



Village of Tannersville Downtown Revitalization Initiative

Local Planning Committee Meeting #5

June 6, 2022



**Downtown
Revitalization
Initiative**

Welcome!

Note that this meeting is being recorded.
The recording and this presentation will be posted online at www.TannersvilleDRI.com.

Tannersville DRI LPC Meeting Ground Rules

How to join virtually if not in-person:

- LPC members (Panelists) should enter using the Zoom link that was shared with them last week.
- Members of the public may join using the Attendee link.

LPC Meetings are meant to be working sessions of the LPC.

- These meetings are open to the public, but are not intended as interactive public workshops.
- The public is welcome to observe committee meetings and can comment during the final 15 minutes of the meeting. People attending online can leave comments in the chat, and these comments will be shared at the end of the meeting.

How to get involved:

- We want to hear from you! There will be many other ways for community members to get involved.
- Visit the Tannersville DRI website to send comments: www.TannersvilleDRI.com
- There will be one more public workshop to provide feedback. Keep an eye on the website for more details.

Conflicts of Interest and Recusal

Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to any of the projects that may be discussed today. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote about that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project.

Please inform the co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and of course then recuse yourself from discussion or voting on the project.

Agenda

- 1 Welcome, Project Status, and Timeline**
- 2 Community Engagement Update**
- 3 DRI Project Updates**
- 4 Next Steps**
- 5 Public Comments**

