

The Village of Tannersville

Community Survey Summary

June 2022

Prepared by Highland Planning

Table of Contents

OVERVIEW 2

 BACKGROUND2

 KEY FINDINGS.....2

 ABOUT THE SURVEY.....3

SURVEY RESULTS 4

Goal 1: Create Workforce Housing, Supported by Residential Amenities.....4

Goal 2: Strengthen Tannersville as a regional, shopping, dining and arts destination.....6

Goal 3: Leverage connection and enhance downtown sense of place.....11

Goal 4: Establish Tannersville as an Environmental Leader.....12

APPENDIX A 14

Closed-ended Responses14

FIGURE 1 GOAL 1 PROJECT RESPONSES.....4

FIGURE 2 GOAL 2 PROJECT RESPONSES.....8

FIGURE 3 GOAL 3 PROJECT RESPONSES.....11

FIGURE 4 GOAL 4 PROJECT RESPONSES.....12

OVERVIEW

Background

In May 2022, Highland Planning, part of the BFJ Planning Team, administered a survey to gauge community members' perceptions of the community impact of projects proposed as part of the Village of Tannersville's Downtown Revitalization Initiative (DRI). This survey advances the work of the Local Planning Committee (LPC) in evaluating potential projects, by identifying perspectives and concerns of community members. This document summarizes the results of the community survey administered as part of the DRI public engagement process.

Key Findings

High-level takeaways from the survey include:

Respondents were overwhelmingly receptive to Goal 1 projects. Key preferences include long-term vs. short-term residences, mixed-use developments, common neighborhood character and green building standards.

General support was expressed for many of the Goal 2 projects; however, respondents questioned the need for use of DRI funding for others. Key concerns include environmental impacts of developments, and the capacity of village employees to handle an influx of people, lack a "transformative" impact.

Feedback for projects for Goal 3 overall was positive. Respondents stressed a need for expanded hours of operation for transit, environmentally friendly best management practices and a transparent community involvement process.

Feedback for Goal 4 projects was generally positive, with some concerns regarding parking issues. Respondents felt that the solar project could be implemented with non-DRI funding sources.

About the Survey

The online questionnaire was hosted on Instant Input and was estimated to take 10-15 minutes to complete. The survey was conducted from May 5 – May 30, 2022 and received 181 responses. The survey was promoted through the DRI website, email blasts and social media posts. While a complete listing of respondent zip codes (self-reported) is included in Appendix A, a summary is included here:

The table below shows the top 3 zip codes in which the survey respondents reside. A majority, 38%, of respondents came from the 12485 zip code, followed by 13% of respondents from the 12442 zip code. Respondents from the 12436 and 12427 zip codes rounded out the third highest amounts at 8% each.

Respondent zip codes	
12485	38%
12442	13%
12436	8%
12427	8%

The survey provided an image and brief description for each of 27 potential projects identified through the DRI process, and for each project asked respondents two questions:

- Do you think this project would help to revitalize downtown Tannersville? (Yes / No / Neutral)
- Do you have other comments about this project? (Open ended)

SURVEY RESULTS

Results of the survey are included below. The results are organized in alignment with the community’s four stated goals for the Tannersville DRI:

- Goal 1: Create workforce housing opportunities, supported by residential amenities.
- Goal 2: Strengthen Tannersville as a regional shopping, dining, and arts destination.
- Goal 3: Leverage connections and enhance the downtown sense of place.
- Goal 4: Establish Tannersville as an environmental leader.

