Daly said.

Indus will also be building a Taco Bell in the village on the lot just north of Kwik Fill.

"So, we know that this company, based on the people we have talked to in the communities that they are in, they are excellent operators and very community-oriented," Daly said. "And they said, 'We'll come down and we're going to do more than one thing.' And they've already got the approval for a Taco Bell."

Taco Bell and Microtel are just two brands that Indus constructs. They also build Dunkin Donuts, Hampton Inns, Baskin Robbins', KFCs, Ponderosa, and Holiday Inn Express & Suites.

Daly said the IDA had a call out for developers for some time before Indus approached the county about the Microtel.

"In our search for developers, local guys were going to do it, and they (Indus) came to us and said they saw the inquiry that the IDA put out that was out there for a year, and they had one response that was really nothing. And then this guy calls up and said, 'Hey, I found your mailer in one of our hotel offices, we're really interested in Warsaw.' So, then we put Indus in touch with the local developers and they said, 'Yeah, we will sell you this building if you're going to come in and put in this really nice hotel.'

"So, it was great, local people said, 'Yeah, we'd rather have a real hotel company come in and build a hotel.' And we had already gotten the Restore New York grant to demolish Manor Oak."