Local Planning Committee

Lee McGunnigle Mayor of Tannersville

Todd Erling Hudson Valley AgriBusiness Development Corporation

Jeff Friedman President/Executive Director, Greene County Chamber of Commerce

Ryan Chadwick Owner of Boathouse Restaurant

Harout Dermenjian Local Resident & Owner of Vineyard at Windham

Maureen Garcia Director, Mountain Top Library

Anita Goodrich Doctor

Nate Jones Superintendent, Tannersville/Hunter School District

Daniel King Executive Director, Royce Family Fund

Sarah Slutzky Director of Skier Services, Hunter Mountain

Christopher Streich B&B Owner/ Financial Advisor

Gregory Thorpe Owner, Thorpe's GMC

Jennafer VanValkenburgh Owner, High Mark Builders

New York State and Consultants

New York State

Lesley Zlatev, NYS Department of State

Crystal Loffler, NYS Homes and Community Renewal

Darren Scott, NYS Homes and Community Renewal

Michael Yevoli, NYS Empire State Development

Heidi Pasos, NYS Empire State Development

Lori Borowiak, NYSERDA

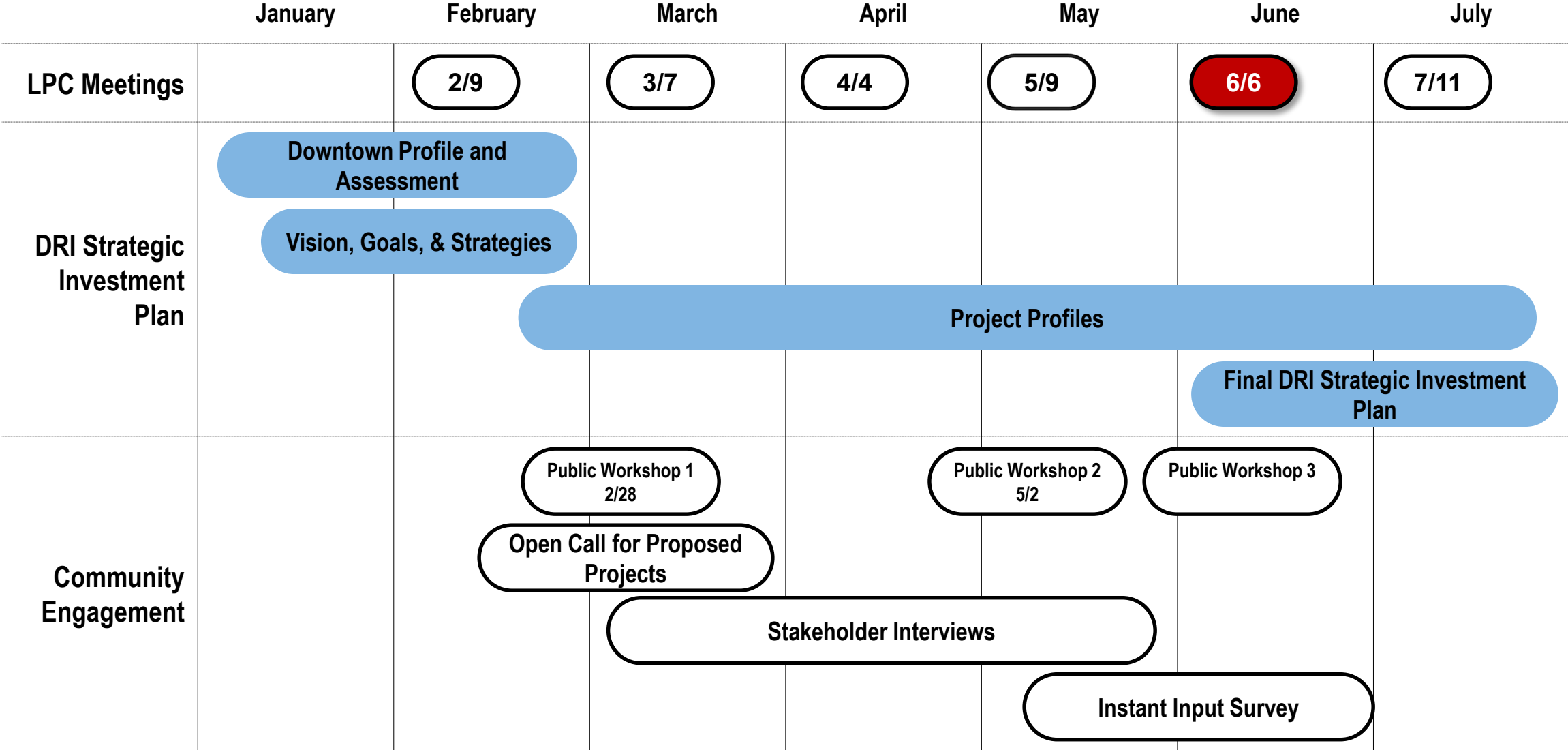
BFJ Planning

Susan Favate, Principal

Noah Levine, Associate Principal

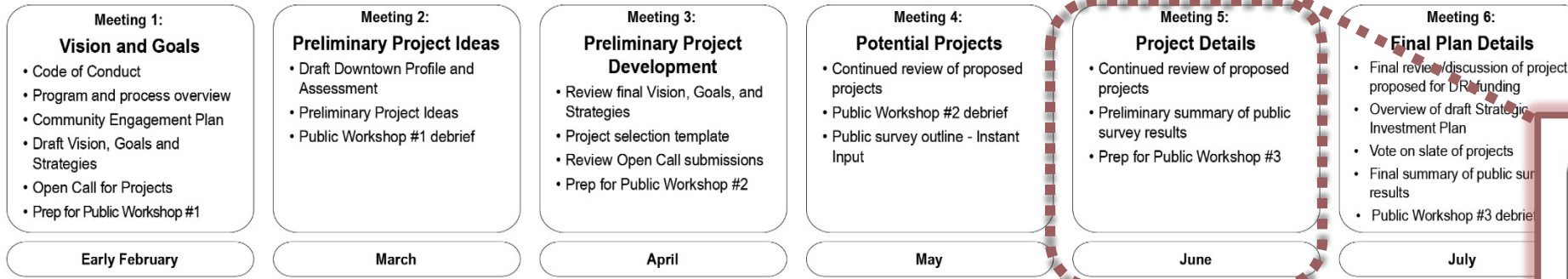
Silvia Del Fava, Senior Planner

Project Timeline

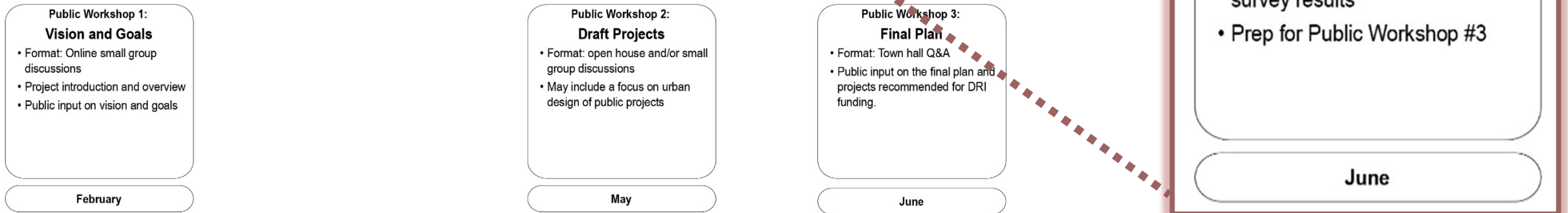


Meeting Schedule

Local Planning Committee Meetings



Community Engagement Events



Additional Community Outreach





Community Engagement Update

Instant Input Survey

Overview

- Open May 5 – May 30
- Generated 181 responses
- 38% of respondents from Tannersville (12485 zip code); another 29% from Town of Hunter (12442, 12436, 12427 zip codes)



VILLAGE OF TANNERSVILLE
Downtown Revitalization Initiative (DRI)



TAKE THE SURVEY!

The DRI Local Planning Committee is evaluating **27 projects** proposed for inclusion in the DRI plan and **wants your input!**

Visit tannersvilledri.com/get-involved or scan the QR Code to take the survey!

STEP 1: Sign Up or Proceed as a Guest



STEP 2: Search for "Tannersville" in the Search Project tab



STEP 3: Click on the Tannersville DRI Project to start the survey!



