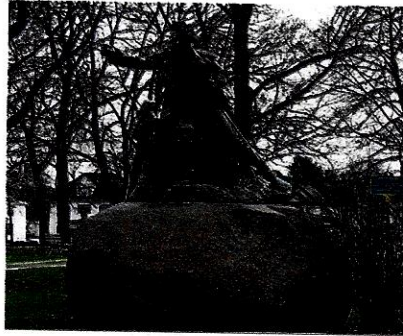


Village of Herkimer Planning Board

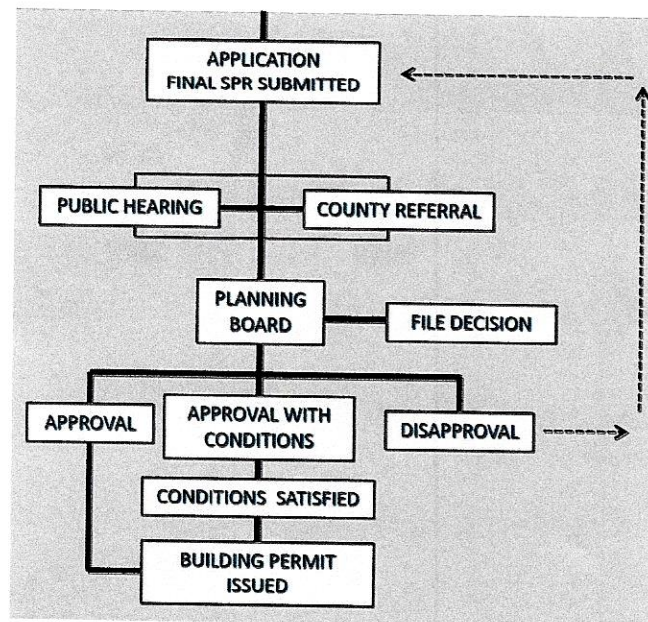


Site Plan Review Meeting

Date: February 10, 2020

Time: Starts 7:00 pm

Location: Courtroom, Village office 2nd Floor



SITE: 310 John Ave, Herkimer, NY 13350; **Map:** 120.26 **Lot:** 42(.1) **Other:** None

ZONING: Residential

PURPOSE OF PLAN: MVCAA Daycare Facility

PLAN UNDER REVIEW ENTITLED: MVCAA Head Start Daycare CIF Project and Herkimer Authority SRDI Development (SRDI 20173052), provided per attachments as noted below.

APPLICANT REPRESENTATIVE: Jeremy Fennell; Delta Engineers

RECOMMENDATION: Codes Enforcement Officer, Ralph Franco recommends for the Planning Board to review the Site Plan as noted above and that no Village assigned Engineer is required.

ATTACHMENTS:

1. Environmental Clearance Letter
2. Environmental Assessment Documents
3. Architectural Elevations
4. Site Plan Application
5. 11x17 Plan Set (10 drawings)
6. 24x36 Plan Set (not in Site Plan handouts; 1 for filing with Village Clerk's office)

OUTSTANDING ISSUES/CONDITIONS: (to be filled out during review meeting)

1. Issue/Conditions
2. Issue/Conditions
3. Issue/Conditions

DRAFT MOTIONS:

1. Motion – (i.e. I move that the Planning Board approve/approve with conditions/disapprove this Site Plan and forward of all submitted documentation to the Board of Trustees for review/approval and that (if approved by the Board of Trustees) that building permits be formalized and executed.)

Motion by: _____ Second: _____ Carried/Failed: _____

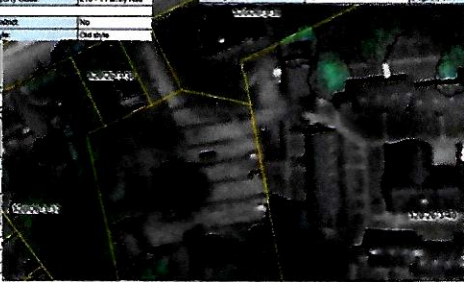
Maps

Abutters

As per the mock-up image below, four properties abut the site plan property (120.26-3-42.1) in review.

