

VILLAGE OF TANNERSVILLE

Strategic Investment Plan

Capital Region Economic Development Council

New York State
Downtown Revitalization Initiative
August 2022



Downtown
Revitalization
Initiative



VILLAGE OF TANNERSVILLE STRATEGIC INVESTMENT PLAN

Downtown Revitalization Initiative

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This document was developed by the Tannersville Local Planning Committee as part of the Downtown Revitalization Initiative and was supported by the NYS Department of State, NYS Homes and Community Renewal, Empire State Development, and New York State Energy and Research Development Authority. The document was prepared by the following Consulting Teams:

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FOREWORD

FOREWORD

Downtowns define our cities and regions with their energy and diversity—as well as their artistic, cultural and historical assets. Vibrant downtowns serve as anchors and catalysts for local and regional growth, and they epitomize what we refer to as a ‘sense of place.’ These enduring qualities attract businesses, jobs, residents and visitors, and provide the critical infrastructure and diverse tax base necessary to foster broader and more inclusive growth.

Despite their tremendous value to our society and economy, downtowns suffered decades of disinvestment, economic decline and community despair with the advent of sprawl and de-industrialization. But people and businesses are once again recognizing the tremendous value downtowns offer to residents, communities and regions. With that renewed appreciation, many downtowns are beginning to revamp and reinvent themselves. With Governor Kathy Hochul’s leadership, there is a new era of rebirth, revitalization and redevelopment occurring throughout New York state. Communities are creatively leveraging their proud heritage, not as a whimsical look backward to a bygone era, but as a catalyst for a brighter future. And yet, obstacles remain, as does the need to accelerate and ensure equitable revitalization and build communities that are more climate resilient. This is where the DRI comes into play.

Recognizing both the potential and the challenges of our urban centers, the State launched a major new initiative in 2016 —the Downtown Revitalization Initiative (DRI). The DRI effectively accelerated and expanded the revitalization of downtowns and neighborhood centers to serve as centers of activity and catalysts for investment in all ten regions of the state. The DRI represents an unprecedented and innovative plan- then-act strategy that couples strategic planning with immediate project implementation.

In the first five rounds of the DRI, the State committed \$600 million to invest in downtowns that are ripe for revitalization and have the potential to become magnets for redevelopment, business development, job creation, greater economic and housing diversity and opportunity. Each year, the Regional Economic Development Councils (REDC) select ten downtowns to receive \$10 million each. For DRI 5, each region received \$20 million, with the REDC’s selecting either two \$10 million awardees or one \$20 million awardee to refine a vision and strategy for revitalization and to implement projects that show the greatest potential to improve the economic and social vitality of their downtown areas. The projects realized through DRI grant funds in turn catalyze multifold additional investments and projects, creating the momentum and progress necessary to sustain a long-term successful revitalization effort. The excitement and community pride generated by the DRI are clear and palpable.

The nineteen communities selected in DRI 5¹ will continue to address the impacts of COVID-19, building on recent recovery and adding resiliency to absorb future shocks. The nineteen communities selected this year demonstrated a clear readiness to undertake DRI as a whole community, pursue a vision and recommend project selections to make DRI investments in their communities impactful and sustainable.

The DRI also presents an opportunity to address another looming, omnipresent and global crisis—climate change. Downtowns are inherently climate friendly. Their compact, mixed-use and pedestrian-/bike-/transit-friendly design reduces car use and dependence, thus reducing automobile greenhouse gas emissions. Due to high demand from the concentration of population and industry, downtowns provide fertile ground for the proliferation of renewable energy resources, energy efficiency and mass electrification of both buildings and

¹ DRI communities selected in Round Five include: Troy, Tannersville (Capital Region); Gloversville, Little Falls (Mohawk Valley Region); Syracuse, Oneida (Central New York Region); Chinatown (New York City Region); Amityville, Riverhead (Long Island Region); North Tonawanda, Buffalo (Western New York Region); Haverstraw, Ossining (Mid-Hudson Region); Endicott, Norwich (Southern Tier Region); Rochester, Newark (Finger Lakes Region); and Tupper Lake, Massena (North Country Region).

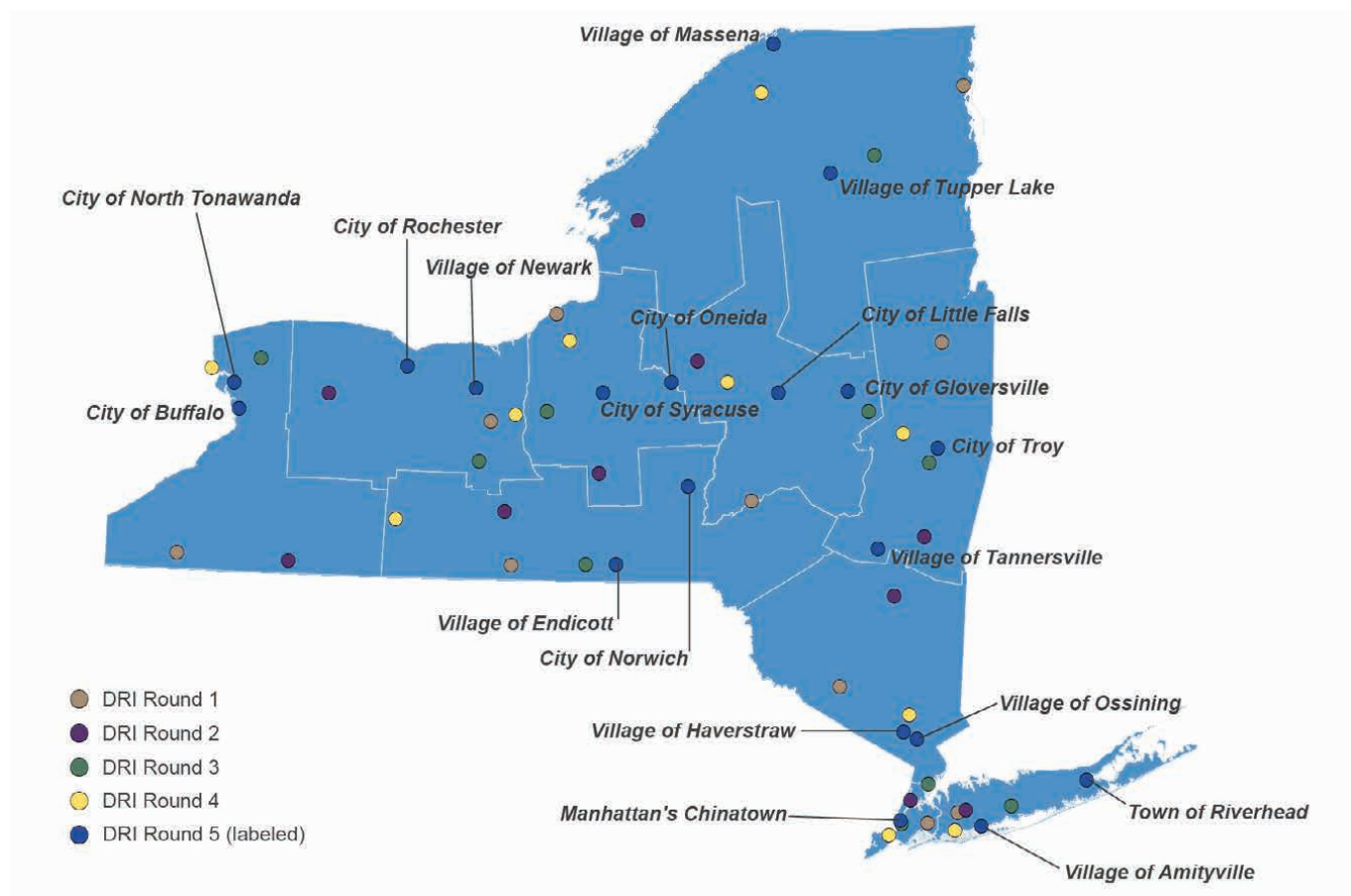
vehicles—all to “de-carbonize” our communities and the State. These climate benefits are helping achieve the nation-leading climate goals contained in the landmark Climate Leadership and Community Protection Act of 2019.

In furtherance of these goals, certain DRI projects will now be required to achieve a higher level of energy efficiency and renewable energy use. DOS has also forged mutually supportive partnerships with both NYSEDA and NYPA to support carbon-neutral projects and the siting of electric vehicle charging stations in downtowns, respectively. And to advance the over-arching emphasis in the CLCPA on equity and climate justice, certain DRI projects will need to address housing affordability.

Downtowns are complex, multi-dimensional systems that require a highly collaborative, partnership-based form of governance. Recognizing this challenge, the DRI process integrates a combination of community-based strategic planning, inter-agency project support, inter-governmental collaboration and public/private leveraging of outside investments.

The DRI strategic planning process is led by Secretary of State Robert J. Rodriguez and facilitated by staff from the Department of State’s Office of Planning, Development and Community Infrastructure, NYS Homes and Community Renewal and Empire State Development. This highly collaborative, multi-agency effort mobilizes the full complement of resources available from state agencies, tapping into their expertise, technical assistance and project management skills as necessary.

DRI COMMUNITIES



Through each DRI planning effort, a Strategic Investment Plan is developed, setting forth a clear vision for the downtown, goals and strategies to accomplish the vision and catalytic projects.

A Local Planning Committee identifies the slate of viable, transformative and catalytic projects that show the greatest potential to contribute to overall revitalization. The best projects receive DRI funding while the State works with the community to attract and leverage funds from other sources, both public and private, for the remaining projects.

The DRI is much more than a one-off grant. First, the projects are not selected in a vacuum; rather, they are synergistic and catalytic, working in concert with one another and contributing exponentially, not just additively, to the upward cycle of vibrancy and revitalization that the DRI sets in motion. Second, the positive momentum created by the DRI continues well after the Plan is done and projects are awarded. The DRI process is designed to generate exponential effects that assist the community with leveraging additional public and private investments that, in turn, create a self-perpetuating cycle of revitalization. That's what sets the DRI apart from all other urban revitalization initiatives.

Downtowns are a place to connect, eat, shop, drink, learn, absorb, innovate, observe and interact—a cultivator of human ingenuity and entrepreneurial spirit. They offer

public gathering spaces that allow people of all ages, incomes, backgrounds and abilities to interact safely and comfortably, while appreciating the diversity of city life.

There is no cookie-cutter formula for our urban centers. Each one is unique—a different vibe, heritage, culture; a whole different story to tell if we listen carefully enough. Through its focus on placemaking, the DRI treats and respects each downtown as its own special place.

The DRI represents the crown jewel of smart growth programs in NYS. Its emphasis on the “Four E’s” of Smart Growth—namely, Economy, Equity, Environment and Energy—ensures that multiple policy goals and priorities are achieved under one integrative umbrella. The DRI is accomplishing its overarching goal of supporting local and regional economic development and quality of life. The program has proven to be remarkably adaptable, pivoting to both new and ongoing challenges, such as the COVID-19 pandemic, climate change, housing affordability and socio-economic equity. In this respect, the DRI is even more relevant and imperative now than it was when it began six years ago. And its past, present and future provide a bright beacon light for the State’s communities and regions moving forward.

EXECUTIVE SUMMARY



INTRODUCTION AND CONTEXT

In December 2021, the Village of Tannersville became one of 19 communities identified by the New York State Regional Economic Development Councils (REDCs) to receive at least \$10 million in State funding in the Downtown Revitalization Initiative (DRI). This program, first launched in 2016, aims to rejuvenate downtowns ripe for development through a comprehensive, community-driven approach, ultimately transforming the places that people live, work, and raise families. Now in its fifth round, New York Secretary of State Robert J. Rodriguez chairs this initiative, leading a team of planners from the NYS Department of State (NYS DOS), NYS Homes and Community Renewal (NYS HCR), Empire State Development (ESD) and private-sector experts to help communities develop strategic investment plans to achieve the initiative's goals.

The intent of this report is to create a Strategic Investment Plan ("DRI Plan") for the Village of Tannersville that maximizes the impact of DRI investment by advancing projects and initiatives that have catalytic and transformative potential, have the greatest public benefit, are primed for implementation, and enjoy broad stakeholder support. The DRI Plan will provide guidance to the Village, region, and State on how to best utilize the allotted funding and leverage additional public and private investment.



"Painted Village" building on Main Street



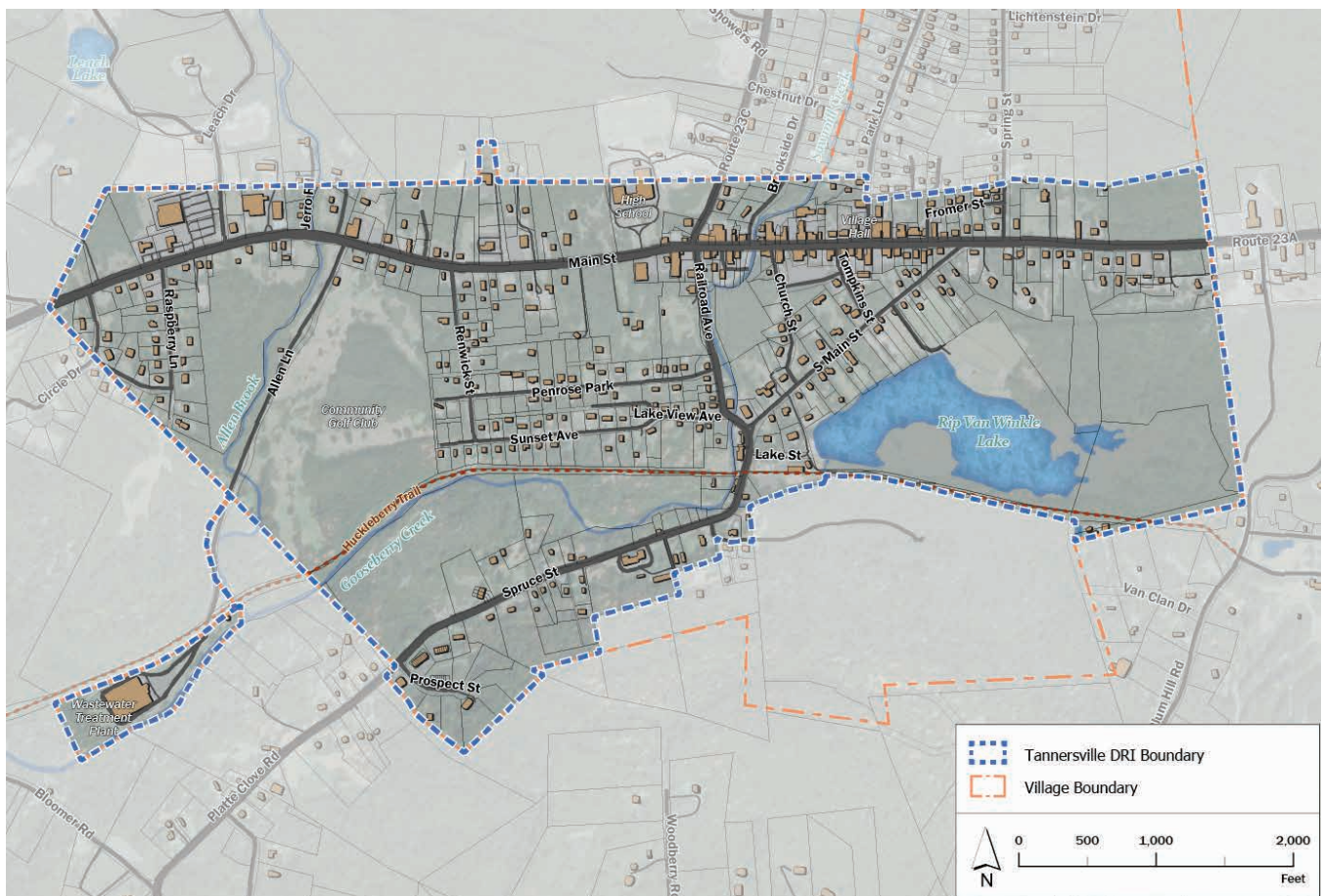
Orpheum Performing Arts Center facade improvements

TANNERSVILLE DRI AREA

The DRI boundary largely follows Tannersville's municipal borders and encompasses most of the Village, for a total DRI area of approximately 523 acres, or 0.82 square miles. The DRI Area includes the Village's entire Main Street corridor, as well as parcels directly north of Main Street, including the Fromer Market Gardens and the high school campus. On the west side, from the corner of Mitchell Road and Main Street, the boundary follows the Village line, including the public golf course and the wastewater treatment plant. From there, the boundary follows the parcel lines of properties fronting Spruce Street going to the east, and then connects to the Huckleberry Trail just south of Lake Rip van Winkle. The east side of the DRI boundary follows the Village's eastern boundary back to Main Street.

