

Village of Tannersville

Date

October 20, 2022

Time

5:00 PM

Location Tannersville Village Hall

Present: Lee McGunnigle, Mayor
David Kashman, Trustee
John Gallagher, Trustee
Greg Landers, Trustee
Kimberly Thompson, Trustee

Type of meeting: Planning Session/Regular Board Meeting

Absent: Robin Dumont, Village Clerk-Treasurer

Also Present: Carl Giangrande, Emily Hamilton, Allyson Phyllips, Sally Dolan, Dave Kukle, Charles Knopp, Percy Dieft, Sean Mahoney, Carolyn Riggs, Steve Tuomey, Mary Sue Timpson, David Johnson, Jason Preisner of Lamont Engineers, Scott Freeman, Andrew Van Roo

Minutes:

The Mayor opened the meeting with the Pledge of Allegiance.

The Mayor opened the planning portion of the meeting and the public hearing for the Planned Development District/Site Plan Review for 55 Spruce Street.

The Mayor turned it over to RUPCO for a presentation of their current site plan and request for a Planned Development District.

Mr. Van Roo presented the updated site plan and a summary of the proposed project.

The proposed Coldspring Apartment Project includes Fifty-Six (56) Dwelling Units, split between Affordable Housing and Senior Housing in Tannersville, New York.

The site is 5.6 Acres and borders Spruce Street & Gooseberry Creek to the North, undeveloped land to the South, and Residential Parcels to the East/West.

Designed to reflect the local Alpine History, there are Three (3) Buildings. The Senior Housing Building is a Gabled Structure, setback to the rear of the site, with Fifteen (15) One-Bedroom Dwelling Units. The Apartment Housing Building is a large Lshaped structure that fronts on Spruce Street with Forty (40) Mixed Dwelling Unit Types (Studios, 1-Bedrooms, 2-Bedrooms, & 3-Bedrooms). Directly adjacent is the Community Building with Second Floor, 2-Bedroom Superintendent Loft. All Buildings exhibit Steep Gables, Engineered Wood-look Shakes / Clapboard Siding, Stone Water tables, Grouped Windows, and Post/Beam Balconies. The Grouping & the Materials of the Structures are of Alpine/Craftsman Style Architectural which responds to the context of Tannersville and helps to scale down the buildings. The

- a. Categories of uses to be permitted
- b. Overall density of residential uses and intensity of non-residential uses (garbage room, laundry room, etc)
- c. General locations of:
 - i. Vehicular and pedestrian circulation systems
 - 1. Parking lots and sidewalks clearly defined. Ghost parking for enhancement included for parking lot growth
 - ii. Extent of public and private open space
 - iii. Residential and non-residential structures
 - iv. The existing and proposed ownership and management of the PDD, including the buildings, landscaped areas and open spaces

4. The proposed plan did not include the extent of utility systems and it is recommended that the applicant include these items as required on their site plan (i.e. additional fire hydrants, generator locations, water lines, sewer lines, electrical lines, fuel tanks, etc.)

- a. Lighting was discussed with applicant, and it was suggested that it be indicated on map, also conforming to “dark sky” specifications under zoning – i.e. down lighting.

5. Traffic and the adequacy of the roads to withstand the addition of the motor vehicles to the village and its roads - the ZBA did not feel that this would cause any substantial change.

6. Adequacy of parking - the ZBA recommend that applicant stay within the established minimal requirement 2 per DU (Dwelling Unit).

7. The applicant needs to consider the ability of fire apparatus to access the interior courtyard. The heights of the buildings have been lowered to 2 stories 38-foot peaks.

- a. Applicant should also consider how the fire apparatus and other emergency vehicles will enter the gated area, and discuss with emergency services how access will be given as to not impede emergency response.

8. Impact on drainage and stormwater runoff –

- a. The ZBA recommends that the applicant consider the types of material to be used for the walking and parking surfaces, suggested a porous material for water absorption be considered.

- b. The ZBA recommended that the applicant consider impacts to Spruce Street Drainage system, and meet with Highway Department to discuss overflow of drainage ponds into street or connecting/enlarging culverts and catch basins.

- c. Depending on design and depth of drainage ponds, a fence may be recommended to prevent children from playing/falling into the water.

9. Recommended that the Spruce Street Southside sidewalk (with curbing) be installed East to CCC Park Road and crosswalk to Northside of Spruce Street be installed for safe pedestrian crossing

10. Pedestrian flow to the sidewalk on Spruce Street - suggest sidewalks located away from the parking area to separate walkers and young children from vehicular traffic.

11. Suggest the installation of a school bus enclosure located at the intersection of the internal sidewalk with Spruce Street sidewalk. HTC confirmed street side pickup and not in parking lot.

12. Discussed the recycling/ landfill materials plan, recommend that receiving area in each building be enlarged and the exterior Recycle containers be re-positioned for better pickup flow at the parking lot area. Highly recommend Bear Proofing with an electric fence if allowed. It is recommended that the waste enclosures be located in the side or rear of the property and screened from view to comply with zoning.

