

Village of Tannersville

Date

September 01, 2022

Time

5:30 PM

Location

Tannersville Village Hall

Present: David Kashman, Trustee
John Gallagher, Trustee
Kimberly Thompson, Trustee

Type of meeting: Planning Session

Robin Dumont, Village Clerk-
Treasurer

Absent: Lee McGunnigle, Mayor
Greg Landers, Trustee

Also Present: Andrew Schuster, Ashley McGraw
Architects
Lorne Norton, RUPCO
Chuck Snyder, RUPCO
Kristen Wilson, RUPCO
Hyde Clarke, Young, Sommer
Sean Mahoney, Hunter Foundation
Dan King, Hunter Foundation
Mario Maltese
Ryan Chadwick, Boathouse
David Schneider

Minutes:

Trustee Kashman opened the meeting with the Pledge of Allegiance.

Planning Business – 5:30 PM

Trustee Kashman turned the floor over to RUPCO who gave a presentation on their most recent site plan.

Hyde Clark expressed the need for creating a PDD (Planned Development District). Chuck Snyder stated that they reduced the number of proposed units from 80 to 55 plus a super's unit. A separate building will be dedicated to seniors. Trying to set aside 20% for local. 5 units are estimated to be above the AMI, 5 units below, the rest in the middle. They have downgraded the buildings to 2 story structures.

Mr. Clark stated that they are under a time frame and need to have review done as RUPCO is applying

for funding for the project. Trustee Kashman asked for a letter with specifics that can be circulated to the board.

Trustee Kashman proposed the following resolution:

RESOLUTION 2022-11 TANNERSVILLE VILLAGE BOARD

APPLICATION FOR PDD RESOLUTION DECLARING THE VILLAGE BOARD'S INTENT TO ACT AS
LEAD AGENCY UNDER SEQRA

DATE: September 1, 2022

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), an attached community building with leasing offices, two-bedroom Superintendent Dwelling Unit, surface parking lots, and green space and resident amenities; and

WHEREAS, the Applicant has 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, the Village Board is required to conduct an environmental review of the above-referenced application (the "Action") in accordance with the State Environmental Quality Review Act and the Regulations promulgated thereunder, (collectively "SEQRA"), and

WHEREAS, the Applicant has prepared and submitted to the Village Board a Full Environmental Assessment Form ("EAF"); and

WHEREAS, the Village Board seeks to commence coordinated review of this action and seeks to act as Lead Agency under SEQRA.

IT IS HEREBY RESOLVED, by the Tannersville Village Board, as follows:

1. The Village Board hereby declares itself Lead Agency under SEQRA.
2. The Village Board hereby finds and determines that the Action will be the subject of a coordinated review.
3. The Village Clerk, with the Village's designated Engineer and/or Village Attorney is hereby authorized and directed to provide notice of the Village Board's declaration of Lead Agency to prospective Involved and Interested Agencies that have been identified along with a copy of a Full EAF, for their review and to take such other and further actions as are necessary to effectuate the purposes of this Resolution.

Trustee Kashman made a motion to approve Resolution 2022-11. Trustee Thompson seconded. Three in favor, two absent, motion carried.

Trustee Kashman stated that the Village clerk will prepare and send out the site plan and documents to regulatory and interested agencies for coordinated review.

Trustee Kashman proposed the following resolution:

RESOLUTION 2022-12 BY
THE VILLAGE OF TANNERSVILLE, GREENE COUNTY STATE OF NEW YORK

At duly called and properly noticed meeting of the Village Board of the Village of Tannersville, Held the Village Hall Main St. Tannersville New York on the 1st day of September, 2022

The following resolution was read into the record;

WHEREAS, The Village of Tannersville is the owner of property which is vacant land at Tax map Identification number 182.09-1-18;

WHEREAS ; The above referenced property serves no municipal purpose at present and there are no plans to use this property for any municipal purpose in the future, and

WHEREAS; It has been well documented that there is insufficient rental housing in the village of Tannersville that permits local private and or municipal workers from owning and renting housing within the Village, and

WHEREAS ; RUPCO INC. is a non-profit organization that develops , constructs and rehabilitates property for sale and rent to individuals that are needy.

WHEREAS: RUPCO has agreed to provide work force housing on the property for Village of Tannersville workers and residents.

WHEREAS; RUPCO has submitted a development plan under Article 9 of the Village Zoning law seeking to construct a Planned Development District project within the Village.

NOW. Therefore, it is resolved that the Village of Tannersville Board Does and hereby refers this matter to the Zoning Board of appeals to perform its duties under Zoning law Articles 9,10. 11. 12 & 13

Now therefore it is resolved that the applicant RUPCO pay all the costs of the Village of Tannersville and its Zoning Board of appeal in Hiring consultants and or engineers to review the project.

Trustee Kashman made a motion to adopt resolution 2022-12. Trustee Gallagher seconded. Three in favor, two absent. Motion carried.

The representatives from RUPCO thanked the board for their time.

Other Planning Business:

Trustee Kashman asked if there were any further planning items or questions the public had.

Sean Mahoney of the Hunter Foundation stated that they wanted to give the Village a heads up that they may be coming in to change the zoning of the golf course property from R2 to B1 as they are in the process of preparing a new site plan. They will put in the zoning change first, then the site plan after the DRI is finalized.

Trustee Kashman asked about the parking lot next to the old A&P building as a request has been made to the Village to repair the damage at the edge of the lot.

Mr. Mahoney stated that the parking area in question is owned by the Hunter Foundation and asked if the Village could split the cost of the repair. The Hunter Foundation will donate the property to the Village when the time is right (i.e. when it can be used as match for grants).

Trustee Kashman stated that they will get quotes from paving companies and forward.

Trustee Kashman made a motion to adjourn the meeting. Trustee Thompson seconded. Three in favor, two absent. Motion carried.