Property Owner	Address	Contact	Tax ID/SBL	Contacted?
John P McLean	304 John Ave	John P McLean	120.26-3-37	*
Summer M Hartung	308 John Ave	Summer M Hartung	120.26-3-38	Left Msg
Patricia Widay Family IRR Trust Josephine Widay	314 John Ave	Patricia/Josephine Widay	120.26-3-39	Yes
Federal USA Housing Authority	Protection Ave	Richard Dowe	120.26-3-40	Yes

* Note – Contact information available in Village/Town records were not sufficient to contact abutter(s) – i.e. no phone number available.



The following tables represent the property data for the four abutting properties shown in the map:

Municipality of Village of Herkimer			
SARS	213001	Tax ID	120.26-3-38
Ownership Information			
Name	Summer M Hartung		
Address	308 John Ave Herkimer NY 13350		
Tax Map ID / Property Data			
Status	Active	Plot Section	1/4Acre
Address	308 John Ave		
Property Class	210 - 1 Family Res	Site Property Class	210 - 1 Family Res
Ownership Code	Res 1	In Ag. District	No
Site	Res 1	Plot Style	Colonial
Corr. Code	NO	Plot Style	Colonial

Municipality of Village of Herkimer			
SARS	213001	Tax ID	120.26-3-37
Ownership Information			
Name	John P McLean		
Address	304 John Ave Herkimer NY 13350		
Tax Map ID / Property Data			
Status	Active	Plot Section	1/4Acre
Address	304 John Ave		
Property Class	210 - 1 Family Res	Site Property Class	210 - 1 Family Res
Ownership Code	Res 1	In Ag. District	No
Site	Res 1	Plot Style	Colonial
Corr. Code	NO	Plot Style	Colonial

Municipality of Village of Herkimer			
SARS	213001	Tax ID	120.26-3-39
Ownership Information			
Name	Patricia Widay Family IRR Trust		
Address	314 John Ave Herkimer NY 13350		
Tax Map ID / Property Data			
Status	Active	Plot Section	1/4Acre
Address	314 John Ave		
Property Class	210 - 1 Family Res	Site Property Class	210 - 1 Family Res
Ownership Code	Res 1	In Ag. District	No
Site	Res 1	Plot Style	Colonial
Corr. Code	NO	Plot Style	Colonial

Municipality of Village of Herkimer			
SARS	213001	Tax ID	120.26-3-40
Ownership Information			
Name	Federal USA Housing Authority		
Address	Protection Ave Herkimer NY 13350		
Tax Map ID / Property Data			
Status	Active	Plot Section	1/4Acre
Address	Protection Ave		
Property Class	411 - Apartment	Site Property Class	411 - Apartment
Ownership Code	Com 1	In Ag. District	No
Site	Com 1	Plot Style	Not Applicable
Corr. Code	IC	Plot Style	Not Applicable

Appendix A:

Village of Herkimer

Site Plan Application: Legal Data

DATE 12/24/19 (check appropriate box)		<input type="checkbox"/> Preliminary	<input checked="" type="checkbox"/> Final
Name of proposed development:			
Applicant Name: Herkimer Housing Authority		Plans prepared by: Delta Engineers	
Phone: (315) 866-2252		Phone: (315) 953-4200	
Address: 315 North Prospect Street		Address: 4873 State Route 5	
City: Herkimer		City: Vernon	
State: New York	Zip: 13350	State: New York	Zip: 13476
Owner name (if different): If more than one owner, provide information for each			
Phone:			
Address:			
City:			
State:		Zip:	
Site Plan Preparer (if different): If more than one owner, provide information for each			
Phone:			
Address:			
City:			
State:		Zip:	
Ownership intentions (i.e. purchase options):			
Proposed zoning:			
Proposed Site Use: Daycare Facility			
Describe proposed use (include primary and secondary uses; ground floor area; height; and number of stories for each building):			
For residential buildings include: number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three- or more bedrooms) and number of parking spaces to be provided;			
For non-residential buildings include: total floor area and total sales area; number of automobile and truck parking spaces;			
Other proposal structures (Use separate sheet if needed):			

Appendix A (continued)
Village of Herkimer
Site Plan Application: Legal Data (continued)

PARCEL INFORMATION

Tax Map Identification	Section: 120.26	Block: 3	Lot: 42
Total site area (sq. feet of acres): 63.750			
Current zoning: R-3			
Current land use (commercial, residential, undeveloped, etc.): Residential			
Current condition (buildings, brush, etc.)			
Surrounding land character (urban, wetlands, etc.): Residential			

CONSTRUCTION INFORMATION

Anticipated construction time: Spring 2020
Will development be staged? No
Estimated cost of improvement:
Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)

STATE AND FEDERAL PERMITS (list type and appropriate department)

None

Appendix A (continued)

Site Plan Application: Categories

Provide responses to each category point noted below in the space provided and/or through more extensive details in the Site Plan and/or referenced attachments.

