

Village of Tannersville

Date

October 24, 2023

Time

5:00 PM

Location

Tannersville Village Hall

Present: David Schneider, Mayor
David Kashman, Trustee
Dylan Legg, Trustee
Mary Susan Timpson, Trustee

Type of meeting: Planning Session

Robin Dumont, Village Clerk-Treasurer

Absent: Gregory Thorpe, Trustee

Also Emily Hamilton, RUPCO

Present: Allyson Phillips, Young Sommer

Minutes:

The Mayor opened the meeting with the Pledge of Allegiance.

RUPCO Cold Spring Workforce Housing – 55 Spruce Street

The mayor turned the floor to Emily Hamilton of RUPCO for background on the project.

Ms. Hamilton gave a handout to the board summarizing the project at 55 Spruce Street – that it will consist of demoing the current delapidated hotel, and constructing a senior housing complex containing 15 apartments, a mixed dwelling containing 40 apartments (Studio, 1, 2 and 3 bedrooms), a community building with offices and a 2 bedroom superintendent unit. Site will contain surfaced parking lots, green space and resident amenities/common spaces.

Ms. Hamilton further stated that the Village approved the site plan for the project last year in November and adopted a PDD. The site plan approval, per the Village’s site plan review law, the site plan must be completed within one year and a building permit cannot be issued if this period expires.

Trustee Kashman asked if they were seeking one of the two allotted six month extensions. Ms. Hamilton replied yes.

Ms. Hamilton also noted that they will be submitting an application to HCR November 7th and if awarded, start construction in 2024.

Ms. Hamilton stated that they would also like to ask for a letter of support from the Village for their application.

The mayor asked if there were any further questions.

Being there were no further questions, Trustee Kashman made a motion to adopt the following resolution:

RESOLUTION

TANNERSVILLE VILLAGE BOARD

GRANTING AN EXTENSION OF TIME TO OBTAIN A BUILDING PERMIT AND CONSTRUCT IMPROVEMENTS UNDER AN APPROVED SITE PLAN

DATE: October 16, 2023

WHEREAS, RUPCO, Inc. (the “Applicant”) is proposing the demolition of an existing vacant hotel, apartment building and associated outbuildings located at 55 Spruce Street in the Village of Tannersville (“Village”), and construction of one (1) new senior housing apartment building composed of fifteen (15) 1-bedroom dwelling units and associated amenities, one (1) new multifamily apartment housing building composed of forty (40) mixed dwelling units (studio, 1-bedroom, 2-bedroom, & 3-bedroom), a community building with leasing offices, two-bedroom Superintendent Dwelling Unit, surface parking lots, and green space and resident amenities; and

WHEREAS, the Applicant applied to the Village Board for the creation of a Planned Development District (“PDD”) and associated site plan review, pursuant to Article 9 of the Village Zoning Law and other necessary approvals to connect the proposed new development to public utilities, including the Village water system; and

WHEREAS, by Resolution dated November 14, 2022, the Village Board approved the adoption of a local law to establish a PDD shall be established on the property located at 55 Spruce Street in the Village of Tannersville identified as Tax Parcel No. 182.09-1-18, and amended the Zoning Map for the Village of Tannersville to rezone the property from R1 to PDD;

WHEREAS, by the same Resolution, the Village Board granted site plan approval for the project and determined the approved site plan shall constitute the approved Development Plan (DCP) and satisfy the requirement for submission of an Incremental Development Plan (ICP) for a PDD; and

WHEREAS, the Village Board’s site plan approval is subject to certain conditions that must be satisfied prior to a building permit being issued; and

WHEREAS, the Village Code Enforcement Officer and Village Attorney have determined the site plan approval is subject to the provision of Article VI(C) of the Village of Tannersville Site Plan Review Law which provides construction of improvements set forth in an approved site plan must be completed within one (1) year of issuance of an approval and that a building permit cannot be issued if said period expires; and

WHEREAS, the Site Plan Review Law provides that an applicant may apply for and receive two successive six (6) month extensions upon a showing of good cause; and

WHEREAS, the Applicant has made a timely application for an extension of its site plan approval to allow additional time to apply for a building permit and construct the project; and

WHEREAS, the Applicant's extension request explains it will be submitting a second New York State Homes and Community Renewal (HCR) funding application on November 7, 2023, and if awarded, it plans to start construction on the project in 2024.

NOW, THEREFORE, BE IT RESOLVED THAT, good cause being shown, the Village Board does hereby grant two successive six (6) month extensions of the Applicant's site plan approval, extending the time to obtain a building permit and construct improvements under the approved site plan to May 14, 2024.

Trustee Legg seconded the motion. Mayor Schneider also voted aye. Trustee Timpson voted Nay. Three in favor, one nay, one absent, motion carried.

Trustee Kashman made a motion to approve a letter of support be drafted for the Cold Spring Project for RUPCO's application to be submitted in November. Trustee Legg seconded. The mayor voted aye, Trustee Timpson voted nay. Three in favor, one nay, one absent, motion carried.

Trustee Kashman made a motion to close the planning session. Trustee Legg seconded. Four in favor, one absent, motion carried.