

1900 Bausch and Lomb Place
Rochester, New York 14604
P 585-987-2800 F 585.454.3968



1900 Main Place Tower
Buffalo, New York 14202
P 716.248.3200 F 716-854-5100

www.woodsoviatt.com

Writer's Direct Dial Number: 585.987.2905
Writer's Direct Fax Number: 585.362.4623
Email: bbrugg@woodsoviatt.com

May 14, 2024

Zoning Board of Appeals
City of Little Falls
659 East Main Street
Little Falls, NY 13365

Re: Zaida Development Project Proposal
Tax Parcels #114.59-1-1.1; 114.51-1-38 and 114.51-1-36.2
(with address of 94 Kingsbury Avenue)
Application for Use and Area Variance Application

Dear Board Members:

This office has been retained to assist Pennrose NY, LLC ("Pennrose") in connection with a proposal for development of the above-referenced property in the City of Little Falls as an affordable residential community with an on-site daycare, with related amenities and improvements, referred to as the Zaida Development (or "Project"). This letter is submitted as part of the applications to the Zoning Board of Appeals requesting use and area variance approval for the Project uses, and to commence the approval process.

The development is vacant land located at the existing dead end of Reed Street, west of Rt. 169. The site is 17.86 +/- acres in size, and zoned R-1 Residential. The property is a large vacant area situated behind several houses on Rt. 169. The proposed Project consists of a 138 dwelling unit affordable housing community. The proposed residential community will provide new and modern affordable housing with amenities to meet the needs of low-income families with income of 30-60% AMI (average median income). A portion of the Project is supportive housing that includes services for disabled veterans, survivors of domestic violence and youth at risk of homelessness. The Project includes a mix of one, two and three bedroom dwelling units in a variety of buildings. The Project includes a community building with community space and an on-site day care to facility to serve the larger community, as well as outdoor playground area.

The proposal includes appropriate site improvements as part of a quality site plan, including attractive architecture, landscaping, buffering, parking, sidewalk, stormwater facilities, and other elements. The Project will be served by public water and sanitary sewer. The site plan has been designed to provide a quality residential development, and with sensitivity to the particular physical conditions and constraints of the property, which includes wetlands, steep slopes and other conditions, as well as with sensitivity to any nearby neighbors and community.

The Property is the R-1 Zoning District which has a limited list of permitted uses and allows "one-family dwelling". As the proposed type of residential use does not appear to be permitted in the R-1 District, a use variance is requested to allow the proposed multiple dwellings (as illustrated on the submitted site plan), as well the proposed daycare use. The height of proposed buildings exceeds Code, which provides for a maximum height of 2 ½ stories or 35 feet. Accordingly, we are requesting an area variance to allow the Project to include buildings of 3 stories or 36 ft. in height.

We are confident that the Project satisfies the applicable criteria to be considered by the Zoning Board of Appeals in granting of use and area variances, as set forth in the New York General City Law Section 81-b. The criteria for each of the requested use and area variances is addressed in the initial application submission, will be presented to the Board. A separate application requesting site plan approval has also been submitted to the Planning Board.

As part of the municipal approval process, we anticipate that the City will engage in the environmental review pursuant process pursuant to the New York State Environmental Quality Review Act regulations (or SEQRA). We believe the action should be classified as an Unlisted Action for purposes of SEQRA and would like to confirm the City's intended process. Whether a coordinated or uncoordinated review is undertaken, it is our intent to provide the information needed to support a negative declaration, a determination that the Project will not have a significant adverse environmental impact.

We request that a public hearing be scheduled for the variance applications for your next available meeting date. Should you or your staff have any questions or require additional information, please do not hesitate to reach out to me or the other members of the development team. We look forward to presenting the Project and providing any information you might need to review and grant approval of the variances requested.

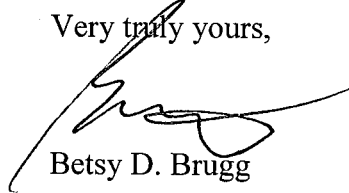
We are also requesting an informal meeting with the City staff in advance of the Zoning Board of Appeals public hearing to review expectations for the approval process and review the City's practices with respect to the process and SEQRA to make sure we're on the same page as we move forward in the process. As part of the process, we anticipate that you will also refer the applications to the Herkimer County Planning Department in accordance with the NY General Municipal Law. Should your practice be to ask the applicant to forward the referral, please let us know and provide the contact information to allow us to comply.

Proposed Zaida Development Project
City of Little Falls, NY
May 14, 2024
Page 3

In the interim, should you or any of your staff have any questions, please do not hesitate to contact us. We look forward to working with the City of Little Falls to secure the necessary approvals and bring the Zaida Development to fruition.

Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Betsy D. Brugg", written over a horizontal line.

Betsy D. Brugg

c: Pennrose NY, LLC- Dylan Salmons, Regional VP
Rock City Development- David Casullo
Labella Associates- Roger Keating, PE and Sean Farrell
Adam Fumarola, Esq.