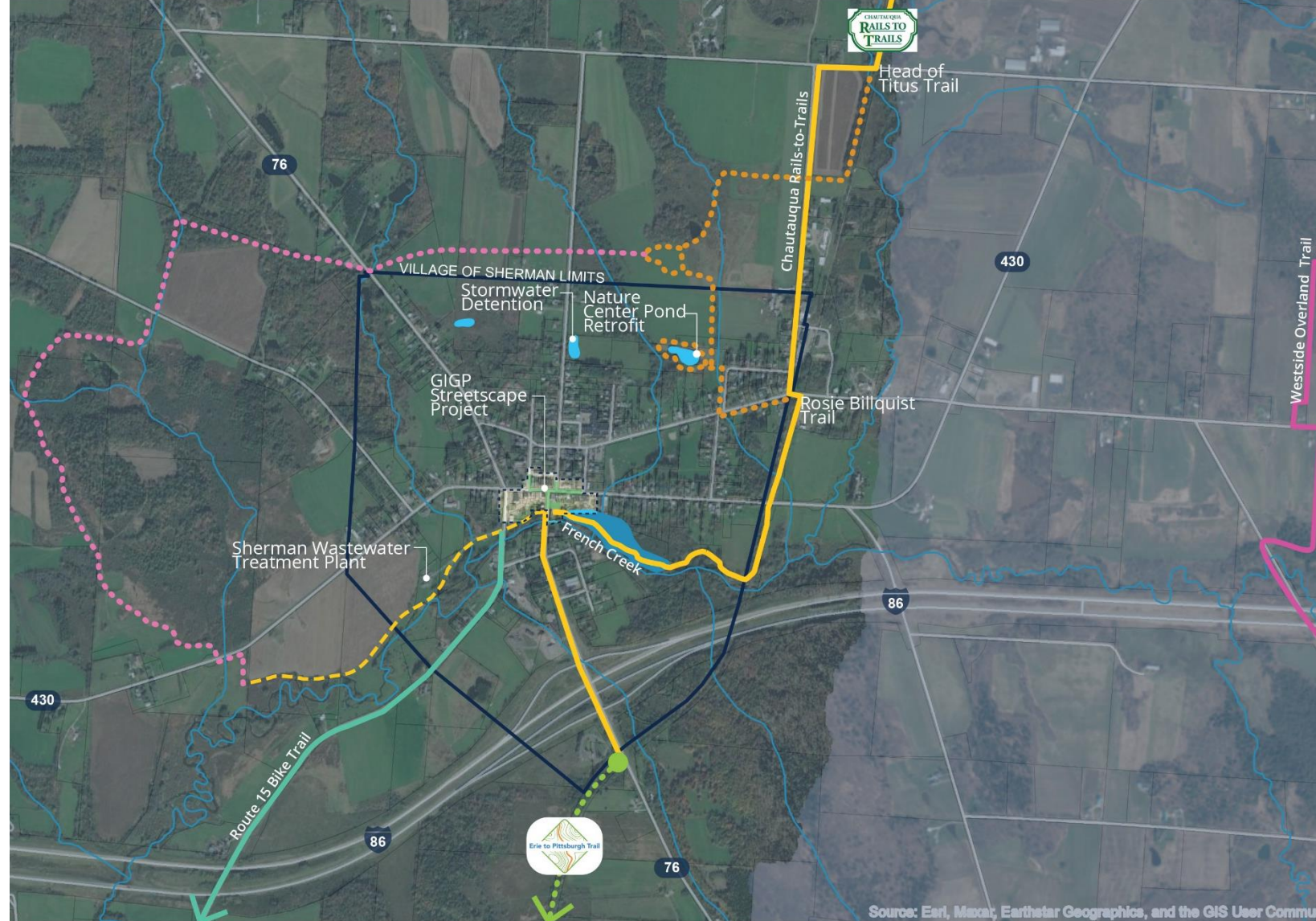




WHERE ARE WE?