The DRI area encompasses four parts of Downtown Tannersville: 1) the Main Street Core, 2) the Railroad Avenue Corridor, 3) the Rip Van Winkle Lake/Spruce Street Corridor, and 4) the Western and Eastern Downtown Gateways.

Tannersville's Main Street constitutes the core portion of the DRI area, and hosts a concentration of businesses, institutions, and activities in the section between Railroad Avenue and South Main Street. Main Street is a tourism destination for shopping and food, in a highly walkable context. Beyond Railroad Avenue to the west, a few more businesses and institutions such as the library and the high school can be found, with an environment that becomes increasingly auto-oriented and less walkable.



Tannersville DRI Boundary

Railroad Avenue links Main Street and the lake area, before becoming Spruce Street as it bends toward the southwestern portion of the DRI area. The lack of sidewalks makes this corridor less pedestrian-friendly compared to other Village's areas. However, the distance between Main Street and Lake Road is just over a quarter-mile, which is easily walkable.

The southeastern portion of the DRI area includes the Rip Van Winkle Lake area, which has public recreational assets including a multi-use trail (Huckleberry Trail), a playground, a skate park, a pavilion, and a number of sport fields/courts. The Huckleberry Trail runs across this portion of the DRI area, on the north side of Gooseberry Creek. Across the creek, the Spruce Street corridor includes a mix of large single-family lots and undeveloped land, a large site occupied by the former Cold Spring Hotel, and a denser residential area by Prospect Street that includes townhome buildings.

Route 23A provides the main access to Tannersville. Coming from the east, a gentle downhill slope leads visitors into the Village, with Hunter Mountain providing a beautiful scenic backdrop. The east side of the Village – and DRI area – features mostly residential uses, with fairly deep front yards.

The western side of the Village/DRI area includes commercial properties on the north side of Route 23A, providing more of a suburban/car-oriented feel to the area. The south side of Route 23A is mostly residential.

COMMUNITY ENGAGEMENT

Input from the Tannersville community was a critical part of the planning process, and will be instrumental in the success of the DRI Plan's implementation. The DRI program calls for a robust and wide-ranging outreach strategy to ensure that all voices are heard, especially during the COVID-19 pandemic. The public engagement process allowed Village residents, business owners, civic leaders, and property owners to propose projects, confirm the vision and goals, give feedback on potential projects, and provide overall guidance on the planning process.

Public outreach included traditional in-person workshops, virtual meetings, stakeholder interviews, a virtual "Ideas Wall," an online survey, and an ongoing website and social media presence. In addition, the Local Planning Committee (LPC) requested proposals for DRI funding through an Open Call for Projects, which generated enthusiasm among local residents, entrepreneurs, and property owners. Some of the submissions developed into projects proposed for funding, and others will be candidates for other funding sources in the future.

The LPC was instrumental in providing direction and information to shape the DRI Plan as well as reaching out to their broader constituent and social networks.



LPC meeting at the Mountain Top Library



Public Workshop #2

CRITICAL ISSUES, ADVANTAGES, CHALLENGES, AND OPPORTUNITIES

Through the inventory and analysis of existing conditions, community engagement, and discussions with the LPC and Village staff, a clear picture emerged of Downtown Tannersville's relative strengths and weaknesses. Understanding this baseline position helped to identify appropriate goals, strategies, and actions to spur meaningful and sustainable economic revitalization. As the chart below summarizes, the Village already has many of the pieces that are necessary for a successful downtown, including: a compact and walkable Downtown core; a historic and architecturally unique built environment; proximity to regional recreational and scenic assets. The challenges lie in how these assets are connected to each other, the condition of some buildings in the DRI area, and the highly seasonal nature of the Village's businesses.



"Painted Village" buildings on Main Street



Kaaterskill Trolleys

Source: Times Union

Challenges

- **High vacancies and poor condition of some buildings in Downtown core**
- **Small population base and seasonal nature of housing, limiting year-round viability of businesses**
- **Weak pedestrian connectivity throughout DRI area**
- **Few downtown housing opportunities for families, young professionals, and local workers**
- **Lack of amenities and year-round services for residents in the Village**

Opportunities

- **Access to significant regional recreational and scenic assets, with strong local recreational amenities**
- **Unique historic architecture and setting**
- **Past initiatives create a framework for investment and implementation that is showing visible progress**
- **Strong base of civic engagement, with significant nonprofit support**
- **Compact and walkable Downtown core**

VISION, GOALS, STRATEGIES AND PROJECTS

TANNERSVILLE VISION STATEMENT:

Tannersville is a welcoming and accessible hub for culture, shopping and dining, historic architecture, and enjoyment of natural beauty. The Village will build on these assets through strategic investments to create living wage jobs, affordable workforce housing, and community programs and amenities to strengthen Tannersville as a year-round destination for residents, businesses, and visitors alike.

DRI AREA GOALS AND STRATEGIES

1 Create workforce housing opportunities, supported by residential amenities, to allow people who work within the region to call the Village home or stay in the community.

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Support the activation of mixed-use buildings through renovation that returns residential space to the market.

2 Strengthen Tannersville as a regional shopping, dining, and arts destination, with a diverse range of offerings that supports tourism as well as local jobs.

- Support the growth of year-round arts and cultural attractions and events.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.
- Facilitate the attraction and expansion of businesses that serve both the local market and support regional tourism.

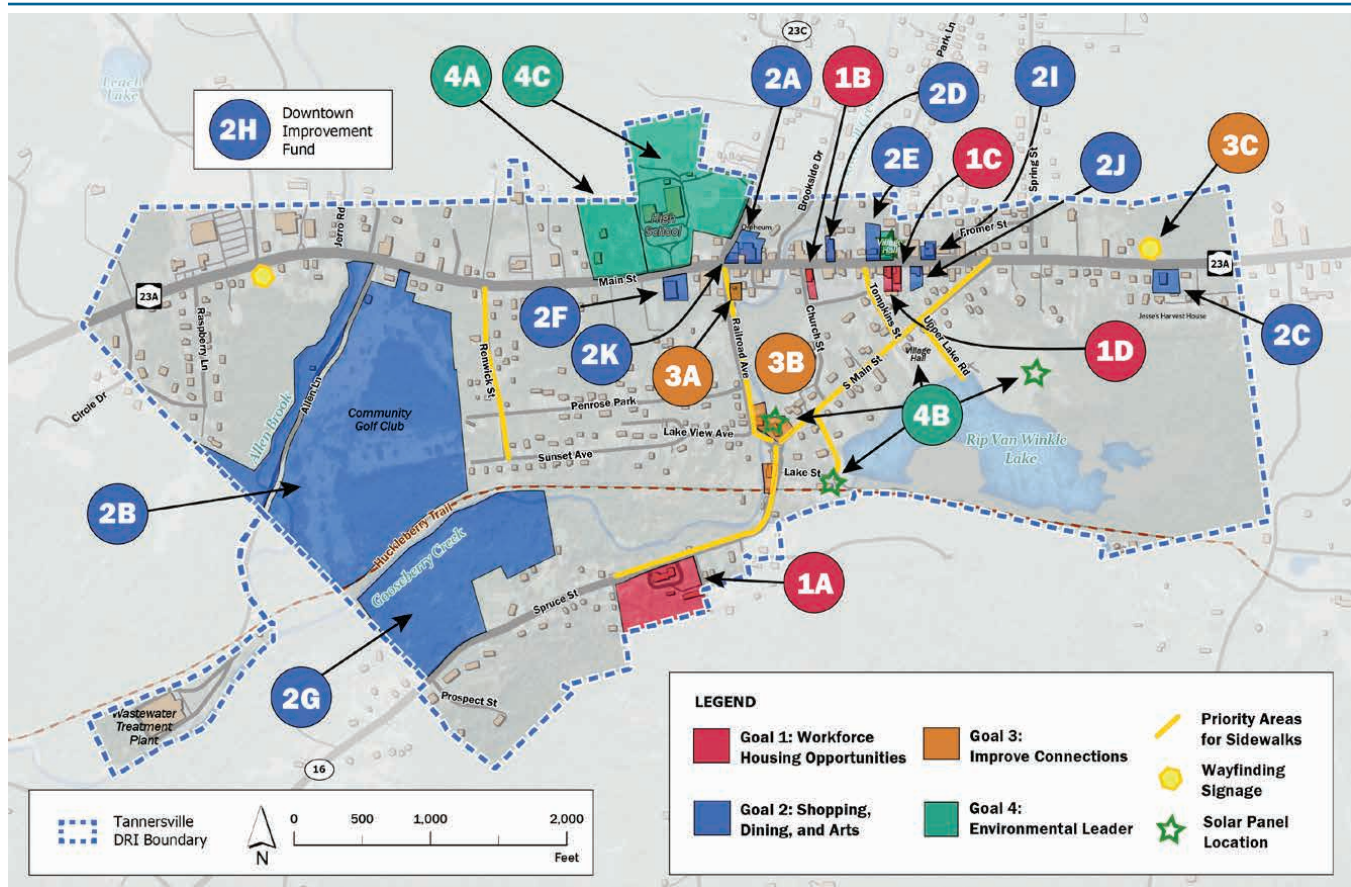
3 Leverage connections between the Downtown core and recreational and scenic resources in Tannersville and the region, and enhance the downtown sense of place for residents and visitors alike.

- Improve multi-modal connectivity with emphasis on biking and walkability enhancements and on opportunities for public transit.
- Support the existing trail network to strengthen links both within the Village and between Tannersville and recreational amenities such as Kaaterskill Falls and Hunter Mountain.
- Leverage improvements to Gooseberry Park and other recreational amenities to connect residents and visitors with Rip Van Winkle Lake and other natural resources.
- Create a sense of place through the integration of landscaping, street furniture, public art, and wayfinding elements.
- Build on the “Painted Village in the Sky” brand to strengthen Tannersville’s name recognition and identity within the region.

4 Establish Tannersville as an environmental leader, through initiatives such as renewable energy, green infrastructure and buildings, and provision of fresh food.

- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.
- Support agricultural and food-related businesses to provide locally sourced, fresh food and strengthen the “farm-to-table” connection.

PROJECTS PROPOSED FOR DRI FUNDING SUMMARY MAP



Goal 1: Workforce Housing Opportunities and Residential Amenities

- 1A: Develop the Spruce Street Affordable Housing Project
- 1B: Renovate Rip Van Winkle Building and Build Townhomes
- 1C: Upgrade Country K Grocery and Renovate Upper Floor Apartments
- 1D: Revitalize Mixed-Use Site at 5975 Main Street

Goal 2: Shopping, Dining, and Arts Destination

- 2A: Expand and Upgrade the Orpheum Performing Arts Center
- 2B: Create the Painted Village Festival Event Grounds
- 2C: Expand Jessie's Harvest House Dining Area and Outdoor Improvements
- 2D: Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments
- 2E: Rehabilitate Astor House Exterior
- 2F: Implement Upgrades at the Mountain Top Library
- 2G: Create an RV Park on Spruce Street
- 2H: Create a Downtown Improvement Fund

Goal 3: Strengthened Connectivity and Sense of Place

- 3A: Create a Kaaterskill Trolley Hub and Café
- 3B: Improve Village Connectivity and Trailhead/Parking Areas
- 3C: Develop and Implement a Branding and Wayfinding Program

Goal 4: Environmental Leader

- 4A: Improve the Fromer Market through Increased Parking and Expanded Farm Stand
- 4B: Implement a Municipal Solar System
- 4C: Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS

PROJECTS RECOMMENDED FOR DRI FUNDING

18 projects totaling approximately \$14.2 million were selected by the LPC for consideration by the State for DRI funding.

Goal 1: Workforce Housing Opportunities and Residential Amenities



Project: 1A - Develop the Spruce Street Affordable Housing Project

Total Cost \$30,221,000

DRI Funding: \$2,500,000

Development of 62 mixed-income residential units on a currently blighted site (former Cold Spring Hotel), in a low-scale, with wood-framed buildings of two- to three stories.



Project: 1B - Renovate Rip Van Winkle Building and Build Townhomes

Total Cost \$2,655,000

DRI Funding: \$929,000

Renovation of the Rip Van Winkle building to upgrade the commercial space and create five units on the upper floors, and development of five townhomes in the back of the property.



Project: 1C - Upgrade Country K Grocery and Renovate Upper Floor Apartments

Total Cost \$710,000

DRI Funding: \$249,000

Renovation of the Country K grocery/pizzeria and to allow for the addition of a deli to occupy the entire ground floor. Renovation of upper floor workforce housing apartments, creating additional two units.



Project: 1D - Revitalize Mixed-Use Site at 5975 Main Street

Total Cost \$3,400,00

DRI Funding: \$1,360,000

Construction of a new 12,000-square-foot building to replace the former Spinning Room building, which has been vacant due to structural issues. The new development will include 12 residential workforce units, and a retail and restaurant space on the ground floor.

Goal 2: Shopping, Dining, and Arts Destination

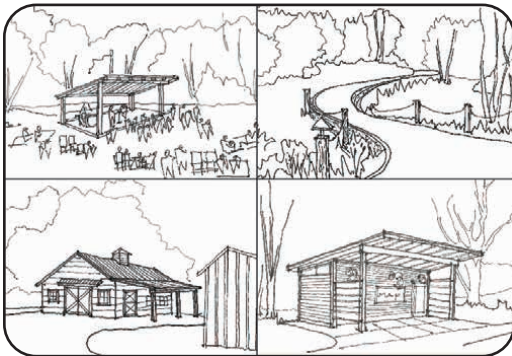


Project: 2A - Expand and Upgrade the Orpheum Performing Arts Center

Total Cost \$3,500,000

DRI Funding: \$1,750,000

Equipment upgrades, construction of new dance studios and streetscape/accessibility improvements to expand annual performing arts season and educational programs. Exterior upgrades include implementing a vertical planting façade and new signage.



Project: 2B - Create the Painted Village Festival Event Grounds

Total Cost \$2,100,000

DRI Funding: \$1,500,000

Infrastructure and site work on the Colonial Golf Park to prepare the site for a festival, concert, and events ground to fulfill a multi-phase vision that would reintroduce festivals to the Mountaintop region.

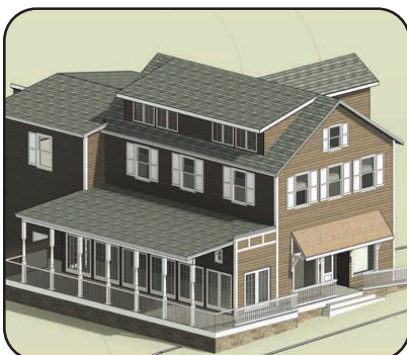


Project: 2C - Expand Jessie's Harvest House Dining Area and Outdoor Improvements

Total Cost \$385,000

DRI Funding: \$135,000

Dining space expansion to the entire second floor to allow for special events and community gatherings. Construction of a deck to partially cover an expanded outdoor dining area. Installation of rooftop solar panels and site/parking area upgrades.



Project: 2D - Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments

Total Cost \$850,000

DRI Funding: \$298,000

Creation of a tap room/pizzeria that will be operated by a local brewing company and renovation of upper floor apartments, including the addition of two studio apartments on the third floor (currently unused).

Goal 2: Shopping, Dining, and Arts Destination (Cont.)