instant input

www.tannersvilledri.com/get-involved

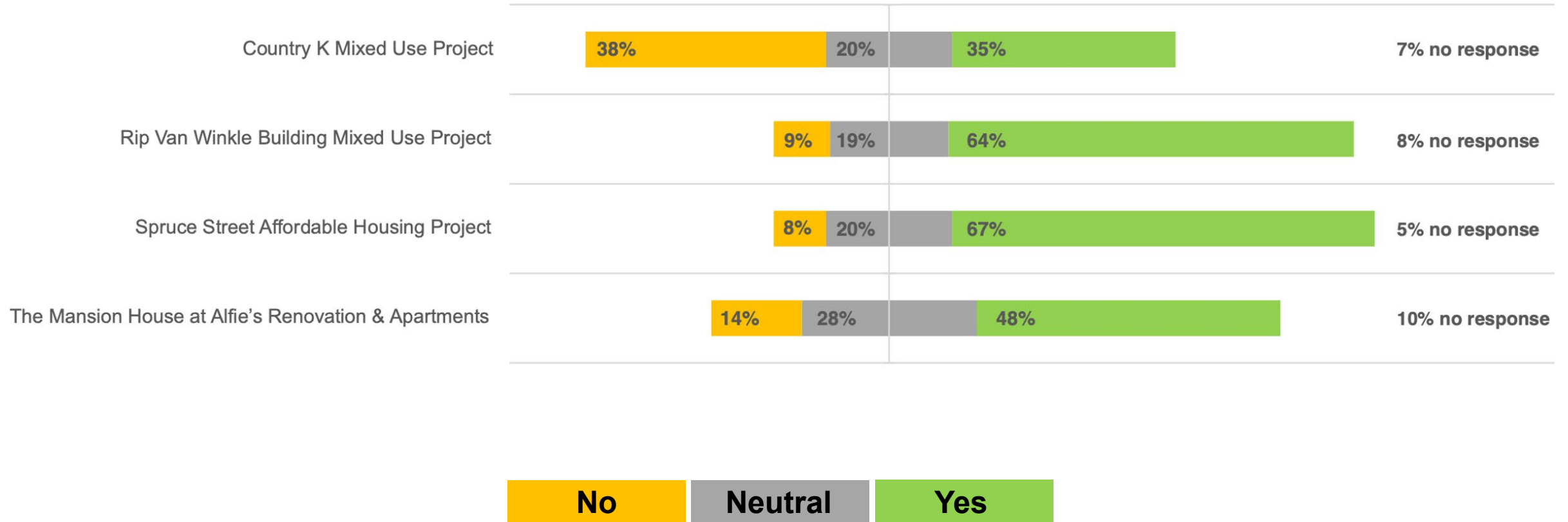


Instant Input Survey

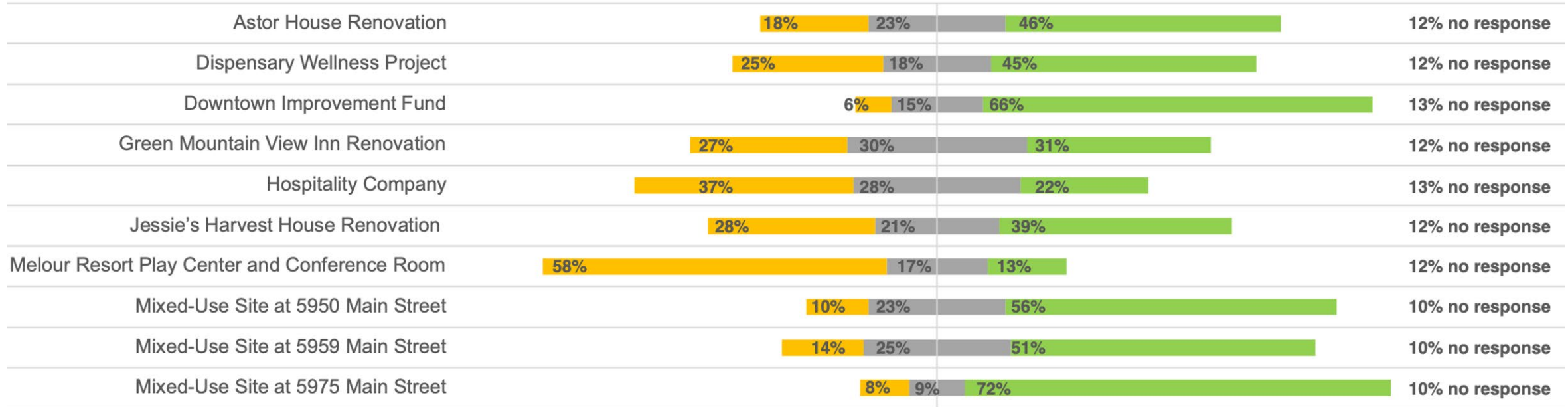
Key Takeaways

- Respondents 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, but respondents questioned the need for DRI funding for others. Key concerns include environmental impacts of developments, capacity of village employees to handle an influx of people, and projects lacking a “transformative” impact.
- Positive overall response for projects for **Goal 3**. 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** was generally positive, with some concerns on parking. Some respondents the solar project could be implemented with non-DRI funding sources.

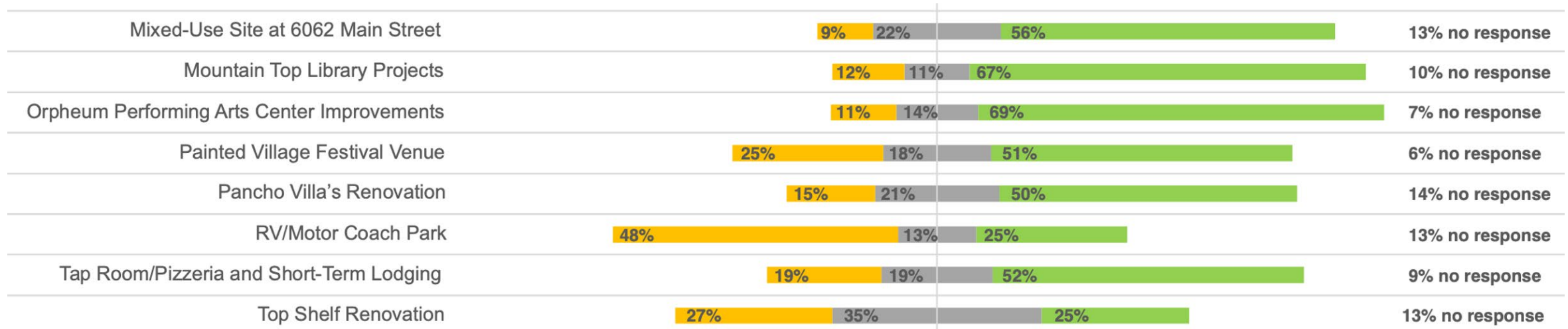
Do you think this project would help to revitalize downtown Tannersville?



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



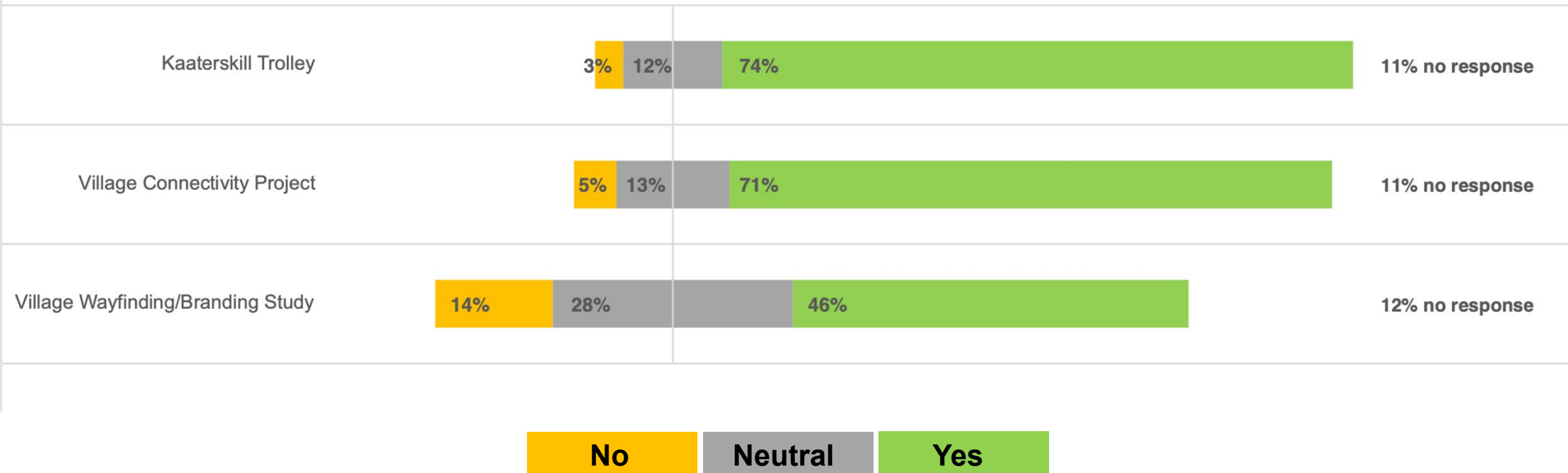
Do you think this project would help to revitalize downtown Tannersville?