13. The impacts on water and sewer were discussed and recommend that additional fire hydrants be installed. Recommended to applicant to provide size of lines requested and anticipated flow data to Village Board. Suggest storage building for Maintenance equipment and Snow removal be identified, and indicated on site plan.

14. The applicant should consider the snow removal and storage plan.

a. Applicant should consider keeping turnaround spaces clear at all times for emergency vehicle access.

15. It is recommended that the applicant provide finalized colored renderings and plans to confirm meeting the design standards and guidelines set forth by the Village Zoning.

Mr. Kukle stated that there are no variances that they are seeking, which was the goal they were trying to achieve.

The board thanked the ZBA for their review of this project and their attention to detail.

The Mayor turned the floor over to Jason Preisner from Lamont Engineers for a summary of his review of the proposed project.

Mr. Preisner stated that he reviewed the ZBA's letter and they brought up some of the same points as he did in his review. He explained that his review of the project is more regulatory, and also takes into consideration more than the Village's zoning law. The idea is to get everything consolidated for a presentable plan that the board can approve.

The Mayor opened public comment and also asked if the attendees could provide comments in writing. He stated he will not entertain cross conversations.

Carolyn Riggs stated that she supported the project and thanked the Village and RUPCO for doing all of the work. She asked if the project was fully funded, other than from the DRI, and if not what the contingency plan was to ensure it moved forward.

The Mayor stated that the board has considered that situation during our contract negotiations for the sale.

Sean Mahoney stated he expressed his full support for this important project for the community and thanked everyone involved.

Percy Deift stated that he also wanted to thank the community and everything they have been doing. He lived adjacent to the property. He asked about widening quarry road and if they will maintain access to their property. He also asked if there will be walking to town, will there be safe passage. He asked if there will be green passage for the project.

Scott Freeman, an associate with Andrew Van Roo. He stated that there is room to widen the road. He stated that the road will only be widened to the entry point of their property. [He indicated on the site plan.] He stated that when construction paving is taking place, it will be one lane at a time so access will not be restricted. There will be sidewalks on the project area that connect to the proposed connectivity project for the Village.

A representative from the audience asked if there was community space and if residents had an event such as a birthday party, where would people park.

Mr. Freeman indicated on the drawings where the community spaces in each building were. For the parking, the property is designed so there is more than double the spaces than units. There is also proposed parking for expansion [indicated on drawing].

Carolyn Riggs asked if elevators were in each building.

RUPCO replied yes.

The Mayor asked if there were any further comments.

Being there were no further comments, the Mayor made a motion to close the public hearing and go into executive session. Trustee Landers seconded. All in favor, motion carried.

The Mayor called the meeting back to order and opened the Regular Board Meeting.

Summary of Executive Session – discussion of contract negotiations.

Contract of Sale for 55 Spruce Street

The Mayor made a motion to approve the contract of Sale for 55 Spruce Street from the Village of Tannersville to RUPCO. Trustee Gallagher seconded, all in favor, motion carried.

Vouchers/Abstracts/Reports

Trustee Kashman made a motion to approve the vouchers/abstracts/reports. Trustee Gallagher seconded. All in favor, motion carried.

Letter of Support Request from the Hunter Foundation

The Mayor turned over the floor to Sean Mahoney as Executive Director for the Hunter Foundation.

Mr. Mahoney stated that he is seeking a letter of support from the board that they can utilize as they move forward with promotional strategic partners at Colonial golf course. He noted that this is a DRI project. He stated that they will need to go full site plan approval.

Trustee Kashman made a motion to approve the letter of support request. Trustee Thompson seconded. Four in favor, one abstained. Motion carried.

The Mayor turned over the floor to Jason Preisner for an update on the water system:

Mr. Preisner presented the following:

Village of Tannersville

Summary of Water System Infrastructure following 2016 – 2022 Capital Improvements

Water Sources:

- Reservoirs #1, #2 and #3
 - Reservoir #1 (the smallest reservoir) is used to supply the community with drinking water until the seasonal dry season, and then Reservoir #3, (the largest reservoir) is utilized.
 - Reservoir #3 currently has an unsound condition rating by DEC. The Village has completed an Emergency Action Plan (EAP), and an Engineering Assessment (EA) as requested by DEC in 2018 and 2019. A Conceptual Design report was completed by GZA Geo Environmental in 2021. While DEC has the Village in violation until remediation work of the dam is done, the reservoir is closely monitored and maintained until funding is available. Routinely water improvement grants do not pay for reservoir work, however the Village is applying for hazard mitigation grants from multiple sources to complete this work. The Village has also listed this project in the Greene County All Hazards Mitigation Plan update document. Reservoir #3 stood its ground during Hurricane Irene

- Rip Van Winkle Well:
 - Two groundwater wells on the northern side of Rip Van Winkle Lake.
 - Two wells that have a combined NYSDOH 180-day permitted capacity of 176,000 gallons per day (120 gallons per minute).
 - Used during seasonal dry season to reduce the burden on the reservoirs.