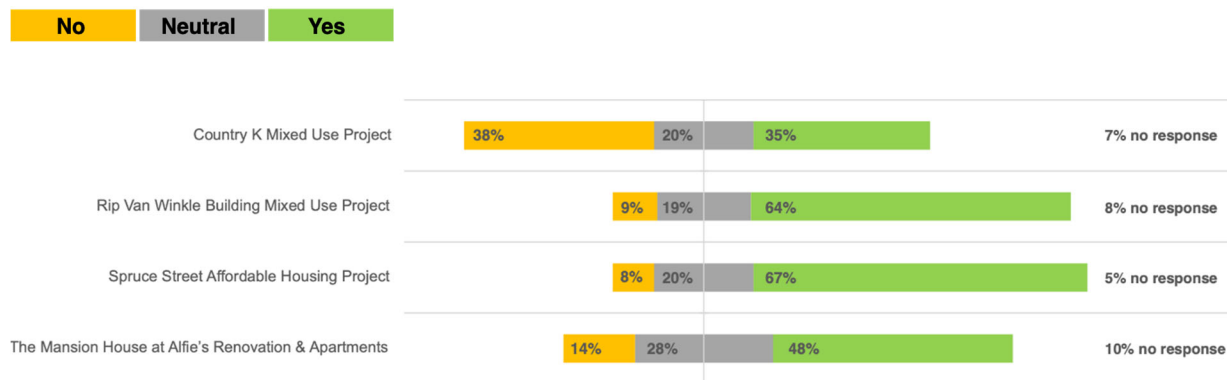
For each goal, responses to closed-ended questions are summarized in a divergent stacked bar chart to allow for comparison across projects, followed by key findings synthesized from the open-ended responses. A table detailing all closed-ended responses is available in Appendix A.

Goal 1: Create Workforce Housing, Supported by Residential Amenities

Do you think this project would help to revitalize downtown Tannersville?

There were four projects included under this goal category, as shown in Figure 1. Respondents indicated overwhelming agreement that the Rip Van Winkle Building Mixed Use and Spruce Street Affordable Housing Projects would help to revitalize downtown Tannersville, with a smaller share of respondents expressing agreement that the Mansion House at Alfie’s Project would serve to revitalize downtown. Responses on the Country K Mixed Use Project were split evenly between positions of agreement and disagreement.

Figure 1 Goal 1 Project Responses



Overview of open-ended responses

In general, respondents were receptive to the quantity of projects dedicated to increasing affordable housing. Major concerns raised across the projects in this category include:

- A preference for longer term vs short term residences.
- Mixed use developments must ensure that both their residential and commercial elements are catering to locals.
- Overall designs should not clash with the village character. New buildings and renovations should meet green standards.

Open ended responses – by Project

Spruce Street Affordable Housing Project

- The village is in dire need of increased affordable housing
- Though there is a distinct focus on the need for affordable workforce housing, respondents also expressed need in diversity of housing, for seniors, singles, and families.
- Housing should be catered for long term residents; limit Airbnb's and seasonal residences.
- New housing should be green to help the state meet its greenhouse gas emissions targets
- Walkability and biking paths should be incorporated into site design
- Concerns include: size of development; is it an appropriate size in relation to the site.
- Concerns include: Will development be a phased project?

Rip Van Winkle Building Mixed Use Project

- Respondents stressed need for affordable housing
- Should include greenspaces on site
- Must ensure design is complementary to surrounding structures
- Side road is one way; No space for parking for new residents
- Housing must be for long term residence
- Project proposed by reputable local businessman
- Utilize NET ZERO construction practices and materials
- Both housing and retail spaces should be reserved for local occupants

Country K Mixed Use Project

- Business currently not utilized year round
- Benefits owners and Jewish community, not community at large
- Though large seasonal Jewish population, not enough demand for second kosher grocery store
- There is already both a kosher and non-kosher grocery store in the area

The Mansion House at Alfie's Renovation & Apartments

- General preference for long term affordable units, however many saw this site to be suitable for shorter term stay if fully functional with high occupancy rate
- Building owners have done extensive work; they are invested in the development of Main St.

Goal 2: Strengthen Tannersville as a regional, shopping, dining and arts destination

Do you think this project would help to revitalize downtown Tannersville?