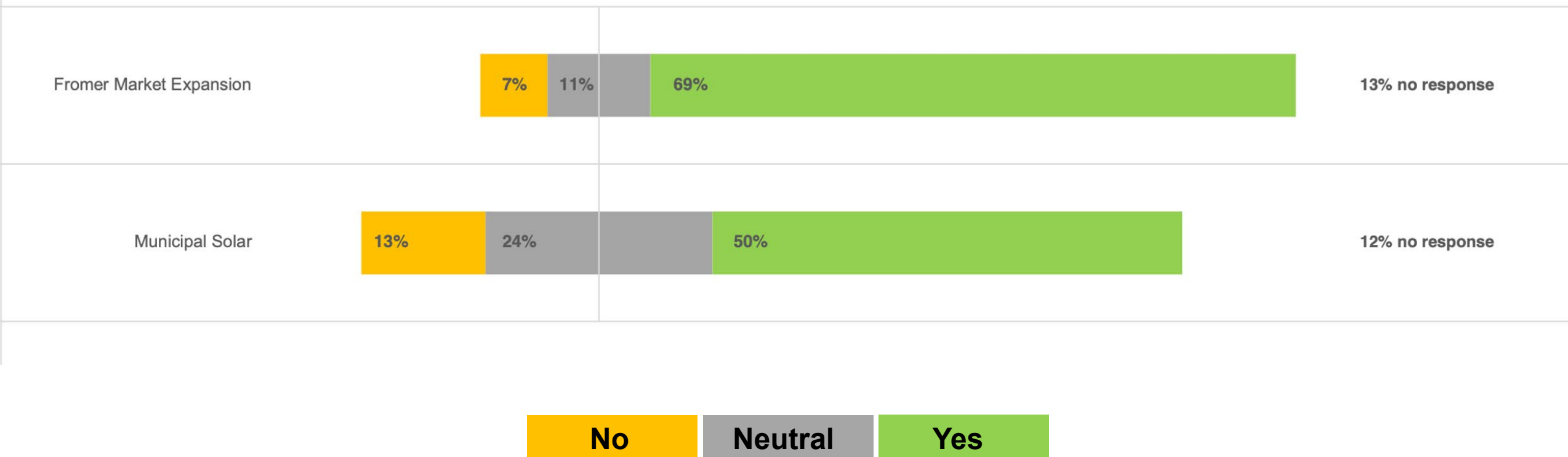
Instant Input Survey

Goal 3: Connectivity & Sense of Place

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



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



DRI Project Updates

A street scene at dusk with buildings decorated with Christmas lights and an American flag. The sky is a mix of blue and grey, suggesting twilight. On the left, a two-story blue building with a balcony is visible. In the center, a street with a few cars and utility poles stretches into the distance. On the right, a red building with a white garage door is decorated with colorful lights. An American flag is flying from a pole on the far right. The overall atmosphere is festive and quiet.

LPC Project Evaluation Template

Objectives

- Gave the LPC a preliminary tool to begin considering which projects would have the greatest impact.
- Rated each project on five criteria to evaluate the relative impact of each project.
- Offered **subjective** guidance on the potential economic impact and community benefits that each project could provide.

Reminder: Proposals by LPC members

- During discussion of projects, LPC members with conflicts of interest may provide factual information, but otherwise must not advocate on behalf of their own projects.
- Must recuse themselves from the project selection process with regard to their own projects.

LPC Project Evaluation Template

Highest-Rated Projects

Downtown Improvement Fund

Spruce Street Affordable Housing Project

Fromer Market Expansion

Municipal Solar

Village Connectivity Project

Rip Van Winkle Bldg. Mixed Use and Townhomes

Branding and Wayfinding

Kaaterskill Trolley

Painted Village Festival Venue

Lowest-Rated Projects

*Green Mountain View Inn Renovation**

*Melour Resort Play Center and Conference Room**

Country K Mixed Use

Astor House Renovation

*Dispensary Wellness**

**Already removed from list at last LPC meeting.*

LPC Project Evaluation Template

General Comments from LPC:

- Suggestion – for all projects that involve a housing element, deed restrictions would require:
 - No short-term rentals; year-round residency
 - 50% of units to be available to public
 - Properties receiving DRI funding to give Village right of first refusal
 - Would these provisions be enforceable/legal?
- Questions of ownership raised – properties not currently owned by project sponsor are less ready to be implemented and are higher-risk.
- Concerns about shortage of contractors and builders, environmental impacts
- Concerns about project sponsors not current in their taxes.

Spruce Street Affordable Housing Project

Overview

New development of 60-70 mixed-income, workforce housing units of energy-efficient apartments. Specific unit count/mix to be determined based on market study.

Updates & Questions

- Strong LPC support.
- Market study complete in June.
- Traffic and other impacts need to be considered. Sponsor expects to start rezoning/site plan process in June/July.
- Dependent on grant from HCR; if not successful sponsor to re-apply.



Goal 1: Workforce Housing

Location

55 Spruce Street

Sponsor

RUPCO

Funding / Cost

DRI Funding	\$2.5M
Other Funding	\$27.7M
Total Cost	\$30.2M

Rip Van Winkle Building Mixed Use

Overview

Renovation of existing building with ground floor retail and 5 apartments plus new development of 5 modular townhomes.



Updates

- Overall strong LPC support.
- Commercial renovation cost: \$1.265M (non-DRI funded); townhome cost: \$1.149M (\$229,800/unit, DRI-funded).
- Without DRI funding, new housing would be all market-rate (not workforce).
- All units year-round (sponsor willing to impose deed restriction).



Goal 1: Workforce Housing

Location

6017 Main Street

Sponsor

David and Lauren Kashman

Funding / Cost

DRI Funding	\$1.06M
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Other Funding \$1.59M

Total Cost \$2.66M

Country K Mixed Use

Overview

Renovation of existing mixed-use building. Will increase current 2 vacant residential units on upper floors to 4 units, renovate ground-floor Kosher grocery and pizzeria.



Updates/questions

- Increased project cost based on updated cost estimate from builder (included structural assessment).
- Committed to permanent, year-round apartments and a year-round business post-renovation.
- Anticipates creating 4-5 year-round jobs.
- Will fund non-DRI portion through sale of other property (Green Mountain View Inn) and/or bank loan.
- May require NY Stretch Code compliance.

Goal 1: Workforce Housing

Location

5969 Main Street

Sponsor

Kalman Emanuel

Funding / Cost

DRI Funding	\$232K ↑
Other Funding	\$348K ↑
Total Cost	\$580K ↑

Orpheum Performing Arts Center

Overview

Equipment upgrades; construction of a dance studio; streetscape, entrance/facade enhancements.



Updates & Questions

- Sponsor provided more information on green building measures.
- Project generally supported by LPC, question raised on parking.

