

May 14, 2024

Deborah Kaufman - Mayor
City of Little Falls
659 E. Main Street
Little Falls, NY 13365

**RE: Zaida Development
Reed Street, Little Falls NY 13365
Project Narrative
LaBella Project #2232333**

Dear Mayor Kaufman:

This letter is in support of the proposed Zaida development located off of Reed Street in Little Falls, NY.

Reed Street
Little Falls, NY 13365
Tax Map Parcels: 114.59-1-1.1, 114.59-1-36, 114.59-1-38

1.0 APPLICANT

Pennrose, LLC
Contact Person: Arianna Wendt
Associate Developer
45 Main Street, Suite #539
Brooklyn NY 11201
awendt@pennrose.com

Dylan Salmons
Regional Vice President
45 Main Street, Suite #539
Brooklyn NY 11201
dsalmons@pennrose.com

2.0 DESIGN PROFESSIONAL

LaBella Associate
Contact Person: Sean Farrell, CPESC
4 British American Boulevard
Latham, NY 12110
sfarrell@LaBellaPC.com

3.0 SITE ZONING

The existing parcel is identified as tax parcels 114.59-1-1.1, 114.51-1-36.2, and 114.51-1-38, and lies within the R-1 Residential district. The project proposes a mixed-use, multi-family development. Single-family residential uses are allowed within this zone, while multi-family residential use and a community building/daycare are not presently allowed. The applicant will seek a variance for residential and daycare use along with building height. The table below outlines the building and lot requirements for this zoning district, along with the proposed variances.



Description	Required	Proposed	Proposed Variance
Min. Lot Area	10,000 sf	17.86 acres	N/A
Min. Lot Width	80 ft	Existing	N/A
Max. % of Lot To Be Occupied By Principal Bldg	20%	<20%	N/A
Min. Ground Fl Area	1,200 sf	>1,200	N/A
Max. Height of Principal Bldg	2.5 Stories / 35'	3 Stories/45'	0.5 Stories/10'
Min. Yard Dimension	Front: 30' 1 Side: 15' Both Sides: 30'	Front: >30' 1 Side: >15' Both Sides: >30'	N/A
Permitted Use(s)	Single Family Residential	Multi-Family Residential / Community Building/Daycare	For Residential and Community Building/Daycare
Required Parking/Dwellings	1 space per Dwellings (138 Spots)	140 Standard + 8 HC Spaces (148 Total)	N/A

4.0 SITE ACREAGE AND DESCRIPTION OF EXISTING SITE AND USES

The total project area is 17.86-acres in size. The parcels are currently undeveloped and forested.

The site topography is moderately sloping. The site generally slopes down from the east to the west towards the existing stream at the rear of the project site. There are wetlands in the center of the project site, and existing streams along the rear edges of the property.

5.0 DESCRIPTION OF PROPOSED SITE IMPROVEMENTS AND USES

Pennrose, LLC, in partnership with Rock City Development, is proposing the development of 138 residential units located at the end of Reed Street in the City of Little Falls, Herkimer County, New York. The 130,000 SF family-oriented development will serve a mix of populations from 30% up to 60% AMI, including youth at risk of homelessness, survivors of domestic violence, disabled veterans. The development will be configured in nine stacked flat style buildings, and one centrally located community facility with daycare, a management suite, fitness center and residential amenity indoor space as well as a playground and greenspace.

6.0 DESCRIPTION OF PROPOSED UTILITY IMPROVEMENTS

The property is located within the City of Little Falls Public Water Supply and the City of Little Falls Municipal Sewer System. The project will connect the existing water service and sewer service to the City system within Route 169.



Using Table B-3 of the NYSDEC Design Standards for intermediate-Sized Wastewater Treatment Systems, March 5, 2014, expected hydraulic wastewater loading rates were calculated. As mandated by Section 15-0314 of the Environmental Conservation Law, plumbing facilities in new and renovated buildings must use water-saving fixtures and, therefore, a 20% reduction in water demand can be taken as applied to the rates provided in Table B-3. The resulting anticipated average daily domestic water demand for the proposed Zaida Development is summarized in the table below.

Anticipated Water and Wastewater Demands				
Residential	1 Bedroom Unit	41	110 gpd/unit	4,510 gpd
	2 Bedroom Unit	86	110 gpd/unit	9,460 gpd
	3 Bedroom Unit	11	110 gpd/unit	1,210 gpd
Community Building	4,200 sf	1	0.1 gpd/sf	420 gpd
Subtotal of Estimated Average Daily Flow				15,600 gpd
Less 20% Water Saving Reduction				-3,116 gpd
Total Estimated Average Daily Flow				12,440 gpd
Maximum Daily Flow (applying factor of 2.0 to Average Daily Flow)				24,960 gpd
Peak Hourly Flow (applying factor of 4.0 to Average Daily Flow)				$\frac{4 (15,600) \text{ gpd}}{1,440 \text{ min/day}}$ = 43.33 gpm

It is anticipated that the proposed Zaida Development project will not adversely affect the municipal water and sewer systems and it has been confirmed that the City has adequate capacity to serve the project.

7.0 CLOSING

This narrative is intended to provide a brief summary of the proposed development. The information provided is believed to be accurate and true, limited by the investigation conducted and described above. The applicant is requesting that the project be placed on the next planning board and zoning board meeting.

If you have any comments or questions regarding this application or if you require additional information, please feel free to contact this office at (518) 273-0055.

Respectfully submitted,

LaBella Associates

Sean Farrell, CPESC
Senior Civil Engineer

cc: File