Project: 2E - Rehabilitate Astor House Exterior

Total Cost \$278,000

DRI Funding: \$198,000

Rehabilitation of the building exterior and installation of fixtures to improve aesthetics and fix water infiltration issues, including replacing all windows and repainting.



Project: 2F - Implement Upgrades at the Mountain Top Library and Install an Outdoor Pavilion

Total Cost \$265,000

DRI Funding: \$265,000

Installation of an outdoor pavilion, creation of a pop-up gallery, replacement of exterior doors and installation of a new power generator to improve the existing library and expand the types of activities offered.



Project: 2G - Create an RV Park on Spruce Street

Total Cost \$1,935,000

DRI Funding: \$677,000

Development of an RV park for approximately 130 full hook-up sites and 23 glamping sites. The RV park will include on-site amenities such as a pool, basketball and pickleball courts, and a playground.



Project: 2H - Create a Downtown Improvement Fund

Total Cost TBD

DRI Funding: \$600,000

Creation of a fund to support small businesses and property owners in improving their properties. Fund could be used for interior/exterior renovations, machinery/equipment, and associated soft costs and signage, with specific criteria developed by the Village.

Goal 3: Connectivity and Sense of Place

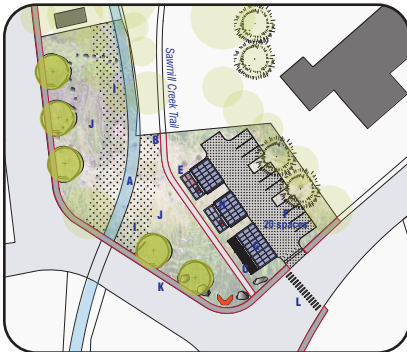


Project: 3A - Create a Kaaterskill Trolley Hub and Café

Total Cost \$686,000

DRI Funding: \$240,000

Creation of a trolley hub that will replace a blighted building at 15 Railroad Avenue. The trolley hub building will include an indoor seating/waiting area, ticket counter, and restrooms, as well as a small cafe. The property will serve to store the trolleys when not in operation.

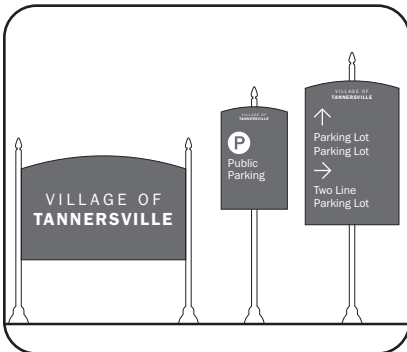


Project: 3B - Improve Village Connectivity and Trailhead/
Parking Areas

Total Cost \$1,928,000

DRI Funding: \$1,928,000

Implementation of a multi-component connectivity project to improve walkability and pedestrian safety through the installation of sidewalks and crossings, as well as creation of two parking areas that will serve as trailhead sites / public spaces.



Project: 3C - Develop and Implement a Branding and
Wayfinding Program

Total Cost \$180,000

DRI Funding: \$180,000

Development and implementation of a multi-part branding and wayfinding strategy that will establish a consistent brand and signage identity, identify locations/type/materials for new signage, as well as purchase and install signage.

Goal 4: Environmental Leader



Project: 4A - Improve the Fromer Market through Increased Parking and Expanded Farm Stand

Total Cost \$866,000

DRI Funding: \$366,000

Expansion of the Fromer Market Gardens farm stand/store, including creation of an outdoor gathering space and equipment upgrades. Expansion of the parking area from five to 30 parking spaces.



Project: 4B - Implement a Municipal Solar System

Total Cost \$497,000

DRI Funding: \$497,000

Installation of solar panels in four locations: Village Hall, lake area pavilion, Gooseberry Creek Park, and new trailhead parking area. This solar system will cover the full municipal power usage.



Project: 4C - Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS

Total Cost \$550,000

DRI Funding: \$550,000

Installation of stadium lights on the Tannersville MS/HS soccer/softball field to enable evening events. Installation of a solar photovoltaic system on the roof of the school building to offset approximately 50% of the current school electric load.

SECTION I: DOWNTOWN PROFILE & ASSESSMENT

INTRODUCTION

The Downtown Profile and Assessment provides an overview of the existing conditions, opportunities and challenges in the Tannersville DRI Area. This document assimilates studies completed to-date in order to provide basis for further analysis and strategic recommendations that will be included in the Revitalization Strategies and Action Plan. The Downtown Profile contains information on the DRI Area, its predominant land uses, zoning and demographics. In addition, the state of the current retail market, transportation and infrastructure, historic and cultural resources, and recent and ongoing projects are outlined in order to assess the potential impact of DRI funding.

REGIONAL CONTEXT

Situated in the Catskills Forest Preserve, Tannersville is a small community of approximately 550 people. It is one of the three villages located in the Town of Hunter, which covers a large area (90.7 square miles) in the southeast part of Greene County, neighboring Ulster County to the south and southeast. Several parallel creeks cut a narrow path across Greene County's steep mountains, resulting in villages that are generally long and narrow, enclosed by steep hills on the north and south.

Tannersville is approximately 50 miles – or a one-hour drive – south of Albany. I-87, the main north-south highway corridor of the region, is a 20-minute drive from the Village, providing access to Kingston less than 40 minutes away, and New York City within two hours. With a total area of approximately 1.2 square miles, Tannersville sits at an elevation of approximately 1,900 feet and it is surrounded by some of the highest peaks of the Catskill Mountains.

New York State Route 23A runs east-west through Tannersville, and becomes Main Street within the Village. Route 23A leads then to the Village of Catskill (16 miles to the east), and the Town of Prattsville (10 miles to the west). County roads 23C and 16 connect the Village with points to the north and south, respectively.

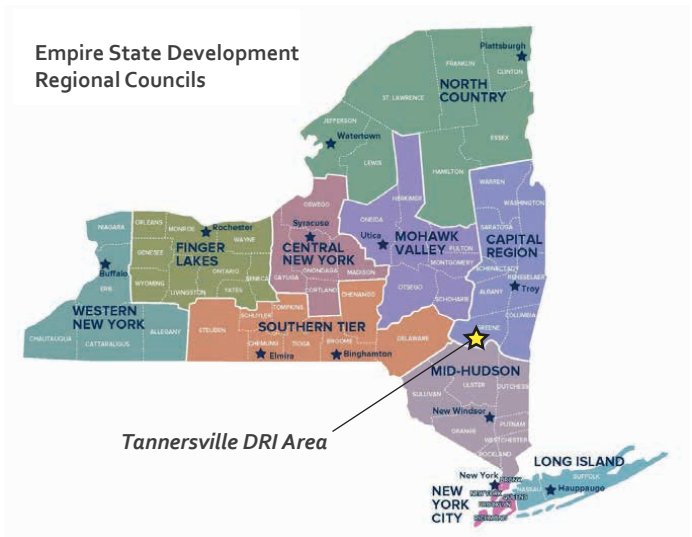


Figure 1: Regional Context

Sources: Esri World Elevation; NYS GIS Clearinghouse; BFJ Planning

With convenient access to miles of pristine wilderness within the Catskill Park, Tannersville is a gateway to the great outdoors in Greene County. There are many natural attractions in Tannersville's surrounding region. The Catskill Forest Preserve, a state-owned reservation within the Catskill Park, closely surrounds the Village. The scenic drive to Tannersville offers striking views of the Catskills landscape, with seasonal highlights such as fall foliage and snowy scenery. Nearby Hunter Mountain is a popular destination for skiing and other sports, events, and activities. Kaaterskill Falls, the highest cascading waterfall in New York State, is another popular destination for hikers. Each year, regional natural attractions draw thousands of hikers, cyclists, campers, and skiing enthusiasts, increasing Tannersville's population fivefold during peak tourist season. As will be discussed later in this report, Tannersville is a community, similar to most others in the Catskills, which depends on tourism.

Tannersville Village is a well-defined, compact, and walkable place in a beautiful historic setting surrounded by scenic beauty. The Downtown is centered around Main Street (Route 23A), which has a unique aesthetic, with colorfully painted buildings and a diverse business community. The Village is known as the "Painted Village in the Sky" – a movement to brightly paint Downtown buildings. Main Street includes shops, services, recreation, government and nonprofit offices, residential units and some single-family homes. Main Street is part of a National Register Listed Historic District and has multiple individually listed properties.

DRI BOUNDARY

The DRI boundary largely follows Tannersville's municipal borders and encompasses most of the Village, for a total DRI area of approximately 523 acres, or 0.82 square miles. The DRI Area includes the Village's entire Main Street corridor, as well as parcels directly north of Main Street, including the Fromer Market Gardens and the high school campus. On the west side, from the corner of Mitchell Road and Main Street, the boundary follows the Village line, including the public golf course and the wastewater treatment plant. From there, the boundary follows the parcel lines of properties fronting Spruce Street going to the east, and then connects to the Huckleberry Trail just south of Lake Rip Van Winkle. The east side of the DRI boundary follows the Village's eastern boundary back to Main Street.

Subareas

Main Street Core (between Fromer Market Gardens and South Main Street)

Tannersville's Main Street constitutes the core portion of the DRI area. With a historic architecture that resembles "gold rush" western downtowns, the east-west corridor of Main Street hosts a concentration of businesses, institutions, and activities in the section between Railroad Avenue and South Main Street. Main Street is a tourism destination for shopping and food, and is very walkable. Beyond Railroad Avenue to the west, a few more businesses and institutions such as the library and the high school can be found, and becomes more auto-oriented and less walkable.

Railroad Avenue Corridor

Railroad Avenue links Main Street and the lake area, before becoming Spruce Street as it bends toward the southwestern portion of the DRI area. This important connection runs along and crosses over the Sawmill Creek, which makes areas along Railroad Avenue prone to flooding. The northern portion of Railroad Avenue is surrounded by wooded areas, while the southern portion has a few homes and commercial properties. The lack of sidewalks makes this corridor less pedestrian-friendly.

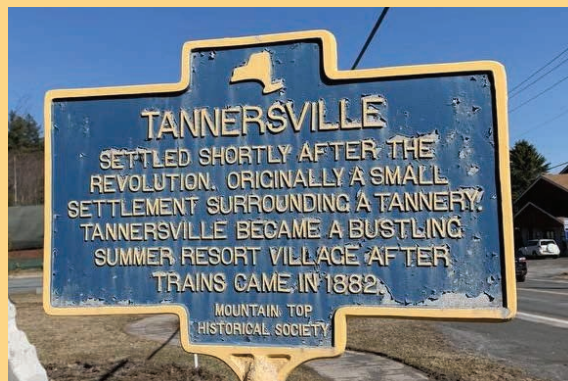
TANNERSVILLE'S HISTORY



Images Source: <https://tannersvillenyc.org/>

The name of the Village originated from the numerous hemlock-tree tanneries that were active in the area from the early 1800s to the 1860s. The tanneries brought jobs and families to the region, before the tanning industry collapsed in the late 19th century. The Village of Tannersville was incorporated in 1895. At that time, it was already a popular summer resort destination for New Yorkers escaping the oppressive heat of the city. Tannersville's popularity as a tourism destination peaked in 1882, with the arrival of the railroad. However, this golden period waned when the automobile allowed people to travel to farther-reaching destinations. Although Tannersville remained popular through the 20th century with its proximity to the Hunter Mountain ski resort, the Village was hit hard by national recessions in the late 1980s, which resulted in a period of economic decline in the downtown.

Since the late 1990s, with the creation of the Hunter Foundation and other community non-profits, Tannersville has restored some of



the dilapidated building stock at risk of being lost due to disinvestment. Through rehabilitation projects and acquisitions of targeted properties within the Village, the Foundation helped to revitalize Tannersville. One particularly impactful project was the "Paint Program," implemented in the early 2000s, in which the Foundation teamed up with local artist Elena Patterson to "spruce up" the Village by painting buildings with a vibrant color palette. The program was very successful and attracted visitors from across the state, while also inspiring the Tannersville brand of "Painted Village in the Sky."



SUMMARY OF CHALLENGES AND OPPORTUNITIES

The Downtown Profile provides an overview of existing conditions in the Tannersville DRI area, including demographic, economic, and physical characteristics, as well as prior planning efforts and investments. This information provides the background by which future changes and development within a municipality can be anticipated and planned for. Based on the previous analysis of existing conditions, the following challenges and opportunities were identified that may affect future development of the DRI Area and will help to identify both the need for and the potential impact of DRI investment.

CHALLENGES

High vacancies and poor condition of some buildings in Downtown core

Most of the buildings in the Downtown core area are relatively old, built between 1870 to the late 1950s. While many buildings have been rehabilitated, some remain in a state of disrepair. Some businesses are permanently closed, leaving several buildings and storefronts vacant or underutilized. Some of the structures require significant rehabilitation in order to restore them to working order. Given average building renovation costs and recent construction costs, developers may require higher rents and sale prices to make a return on their investment.

Building workforce housing or any long-term rental units in the DRI will likely require incentives or subsidies to attract private sector investment.

Housing throughout the DRI area is relatively old, with two-thirds of housing units over 50 years old. The age and condition of the housing stock may also be impacting the area's vacancy rate, especially in buildings that are unoccupied or need redevelopment. Many of the older homes may require renovations to attract renters and compete with properties in the rest of the Town and County.

Few Downtown housing opportunities for families, young professionals, and local workers

Tannersville and the surrounding areas are blessed with popular recreation amenities and attractions, which has created a significant market for second homes, seasonal residences, and short-term rentals. According to the U.S. Census Bureau, these types of housing units represented over half of the homes in the DRI area and Town in 2021.

In recent years, purchases of property for exclusive use as short-term rental has exploded, causing a significant spike in property values. This trend was exacerbated by pandemic-related migration, which caused rents and home prices to skyrocket and an extreme shortage of long-term rental housing at a price point that

Tannersville workers (including waitstaff, housekeepers, retail workers, kitchen staff, etc.) can generally afford. Local homes and apartments continue to be converted to short-term rentals due to the higher revenues these properties generate, which exceeds the rent that year-round local workers can pay. On average for the 12-month period between August 2020 and July 2021 homes became nearly 20% less affordable. Housing is expected to get more expensive in the next five years, with expected increases of 7% for the DRI area, 19% for the Town, and 12% for the County by 2026.

Other factors, like the dearth of multi-family housing and the DRI resident's high median age also contribute to the labor shortage that is impacting local businesses.

The housing bubble has caused a housing loss for longtime residents and an inability of local workers to find housing in Tannersville. National housing tenure trends reflect an increasing number of renters compared with homeowners, with younger and older households preferring to rent their homes rather than own them. In the DRI area, however, the percentage of renters is expected to decrease due to the housing loss of rental units. Average wages have not kept pace with housing costs which has discouraged many workers from living and/or working in the community. Left unchecked, this trend will devastate Tannersville's workforce and it will make it harder for existing residents to age in place.

Small population base and seasonal nature of housing, limiting year-round viability of businesses and year-round services for residents

Tannersville has a tourism-based economy which is challenged by the seasonal nature of the nearby Hunter Mountain ski resort. While the increasing popularity of the Catskills has generally improved business conditions, the seasonality presents economic and housing challenges to businesses such as how to remain open year-round and how to find full and part-time workers that can afford to live in the community. The limited stock of year-round rental housing and the significant conversion of homes



to short-term rentals has resulted in housing that is not affordable to the working population in Tannersville. If this continues, the labor shortage will derail the economic growth and opportunity that has taken decades to return to the Catskills.

There is a need to support activities, businesses, and housing that will reinforce Tannersville as a four-season community. This includes amenities and services that are oriented towards residents and not just the vacation community.

Weak pedestrian connectivity in the DRI area

While the Downtown has rich architectural character, offers several amenities and is within close walking distance to nearby natural attractions, the Village is still predominantly auto-oriented. Sidewalks are limited to Main Street, South Main Street, Railroad Avenue, and various residential streets. Sidewalks along Main Street are relatively narrow, leaving limited space for lighting, seating, or landscaping. There are no demarcated crosswalks on any streets within the DRI area, including Main Street. Because pedestrian infrastructure is either limited or completely lacking, it is difficult to access the residential areas adjacent to Main Street and other recreational amenities, such as Lake Rip Van Winkle, the Village playground, and Gooseberry Park.