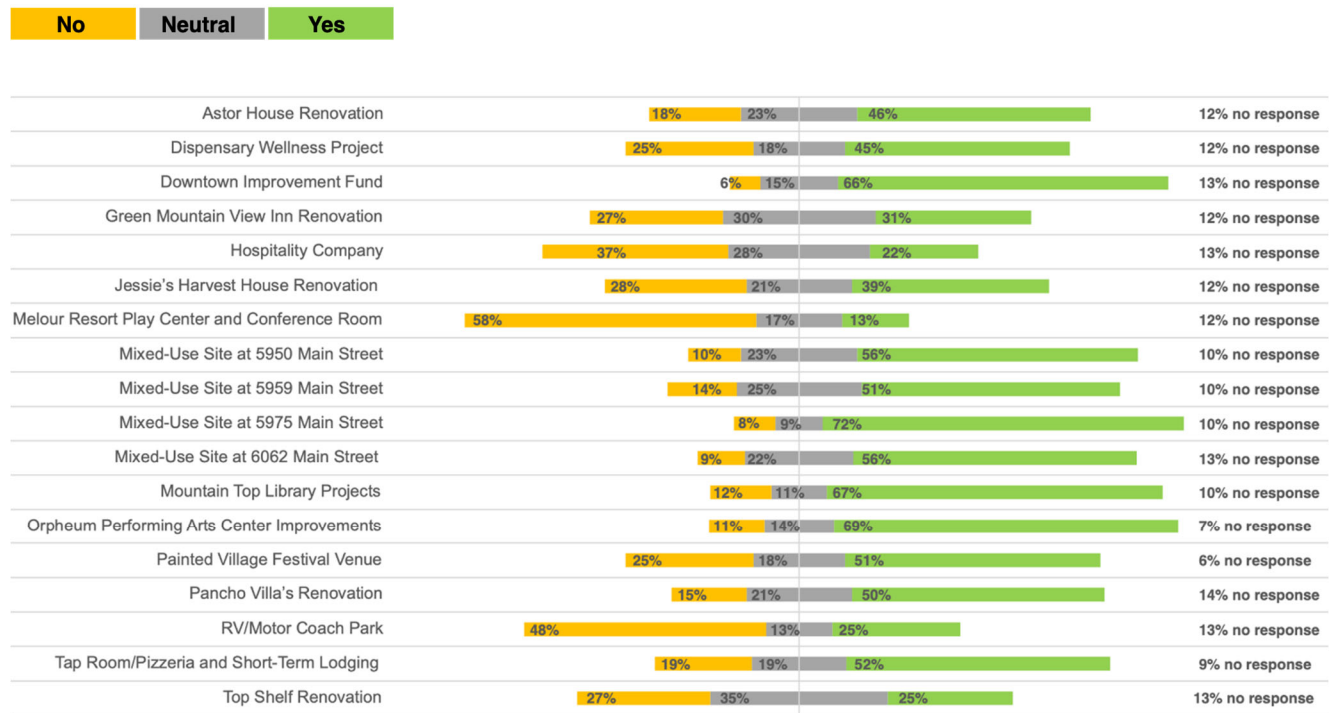
There were 18 projects included in the category of Goal 2, as show in in

Figure 2. An overwhelming majority of respondents indicated agreement that the mixed-use site at 5975 Main Street, Orpheum Performing Arts Center, Mountain Top Library, and the Downtown Improvement Fund would help to revitalize downtown. Conversely, a majority of respondents indicated disagreement that the Melour Resort and RV/Motor Coach Park projects would serve to revitalize downtown Tannersville.

Overview of open-ended responses:

Projects in this category received mixed reviews. While respondents expressed support for many of the projects, respondents also questioned the need for use of DRI funding for others. Several projects are seeking funding to repair issues caused by deferred maintenance. A general takeaway was the need to thoroughly vet proposals based on the owner's prior business success/property maintenance. Other key concerns include environmental impacts of developments, and the capacity of Village employees to handle an influx of people. Finally, a general concern held by respondents was that many of the projects fall short of having a "transformative" impact to the broader community

Figure 2 Goal 2 Project Responses



Open ended responses - Key Comments and Concerns by Project

Orpheum Performing Arts Center Improvements

- With increased programming, can become regional hub for arts.
- Needs increased programming focused on kids and “non-classical” arts.
- The facility is not utilized to its full potential.
- The building has been recently renovated, may not be best use of limited DRI funds.