Impact of proposal on environments

- Relationship to adjacent and nearby land uses, both public and private.
See attached plans for project relationship to adjacent properties.

- Relationship to existing and proposed traffic patterns.
Minimal impact to existing traffic patterns and infrastructure is assumed.

- Relationship to existing and projected water supply, sewage disposal and similar service capabilities.
Project utility demands have been verified and accepted by municipality or utility authority.

- Relationship to the community's ability to provide adequate recreation, education, fire protection and similar facilities and services to its residents.

- Visual compatibility with surroundings.
Building use is consistent with adjacent properties.

- Effect on air and water quality standards applicable primarily to industrial site development plans.
No impact anticipated.

- Effect on energy consumption and conservation. Draft Environmental Impact Statement (DEIS) and Environmental Impact Statement (EIS) will be required if the reviewing agency deems the proposal to be significant pursuant to the State Environmental Quality Review Act (SEQRA).

Provide responses to each category point noted below in the space provided and/or through more extensive details in the Site Plan and/or referenced attachments.

Natural features

- Geologic features, such as depth to bedrock and the location of rock outcrops.
No observed rock outcropping. Depth to bedrock greater than 6'.

- Topographic features, including a map showing existing contour intervals of no more than five feet. Two-foot contour intervals should be required if the topography is relatively flat. Areas of steep slopes should be delineated as necessary.
See grading plan.

- Vegetative cover, including existing wooded areas, significant isolated trees and similar features.
See existing conditions plan

- Soil characteristics, such as load bearing capacity and drainage capacity.
Sandy loam. Well drained.

- Hydrologic features should include drainage and runoff patterns, flood hazard areas, wetlands and depth to groundwater.
See grading plan. Depth to groundwater 36" - 72" per USDA Soils Report.

Appendix A (continued)

Site Plan Application: Categories

Provide responses to each category point noted below in the Site Plan and/or referenced attachments.

Existing development and infrastructure

- Location and dimensions of major buildings and structures.
See plans.
- Location and width of roads and paths, including site access.
See plans.
- Location, size and flow direction of sewers, water supply lines and culverts. Major electric, gas and telephone lines and appurtenances should also be shown.
See plans.
- Location of other existing development and uses, including parking and loading areas, fences, trees and landscaping.
See plans.

Provide responses to each category point noted below in the Site Plan and/or referenced attachments.

Proposed development

- Grading and drainage plan showing proposed topography at appropriate contour intervals. This information can be combined with the map of existing topography if it can be clearly depicted. See plans.
- Location, proposed use and height of buildings and other structures, such as retaining walls, fences, outdoor storage tanks, air conditioning units and waste disposal units. See Attached Elevation
- Location, proposed use, design and construction materials of improvements not requiring structures, such as parking, loading, and outdoor storage areas. Wood framed Building with Lap Siding
- Location and arrangement of site access and egress, including all paths for pedestrian and vehicular travel within the site. Information should include profiles and cross-sections of roadways and sidewalks showing grades, widths and location and size of utility lines. See plans.
- Location and size of water and sewer lines and appurtenances. Any means of water supply or sewage disposal other than extensions of existing systems should be described, including location, design and construction materials. See plans.
- Location, design and construction materials of all energy distribution facilities, including electric, gas and solar energy.
See plans.
- Location, size and design of all outdoor lighting facilities and public address systems. See plans / Elevations
- Location, size, design and construction materials of all out door signs. See elevations.
- General landscaping plan and planting schedule, including the treatment of buffer areas and the location and types of trees to be planted. Begin summer 2020, End Fall 2020
- Estimated project construction schedule with possible phasing plan for large projects. (Final only).
Begin summer 2020, End Fall 2020
- Additional specifications for materials.
- Performance bond, amount, completion schedule, public improvements covered, inspection and bond approval.