OPPORTUNITIES

Access to significant regional recreational and scenic attractions with strong local recreational amenities

Tannersville is centrally located within the Northern Catskill region, with many natural attractions within a short drive. Each year, these attractions draw thousands of hikers, cyclists, campers, and skiing enthusiasts, increasing Tannersville's population fivefold during peak tourist season. Hunter Mountain is the second largest peak in the Catskills and is a major driver of economic activity in winter months. Kaaterskill Falls, located just east of the Village, is the tallest cascading water fall in New York State and is a major attraction during warmer periods.

Within the Tannersville DRI area, there are a number of existing and planned natural amenities within walking distance from the Downtown core. Lake Rip Van Winkle has a lakeside park on the west side and a disc golf course bordering the northern banks of the lake. The nearby Huckleberry Rail traverses through the southern part of the Village including Lake Rip Van Winkle Park. On Upper Lake Road, construction is underway for Gooseberry Park, which will connect to the Huckleberry Rail Trail for snowshoeing and cross-country skiing as well as ice skating and sledding.

Unique historic architecture and setting

Tannersville is well-defined, compact, walkable and diverse in a beautiful historic setting surrounded by scenic beauty. The Downtown area has a unique aesthetic, with a fusion of architectural styles, featuring predominantly Alpine and Victorian building characteristics each painted in vibrant and different colors. Main Street is part of a National Register Listed Historic District and has multiple individually listed properties. The Paint Program, supported by the Hunter Foundation, has been very successful in restoring buildings and attracting visitors and inspired the Tannersville brand of "Painted Village in the Sky."



Astor Place building in "Painted Village" style



The Mansion House at Alfie's



Example of "Painted Village" building on Main Street

Compact walkable Downtown core

In the Downtown Core, commercial buildings along Main Street are clustered closely and built to the street edges with sidewalks throughout the core, giving a sense of enclosure to pedestrians. Building use is characterized by street-level retail and amenities with apartments on the upper floors.

Main Street offers a range of shops, arts, dining, lodging, and cultural destinations. The 350-seat Orpheum Performing Arts Center presents a year-round programming. There are also notable local art and music centers including the Catskill Jazz Factory and the “Say What?” art gallery, which exhibits multimedia work by artists across the region. Antique shops are also key attractions in Tannersville with four shops lining Main Street alone.

The Downtown is surrounded by a number of quality residential neighborhoods within walking distance to the core area. Since pedestrian infrastructure is limited, it is difficult to access the residential areas right outside Main Street. This is a missed opportunity to better connect residents with Downtown amenities.

Strong base of civic engagement, with significant nonprofit support

Tannersville’s deep and ongoing public/ private/ philanthropic partnership is unique in the region, and a meaningful and sustainable model for small places adopting year-round creative placemaking and tourism strategies.

For decades the Village has worked with the Hunter Foundation, a non-profit economic development corporation, on projects to improve livability and year-round access to essential goods and services affordable to residents. Among many other projects, the Hunter Foundation helped to rehabilitate over 20 buildings through the Painted Village Program. The Foundation is supported by the Royce Family Fund, a charitable philanthropic organization, which invests in community, economic and downtown revitalization in the Village.



Mountain Top Library



Orpheum Performing Arts Center

The Orpheum Film and Performing Arts Center is another notable non-profit, located in the heart of Tannersville, providing year-round performances and other events for the community.

Past initiatives create a framework for investment with visible progress

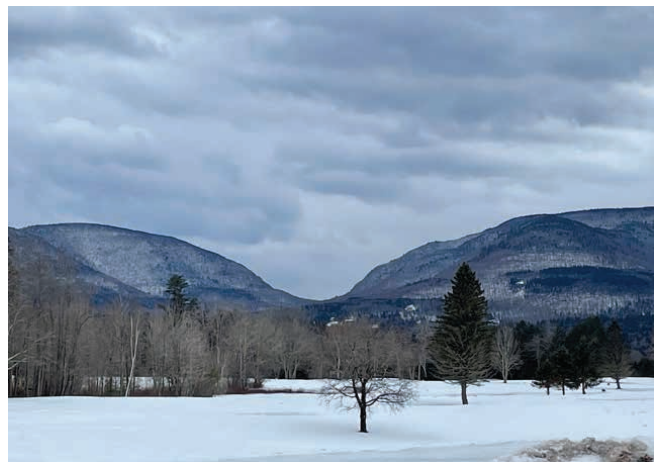
This report provides a summary of recent plans developed by the Village, County, REDC and other parties which all articulate different issues and opportunities related to economic development in the community. There has also been significant investment in the community from the Village and other parties. The Village has documented over \$112 million in recent investment, which includes the help of key local nonprofits such as the Hunter Foundation, the Catskills Mountain Foundation, and the Royce Family Fund. The Village has made important investments such as the acquisition of damaged properties in the floodplain, upgrades to the water treatment plant, and installation of electric vehicle charging stations, and the ongoing revitalization of the Rip Van Winkle Lake area and its connections to the Downtown core. Many buildings have been rehabilitated by the Hunter Foundation's Paint Project, with over 20 buildings already painted. Among other projects, the Hunter Foundation purchased Former Market Gardens and the Colonial Country Club and has made significant investments in each since.

Access to Sanitary Sewer System

Tannersville is in a unique status in that it does not own or operate the sanitary sewers and treatment plant serving the Village. The New York City Department of Environmental Protection (NYCDEP) is the responsible party that owns and operates all sanitary sewer facilities serving the Village. The state-of-the-art wastewater treatment plant (WWTP), built circa 1996, is the largest WWTP in the NYCDEP watershed. This unique asset addresses the Village's ability to support additional densities of development within the DRI.



Construction of Creek Walk Park on Main Street



Views from the Colonial Golf Park on a winter day



Main Street at sunset

PAST PLANNING EFFORTS, INVESTMENTS, AND INITIATIVES

RECENT PLANNING EFFORTS

The process of developing this Plan takes into consideration other planning initiatives undertaken by the Village, County, State, and other groups, agencies, including but not limited to the following:

Strategic Plans

Hunter Foundation Strategic Plan (2013)

The Hunter Foundation was formed in 1997 and purchases, renovates, helps others to improve buildings, and sells residential and commercial properties at or below cost to buyers committed to reinvesting in the community. The foundation's Strategic Plan articulates their vision for assisting the Village of Tannersville and the Town of Hunter and highlights the Foundation's goals, which include efforts to revitalize Main Street,

housing services through different type of technical assistance, and support communities and organizations in the Village to seek funding and other support.

REDC Strategies

The Tannersville DRI is part of the Capital Region Economic Development Council (CREDC), which has adopted five regional priority strategies to allocate funding in a way that provides the greatest return on investment while seeking a more inclusive and sustainable economic future. Many of the prior initiatives and investments align with the REDC strategies shown below.

The projects that will be executed as the result of the DRI will enhance the physical and business environment for job creation through investment in public spaces, recreation, connectivity between neighborhoods and Main Street small business, tourism, arts and culture described in the CREDC Strategy.

REDC STRATEGIES

Based upon its local economic strengths, the Tannersville DRI application identified the CREDC strategies that will be advanced with this process

TALENT & WORKFORCE – Training and retraining our workforce for industries targeted by the magnet strategy such as CRAFT, food & beverage, agricultural tech, software and IT and light manufacturing.

MAGNET – Attracting businesses in CRAFT, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.

CORE & PLACEMAKING – Build a stronger community through placemaking in the creative arts and tourism of the CRAFT cluster and upgrade infrastructure that will attract private investment.

Cultivate a **CREATIVE ECONOMY** in Arts, Design, Culinary and Technology.

Village Plans

Gooseberry Creek Corridor Local Waterfront Revitalization Strategy & Implementation Plan (2018)

In 2015, the Village secured funding through the NYS Department of State (DOS) Local Waterfront Revitalization Program (LWRP) to create a revitalization strategy for Gooseberry Creek and its surrounding areas, including Rip Van Winkle Lake Park and nearby connections to Main Street. This DRI builds upon the vision and recommendations that will improve connectivity and access to nature and enhanced recreation, protect waterways, and provide more amenities for the community and visitors. Status of recommendations implemented from this Plan are discussed later in this chapter.

Tannersville Local Flood Analysis (2018)

This analysis evaluated a number of approaches to mitigate flooding events in the Village, focusing on the three main waterways running across Tannersville: Gooseberry Creek, Sawmill Creek, and Allen Brook.

Hunter Corridor Regional Planning Study (2011)

The study area included areas of the Town of Hunter surrounding Route 23A, from the Hamlet of Haines Falls through the villages of Tannersville and Hunter, to the Jewett Town Line. The main objective was to facilitate

and coordinate inter-municipal discussions on potential future development. The study analyzed environmental conditions, land use regulations, infrastructure, and municipal services to evaluate an estimated growth scenario for the next 10 years (year 2019). Among other sources, this study used a build-out analysis conducted for the Village of Tannersville in 2006 (see table below).

Village Build-Out Analysis Project (2006)

This study looked at potential development scenarios, considering anticipated development and potential development of undeveloped areas. The build-out analysis identified the need for zoning code revisions that address potential impacts from future development. As a result of this study, a new Village zoning code was adopted in 2010.

Tannersville Infrastructure Revitalization Master Plan (2004)

The 2004 Village Master Plan focused on priority infrastructure needs such as water service expansion and improvements, stormwater control, and road and pedestrian network enhancement. The Master Plan also addressed issues such as high rate of vacant residential land, outdated zoning requirements, opportunities to improve and revitalize the central commercial core, and add new recreational facilities and events.

Table 1: Primary/Secondary Development Projections for the Village of Tannersville

	Primary Development Area (Acres)	Secondary Development Area (Acres)
Residential	161	2
Residential Year-Round	32	0
Residential Seasonal	129	2
Commercial/Industrial	20	0
Other	43	0
Recreation and Entertainment	2	0
TOTAL	226	2

Source: Hunter Corridor Regional Planning Study, 2011

County Plans

Greene County Natural Resources Inventory (2019)

The Greene County Natural Resources Inventory (NRI) is a comprehensive document that maps and describes the county's natural resources and ecosystems, as well as outdoor recreational assets and scenic areas.

Greene County Tourism Trails Plan (2014)

This plan studied existing and potential trail projects throughout the County, and identified catalytic projects as opportunities to generate economic and tourism benefits and enhance recreational and transportation assets.

Greene County Housing Action Plan (2008)

This Plan examines housing trends in the County and provides programmatic and regulatory recommendations for housing issues.

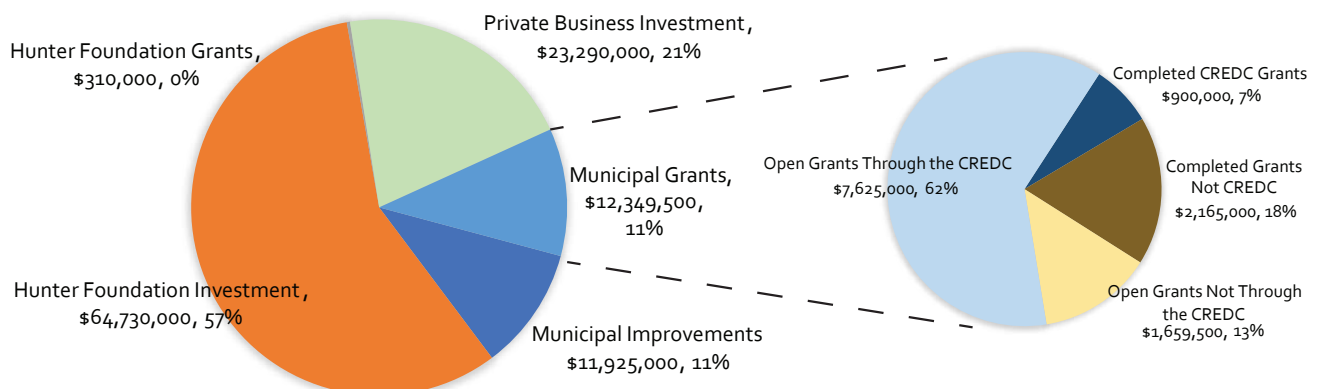
RECENT INVESTMENT AND INITIATIVES IN THE DRI AREA

Tannersville's deep and ongoing public/private/philanthropic partnership is unique in the region, and a meaningful and sustainable model for small places adopting year-round creative placemaking and tourism strategies. The Village has documented over \$112 million in recent investment including \$12.3 million in grants through the Village; just under \$12.0 million in Village capital improvement projects; \$65 million in civic/philanthropic investments and just over \$23 million in private investment largely in Downtown buildings.

Starting with the Paint Program in the late 1990s-early 2000s, the Village has been investing in its downtown, with the help of key partnerships with local nonprofits such as the Hunter Foundation, the Catskills Mountain Foundation, and the Royce Family Fund. In the past decade, key municipal projects have been implemented, which are provided in a comprehensive list at the end of this section. Important investments such as the acquisition of damaged properties in the floodplain, upgrades to the water treatment plant, and installation of electric vehicle charging stations are only a few of the multiple projects that the Village has carried out in the last 10 years.

More recently, the Village and its partners have picked up momentum and envisioned a series of initiatives and projects for which funding was sought through different

Figure 3: Investments and Grants Completed in the Last 10 Years



Source: Tannersville DRI Application (2021)

State sources. A summary of the major initiatives that are either underway or just recently implemented by the Village and its partners is provided below. A more comprehensive list is included at the end of this section.

Gooseberry Creek Corridor Local Waterfront Revitalization Strategy & Implementation Plan

The LWRP identified projects that aim to revitalize, reconnect, and invest in the Rip Van Winkle area and its connections to the Downtown core. Phase 1, fully funded and currently underway, includes the following projects:

- Restoration of beach at Rip Van Winkle Lake.
- Creation of Gooseberry Park, complete with year-round recreation opportunities such as a kayak/canoe launch, a playground and interpretative signage.
- Construction of the Creek Walk trail path along the Sawmill Creek.
- Creation of a pocket park on Main Street, by the Sawmill Creek, that will provide access to the new trail along the creek.
- Construction of trailhead parking at the intersection of Railroad Avenue and South Main Street, including the demolition of two Village-owned structures located in the floodplain.
- As of early 2022, the Village, together with its Advisory Committee and consultants, have developed a conceptual site plan for Rip Van Winkle Lake Park, which includes features such as a fishing pier, a pavilion, and landscaping improvements, and are working on incorporating feedback from the public before moving to the next design phase.

Former Market Gardens

Bought by the Hunter Foundation in 2016, this 2-acre organic farm features a greenhouse and a farm stand. The Foundation has secured funding from Empire State Development (ESD) to explore ways to expand and become more of an asset for the community.



Gooseberry Creek Corridor Local Waterfront Revitalization Strategy & Implementation Plan



Colonial Country Club

Public Golf Course

The Hunter Foundation acquired the “Colonial Country Club” in 2018, the largest recreational space in the Village, and has made significant investments since.

Source: Hunter Foundation

SOCIOECONOMIC CONDITIONS

Socioeconomic data provide an important context for understanding a community and its relationship and interaction with the surrounding region. Trends in population, households, income, housing, employment, and other statistics provide insight into demand for residential and retail space, as well as the types of housing formats and stores that are most appropriate. The data was supplemented by feedback from important stakeholders and local residents, as well as data from local news and real estate listing websites. Together, the data provide a critical foundation for developing revitalization goals and strategies for the DRI plan.

POPULATION AND HOUSEHOLDS

Esri, a secondary data source utilizing Census data, estimates that in 2021 there were 333 residents in 171 households in the Tannersville DRI area, less than 13% of the total residents in the Town of Hunter and less than 1% of those in Greene County.

While the number of households in the Tannersville DRI area increased during the 2000s, it has decreased slightly during the last decade. This slight decline is expected to continue through 2026 and may reflect the trend of housing units in the DRI area being purchased for use as second homes or by investors reserving the homes for short-term rentals instead of full-time residents.