Goal 2: Shopping, Dining, Arts Destination

Location

5980 Main Street

Sponsor

Catskill Mountain Foundation

Funding / Cost

DRI Funding	\$1.75M
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Other Funding \$1.75M

Total Cost \$3.5M

Painted Village Festival Venue

Overview

Creation of a year-round festival venue at the Colonial Golf Park.

Updates & Questions

- Sponsor confirmed Raspberry Lane to be used for emergency access only.
- Adjusted plan to lessen impact on driving range from large events.
- Anticipates 6-10 wedding-type events/year (currently at 2-3). Some portions of golf course would be closed during events.



Goal 2: Shopping, Dining, Arts Destination

Location

Colonial Golf Park at 6245 Main St

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$1.5M
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Other Funding \$2.35M

Total Cost \$3.85M

Revitalize Three Mixed-Use Sites on Main St.

Goal 2: Shopping, Dining, Arts Destination

Overview

Renovation of three properties to support mixed use (ground-floor retail with apartments above). Total project would add 2 residential units..



Updates & Questions

- Sponsor expects to close on properties this month.
- Housing to be prioritized for Scribner's employees, but current tenants under lease to remain.
- Potential flexibility on DRI match.

Location

5950, 5959, 6062 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$1.17M
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Other Funding **\$1.75M**

Total Cost **\$2.92M**

Revitalize Mixed-Use Site at 5975 Main Street

Overview

Demolition and reconstruction of 5975 Main Street for residential and retail purposes.

- Substantial structural issues, including foundation, require demolition and reconstruction.



Updates & Questions

- Housing to be prioritized for Scribner's employees, but current tenants under lease to remain.
- Sponsor needs 40% DRI funding; likely would not proceed without.

Goal 2: Shopping, Dining, Arts Destination

Location

5975 Main Street

Sponsor

Scribner's Lodge

Funding / Cost

DRI Funding	\$1.4M
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Other Funding	\$2.0M
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Total Cost	\$3.4M
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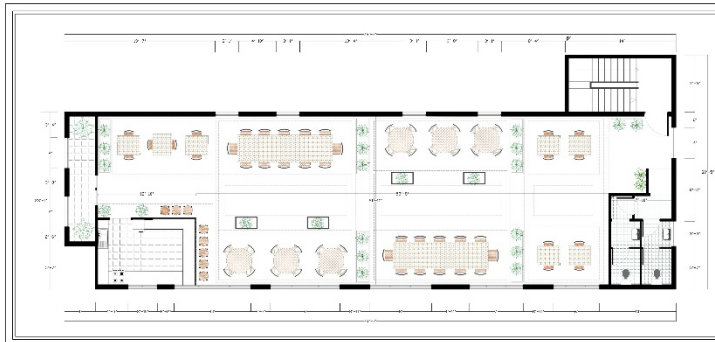
Jessie's Harvest House Renovation

Overview

Indoor and outdoor dining area expansion to accommodate special events and community meetings.

Updates & Questions

- Expanded project:
 - New landscaping and signage
 - Re-pave and expand parking lot
 - Add solar panels to roof to manage all electricity
- Project cost increased to reflect new components.



Goal 2: Shopping, Dining, Arts Destination

Location

5819 Main Street

Sponsor

Sarah Slutzky

Funding / Cost

DRI Funding **\$154K** ↑

Other Funding **\$231K** ↑

Total Cost **\$385K** ↑

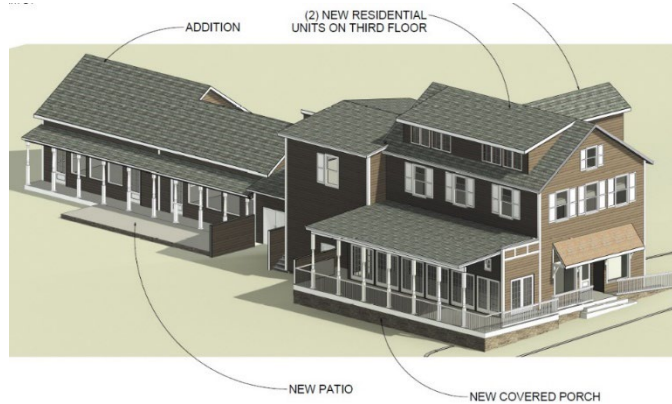
Tap Room/Pizzeria & Short-Term Rentals

Goal 2: Shopping, Dining, Arts Destination

Overview

Tap room, community event space and four rental units.

- Renovation of existing building and parking lot
- Small extension for community event area
- Lodging on upper floors



Updates & Questions

- Acquisition still on track for mid-late June
- Reduced project cost to remove acquisition cost.
- Now has signed letter of intent with Rip Van Winkle Brewery to lease and operate basement/ground floor as a tap room
- 2 apartments long-term and 2 short-term studios. Short-term units to be offered to Rip Van Winkle Brewery for use by staff.

Location

6014 Main Street

Sponsor

DLVR Solutions

Funding / Cost

DRI Funding	\$340K ↓
Other Funding	\$510K ↓
Total Cost	\$850K ↓

Astor House Renovation

Overview

Exterior improvements of mixed-use building.

- Improvements and new windows and siding to preserve historic style.



Updates & Questions

- Rehab only – could be ideal for Downtown improvement Fund
- Low match.
- Weaker LPC and public support.

Goal 2: Shopping, Dining, Arts Destination

Location

5980 Main Street

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$227K
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Other Funding	\$51K
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Total Cost	\$278K
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RV/Motor-Coach Park

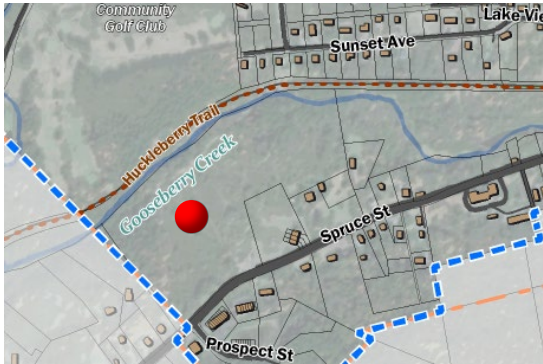
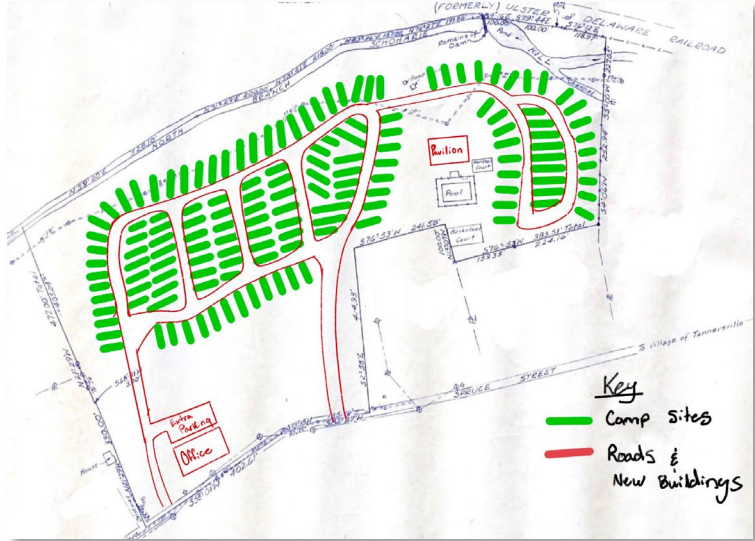
Overview