- Dibbles Dam:
 - Source pumps water out of the Schoharie Creek near Elka Park Bridge and pumps the water to the Village's Reservoirs.
 - Pumping Capacity: 500 gpm
 - Used during seasonal dry season to reduce the burden on the reservoirs.

- Despite drought in surrounding areas this summer, the Village's system remained resilient.

Water System Consumption:

- Average Daily Consumption of system = 225,000 gallons per day
- Maximum Daily Consumption = 400,000 gallons per day (think summer weekends and ski season)

Water Treatment Plants:

- Leach Drive Surface Water Treatment Plant:
 - Upgraded from 1982 construction in 2021/2022.
 - NYSDOH permitted capacity of 500,000 gallons per day (347 gallons per minute) – but can produce more if necessary.

- Groundwater Treatment Plant
 - New treatment plant construction completed in 2020/2021 (project doubled the capacity of the old well system).

Distribution System:

- Water Meters:
 - Village installed new water meters in the distribution system in 2017/2018.
 - Modern metering and meter reading technology allows Village to audit water production vs. water usage – a capacity the Village has never had.

- Water Mains:
 - Total length of water mains: 69,384 feet (13.14 miles).
 - Main transmissions mains are all less than 40 years of age (modern).
 - Village most recently replaced mains on Spring St., Renwick St. and Raspberry Ave., and “looped” the water system near the DPW garage (Spruce Street now served by 2 water mains).

- Overall distribution system is in good shape compared to most communities.
- Water Storage:
 - 168,000-gallon Leach Drive tank (adjacent to surface water treatment plant) – Aquastore glass lined tank scheduled to be replaced in spring of 2023.
 - 250,000-gallon tank behind the Sunview Hotel – recirculation system rehabilitation underway and proposed to be placed back into service in November 2022.

Strategic Planning /Upcoming Capital Improvements:

- Rehabilitation of Reservoir #3 Earthen Dam – Village applying for FEMA BRIC money (2023) – good chance of getting grant money for project.
- Leak Detection Survey (spring 2023) – to identify leakage following winter season.
- Develop additional well sources (to enhance water system resiliency)
- Replacement of Lead Drive Tank (spring 2023)

Mr. Mahoney stated that he appreciated this update. He asked about an update on the water mains outside the Village, in particular Showers Road. He stated that there is a pressure issue and wanted to understand the situation.

The Mayor stated that we laid new water main on 23C. We are looking for funding to update the infrastructure but it needs to be engineered. That is in process. He also stated that the leak that was the issue has been repaired. There is also a service line that is leaking, which is technically the homeowners responsibility. However we will be assisting with the repair.

Mr. Presiner stated that there is a 4” water main that runs up on 23C on the West Side. On Showers Road, there are long service lines to each individual homes, there is no main. The service line that is leaking is one of the highest point in the Village at the Top of Showers Road.

Mr. Mahoney stated that there are 2 homes on Hill street that claimed they didn’t feel they had enough pressure.

Mr. Preisner stated hydraulically speaking that on Showers and Hill Street are at higher elevations have booster pumps in their homes. When we have a water main break or fire, they are the first to notice a drop in pressure.

Mr. Mahoney asked if the booster pumps are the homeowners responsibility to repair.

Mr. Preisner stated that technically speaking you are not supposed to have any booster pumps tied to a municipal water system – DOH tends to frown on that.

Mr. Mahoney asked if the homeowner claimed they didn't have a pump then what would a response be.

Mr. Preisner stated that we will be able to hear the pumps at the curb box. The long term goal is to replace the line and a system booster station, hopefully with funding.

The Mayor reiterated that Showers Road is all service lines. The water main on Hill Street/23C goes up just past the top of the upper entrance to Showers Road.

Review of Boathouse Lease

The Mayor stated that this is a renewal and the proposed rent is \$416.66/month \$5,000 per year. This will expire in 2025 and there is a renewal period where the rent would be increased \$200/month.

Trustee Kashman made a motion to approve the boathouse lease as presented. Trustee Gallagher seconded. All in favor, motion carried.

Proposal from Luzern Environmental

The Mayor stated that there was an oil spill in the firehouse by one of the furnaces. We have received a proposal from Luzern Environmental Cleanup. They will be responsible for DEC reporting and compliance. Base price is \$2845, however may increase with amount of gallons removed from basement. We are working with the insurance to get this covered but there is no guarantee as of now.

Trustee Kashman made a motion to accept the proposal. Trustee Thompson seconded. All in favor, motion carried.

Privilege of the floor

No further comments.

Trustee Thompson made a motion to adjourn the meeting. Trustee Kashman seconded. All in favor, motion carried.