It should be noted that the population shift from more dense urban areas to more rural areas that occurred during the COVID pandemic are not clearly reflected in these trends, which may reflect the impact of second homes/short-term rentals, as well as displacement of permanent residents in rental properties forced to leave the area due lack of affordable housing. It also may not capture the impact that COVID has had on part time owners becoming permanent residents

The average household size in the Tannersville DRI area is 1.63, much smaller than both the Town of Hunter, at 2.02, and the County, at 2.26. This suggests that there may be demand in the DRI area for multifamily developments offering 1- and 2-bedroom apartments at a reasonable price point and in good condition.

Table 2: Population and Households: 2010-2026 Trends

	2010	2021(F)	2026(F)	"CAGR 2010-2021"	"CAGR 2021-2026"
DRI					
Population	349	333	323	-0.4%	-0.6%
Households	176	171	167	-0.3%	-0.5%
Avg. HH Size	1.65	1.63	1.62	-0.1%	-0.1%
Town of Hunter					
Population	2,732	2,576	2,495	-0.5%	-0.6%
Households	1,206	1,171	1,142	-0.3%	-0.5%
Avg. HH Size	2.07	2.02	2.00	-0.2%	-0.2%
Greene County					
Population	49,221	48,768	47,835	-0.1%	-0.4%
Households	19,823	20,196	19,943	0.2%	-0.3%
Avg. HH Size	2.31	2.26	2.25	-0.2%	-0.1%

Source: Esri.

Notes: CAGR is the Compounded Annual Growth Rate; (F) means "future".

The population density is much higher in the DRI area (278 residents per square mile) than in the Town (29 residents per square mile) or County (74 residents per square mile), which is more typical of a downtown location that is more pedestrian-friendly.

POPULATION BY AGE

The population of the DRI area, Town, and County have a similar age distribution, with a high proportion of younger (less than 20 years) and older (65 and over) residents.

The relatively lower percentages of younger adults (20-34) could be attributed to the limited number of rental housing units available as well as increasing home prices and fewer job opportunities. However, with the increased acceptance of remote work, the DRI may attract younger residents if more long-term rental apartments were built in the area, since these workers are less likely to prefer owning a home.

Between 2010 and 2021, the number of residents 54 and younger decreased for the DRI area, Town, and County. Esri anticipates that between 2021 and 2026, the only age group that will experience growth is the 65 and older cohort. Interviews suggested that many part time homeowners have chosen to relocate on a permanent basis and are less dependent on housing costs, preferring the lifestyle of a more rural area. Stakeholders also anticipate that there will be an increasing need for senior housing in the DRI as long-term residents age out of their homes.

Figure 4: Population by Age (2021 Snapshot)

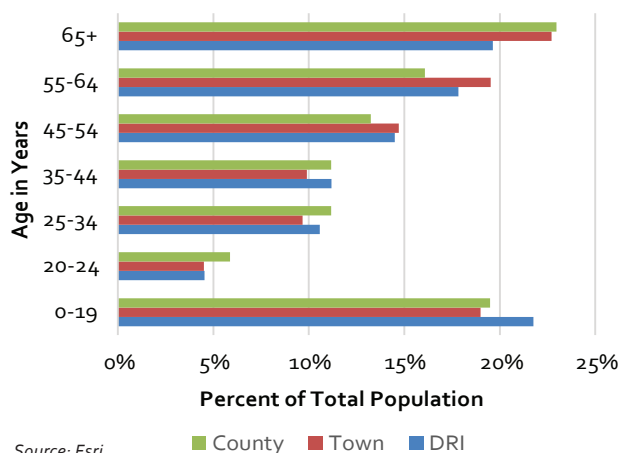
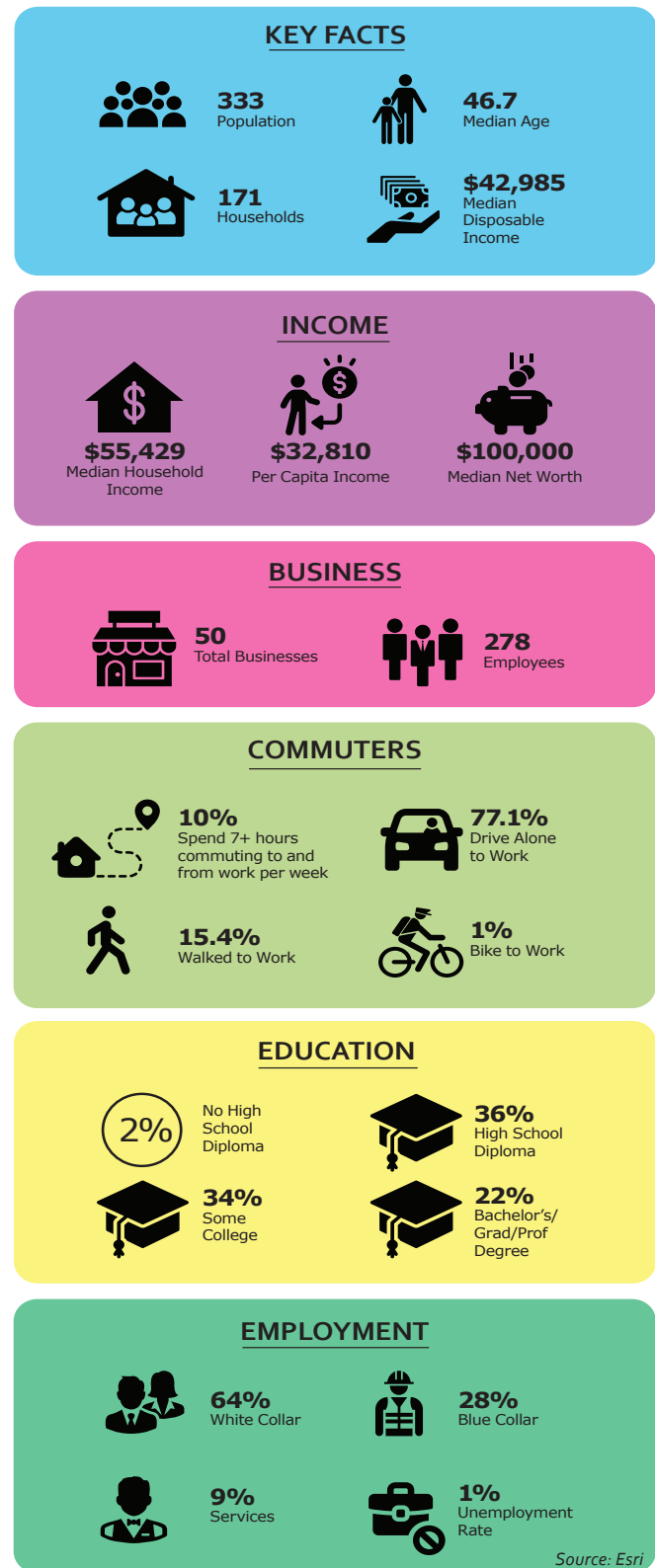


Figure 5: Socioeconomic Data Points



The median age in 2021 for all three areas was over 46 years old, reflecting a high proportion of older residents. While the median age in the Town and County is expected to increase in the near-term, the median age in the DRI is expected to decrease slightly.

HOUSEHOLDS BY INCOME

These data help identify which housing formats and price points may have the greatest opportunity in the DRI area. On average, households in the Tannersville DRI area are more affluent than those in the Town and County. The largest household income grouping in the DRI area in 2021 was \$50,000 to \$74,999, representing over one in four households. By comparison, the largest income grouping in the Town of Hunter and County was under \$24,999.

According to Esri, the 2021 median household income in the Tannersville DRI area was over \$55,000, higher than both the Town and the County. Increases in median household income are expected for all three geographies through 2026, with the Town overall experiencing the fastest growth.

This household income data suggest demand for retail in the DRI area that could serve a wide range of incomes and price points. Lower-priced stores can provide goods and services to less affluent Town residents, while moderate and higher-priced businesses can cater to the broader range of incomes located in the DRI area, the County, and to tourists visiting the area's many attractions and recreational amenities. An analysis of retail supply and demand is included later in this section.

EDUCATIONAL ATTAINMENT

Residents in the Tannersville DRI area, Town, and County have relatively similar educational attainments in 2021, according to Esri. Nearly 60% of DRI and Town residents do not have a college degree, slightly lower than for the County, but similar to the Town of Hunter. As presented in the Employment section, local residents are

Figure 6: Median Age (2010-2026 Trends)

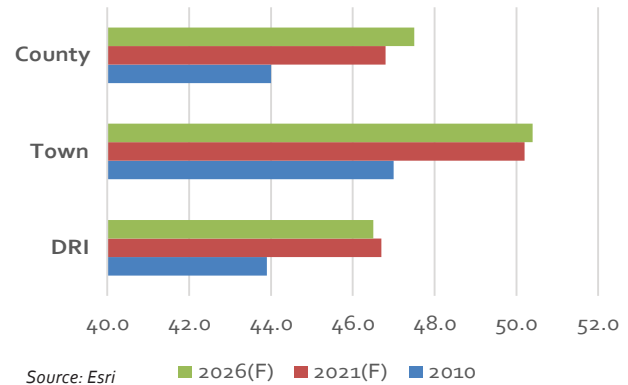


Figure 7: Household Income (2021 Snapshot)

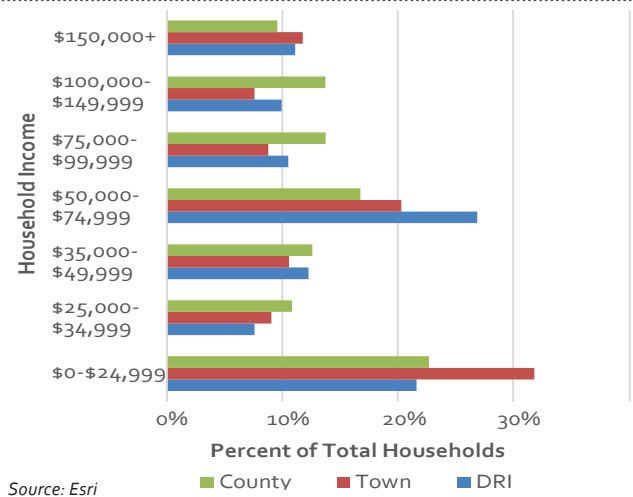
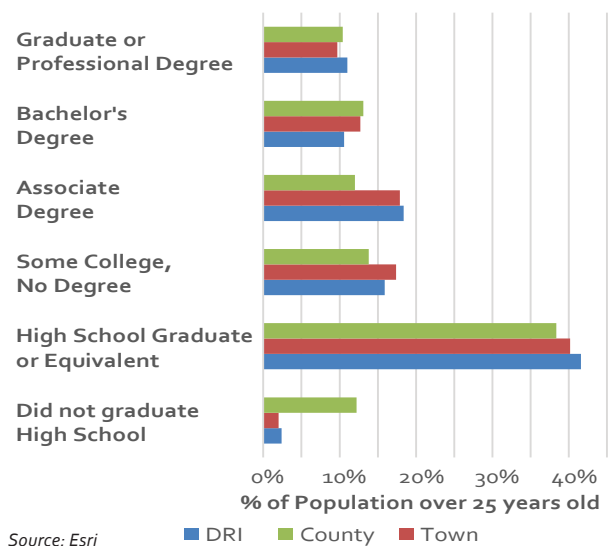


Figure 8: Educational Attainment (2021 Snapshot)



concentrated in the manufacturing, accommodation and food, transportation and utilities employment sectors, where many positions do not require a college degree.

RACE/ETHNICITY

The population in the DRI area, Town, and County have a similar racial/ethnic makeup, with nearly 90% White Alone. The DRI area has a slightly higher percentage (3%) of Black residents than the Town (2%), but less than the County (6%). Hispanic residents, who may be of any race, make up a comparable proportion of residents in each geography, at 6% for the DRI area and 7% each for the Town and County. According to Esri's diversity index, Tannersville is slightly less diverse than the town as well as the county as a whole.¹

COMMUTER PROFILE

According to data from the American Community Survey ("ACS") for 2015-2019 (the most recent data available), more than three-quarters of Tannersville DRI area residents drove alone to work (77%), with 15% walking to work, 4% carpooling, and 1% biking. Over half of DRI area residents commuted less than 20 minutes to work, with 27% commuting between 20 and 39 minutes, and 22% commuting 40 minutes or longer.

These data suggest that some DRI area residents may be commuting to areas near Kingston and Hudson, which have a higher concentration of jobs. However, most residents work in the local area, as traveling far distances during the winter months can be problematic, especially if a worker's vehicle is unreliable. As this data was obtained prior to COVID, it likely does not reflect the current number of employees working remotely for jobs that may be far outside regular commuting distance.

Stakeholders interviewed cite reliable transportation as a significant problem for workers and businesses throughout the region, but especially for the DRI given its location on the "Mountain Top". Greene County does have a transit system, but it is very limited, and ridesharing is not available in the area.

EMPLOYMENT

According to Esri, the unemployment rate for DRI area residents is very low at 1%. The three largest employment sectors are Education and Health Services, Manufacturing, and Accommodation and Food Services, representing nearly half of the jobs for DRI area residents. Construction, Transportation and Utilities, and Finance, Insurance and Real Estate are the next three largest sectors. Given the educational attainment of local residents as well as the area's reliance on tourism, job concentration in the manufacturing, accommodation/food, construction, transportation, and arts/entertainment/recreation sectors was anticipated.

Table 3: DRI Area Employment by Sector

Employment Sector	Share
Education and Health	19%
Manufacturing	19%
Accommodation/Food	11%
Construction	11%
Transportation and Utilities	10%
FIRE	9%
Arts/Entertainment/Rec.	6%
Trade	5%
Services	5%
Information	3%
Public Administration	2%
Ag./Forestry/Fishing/Mining	1%

Source: Esri

¹ Esri's Diversity Index represents the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The closer an index is to 1, the more diverse a population is within a geographic area. The Diversity Index for the Tannersville DRI area is 0.28, similar to the 0.29 index for the Town and the 0.32 index for the County.

According to Esri, there are approximately 50 businesses located in the DRI area, employing nearly 300 workers.

Stakeholders indicate that the local economy grew strongly during the COVID-19 pandemic, as second-home owners and short-term renters relocated to the area on a full-time basis, resulting in a 17% increase in the number of businesses in Greene County compared to before the pandemic. This strong growth, however, has been moderated by the difficulty in finding workers with the number of open positions in the County nearly doubling compared to 2019. The tight labor market is a significant challenge to expanding businesses or starting new ones according to local stakeholders. The lack of workforce housing and long-term rentals is an increasing problem throughout the Catskills region, but has been particularly problematic in the Village of Hunter where approximately 60% of the housing are short-term rentals.

Local employers report that workers who rented apartments in Tannersville were forced to move outside the area when their former residences were converted to short-term rentals. As employers throughout the Catskills are also struggling to find workers, displaced Tannersville residents are often able to find jobs much closer to their new residence.

According to the Center for Economic Growth, the notable employers in Greene County are concentrated in the recreation, accommodation, manufacturing, and transportation sectors. Geographically, the recreation and accommodation employers are concentrated in the western portion of the County in the mountains, with manufacturing and distribution companies to the east along the Thruway and Hudson River.

Table 4: Major Employers in Greene County

Employer	Location	Industry Sector
Hunter Mountain/Vail Resorts	Hunter	Arts/Entertainment/Recreation
Windham Mountain	Windham	Arts/Entertainment/Recreation
Lodge at Windham Mountain	Windham	Accommodation/Food Svcs
GlaxoSmithKline	East Durham	Manufacturing
Ducommun	Coxsackie	Manufacturing
Essendant	West Coxsackie	Transportation and Utilities
Serta Simmons	West Coxsackie	Manufacturing
Empire Merchants North	Coxsackie	Transportation and Utilities
Feguson	Coxsackie	Transportation and Utilities
Zoom Flume Water Park	East Durham	Arts/Entertainment/Recreation

Source: Center for Economic Growth (CEG), Economic Modeling Statistics Inc. (EMSI)

MARKET ANALYSIS

The following section presents data and summarizes conditions in the local residential real estate markets. Data from secondary sources was combined with interviews with local stakeholders, including building owners, retail tenants, residents, developers, and other representatives with extensive knowledge of the local community and real estate markets. Finally, data was also obtained online from local periodicals, government agencies, and real estate websites that list rental rates and availabilities for residential properties.

