
2. "South Main Street" Central Business District

a. Buildings and Uses

The one block area south of State Route 5 along South Main Street is a well maintained, one block commercial area comprised of popular apparel stores and several offices and restaurants. Buildings in the southern area are of smaller scale and bulk than those in the much larger northern sector. A relatively new office building of the Herkimer County Trust bank anchors the northern end of the southern portion of the Central Business District.

b. Infrastructure

Infrastructure conditions in the southern portion of the Central Business District are not as deteriorated as those in the north. Sidewalks are in good condition, and facades are less deteriorated and incongruous than those in the north. Nevertheless, this area is in desperate need of streetscape, lighting, and landscape improvements.

3. Route 5/Albany Street Commercial Corridor

The Route 5/Albany Street Commercial Corridor includes a five lane State highway that separates "north" and "south" Herkimer. East and West Albany Street parallel Route 5, and are "buffered" from the highway by a deteriorated, State-owned chain link fence and a poorly landscaped median in some areas. Albany Street, the fence, and the median effectively widen the corridor between the north and south sectors of the Village. The main intersection of Route 5/Albany Street and Main Street is heavily traveled but poorly defined. Unimproved concrete medians and ill-defined pedestrian crossing conditions blight the very center of the Village.

The eastern portion of the Route 5/Albany Street Commercial Corridor is lined with highway type commercial uses, including fast food restaurants, muffler shops, a car sales establishment, and a strip commercial development. New medical facilities and a refurbished Folts Home have recently upgraded a portion of the eastern portion of the corridor.

The central portion of the corridor includes a popular office supply store, diner, and office uses more in keeping with the uses along North and South Main Street. This portion of the corridor includes a widened

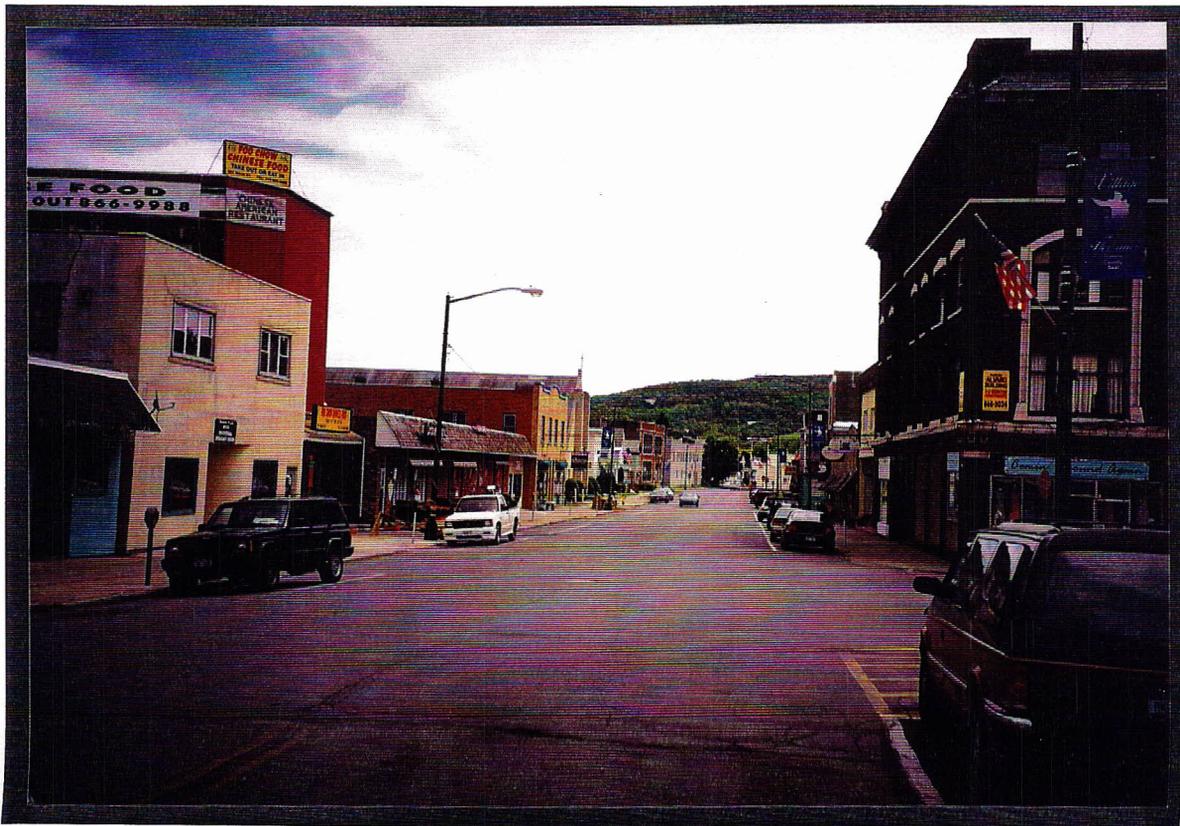
Albany Street that provides for head-on parking. Several trees and a narrow grassed island provide a better buffer from Route 5 traffic than the chain link fence which separates the roadways in the eastern portion of the corridor.

The western end of the corridor includes a large Army-Navy store, an auto sales operation, a gas station/mini-mart, and a return to the highway type commercial and fast food uses typical of the eastern end of the corridor. A new Wal-Mart anchors the far western end of the corridor.

South Main Street Business District



Niche retail area lacks streetscape amenities.



Route 5/Albany Street Corridor

Five lane highway and Albany Street separate north and south Herkimer.



Folts Home expansion and improvements improve corridor conditions.



Blighting fencing and traffic medians detract from the Central Business District and Route 5/Albany Street Corridor.



Mid-Town Apartments

75 units of senior citizen housing.



Mohawk Street Commercial Area

