

Village of Herkimer
Municipal Hall
120 Green Street
Herkimer, N.Y. 13350
(315) 866-3303 • Fax (315) 717-0415
Site of Historic Fort Dayton
Settled 1725

November 30, 2018

Richard Dowe, Executive Director
Herkimer Housing Authority
315 N. Prospect Street
Herkimer, NY 13350

Re: Eastern Gardens – 229 Harter Street site (parcel ID: 113.81-2-47) and John Avenue site (parcel ID: 120.26-3-42), Village of Herkimer, NY 13350

Dear Mr. Dowe:

I am pleased to provide this letter in connection with your application to NYS Homes and Community Renewal.

The Herkimer Housing Authority is proposing the rehabilitation of Eastern Gardens, an occupied 50-unit property located on Harter Street in the Village of Herkimer. The proposed project involves the rehabilitation/new construction of approximately 63 apartments across 9 buildings at the Harter Street site. Work scope will focus on extending the useful life of the property, increasing accessibility, and upgrading overall energy efficiency. The development also involves the construction of a new non-residential building on the above captioned John Avenue site for the purposes of housing a Daycare center. Schematic drawings for these development plans were submitted to the Village, and – after review by the Village staff and board – found acceptable. More specifically, on November 20th, 2018, the Village of Herkimer Zoning Board of Appeals issued the following approvals to allow development of the sites as proposed:

1. New Early Childhood Education/Daycare facility located on the site with associated driveway and drop off/loading zone on the John Avenue site.
2. Area variance for a new residential fifteen (15) unit apartment building which will be located within the 25' front yard setback requirement on the Harter Street site.
3. Variance for new parking that will result in one space to one apartment unit ratio at the Harter Street site.

With the above approvals in place, the site is currently zoned to permit construction as proposed. Excepting a building permit, no further local approvals are required to start construction.

Additionally:

- The subject parcel is not located in a flood plain
- There are no State nor Federally designated wetlands on-site
- Utilities such as public water, sewer, electricity, and gas are already located on-site

If there are any questions, I can be reached at (315) 866-3303 or via email at codes@village.herkimer.ny.us. We look forward to a successful project.

Sincerely,

Ralph Franco



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