The Painted Village Festival Venue

- Though great idea, location will impact residents, particularly those located on Raspberry Lane.
- Some concerns expressed about camping and parking areas as well as environmental impacts.
- Project needs to be designed for year-round use, while maintaining functioning golf course.
- Concerns expressed about the size and scale of project; community does not have the infrastructure or EMS personnel to handle large influxes of people.

Mixed Use Site at 5950 Main St.

- Design encourages walkability but should also include more landscape improvements.
- Any increase in building footprint should also mandate additions of greenspace.
- There are already existing empty retail units available, what makes this stand out?
- Need a selective group of retailers to maintain sustainability.
- May not be best use of DRI funds.

Mixed Use Site at 5959 Main St.

- Housing units should be affordable and prioritize long term residents.
- Need to reconfigure parking lot to be more porous to reduce groundwater runoff.
- Compared to other projects, this doesn't provide a large amount of housing.
- Require themed signage that is unified for all store fronts.
- Require green renovation and recruit suitable business.
- Concerns that the investment to may not bring the largest return
- Concerns about current level of maintenance by owners.

Mixed Use Site at 5975 Main St.

- Renovations must include landscaping and paving; façade must be fully integrated to Tannersville aesthetic.
- Require net zero standards.
- Ensure restaurants affordable and caters to locals and tourists alike.
- Concerns on owners past levels of investment and maintenance.

Mixed Use Site at 6062 Main St.

- Parking and accessibility issues for building.
- Community already has 2 coffee shops, does not need a third.
- Owners should cover cost, not DRI.

Pancho Villa's Renovation

- Generally positive reception.
- Concern of limited impact on community; may not be best use of DRI funds.
- Should require renovation to LEED standards.

Jessie's Harvest House Renovation

- Renovation ideas were welcomed, however general sentiment was that owner should cover costs themselves due to limited impact on the community.

- An alternative would be for them to partner with local government and nonprofit organizations to utilize the space.

Tap Room/Pizzeria and Short-Term Lodging

- Project also has limited community impact.
- Need to ensure units are for long term housing.
- Concerns about expanding building's footprint and its impact on parking.

Astor House Renovation

- Property generally seen as community asset; however most comments questioned need for DRI funding.

Melour Resort Play Center and Conference Room

- General sentiment is that this project had little to no impact on greater community.

Mountain Top Library Projects

- Generally positive reception.
- Renovations should focus on creating outdoor facilities.

Dispensary Wellness Project

- Mixed reception - some saw value in the economic viability and a potential draw for tourists. Others saw a business that clashed with local values.
- Concerns expressed include the amount of and the type of customer base.

R/V Motor Coach Park

- Project also received mixed reception. Some recognized the increased activity that would occur from more tourist visits. Others thought it impacted the look and feel of the village.
- Concerns expressed include the additional stress on the water and sewer systems, environmental impacts on ecosystem.

Top Shelf Renovation

- Renovation ideas were welcomed; however general sentiment was that owner should cover costs themselves due to limited impact on the community.

Hospitality Company

- Concern that concepts not fully fleshed out.
- Interesting imitative but not transformational enough for DRI funding.
- Not enough demand to support business model.