Context Map



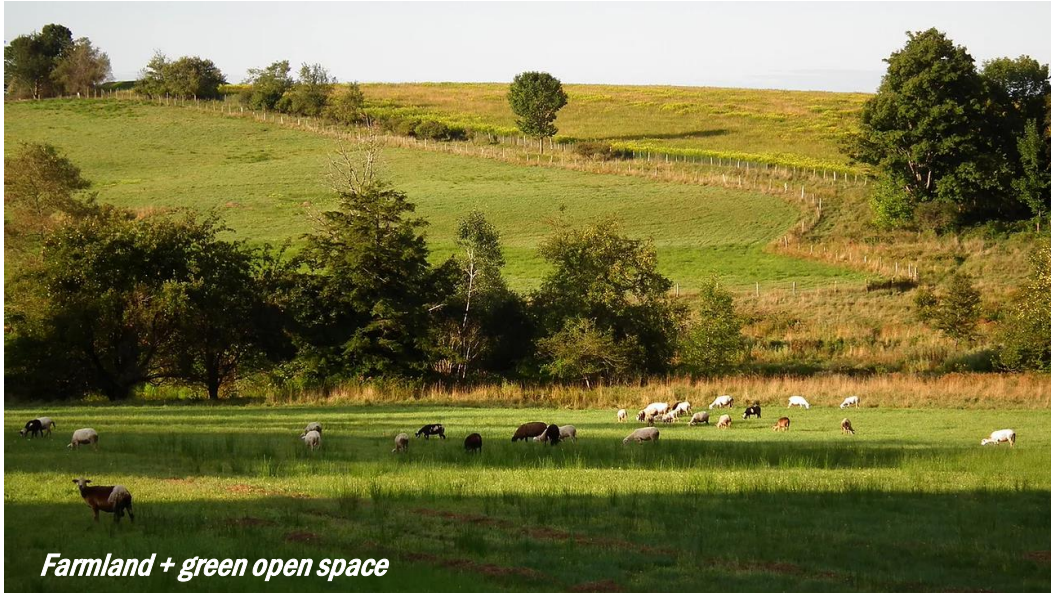
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- | | | | |
|--------------------------------|-------------------------------------------------------------------|--------------------------------------------------------|-----------------------------------------------|
| Proposed NY Forward Focus Area | Existing Chautauque Rails-to-Trails | Existing Route 15 Bike Trail Connection to Clymer | Potential Future Loop Trail |
| Village of Sherman Limits | Existing Chautauque Rails-to-Trails Extension (Needs Improvement) | Proposed Erie to Pittsburgh Trail Connection to Clymer | Proposed Trail Connection (CSC Grant Project) |
| | Existing Westside Overland Trail | | |

Village of Sherman | Focus Area



WHO ARE WE?

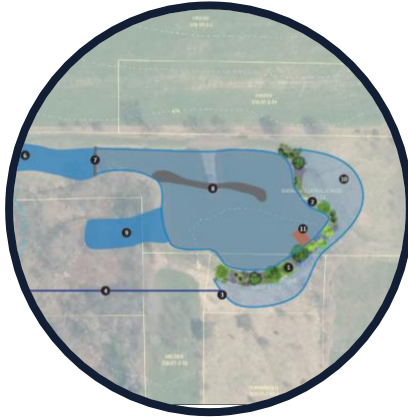


WHAT MAKES US UNIQUE?