RESIDENTIAL MARKET

A thriving residential market is a critical element in revitalizing downtown areas. More residents living downtown increases demand for retail goods and services, and greater pedestrian activity also enhances the feeling of safety, which is particularly important to support evening economic activity.

Housing Tenure

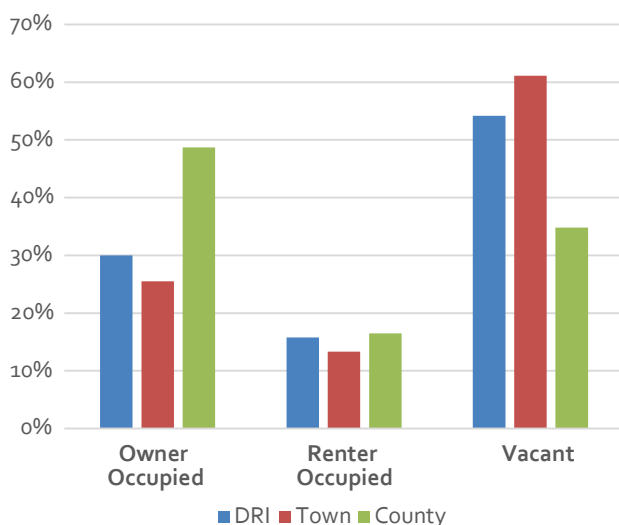
Housing tenure is the financial arrangement under which a housing unit is occupied (renter or owner occupied). Both the Village of Tannersville and the Town of Hunter

have popular year-round recreational amenities and visitor attractions and, as a result, contain many second homes, seasonal residences, and short-term rental properties (rented through Airbnb or VRBO, etc.). These types of housing units are classified as “vacant” by the U.S. Census Bureau and represented over half of the homes in the DRI area and Town in 2021. By comparison, nearly half of the homes in Greene County are owner-occupied, with 30% vacant.

Only 16% of the housing units in the DRI area are renter-occupied, which may explain the low percentage of younger adults living in the geographic area. Younger workers are just starting their careers and typically don’t have the higher income and savings required to purchase a home. These younger adults may also choose to move out of the area for employment opportunities.

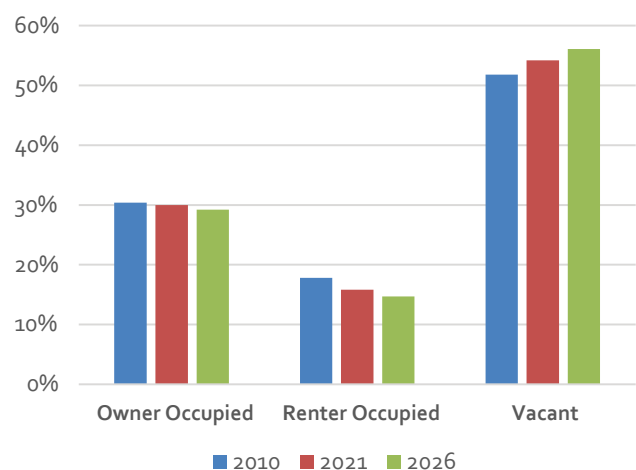
The age and condition of the housing stock in the DRI area may also be impacting the area’s vacancy rate (see Housing Units by Year Structure Built), especially in buildings that are unoccupied or need redevelopment.

Figure 9: Housing Units (2021 Snapshot)



Source: 2015-2019 ACS 5-year Estimates

Figure 10: Housing Units (2020-2026 Trends)



Source: Esri

National housing tenure trends reflect an increasing number of renters compared with homeowners, with younger and older households preferring to rent their homes rather than own them. In the DRI area and Town, however, the percentage of renters is expected to decrease more quickly than the number of owner-occupied units. Stakeholders indicate that many former rental units (both apartments and single-family homes) have been purchased by investors and converted to short-term rental use, further limiting the ability of local workers to live in the community.

Figure 10 shows housing trends between 2020 and 2026. Trends are comparable for the Village and Town. The only housing tenure category anticipated to grow between 2021 and 2026 are “vacant” homes. As noted earlier, this likely reflects future increases in short-term rentals.

Stakeholders report that visitation to Tannersville has increased over the last decade, with the area currently attracting demand for most of the year except between April and Memorial Day. Demand peaks during the summer months, but is also strong during the fall (leaf peepers) and winter (skiers). The COVID pandemic has further increased the popularity of the Catskills with vacationers avoiding crowded flights and hotels and opting instead for drive-to resort areas with short-term rental housing.

While this increasing tourist appeal has benefited local businesses and homeowners, the conversion of housing units to short-term rentals has fundamentally changed the local housing market. Currently demand from investors looking for short-term rentals is extremely strong, increasing home prices far above what local workers can afford and all but eliminating the inventory of long-term rental apartments. Stakeholders report that short-term rental units are occupied as much as half the year and can generate annual revenues of \$50,000 for a 3-bedroom home, far more than the monthly rent a local worker can pay (over \$4,000 per month). Even if a property is rented just for the summer season, (seasonal rentals can approach \$20,000) it can provide greater revenues than long-term rent to a local worker.

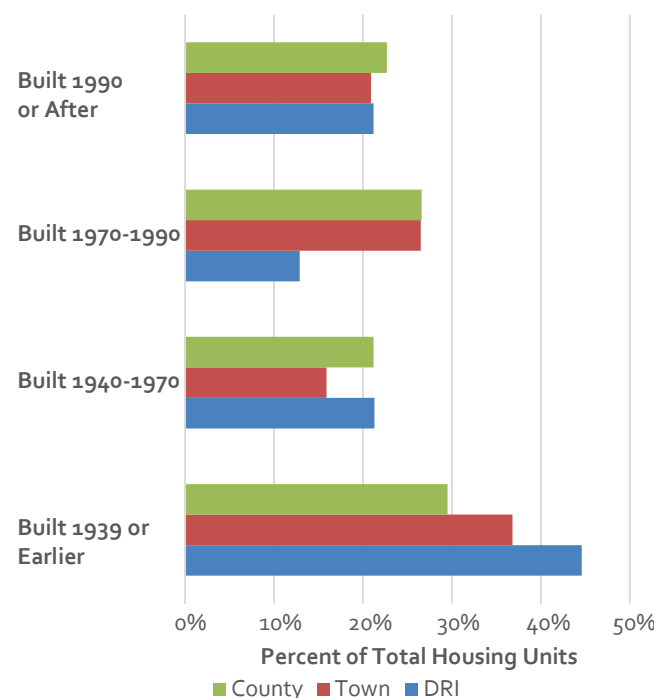
Housing Units by Year Structure Built

The ACS provides detailed information on housing, including monthly contract rents, size, and age of the housing unit. For 2015-2019, the ACS indicates that a larger percentage of the housing stock in all three areas was built before 1939, with the highest percentage in the DRI. Further, two-thirds of the DRI area housing units are over 50 years old. As a result, renovating properties may require structural improvements in addition to cosmetic upgrades, resulting in higher construction costs. As long-term rental rates are well below those for short-term rentals, government subsidy may be required to attract private sector investment for housing units intended for year-round residents.

Housing Units by Number of Units in Structure

Housing units can be contained in a range of structures, from detached single-family homes to in high-rise apartment buildings containing hundreds of units. The distribution of housing units by number of units

Figure 11: Housing Units by Year Structure Built



Source: 2015-2019 ACS 5-year Estimates

in structure is very similar for the DRI area, Town, and County. In all three geographies, nearly 75% to 85% are found in single-family homes (detached or attached).

The lack of multi-family housing units in the area contributes to the unavailability of workforce housing. Multi-family housing is less expensive to build on a per-unit basis than less dense housing formats, requiring lower rents to be financially feasible. Further, multi-family housing typically includes smaller units (studios one-bedrooms) that appeal to workers just starting their careers who can't afford the rent required for a single-family home.

Stakeholders indicate that the local community has been resistant to denser housing formats due to issues with some of the very old hotels in Tannersville and Hunter having been used as dormitory-style boarding houses. The antiquated building systems in these properties couldn't accommodate the number of residents that were being housed there, resulting in concerns over sewage, electric and water service.

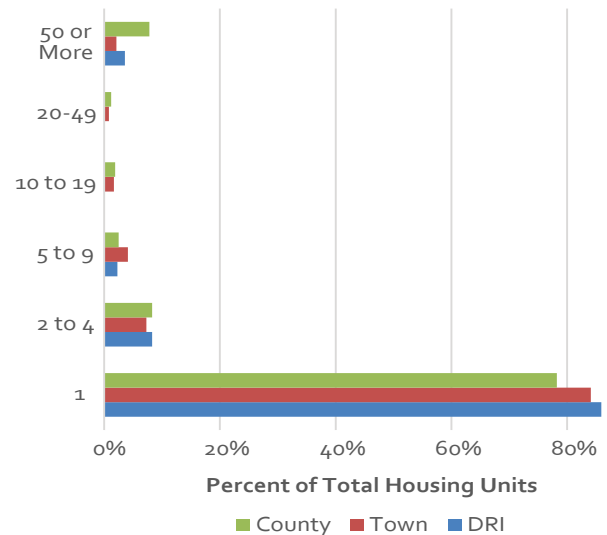
Median Home Values

According to Esri, the median home value in the DRI in 2021 was below the median value for the Town, but much higher than for Greene County overall.

Housing is expected to get more expensive in the next five years, with expected increases of 7% for the DRI area, 19% for the Town, and 12% for the County by 2026.

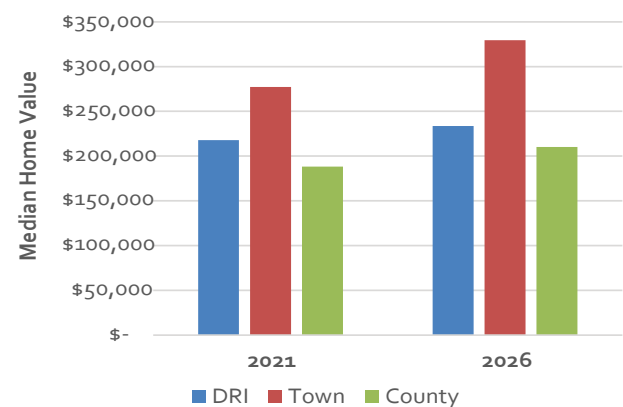
Stakeholders report that homes in Tannersville requiring a full renovation typically sell for \$300,000 to \$350,000 to investors looking for short-term rental investments, typically above asking prices. Property renovations can vary widely, from \$300 to \$600 per square foot, depending on the intended use and property condition. Fully renovated, turn-key homes sell for \$440,000 to \$480,000 or more depending on the property's size, location, and quality level of the renovation.

Figure 12: Housing Units by Units in Structure



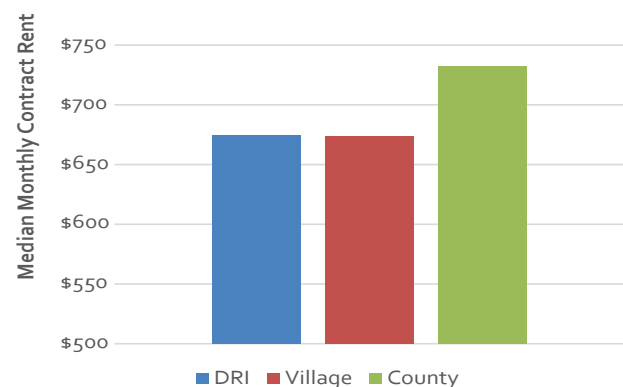
Source: 2015-2019 ACS 5-year Estimates

Figure 13: Median Home Values (2021)



Source: Esri

Figure 14: Median Rent (2021)



Source: 2015-2019 ACS 5-year Estimates

Stakeholders report that investors may occupy the home for a few weeks out of the year, but primarily seek to generate revenues from the property through short-term rental websites.

The housing market is expected to remain tight through the near-term, due to little inventory available for sale, increasing construction costs, and wait times for builders and contractors.

Median Contract Rents

Monthly median contract rent for rental units in the DRI area were estimated at \$675 in the 2015-2019 ACS, similar to the \$674 monthly rent for the Town, but 8% below the monthly rent for the County overall.

To better understand rental rates and the local apartment market overall RES Group also relied on apartment listings and discussions with real estate brokers, developers, and building owners. Findings from these sources are detailed below.

Local Apartment Inventory

The local apartment inventory is extremely constrained, and stakeholders anticipate it will continue to shrink. As indicated above, most apartments and single-family homes previously rented on a long-term basis to local residents have been converted to short-term rentals with conversions accelerating since the COVID pandemic. At the time of our research the only apartments available in the larger area for long-term rental were located in Cairo, East Durham, and Durham, a 30-to-40-minute drive from Tannersville. These driving times could increase significantly during inclement winter weather.

Some of the large local employers have tried to mitigate this constraint by providing worker housing that is either part of their compensation package (for seasonal workers) or offered at a reduced rent.

There are no new market rate apartment projects proposed for the local area; the only new market rate construction projects are new single-family luxury homes for second-home owners/investors. However a

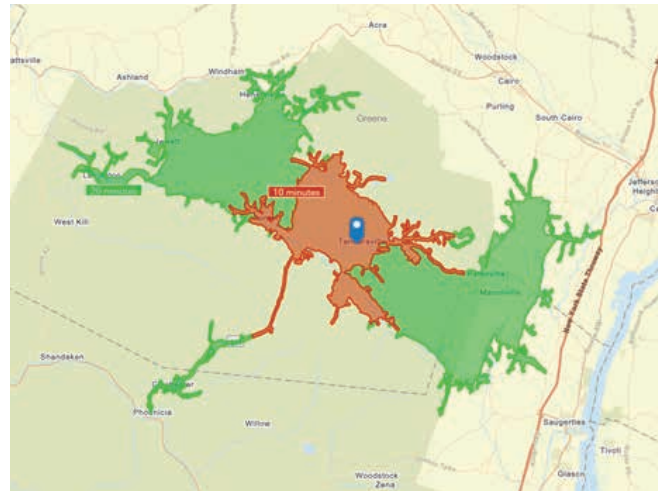


Figure 15: Primary and Secondary Retail Market Areas

Sources: Esri, RES

workforce housing development by RUPCO at the site of the former Cold Spring Hotel on Spruce Street is planned that will contain 60 to 70 units. It will contain studios, and 1-, 2-, and 3-bedroom units and a community center. A market study is being completed for the project, but units are currently anticipated be affordable for workers earning 50% to 120% of AMI. Construction costs will exceed \$300,000 per unit, and have increased 30% in the last few years.

Apartment Demand

Demand for rental apartments in Tannersville is very strong, with any vacant units releasing within a few days. Given how small the Tannersville market is and how infrequently units become available, landlords often rely on informal mechanisms (word-of-mouth, Facebook Marketplace, Craig's List, etc.) rather than formal broker listings.

Rents for long-term rental apartments vary widely and generally depend on the condition and size of the unit. One-bedroom units can rent for between \$600 and \$900 a month, with two-bedrooms between \$1,000 and \$1,200 a month. Larger rentals, typically single-family homes, can rent for \$1,500 and higher.

Stakeholders report the strongest demand is for units with rents between \$800 and \$1,000 per month, and believe the market would be receptive to all types of rentals, from apartments over retail space to townhomes. Locations within walking distance of Downtown or major employers would be optimal to help address potential transportation issues.

RETAIL MARKET

Two retail market areas were considered for the Tannersville DRI area. The Primary Market Area (“PMA”) represents the distance a potential customer would travel for their most frequent retail needs, including groceries, beverages, drug/convenience stores, personal services, etc. For Tannersville, the PMA was estimated at a 10-minute drive time from the intersection of Main Street and Railroad Avenue and includes Hunter and Haines Falls.

