



August 25, 2015

Mr. Dennis Finn
Planning Commission Chair
City of Oneonta
City Hall
258 Main Street
Oneonta, NY 13820

**RE: Oneonta Heights Revitalization Project -
Planning Commission Final Site Plan Application - Letter of Intent**

Dear Board Members:

On behalf of Housing Visions, we request to be placed on the September 16, 2015 Planning Commission Agenda for Final Site Plan approval for the Oneonta Heights Revitalization project. The information contained is a follow up from the Preliminary Site Plan approval we received last fall.

Housing Visions plans to revitalize multiple properties in the City of Oneonta (property map attached) now that it has received funding from NYS Homes & Community Renewal. Housing Visions has extensive experience with developing quality affordable housing with a mission of “sustaining and revitalizing neighborhoods through a comprehensive approach that improves the quality of life.”

In all of its development work, Housing Visions strives to incorporate as many energy efficiency and innovative green building techniques as possible, including super efficient heating systems and insulation technologies, on-demand water systems, and radiant-floor heating systems. Each of these innovative techniques enables Housing Visions to implement the standards of the Green and Healthy Homes Initiative.

We are requesting Final Site plan Approval and a parking waiver for both sites. We are additionally requesting a waiver from the green space requirement on the West Street site. We are providing 37% where 40% is required. The Silver Creek site is providing 75% greenspace, well over the required 40% greenspace. The 2 projects as a whole provide more than the required greenspace.

The following properties are included within the application:

Silver Creek Site

This site includes multiple vacant properties zoned R-3. The proposed use is multi-family which is allowed by code. The project entails one 40 unit senior building and 8 row style single family townhouses. This project site will require a Stormwater Pollution Prevention Plan (SWPPP) and NYSDEC general permit coverage.

West Street Site

This properties included on this site are 23 Columbia St. (Existing 3 family), 25 Columbia St. (Existing 2 family), 34 West St. (Existing Single Family), and 38 West St. (Existing Single Family). The two properties on Columbia St. are zoned R-4. The two properties on West St. are zoned MU-2. Multi-family is an allowed use in both districts. The proposed site will include two 4 unit residential buildings and one two family townhouse.

The plans are essentially unchanged from the plans submitted for preliminary approval with the exception of making some minor changes per staff comments. Housing Visions would like to start construction November 1st, assuming all approvals are obtained by then.

In support of the application please find copies of the following:

- 6 - copies of the Letter of Intent
- 6 - copies of Site Plan Review Application
- 6 - copies of Short Form EAF (West Street Site)
- 6 - copies of Long Form EAF (Clinton Street Site)
- 6 - copies of the Overall neighborhood Plan.
- 6 - sets of Site plans
- 6 - sets of Floor Plans
- 6 - sets of Elevations
- 1 - CD containing submission

If you require any additional information or have questions, please contact me. Thank you.

Sincerely,



David L. Cox, PE
Project Manager

DLC:paf
Enclosures

cc: Steve Underhill; Housing Visions