LOOK WHAT WE'VE DONE IN THE LAST 5 YEARS



Wastewater Treatment Plant

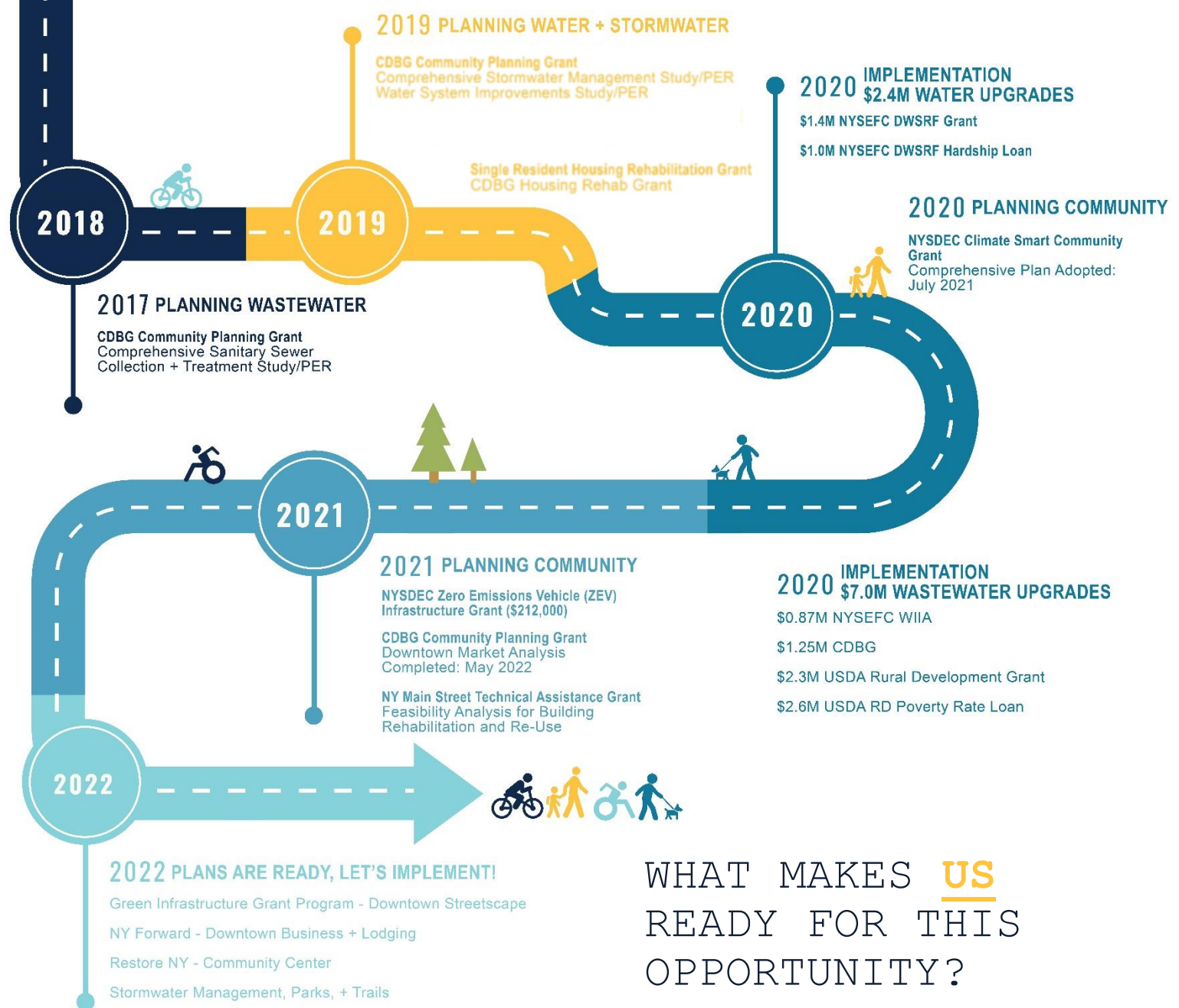


Stormwater Infrastructure Engineering Study



Drinking Water Improvement Project

PLANNING FOR THE FUTURE



WHAT MAKES US
READY FOR THIS
OPPORTUNITY?

INVOLVING OUR COMMUNITY



OUR VISION

The Village of Sherman has transformed from its historic roots as a sawmill and dairy farming community to become a Village which cultivates economic, educational, and recreational opportunities for families and residents of all ages. We value our historic character and take pride in our heritage as a hardworking, self-sufficient community. The presence of the Sherman Central School District campus, our traditional Main Street, and the Village's convenient proximity to I-86 has served as the catalyst for our economic growth and prosperity. Sherman's small-scale and tight-knit settlement pattern is complemented by its natural resources, such as French Creek, which provide environmental, recreational, and aesthetic benefits. We value our relationship with the local Amish community, Town of Sherman, and Chautauqua County. The Village and its partners will continue to work with all residents to preserve our assets, keep true to our heritage, and provide a high quality of life for current and future generations.



To achieve this vision, the Village of Sherman will:

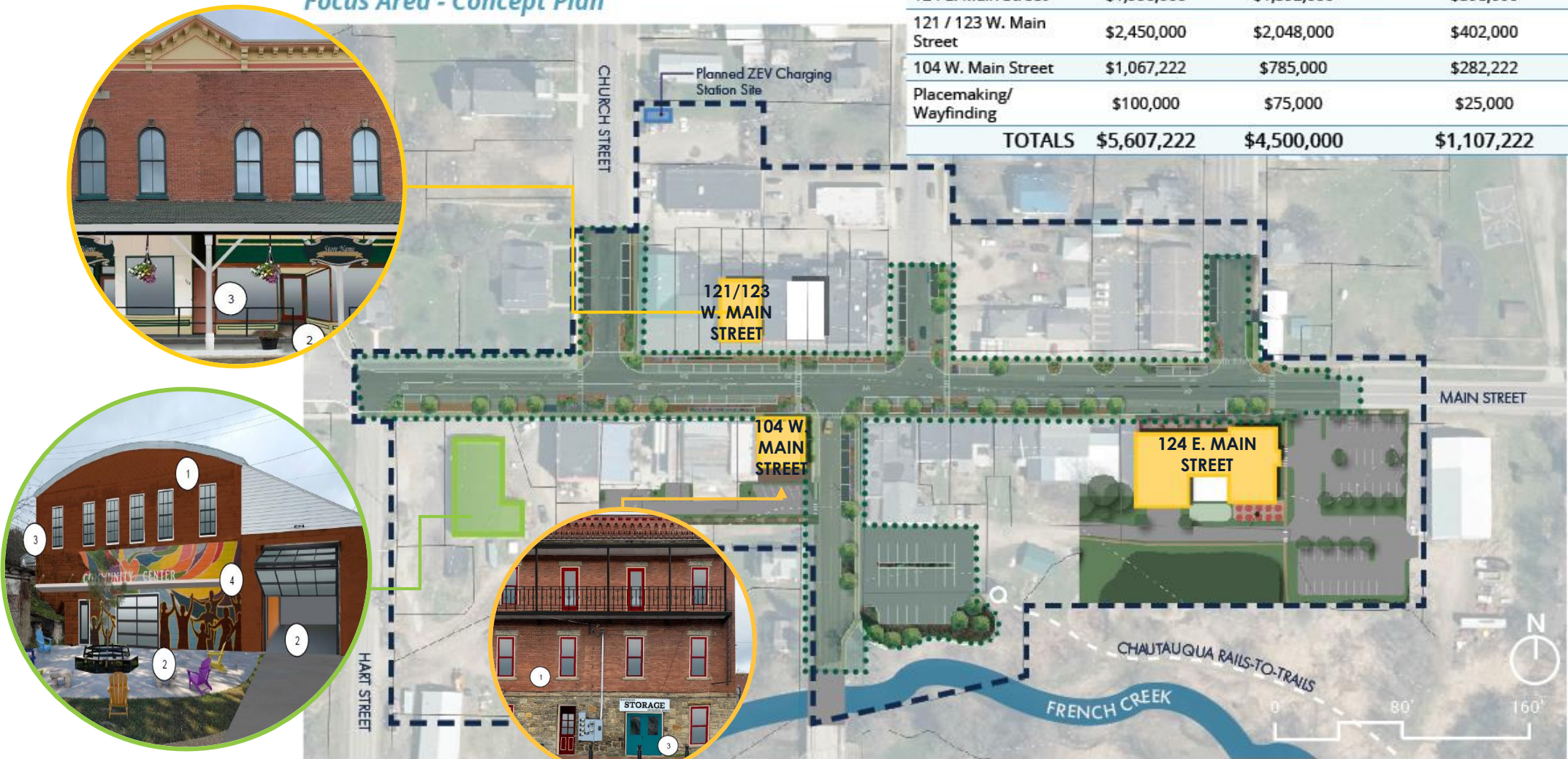
- Cultivate local economic development opportunities;
- Provide diverse residential living options and preserve existing property values;
- Protect natural resources and open spaces;
- Showcase the Village's spirit through culture, recreation, and community design; and
- Maintain quality community services to better serve businesses and residents.

OUR BIG IDEAS

Focus Area - Concept Plan

Village of Sherman NY Forward Project Cost Summary

PROJECT	COST	NY FORWARD REQUEST	LOCAL/DEVELOPER SHARE
124 E. Main Street	\$1,990,000	\$1,592,000	\$398,000
121 / 123 W. Main Street	\$2,450,000	\$2,048,000	\$402,000
104 W. Main Street	\$1,067,222	\$785,000	\$282,222
Placemaking/ Wayfinding	\$100,000	\$75,000	\$25,000
TOTALS	\$5,607,222	\$4,500,000	\$1,107,222



Rendering Source: Village of Sherman Feasibility Analysis for Building Rehabilitation and Re-Use

- Proposed NY Forward Focus Area
- GIGP Streetscape Project
- 2022 Restore NY Application Community Center/ Office Space
- NY Forward Building Redevelopment

PROJECT 1

121 /123 W. MAIN STREET

'Hostel-like' Hotel – Short-term Lodging



Key Map

Why this approach?