A Secondary Market Area (“SMA”) was estimated at a 20-minute drive time and includes the communities of Windham, Manorville, and Lexington. Due to the topography and local road network, the eastern and western sections of the SMA are not physically connected, and traveling from one to the other requires driving through the PMA, an advantage for retailers located in Tannersville. The 20-minute drive time does not provide access to the most of the land north and south of the PMA, as these areas are part of the Catskill Mountain Preserve.

According to Esri, the Tannersville PMA is a retail destination for certain types of businesses, including food and beverage stores, grocery stores, sporting goods/hobby/books/music stores, used merchandise stores, food and drinking places, and restaurants. There is a surplus of demand for Tannersville’s grocery stores (like Tops Market), the local restaurants and liquor stores, as well as the ski shops and sporting goods stores in Hunter. This means that these PMA businesses attract customers residing from outside the local area, whether they live in the SMA or are visitors with nearby vacation residences

or passing through Tannersville. There appears to be limited competition in the SMA for the retail found in Tannersville.

Esri estimates a retail leakage (gap) in the PMA in other retail categories, like furniture, home furnishings, clothing, shoes, luggage, accessories, health and personal care stores, general merchandise, department stores, electronics, florists, and office supplies. While a retail leakage means that PMA residents spend on retail stores and businesses located outside the local area to purchase these types of items, the dominance of online shopping in many of these categories significantly limits the potential for a new retailer in the PMA offering these types of goods. Assessing the actual potential and demand for new retail will be better understood once the stakeholder interviews and site visits are completed.

According to Esri, the Tannersville SMA is a retail destination only for two types of stores: home furniture/furnishings and sporting goods. For all other shopping categories, Esri estimates a retail leakage (gap) in the SMA, with residents purchasing from retail stores either in the PMA, outside the SMA, or online.



Main Street businesses

RETAIL MARKET OVERVIEW

Main Street is the primary retail location in Tannersville and concentrated most heavily along the 0.4-mile portion of the street extending west from its intersection with South Main Street to the entrance of the Hunter Tannersville Junior/Senior High School. Shops and businesses are located along both the north and south sides of Main Street in a compact and walkable area, but sidewalks are relatively narrow.

Retail space in the Downtown is contained in either single-story commercial structures, or in mixed-use properties ranging from two- to three-stories that have either lower-rent residential apartments or storage space in the upper floors. Restaurants, bars, and food and beverage stores are the dominant retail use here, but antiques, wellness, home goods, and drug stores, and some professional offices, and other miscellaneous retail is also available. Building condition and quality is moderate at the western end of the Downtown, but generally declines to the east approaching the intersection with South Main Street. Some buildings toward the eastern end of Downtown are in poor condition and may require structural repairs in addition to more cosmetic renovations.

Street parking is available on the south side of Main Street, but there are also parking lots behind the stores on both sides of the corridor. During summer weekends and holidays stakeholders indicate that parking Downtown is problematic with significant vehicular traffic.

According to Stakeholders retail rents vary significantly in the Downtown (from \$6 to \$15 per SF) depending on the intended use, unit size, and condition. Vacancy is reported to be moderate but occurs primarily in buildings that are in poor condition and require significant improvements. As Downtown business owners cater primarily to second homeowners, short-term renters, and other visitors for revenues, most stores are closed during the mid-week particularly in the shoulder seasons so vacancy can appear higher than actual levels.

Stakeholders indicate Downtown businesses have struggled to remain open during the mid-week, particularly resulting from COVID and lack of staffing, but believe this has been improved during the last year. While seasonality and higher weekend demand is expected in many drive-to leisure areas, keeping businesses open during the mid-week can increase a worker's ability to pay for housing in an increasingly competitive market where the supply of workers is limited.

Private investment was occurring throughout Downtown Tannersville at the time of our inspection, with recently sold buildings primarily being renovated for mixed-use (residential apartments above ground floor retail). As of May 2022 Stakeholders estimate approximately seven buildings along Main Street in the Downtown recently sold or are under contract. Due to differences in condition and occupancy, sales prices broadly ranged from \$30 per SF for a property that requires structural repairs to \$185 per SF for a completely renovated building. Overall, there is an optimism about the market which is driving reinvestment in the DRI without the need for incentives in well located properties in reasonable condition that generally don't include workforce housing.

Stakeholders indicate that construction costs have increased significantly, especially in the last year, and that finding available contractors is also a problem. Renovation costs vary widely depending on building condition, but the cost for newly constructed mixed-use space is reportedly \$325 to \$350 per square foot. At this cost with the lower rental rates, any of these buildings are likely to require incentives to make renovations feasible.

Outside of Downtown Tannersville, retail in the Town of Hunter continues to be focused primarily along Main Street. A Tops Market is located just over one-half mile west of the Downtown. This store is approximately 22,000 SF and is the largest grocery store in Hunter Township, attracting shoppers from throughout the community.

Retail in Downtown Hunter is primarily vacant, as retail businesses have relocated from Main Street to the base of the Hunter Mountain Resort and close to the ski side residences over the last few decades.

SOCIOECONOMIC AND MARKET CONCLUSIONS

While the DRI is expected to continue to attract home-buyers and business owners due to the increasing popularity of the Catskill Mountains as a second-home or vacation destination, this trend has also resulted in an extreme shortage of long-term rental housing at a price point that Tannersville workers (including waitstaff, housekeepers, retail workers, kitchen staff, etc.) can generally afford. Local homes and apartments continue to be converted to short-term rentals due to the higher revenues these properties generate, which exceeds the rent that year-round local workers can pay.

Other factors, like the dearth of multi-family housing and the DRI resident's high median age also contribute to the labor shortage that is impacting local businesses.

The housing supply in the DRI is also older, with two-thirds of the properties over 50 years old. Given average building renovation costs and recent construction costs, developers may require higher rents and sale prices to make a return on their investment. Building workforce housing or any long-term rental units in the DRI will likely require incentives or subsidies to attract private sector investment.

Currently, retail vacancies are average, with most vacant units found in buildings being redeveloped. While this sector will continue to be challenged by seasonality and by lower mid-week demand, the increasing popularity of the Catskills has generally improved business conditions. However, finding workers is a growing problem for Tannersville and the surrounding region, as housing costs far exceed worker pay. If this continues, the labor shortage will derail the economic growth and opportunity that has taken decades to return to the Catskills.

PHYSICAL CONDITIONS

LAND USE

Development in Tannersville followed traditional hamlet patterns with most structures built along the main corridors of Main Street and South Main Street/Spruce Street, which runs south-west and becomes County Road 16 outside the Village. The Downtown core along Main Street, between Railroad Avenue and South Main Street, has a concentration of historic buildings with a walkable streetscape including uses such as food and drink establishments, retail, and services, as well as some public and non-profit institutional uses. Many buildings in the Downtown core include residences on the upper floors making Main Street a true mixed-use environment. This core area is characterized by small, narrow lots that contain one- to three-story buildings, some with porches or balconies. The colorful historic buildings, with their characteristic “gold rush” architectural style, give Downtown Tannersville a sense of place and a special mountain town feel, poised to attract visitors and new residents alike. Open space in the Downtown core is limited to two sites: a park by Sawmill Creek that is under construction and a pocket park on Main Street east of Church Street that connects to a public parking lot.

Open space is abundant in the Village, outside of the downtown core. This gives visitors a sense of openness and connection to the outdoors. Approximately 48% of the DRI area is open space, which includes recreational uses such as the golf course, Rip Van Winkle Lake area, and the Huckleberry Trail. These are the three largest open space assets in the Village, which together comprise approximately 94 acres, or 19% of the DRI area. The remaining open space within the DRI boundary accounts for sloped and floodplain areas, wetlands, and privately owned lots that are not developed or accessible to the public. In addition to the new public park that is being built on Main Street, a much bigger park (Gooseberry Park) is planned just north of Rip Van Winkle Lake.

The second largest land use category in the DRI area is single-family residential. Single-family homes are distributed mostly south of Main Street, along South Main Street, Spruce Street, between Railroad Avenue and the golf course, and along Raspberry Lane on the westernmost portion of the Village. The eastern gateway of the Village also features a majority of single-family uses, alongside hotels. Notably, there are many undeveloped lots and a few vacant buildings scattered across the single-family areas. Multi-family residential, which includes two- and three-family houses as well as townhome-style apartments, accounts for less than 5% of the total DRI area. Only a couple of multi-family properties are located in the Downtown core, just west of Railroad Avenue, while the rest are scattered throughout the single-family neighborhoods. A few relatively recent multi-family developments were built in a subdivided area along Prospect Street, in the southernmost portion of the Village.

Hotels and lodging are located mostly along Main Street (Route 23A), on the fringes of the Downtown core and beyond. The typology of these structures varies, as some are more traditional single-building hotels or lodges with parking, while others are multi-structure facilities and/or include accessory uses. From a preliminary analysis using the County assessor data and Google Maps, the properties dedicated to lodging make up approximately 3.4% of the DRI area.

Commercial uses, outside the Downtown core, are also prevalent in the western portion of Main Street, on the north side of the street. Larger lots accommodate commercial and office activities, mostly in one-story buildings, with large front setbacks and ample parking. On the south side of Main Street, in addition to the prominent golf course area, uses become mostly single-family residential mirroring the residential uses of the adjacent neighborhood to the south.

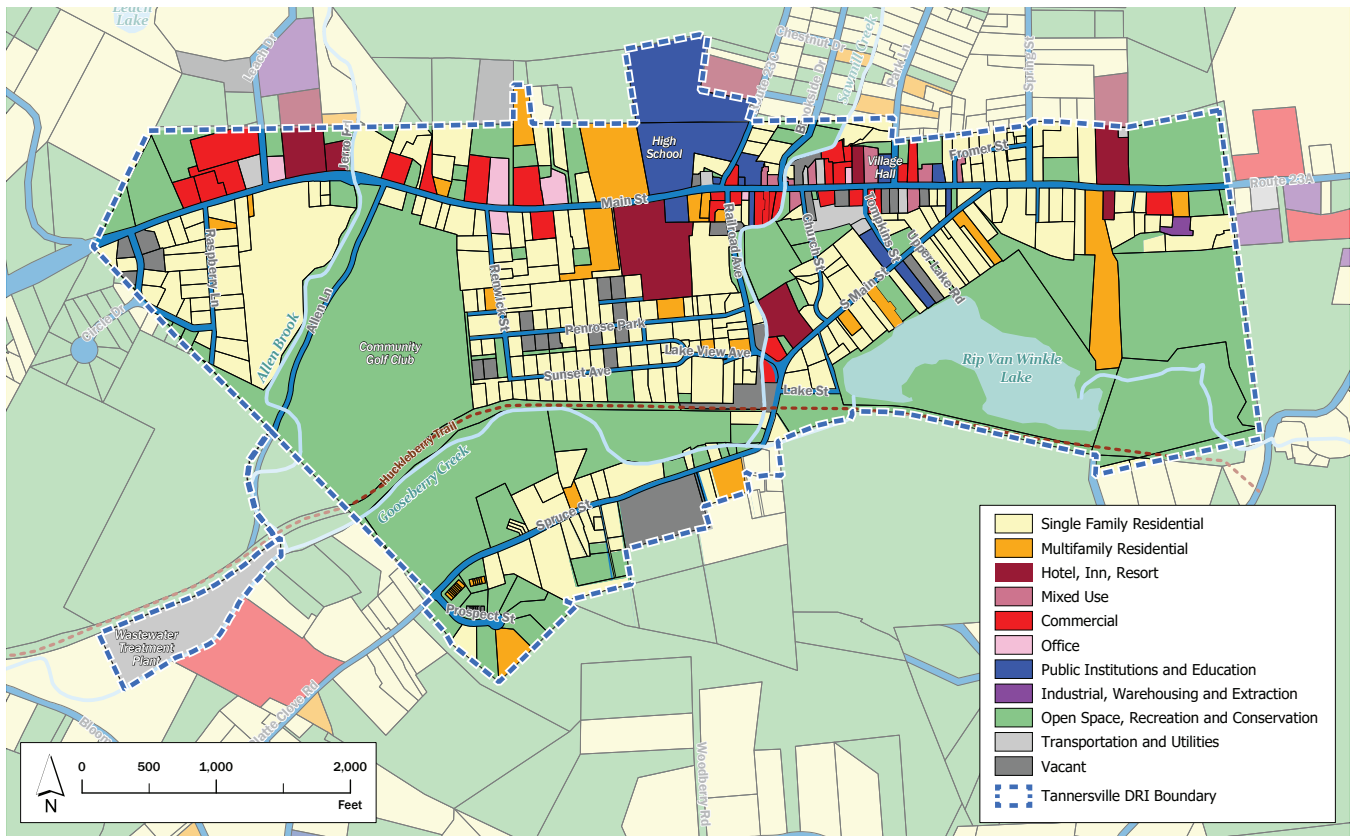


Figure 16: Land Use Map

Sources: NYS GIS Clearinghouse; CoreLogic via UrbanFootprint; Greene County Web Map; BFJ Planning.

Table 5: Land Use Area by Category

	Area (ac)	Percent of Area
Open Space, Recreation and Conservation (1)	234.7	48.2%
Single-Family Residential	149.2	30.6%
Multi-Family Residential	24.0	4.9%
Commercial	17.3	3.5%
Hotels and Resorts	16.7	3.4%
Vacant	14.5	3.0%
Transportation and Utilities (2)	13.7	2.8%
Public institutions and Education	10.9	2.2%
Office	3.5	0.7%
Mixed Use	2.3	0.5%
Industrial	0.6	0.1%
Total DRI Area	487.4	100.0%

(1) Water and wetlands are included in this category.

(2) The road network is not included.

Sources: CoreLogic via UrbanFootprint; Greene County Web Map; On-site observations.

Lastly, the main institutional uses in the DRI area are made up by Village Hall, the Middle/High School, and the Mountain Top Library in the Downtown core area, a few religious institutions east of Village Hall and along South Main Street, and the wastewater treatment plant at the very end of Allen Lane in the western portion of the Village.

ZONING

The Village of Tannersville Zoning Text (“Tannersville Zoning Law”) was adopted in 2010 and last amended in 2011. The Village contains three residential (R1, R2 and R3) and two commercial (CBD and B1) zoning districts, as well as a floating Planned Development District (PDD) and one Community District (not mapped) for open space and recreational areas. Public right-of-way and other public land such as parking lots or water bodies

that are not shown as being part of any zoning district (colored in white in the zoning map) are indicated in the zoning text as included in the R1 District.

As stated in the General Provisions section, the intent of the Zoning Law is “the protection of the natural environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion and protection of pedestrians, historic preservation, reduction in sprawl development, protection and improvement of the built environment, protection of the visual character of the Village and the provision of a foundation for economic and population growth.”

All zoning districts have specific area and bulk requirements, as well as landscaping and parking standards. Additionally, Village-wide Design Guidelines have been adopted to preserve and promote the unique character of Tannersville.

