

October 11th, 2024

Ms. Karen Utz, Regional Director
Regional Economic Development Council
95 Perry St., Ste. 500
Buffalo, NY 14203

RE: VILLAGE OF SHERMAN - NY FORWARD GRANT APPLICATION ROUND 3

Subj: 158 W Main St – Mixed Use Commercial and New Housing Development

Dear Ms. Utz,

As a business owner and property owner in the downtown, I fully support the Village of Sherman's NY Forward Application.

Since 2021, I have purchased two of the attached row buildings on Main Street: 133 W Main St & 129 W Main St. After extensive rehabilitation we reopened the Sherman Hotel Steak House & Saloon in June 2024. I have also taken advantage of the NY Main Street Grant for the façade restoration with both, after buying 129 W Main St in 2023. It is the home to Miss Laura's Place, florist and giftshop. Along with participating in the covered walkway awning improvements, the Village completed the concrete ADA accessible entrance to the buildings.

The two buildings lost the second story in the fire of 1991, and it was not rebuilt to add upper apartments. It seems everyone is looking for a house in Sherman, and even more are looking to rent, which there are very few options to rent in Sherman. My next investment will be in the 158 W Main Street commercial property. Its existing four commercial buildings need restoration and plans for reuse from its original place as Chase Antiques. What makes me interested the most is that the nearly five-acre property has the capacity to build sixteen townhouse style multi-family homes.

The 158 W Main St property has public utilities available, and zoning allows for multi-family dwellings. It is surrounded by single family homes with a residential neighborhood feel, within a very short walk to restaurants in the downtown, and it is situated near parks, the trail, and French Creek.

A NY Forward Grant would enable me to build all sixteen units much faster and bring more creativity to the design and planning of the homes and site. As a Main Street business owner watching the revitalization efforts on Main Street, I am excited to see the Village of Sherman be considered for this award.

Thank you,



David Conrad
Conrad Contracting, Sherman NY