- Ideal location for an exciting mixed-use concept with affordable lodging on the 2nd floor
- Renovated to accommodate up to seven (7) smaller short-term lodging rooms that would be attractive to trail users
- Capitalize on proximity to the Erie to Pittsburgh Trail and surrounding trail networks
- Meet an existing need and increase overnight visitation to the Village and generate new spending in local business

2nd Floor



PROPERTY OVERVIEW

Building Size: Approximately 3,600 SF (2nd Floor only)

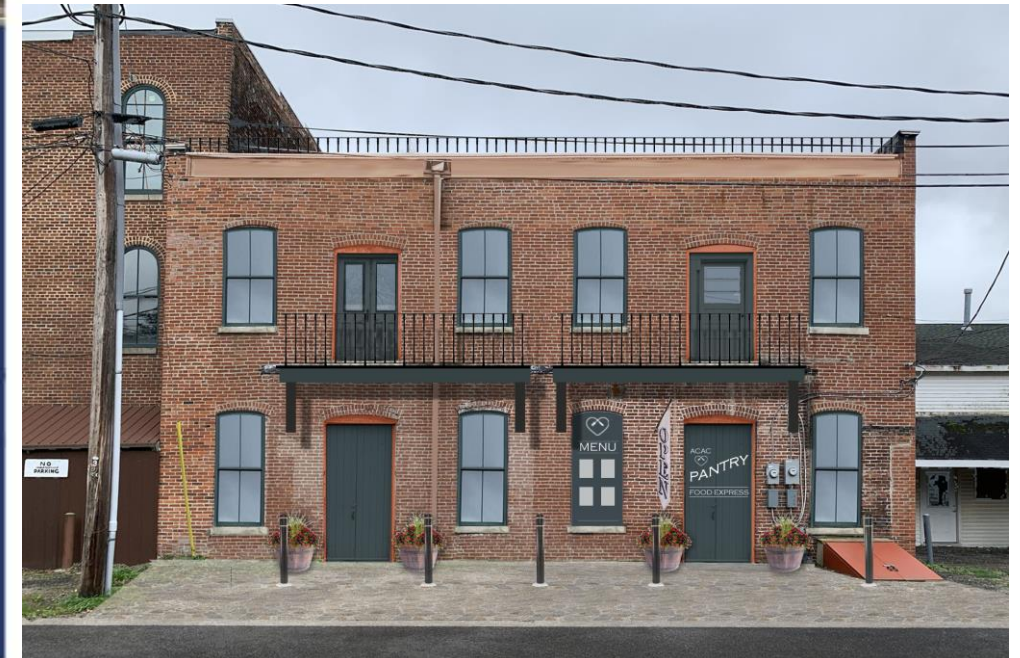
Lot Size: 0.24 Acre

Number of Levels/Stories: 2

Year Built: 1900

Property Features:

- Frontage on Main Street & Common Alleyway
- Current use: retail, former residential (vacant)
- Full market value from tax records: \$77,800



Concept Rendering – Rear of Building (Clinton Brown Company Architecture, PC)

PROJECT 2 124 E. MAIN STREET

Brewery + Marketplace Destination



Key Map

Why this approach?

- Underutilized property but occupies a key location as the eastern anchor of Sherman's Main Street
- Property is currently for sale and offers an opportunity for creative reuse / unique destination
- Five large bays on Main Street would be transformed into an eclectic mix of spaces for local and regional craftspeople, artists, entrepreneurs, etc. to showcase and sell products
- Potential to capitalize on target markets in addition to local households such as: highway transients, regional winery and outdoor recreation visitors, snowmobilers, and others