Development of a RV/Motor-Coach Park on a 22.5-acre site on Spruce St.

- ~150 sites with water, electric, wifi hookups, and waste dump stations.
- Pavilion and pool.

Updates & Questions

- Reasonably well supported by LPC.
- Sponsor is managing partner of property owner.



Goal 2: Shopping, Arts, Dining Destination

Location

178 Spruce Street

Sponsor

Matthew Leach

Funding / Cost

DRI Funding	\$774K
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Other Funding \$1.2M

Total Cost \$1.9M

Downtown Improvement Fund

Overview

Grant/loan allows the Village (or other implementing entity) to accept applications and award individual projects using a formal application and selection process developed by the community (LPC). Projects must align with the DRI vision.

Updates

- Strong LPC support
- Eligible activities: façade improvements, interior renovations for commercial and residential units, additional site work, improvements at nonprofit/cultural institutions, decarbonization measures.
- Other considerations:
 - Long-Term vs. Short-Term Housing
 - Retail open year-round
 - Matching requirements
 - Portion of residential units to be open to public?

Goal 2: Shopping, Dining, Arts Destination

Location

DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	\$600K
Other Funding	TBD
Total Cost	TBD

Slopes Nightclub Renovation & Motel Expansion

Goal 2: Shopping, Dining, Arts Destination

Overview

Expand motel room capacity, update the façade, convert heating system to electric and install solar panels.



Notes

- Property was acquired by sponsor in April 2022; they have engaged architects to survey the property and create drawings (not avail. yet).
- No major structural issues except for a sagging floor.
- Estimated 25-35 new jobs
- Sponsor indicates their ability to expand the room capacity and convert to solar will be determined on whether they receive DRI funding
- Sponsor intends to obtain plans, drawings and permits by June 2022. Plans to open restaurant and night club portion this summer.

Location

6002 & 5992 Main Street

Sponsor

Joseph Isaakidis

Funding / Cost

DRI Funding	\$200K ↓
Other Funding	\$305K ↑
Total Cost	\$505K

Kaaterskill Trolley

Overview

New trolley hub with day parking, restrooms, seating/waiting area, ticket counter, and storage for the trolleys (already purchased, to start operating this summer).



Updates & Questions

- Trolley would originate at 15 Railroad as hub. Building would include year-round commercial space (e.g. café).
- Sponsor open to stops at new lake area parking lot (in lieu of Boathouse) and main municipal lot
- Jobs: 6-8 drivers, staff of 10 to work ticket counter, plus 4 parking lot attendants



Goal 3: Connectivity & Sense of Place

Location

15 Railroad Avenue

Sponsor

Ryan Chadwick

Funding / Cost

DRI Funding	\$274K ↓
Other Funding	\$412K ↓
Total Cost	\$686K ↓

Village Connectivity Project

Goal 3: Connectivity & Sense of Place

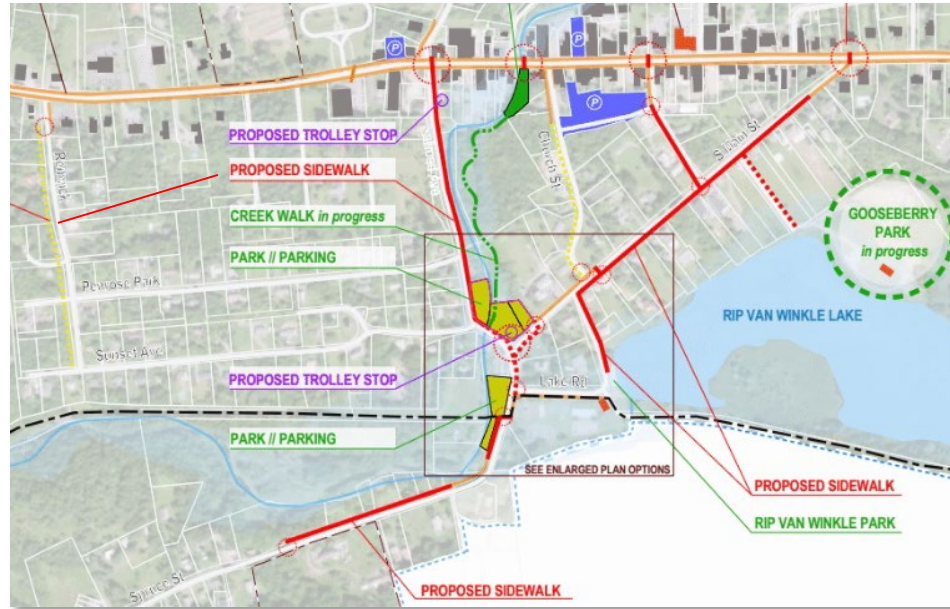
Overview

Sidewalk creation and pedestrian crossings:

- South Main Street to Spruce Street, with lake connections
- Tompkins Street from South Main Street to Main Street
- Renwick Road from Main Street to Sunset Avenue

Updates & Questions

- Also includes Creek Trail and improvements at parking areas near lake where buildings are being demolished (landscaping, etc. based on coordination with DEP).
- Potential for upgraded sidewalk materials (stamped concrete) in some locations.



Location

Various throughout DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	\$2.4M	↑
Other Funding	-	
Total Cost	\$2.4M	↑

Branding and Wayfinding Program

Overview

Develop a wayfinding program to make signage consistent and more visible, while including directional signage for new attractions.

Updates

- Two step process:
 - Branding study to identify cohesive “look” for signage (\$50,000)
 - Installation of strategic wayfinding signage (\$123,000)
- General public support, some concern about too many signs.
- Cost estimate is preliminary.