Green Mountain View Inn Renovation

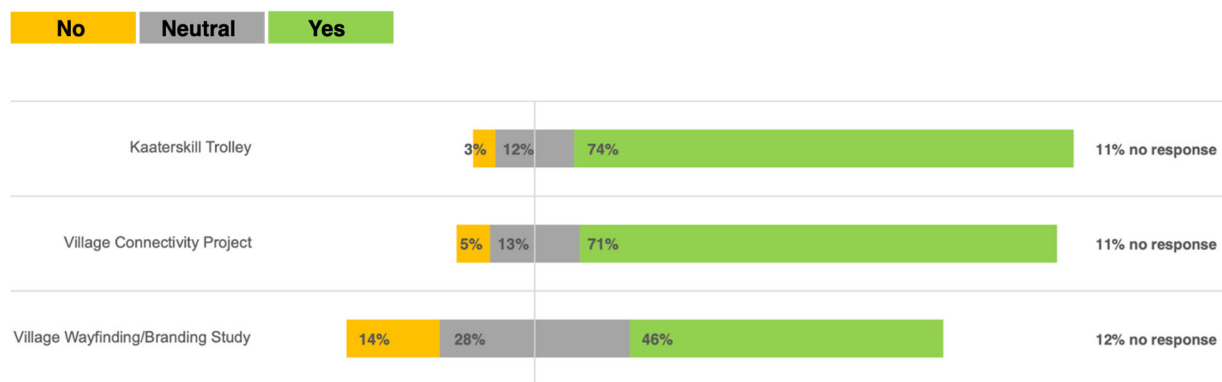
- Concern that the project does not cater to the entire community.
- Concern on existing waste management and general maintenance issues at property.
- Unclear how project will contribute to community.

Goal 3: Leverage connection and enhance downtown sense of place

Overview: Do you think this project would help to revitalize downtown Tannersville?

There were three projects included in the Goal 3 category, as shown in Figure 3. Respondents generally expressed support for mobility and connectivity projects. An overwhelming majority of respondents expressed agreement that the Kaaterskill Trolley and Village Connectivity Projects would help to revitalize downtown Tannersville.

Figure 3 Goal 3 Project Responses



Overview of open-ended responses:

Feedback for projects in this category was overwhelmingly positive. Respondents stressed a need for environmentally friendly best management practices and a transparent community involvement process.

Key Themes by Project:

Kaaterskill Trolley

- Expand operating hours and into winter months for year-round activity.
- Have guided historical tours for tourists.
- Stop at popular destinations like trail heads, campgrounds, Kaaterskill Falls and residential areas.
- Concerns on parking at terminal(s).

Downtown Improvement Fund

- Should include water mitigation and renovations outside of DRI zone.
- Be flexible in façade and signage aesthetics.
- Must be fully transparent process.
- Prioritize net zero projects.

Village Connectivity Project

- Generally positive feedback
- Emphasis placed on safe sidewalks
- Need for landscaping to be incorporated to planning
- Opportunity for “in-memory walkway” made with donated dedicated pavers

Village Wayfinding/Branding Study

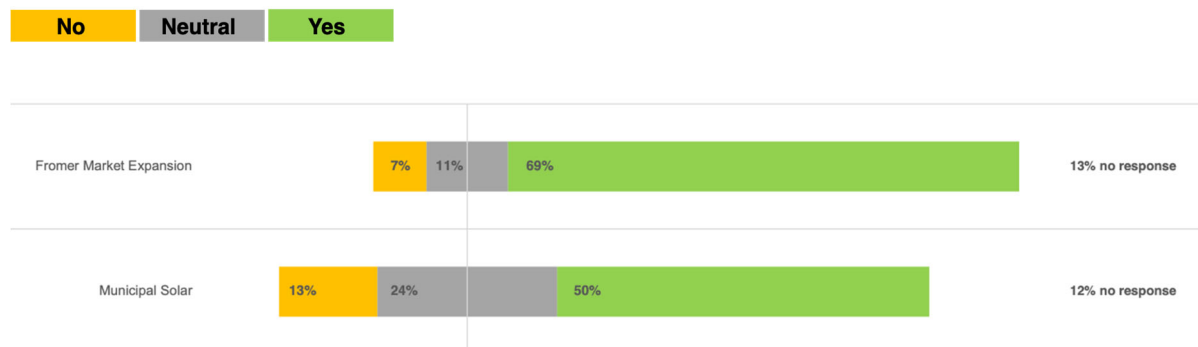
- Generally positive feedback.
- Need for updated branding, not rebranding.
- Would be nice to have central hub for tourists and locals.
- Match aesthetics and signage.
- Have QR codes on signage for more information.

Goal 4: Establish Tannersville as an Environmental Leader

Overview: Do you think this project would help to revitalize downtown Tannersville?