Concept Plan

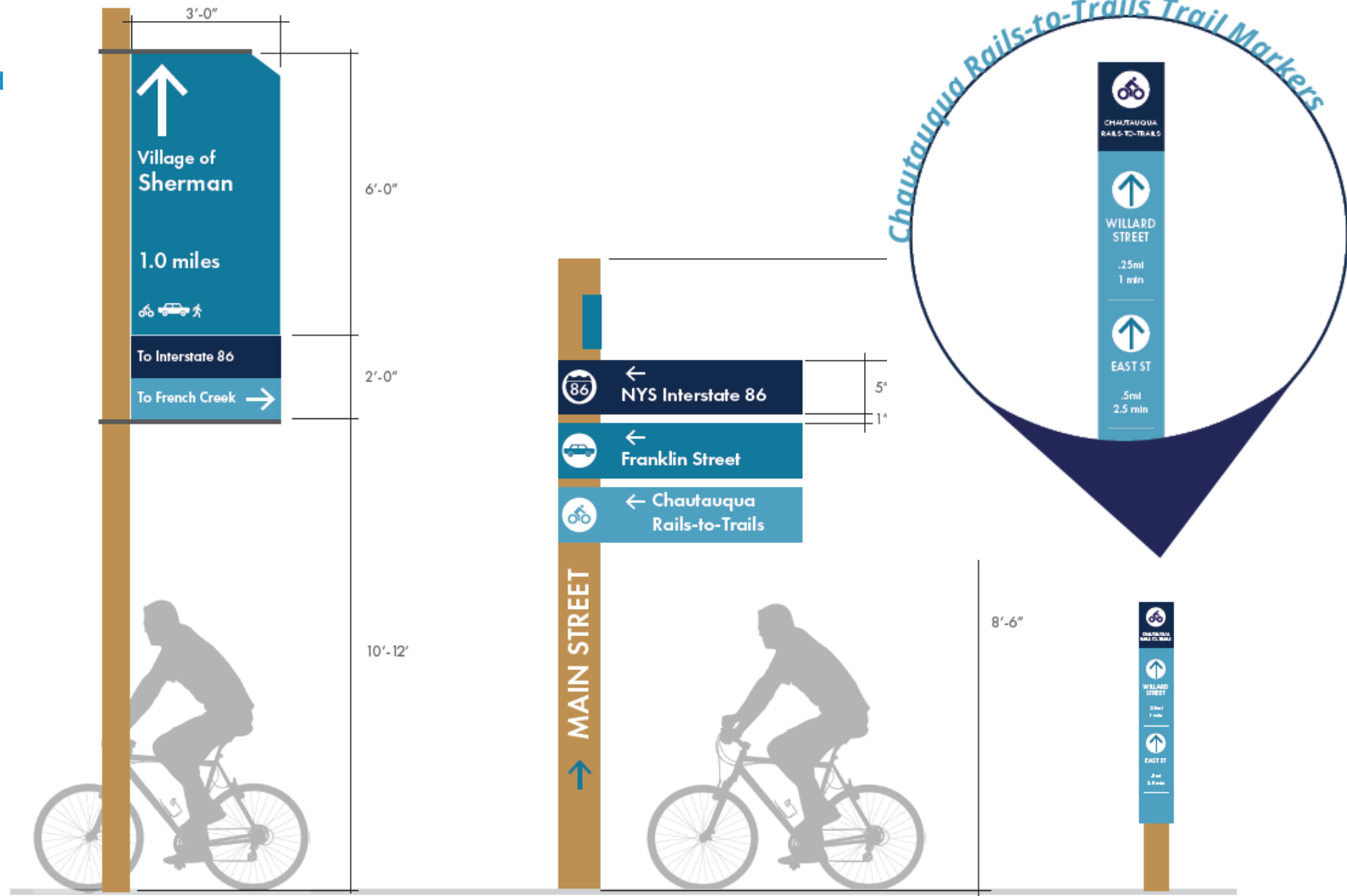


Existing Condition

PROJECT 3 WAYFINDING + PLACEMAKING

Strategies:

- Develop wayfinding signage hierarchy to brand the Village and enhance its identity as a trail town designation
- Provide informational, educational, and directional signage
- Create wayfinding signage to be viewed by vehicles, bicyclists, and pedestrians to better identify key destinations by those traveling



PROJECT 4 104 W. MAIN STREET

'Bed + Brew' Restaurant and Lodging



Key Map

Why this approach?

- Located at key gateway intersection into the Village's Main Street from I-86 and near the trailhead for the rail trail
- Partially vacant property has potential for an exciting mixed-use concept with lodging above and a restaurant below
- Renovated apartments would be adapted to eight (8) smaller lodging rooms with affordable rental rates
- Unique opportunity to provide dining and lodging for outdoor recreation enthusiasts



Concept Plan



Existing Condition





THANK YOU

VILLAGE OF SHERMAN
NY FORWARD MEETING

OCTOBER 06, 2022