Goal 3: Connectivity & Sense of Place

Location

DRI Area

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding	~\$173K	↑
Other Funding	-	
Total Cost	~\$173K	↑

Fromer Market Upgrades

Overview

Implement Fromer Market Gardens “Farm Hub Strategy.”

- Expansion of the farmstand/store, new cooler/freezer, creation of outdoor gathering spot.
- Site improvements to increase access and add parking (30 spaces)

Updates & Questions

- Most of project is parking – increased accessibility to farm.
- No project changes.
- General LPC and public support.



Goal 4: Environmental Leader

Location

6120 Main Street

Sponsor

Hunter Foundation

Funding / Cost

DRI Funding	\$366K
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Other Funding \$500K

Total Cost \$866K

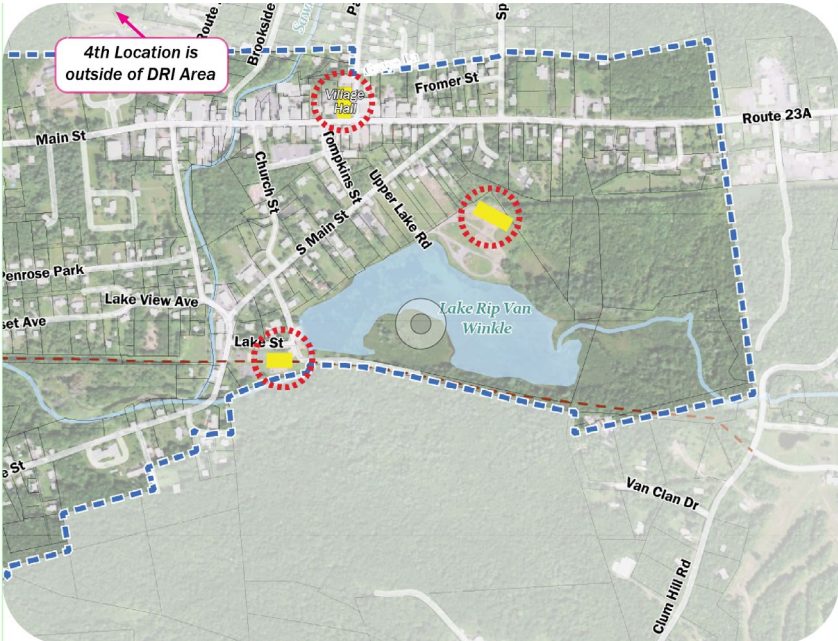
Municipal Solar

Overview

Install solar panels on municipal sites. Improvements would allow full municipal power usage to be covered by solar.

Updates

- The site outside of the DRI area and Village has been removed here.
- Area of solar panels for this site could be replaced with solar canopies at big municipal parking lot.
- Change may impact price (use of canopy structures vs. rooftop panels).



Goal 4: Environmental Leader

Location

DRI Area (four locations)

Sponsor

Village of Tannersville

Funding / Cost

DRI Funding **\$348K** ↓

Other Funding -

Total Cost **\$348K** ↓

New Project: Expanded Mountain Top Library Project

Overview

- Exterior door replacement (cost \$95,000).
- Art gallery creation (cost is \$5,000)
- **NEW** Powered generator (\$35,000)
- **NEW** Pavilion for Outdoor Library Area Seating and Community Space (\$130,000)



Updates & Questions

- The pavilion will be at the far end of the parking lot, include picnic tables, and will be accessible from the side door of the library to extend programs outside.
- Mural project has been removed because will be funded by the Hunter Foundation.
- Door replacement and art gallery cost went up slightly.

Location

6093 Main Street

Sponsor

Mountain Top Library

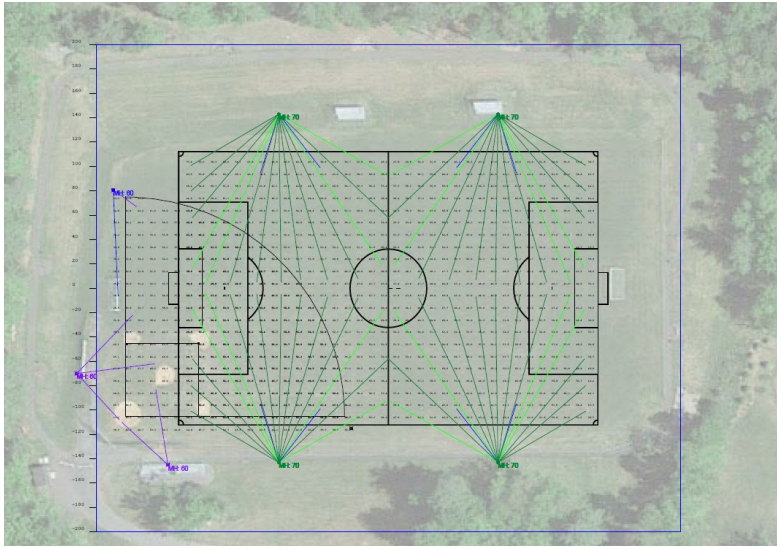
Funding / Cost

DRI Funding	\$265,000 ↑
Other Funding	-
Total Cost	\$265,000 ↑

New Project: Hunter-Tannersville CSD Stadium Lights/Solar Panels

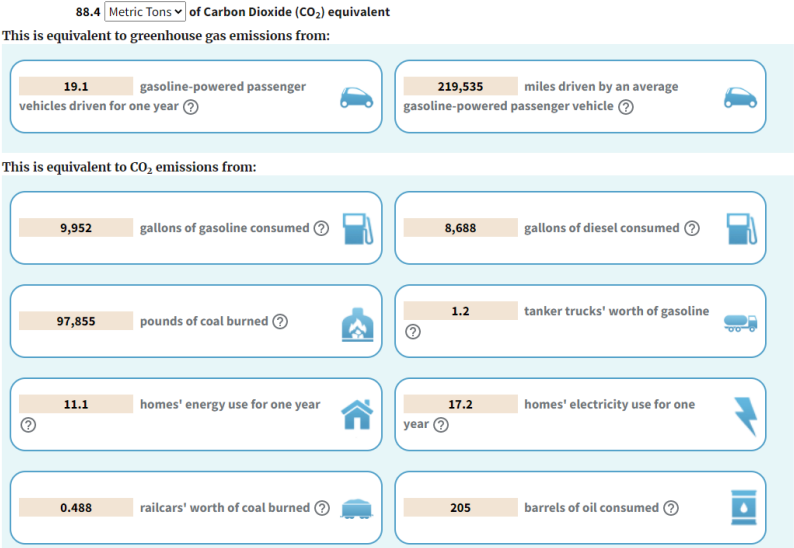
Overview

Install LED stadium lighting at the MS/HS soccer/softball field, supported by a rooftop solar panel system.