There were two projects in the Goal 4 category, as show in in Figure 4. A majority of respondents expressed agreement that the Fromer Market Expansion and Municipal Solar Projects would help to revitalize downtown Tannersville. Notably, nearly a quarter of respondents expressed neutrality around the revitalization benefits of the Municipal Solar project.

Figure 4 Goal 4 Project Responses



Overview of open-ended responses:

Feedback generally positive, with some concerns regarding parking issues. Respondents felt that the solar project could be implemented with non-DRI funding sources

Key Themes by Project:

Fromer Market Expansion

- Generally positive feedback.
- Emphasis on pre-existing parking issues.

Municipal Solar

- Generally positive feedback.
- General sentiment that other funding sources should be pursued for this.
- Does not have as great a neat term return on investment as other projects.

APPENDIX A

Closed-ended Responses

PROJECT NAME	YES	Yes %	NEUTRAL	Neutral %	NO	No %	NO RESPONSE	No Response %	TOTAL
Astor House Renovation	84	46%	42	23%	33	18%	22	12%	181
Country K Mixed Use Project	64	35%	36	20%	69	38%	12	7%	181
Dispensary Wellness Project	81	45%	33	18%	46	25%	21	12%	181
Downtown Improvement Fund	119	66%	28	15%	11	6%	23	13%	181
Fromer Market Expansion	125	69%	20	11%	13	7%	23	13%	181
Green Mountain View Inn Renovation	56	31%	55	30%	48	27%	22	12%	181
Hospitality Company	39	22%	51	28%	67	37%	24	13%	181
Jessie's Harvest House Renovation	71	39%	38	21%	51	28%	21	12%	181
Kaaterskill Trolley	134	74%	21	12%	6	3%	20	11%	181
Melour Resort Play Center and Conference Room	24	13%	31	17%	105	58%	21	12%	181
Mixed-Use Site at 5950 Main Street	101	56%	42	23%	19	10%	19	10%	181
Mixed-Use Site at 5959 Main Street	93	51%	45	25%	25	14%	18	10%	181
Mixed-Use Site at 5975 Main Street	130	72%	17	9%	15	8%	19	10%	181
Mixed-Use Site at 6062 Main Street	102	56%	39	22%	17	9%	23	13%	181
Mountain Top Library Projects	121	67%	20	11%	22	12%	18	10%	181
Municipal Solar	91	50%	44	24%	24	13%	22	12%	181
Orpheum Performing Arts Center Improvements	124	69%	25	14%	20	11%	12	7%	181
Painted Village Festival Venue	92	51%	33	18%	46	25%	10	6%	181
Pancho Villa's Renovation	91	50%	38	21%	27	15%	25	14%	181
Rip Van Winkle Building Mixed Use Project	116	64%	34	19%	16	9%	15	8%	181
RV/Motor Coach Park	46	25%	24	13%	87	48%	24	13%	181
Spruce Street Affordable Housing Project	121	67%	36	20%	15	8%	9	5%	181
Tap Room/Pizzeria and Short-Term Lodging	95	52%	34	19%	35	19%	17	9%	181
The Mansion House at Alfie's Renovation & Apartments	87	48%	50	28%	26	14%	18	10%	181
Top Shelf Renovation	45	25%	64	35%	48	27%	24	13%	181
Village Connectivity Project	128	71%	24	13%	9	5%	20	11%	181
Village Wayfinding/Branding Study	84	46%	51	28%	25	14%	21	12%	181

Respondent Zip Codes

-2485	1
2026	1
7006	1
7082	1
7450	1
7676	1
10024	1
10029	2
10040	1
10075	1
10282	1
10465	1
10514	1
10520	1
11201	1
11215	1
11230	1
11377	1
11561	1
11581	1
12015	1
12065	2
12242	1
12424	5
12427	14
12431	1
12434	1
12436	15
12442	24
12444	2
12450	4
12452	2
12454	3
12460	1
12463	1
12468	1
12485	69
12496	2
12534	1
12701	1
12765	1
13078	1
14564	1
20018	1
22310	1
29575	1
29690	1
95758	1
-	1
Total	181