

Village of Tannersville

Date

April 15, 2024

Time

Approx. 6:45 PM

Location

Tannersville Village Hall

Present: David Schneider, Mayor
David Kashman, Trustee
Dylan Legg, Trustee
Gregory Thorpe, Trustee
George Kelly Trustee

Type of meeting: Planning Session

Robin Dumont, Village Clerk-Treasurer

Absent:

Also Present: Bob Janizewski, Rebecca Fitting, Sean Mahoney, Steve Tuomey, Max Oppen, Gil Adler, Dave Kukle, Donna Haines Williams, Reed Rubey, George Baine, Allyson Phillips, Lee McGunnigle, Abe Stenafsky, Catherine Legg

Minutes:

The Mayor opened the meeting with the Pledge of Allegiance.

RUPCO – Site Plan Extension Request

The Village board reviewed RUPCO's request for an extension on their site plan approval from November 2022. Ms. Phillips gave a background on the project and stated this was the second extension request as the current one expires in May of 2024. Their funding approvals they were waiting on have been approved. The clerk asked when an anticipated closing on the property purchase from the Village would be. Hart replied that they are anticipating the same timeline and anticipate closing in September 2024. Trustee Kashman stated that the first order after the closing should be demolition. RUPCO representatives stated their goal was by the end of the year.

Mr. Tuomey stated that he wanted to be kept in the loop of any updates to their plans and review the fire protection details.

Trustee Kashman presented the following resolution and made a motion for its adoption:

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 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, On October 16, 2023 the Village Board granted an extension of time to May 14, 2024; and

WHEREAS, the Applicant has submitted a timely request for second extension of time to obtain a building permit and construct improvements.

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

Trustee Legg seconded. All in favor, motion carried.

Tannersville Fire Department – Site Plan Review – Sign Permit application at Firehouse, 21 Park Lane

Trustee Thorpe recused himself from this application as a member of the Tannersville Fire Department. Chief Stephen Tuomey presented the application to the board. Proposed sign is a one sided digital sign mounted in the same place as the current sign. He presented proposed renderings of the sign.

The Mayor asked if there were any questions from the public or board. Being no questions or comments, Trustee Kashman made a motion to declare this a Type II action under SEQR, needing no further review, and a motion to approve the sign permit application. Trustee Kelly seconded. Four in favor, Trustee Thorpe abstain. Motion carried.

Hunter Foundation – Site Plan review – Sign permit application Rooted (Flower Shop at Pratts Place)

The Mayor turned over the floor to Sean Mahoney of the Hunter Foundation to present the sign permit application for Rooted. The proposed sign will be a small 28 x 36 double sign mounted on the site of the

building near the entrance to the flower shop. The Mayor asked if there were any questions from the public or board. Being no questions or comments, Trustee Kashman made a motion to declare this a Type II action under SEQR, needing no further review, and a motion to approve the sign permit application. Trustee Thorpe seconded. All in favor, motion carried.

Hunter Foundation – Fromer Farm – Proposed Community Kitchen

The Mayor turned over the floor to Sean Mahoney of the Hunter Foundation to present the application for the Fromer Farm Proposed Community Kitchen. Mr. Mahoney and Greta Hansen presented the board with background and renderings of the proposed project. He noted that this was an awarded DRI project for the commercial kitchen and cooking classes. This project will create a commercial test kitchen and event space for approximately 50 people.

Reed Rubey asked when the target date for breaking ground on the project would be. Ms. Hansen stated potentially December.

Trustee Kelly asked about asphalt driveways. Ms. Hansen indicated there is existing gravel spaces.

Chief Tuomey asked if there was any chance of enlarging the turn around, as currently the fire trucks have to back all of the way out to Main Street. They can't turn around in the current layout.

Mr. Mahoney stated that they are limited with space due to the existing structures. Mr. Tuomey replied that they have to be able to turn around a 30' truck.

Trustee Kashman asked about the parking arrangements. Ms. Hansen indicated on the renderings the parking areas and stated that there was adequate parking for the proposed project.

The Mayor asked about garbage. Mr. Mahoney and Ms. Hansen indicated locations on the drawings.

Trustee Kashman asked about color schemes and the use of the barn. Mr. Mahoney replied that they will continue with the same color schemes and there will be no change in use of the barn.

Trustee Kashman asked if there will be fencing around the proposed raised beds. Mr. Mahoney replied that the raised garden beds are more for herbs

Trustee Kelly asked what type of materials would the garden beds be made of. Mr. Mahoney replied painted wood or synthetic materials.

Trustee Kashman asked about lighting. Ms. Hansen stated that down lighting will be added to event space area and on side of building by the porch.

A resident asked to hide the parking. Mr. Mahoney stated that there is no space in the back and there is a forest. Ms. Hansen added that there was also a swale in the back of the property.

Trustee Kashman asked the applicants to run through the proposed timeline. The applicants explained that they will have to go through a NEPA review in addition to this. Hope to conclude that some time in June.

The Mayor asked if there were any further questions or comments. Being there were no further comments or questions, Trustee Kashman made a motion to declare this project an unlisted action under SEQR and to move forward with coordinated review. Trustee Thorpe seconded. All in favor, motion carried.

The Mayor stated we needed to set a date for the next planning session. May 6th is proposed. Board was in agreement with this date.

The Mayor stated that there are upcoming training opportunities available for the board.

Being there was no further business, Trustee Kashman made a motion to adjourn the meeting. Trustee Thorpe seconded. All in favor, motion carried.