Notes

- Would expand recreational and community events held at the school.
- Solar panels to reduce existing electricity costs by 50%, or \$12,500/year; reduce carbon emissions by 88.4 metric tons (electricity used in 17 homes).



Location

6094 Main Street

Sponsor

Hunter-Tannersville Central School District

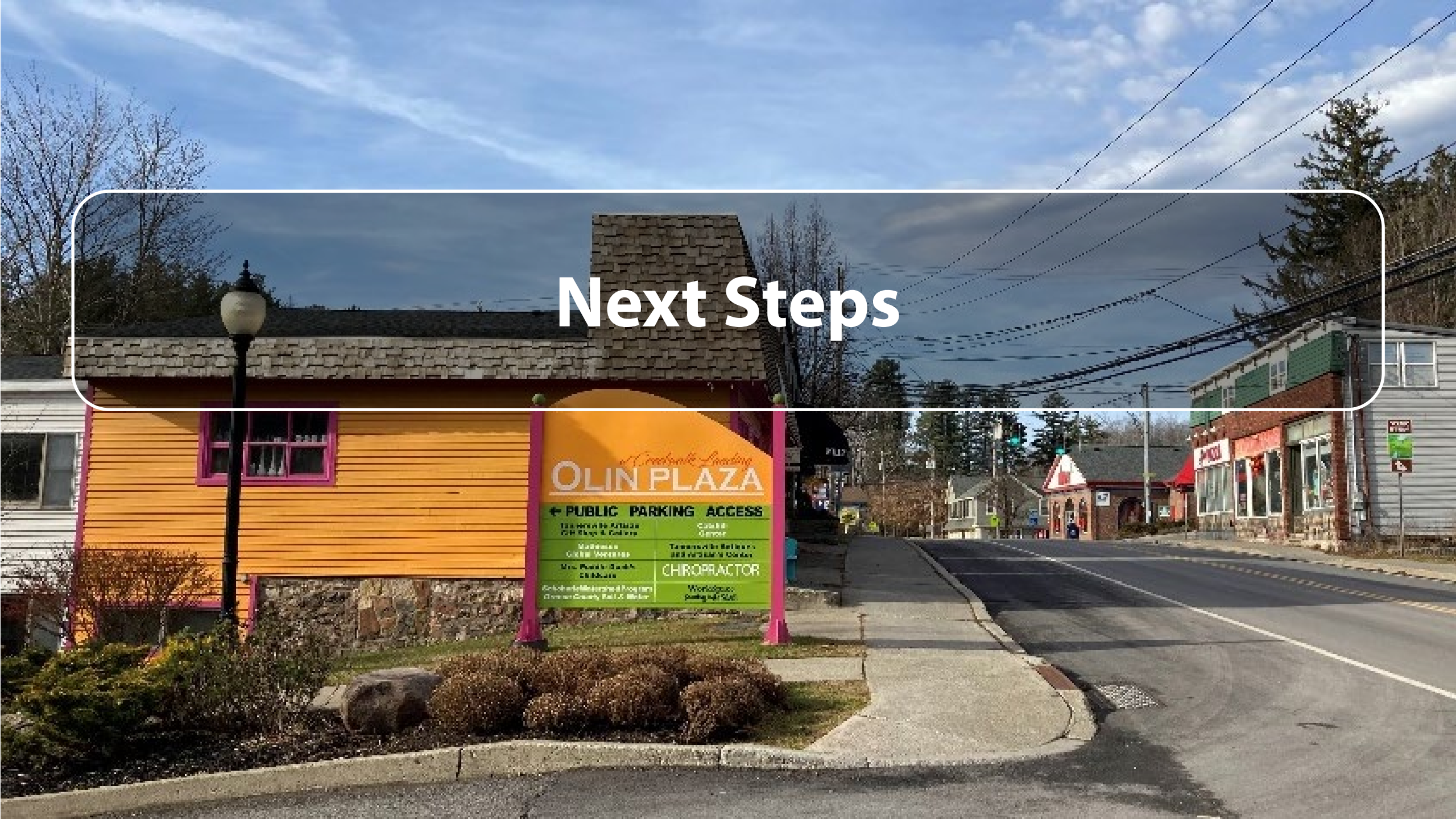
Funding / Cost

DRI Funding	\$550K
Other Funding	\$0
Total Cost	\$550K

Project Totals By Goal

	DRI Funding	Other Funding	Total Project Cost
Goal 1: Workforce Housing Opportunities	\$ 3,794,160	\$ 29,662,471	\$ 33,456,631
Goal 2: Shopping, Dining, and Arts Destination	\$ 8,336,172	\$ 10,747,259	\$ 19,083,431
Goal 3: Connectivity & Sense of Place	\$ 2,848,384	\$ 411,600	\$ 3,259,984
Goal 4: Green Village	\$ 1,263,655	\$ 500,000	\$ 1,763,655
Total Cost Estimate for Projects Recommended for DRI Funding	\$ 16,242,371	\$ 41,321,330	\$ 57,563,701
The above includes New Projects			
Slopes Nightclub Renovation and Motel Expansion	\$200,000	\$305,000	\$505,000
Expanded Mountain Top Library Project	\$265,000	-	\$265,000
Hunter-Tannersville CSD Stadium Lights/Solar Panels	\$550,000	--	\$550,000

Next Steps



A Cradockville Landing OLIN PLAZA

← PUBLIC PARKING ACCESS

124 West 10th Street
OH Kings & Queens

Case 88
Dinner

Madison's
Cafe & Bakery

Township of Bellbrook
888 Veterans Center

Miss. Pines & Grains
28th Street

CHIROPRACTOR

Children's Developmental Program
Crown County, Fall, U.S. 2016

Workshops
Parking lot 2016

Next Steps

- **Continue to revise list of preliminary projects, follow up with sponsors.**
- **Public Workshop #3**
 - Date: June 21 or July 7
 - Location: Tannersville High School “Old Gym”
- **LPC Meeting #6 (final vote)**
 - **Date: July 11, 5-7 pm**
 - Location: Mountain Top Library,





For More Information

www.TannersvilleDRI.com or
www.ny.gov/programs/downtown-revitalization-initiative

Public Comments



**Downtown
Revitalization
Initiative**