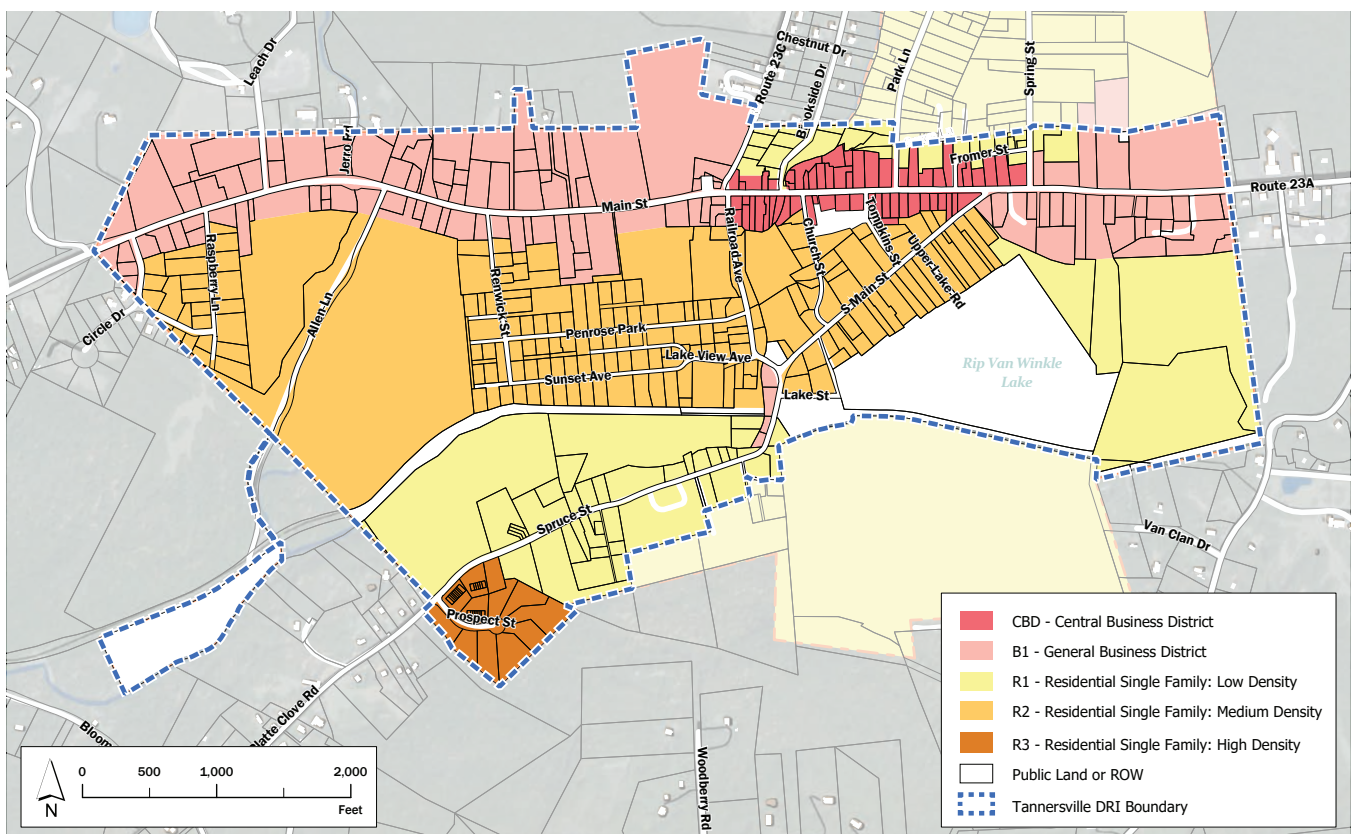


Figure 17: Zoning Map

Sources: NYS GIS Clearinghouse; Village of Tannersville Zoning Map; BFJ Planning.

Commercial Districts

Central Business District (CBD) - Downtown Core

Properties facing Main Street between Railroad Avenue and Spring Street/South Main Street (north and south side of Main Street, respectively) are included in the Central Business District (CBD) zone. This zoning district is intended to promote a vibrant downtown environment by allowing ground-floor commercial and entertainment uses and residences on upper stories. Particular emphasis in the CBD zone is given to making the streetscape an inviting, pedestrian-oriented environment. Specific setbacks, design and other standards apply to ensure buildings enhance the public experience.

Permitted uses include restaurants, bars, retail sales and service, and light industrial uses, festivals and events, outside eating and drinking seating areas, municipal parking lots and garages, and public uses and utilities. Residential uses are also permitted in the CBD but limited to the upper stories.

Key area and bulk standards for the CBD zone are flexible to facilitate a dense, walkable environment. Buildings have no minimum front setback requirement and a maximum of 5 feet; a maximum height requirement of 3 stories (40 feet) and minimum of 2 stories (30 feet); and a maximum size of 10,000 square feet and minimum size of 1,000 square feet. There are no on-site parking requirements. Design standards for the CBD zone include an active first-story façade, limits on glazing (with glass no less than 30%), and restrictions on the type of building materials (prohibited materials include concrete block, plastic veneer, and sheet metal).

General Business District (B1) – Eastern and Western Portions of Main Street

The B1 district is a commercial zone intended to serve both residents and visitors, allowing a mix of retail and services as well as hotels and seasonal accommodations. Most of the district covers properties along Main Street

to the west and east of the CBD zone. On the west side, the B1 District starts at the Village boundary and extends all the way to Railroad Avenue, while on the east side it includes parcels on both sides of Main Street from Spring Street to the Village line. Additionally, a small portion of the B1 District is mapped on the west side of the southern-most section of Railroad Avenue, between South Main Street and Spruce Street. The regulations and design standards of the B1 zone are intended to define the form and character of the eastern and western gateways of the Village, reflecting existing large-scale, sparser development patterns but also the historic architecture of buildings. The main intent of the B1 District is to accommodate commercial activities, services, and public uses along the Main Street/23A corridor, within the medium- and large-size parcels that characterize this area.

Permitted uses include the same uses allowed in the CBD zone, plus lodging and entertainment functions, and multifamily residential uses in the back yard of lots having a commercial use facing the street. Multifamily uses are allowed in the B1 District with the purpose of encouraging mixed-use neighborhoods, and are subject to the same area, bulk, landscaping and parking standard as the R3 District.

Planned Development District (PDD) | Floating Zone

The Planned Development District (PDD) was created to allow flexibility for diversification of type of development in the R1, R2, R3, and B1 Zoning Districts, provided that applicants would satisfy the intent of this Zoning Law. Proposals for unified and cohesive projects are reviewed by the Village before a PDD proposal is deemed viable and the rezoning process is put in place. The minimum PDD area is 2 contiguous acres. All other requirements and standards for a PDD zone are unique and depend on the development concept plan put forward by the applicant.

Residential Districts

Residential Single-Family: Low Density District (R1)

The Residential Low Density District (R1) is mapped only in the southern portion of the Village, south of Gooseberry Creek and to the south and east of Rip Van Winkle Lake. This district is primarily for large single-family homes and their accessory uses, reflecting a more rural environment (minimum density 1 unit per acre of land).

Residential Single-Family: Medium Density District (R2)

The Residential Medium Density District (R2) is mapped in two large areas of the Village: the northeast portion of Tannersville along Spring Street and Park Lane (for the most part this area is outside the DRI boundary), and south of Main Street and north of Gooseberry

Creek extending east to include properties along South Main Street. The intent of the R2 district is to maintain a traditional residential neighborhood of single-family homes at a higher density than the R1 district (minimum density 1 unit per half-acre).

Residential Single-Family: High Density District (R3)

The Residential High Density District (R3) is only mapped in the southernmost portion on the Village along Prospect Street. This district seeks to create clusters of attached residential units or multifamily buildings at a higher density compared with the other residential districts. Minimum density is 5 units per acre. General Site and Building Design Guidelines are established for the R3 district and include requirements such as individual exterior front entrances and private back yards for all units.



Mixed-use buildings on Main Street



BUILT ENVIRONMENT

A RICH HISTORIC DISTRICT WITH THE “PAINTED VILLAGE IN THE SKY” IDENTITY

Main Street is defined by a fusion of architectural styles featuring predominantly Alpine and Victorian building characteristics including gable roofs, ornamented facades, and vibrant colors. Tannersville’s branding as “The Painted Village in the Sky,” is due to the fact that most buildings in the Downtown Core are painted in vibrant colors.

Buildings are typically 2-3 stories high, with retail amenities at street level with residential at upper levels. Many of the building exteriors are composed of wood clapboard siding and vinyl cladding. Most of the architecture is timber frame and would be considered aging housing stock that are 60 to 150 years old. Constructed in the 1870s, the earliest building in the district may be the Jacob Fromer Store, which exemplifies Queen Anne style architecture in Tannersville. The historic district’s period of significance ends in the 1950s, the last period of significant development in the Downtown Core. Most buildings can be considered vernacular interpretations of prevalent architectural styles throughout that period. Older buildings are typically constructed in Italianate and Queen Anne styles, followed by a wide range of revival styles popular in the 20th century.

From 1870 to the late 1950s, the district’s buildings were repeatedly expanded with a succession of storefront facade and rear additions. The front additions are particularly fanciful, distinguished by florid ornamentation to catch the eyes of customers. The Downtown Core’s vibrant paint scheme today is a legacy of Tannersville’s historically flamboyant storefront aesthetic. Together, these colorful, highly embellished, and architecturally hybrid buildings are integral to the character of the historic district.



Painted Village buildings on Main Street



Main Street Historic District Map

Source: National Park Service



5917 Main St



5950 Main St



5977 Main St



6003-6007 Main St



6004 Main St



Kaaterskill United Methodist



6029 Main St



6031 Main St



608 Main St



6026 Main St



6120-6122 Main St



Astor House

Historic Buildings along Tannersville's Main Street, a National Register-listed Historic District

Source: National Park Service

Many buildings have been rehabilitated by the Hunter Foundation's Paint Project, with over 20 buildings already painted. However, despite these efforts and their historical designation, many of the buildings are in a state of disrepair and can benefit from restoration. The external restoration of historic buildings will bolster the identity and branding of Main Street.

A MIXED-USE VILLAGE CENTER

Buildings with Amenities Accessible on Foot

In the Downtown Core, commercial buildings along Main Street are clustered closely and built to the street edges with sidewalks throughout the core and along some intersecting side streets. Building use is characterized by street-level retail and amenities, with apartments on the

upper floors, as seen in The Catskill Mountain Country Store and Restaurant (6013 Main Street) and Maggie's Krooked Cafe & Juice Bar (5999 Main Street).

High Vacancy with a Need for Affordable Housing

Many businesses on Main Street are permanently closed, leaving several buildings and storefronts vacant or underutilized. There are several deteriorated buildings, including the Orvette Building on Railroad Avenue as well as a number of properties on Main Street that are ripe for renovation. An example is the Bear Plaza complex, which is now being redeveloped as a Main Street market.

The Village has identified a need for affordable housing to maintain a year-round population and support businesses in attracting employees. The limited stock of year-round

rental housing and the significant conversion of home to short-term rentals has resulted in housing that is not affordable to the working population in Tannersville.

Buildings on Main Street that have upper-story apartments are fully occupied, even if the ground floors are vacant, indicating demand for rental housing. For example, a Hunter Foundation-sponsored project rehabilitated 15 units of affordable housing in the Orvette Building, which are continuously occupied. There exist similar opportunities in the Downtown Core for both resident and tourist populations to co-exist. There are small businesses and opportunities from investment to simultaneously create affordable housing for residents as well as attractions for tourists, including a tourism center.

A Walkable Core

Downtown Tannersville has a rich architectural character and offers several amenities within walking distance to natural attractions both within and outside of the DRI area; however, pedestrian infrastructure is limited. A continuous pedestrian network supported by bike and parking infrastructure would create a more walkable environment.

Main Street Cultural and Commercial Attractions

Tannersville's Main Street offers a range of shops, arts, dining, lodging, and cultural destinations. The 350-seat Orpheum Performing Arts Center presents a year-round program showcasing film, theater, musical events, and dance performances. There are also notable local art and music centers including the Catskill Jazz Factory and the "Say What?" art gallery, which exhibits multimedia work by artists across the region. Antique shops are also key attractions in Tannersville with four shops lining Main Street alone.

With the introduction of an interlinked network of attractions, the DRI area can become the locus for accessing all of the above amenities in the district and beyond. It would be critical to first identify and connect nearby attractions within walking and short driving



Vacancies and renovation work underway on Main Street

distance. To support this network, a multi-modal strategy is needed to provide dedicated public parking space and incorporate infrastructure for biking, walking, and hiking. The physical interventions may include info kiosks, bike rental areas, bike racks, park rangers, and small concessions along trails.

Surrounding Neighborhoods

The Downtown is surrounded by a number of quality residential neighborhoods. To the northeast on Spring Street and Park Street, the Sun View neighborhood consists of well-maintained seasonal and year-round homes. Most homes are bungalows, colonials, and Tudors constructed in the early 20th century, with more contemporary construction interspersed throughout. There is a large woodland east of the residential area on Spring Street. North and south of Main Street are

residential areas characterized by smaller scale homes, while south of South Main Street, along Upper Lake Road, Church Street, and Lake View Avenue, residences have views to Rip Van Winkle Lake and Clum Hill.

Because pedestrian infrastructure is either limited or completely lacking, it is difficult to access the residential areas right outside Main Street. This is a missed opportunity in which residents and tourists alike would be able to stay and enjoy this mixed-use core.

Downtown Streetscape

Most of the buildings along Main Street are built to the edge of the sidewalk, giving a sense of enclosure to pedestrians along this short stretch. The building height to right-of-way ratio is between 1:2 to 2:3, with one-quarter of the right-of-way designated for pedestrians while the rest is auto-oriented (25% pedestrian, 20% parking, 55% travel lanes).

Main Street is served by concrete sidewalks between the DRI area in the east and near Allen Lane to the west. Currently, there are no demarcated crosswalks on any streets within the DRI area, including Main Street. Sidewalks are limited to Main Street, South Main Street, Railroad Avenue, and some minor residential streets. The Village is adding 5-foot-wide striped walkways along South Main Street to link Gooseberry Park and the beach area at Lake Rip Van Winkle.

The lack of sidewalks on the majority of side streets limits pedestrian access from residential neighborhoods to Main Street. Sidewalks can be introduced along Spring Street, Park Lane, Railroad Avenue, Tompkins Street, Church Street, Boathouse Road, Lake View Avenue, Renwick Street, Penrose Avenue, and Sunset Avenue. This network of sidewalks would create pedestrian-friendly connections between residential areas, the Downtown core, and key attractions.

Beyond the issue of narrow and discontinuous sidewalks, there is also a lack of street lighting, wayfinding information (signage, parking, connectivity), and consistent “Painted Village” branding. Public space in the Downtown core is limited to the Veterans Memorial,



Narrow sidewalks deter pedestrians on Main Street

with funding in place from NYS DOS to construct Creek Walk Park at the site of the former Bickleman property (6029 Main St). Otherwise, Gooseberry Park (under construction), and Lake Rip Van Winkle Park are both a 10-minute walk away.

There is an opportunity to create multi-modal access to the Downtown core, focusing on pedestrian and bike access with linkages to Lake Rip Van Winkle, the Village playground, and Gooseberry Park, offering opportunities to unite a more urban core and nature. This would enhance the environment for residents, commuters, patrons, and tourists. To encourage walkability on Main Street, there can be designated public parking areas within easy access to Main Street, including the following existing parking spaces:

- On-street parking throughout the Village
- Municipal lot next to Main Street (built by NYS DOT)

- Village-owned parking behind Village Hall
- Small private lots throughout Downtown.

The installation of clear signage and maps to access downtown public spaces would enhance navigation for residents and tourists. In addition, implementing seasonal “open-streets” programs could allow restaurants and retail to occupy on-street parking temporarily during peak seasons.

Another strategy is to invest in streetscape improvements to calm traffic and prioritize pedestrian safety, including:

- A more robust network of sidewalks;
- Designing curb-bump outs at key intersections;
- Investing in streetscape improvements such as lighting, landscaping, street furniture, and signage;
- Funding façade improvements; and
- Creating new and interconnected pedestrian pathways using low-cost solutions such as street-paint and landscaping elements including planting and bollards for protecting pedestrians. These temporary interventions can be used to test pilots in key locations before taking on capital-intensive and permanent investments.

RECREATIONAL ASSETS

Tannersville lies between the hamlet of Haines Falls to the east and the Village of Hunter to the west. In the Town of Hunter, remarkably high mountains such as High Peak, Hunter Mountain, and Roundtop dominate the landscape, tightly enfolding roadways and forming sublime viewsheds for the village. With its close proximity to Hunter Mountain, Tannersville offers convenient access to over 300,000 acres of protected public land in the Catskills as well as many other regional natural attractions.

Natural Attractions within Walking Distance

Within the Tannersville DRI area, there are a number of existing and planned natural amenities within walking distance from the Downtown core. Lake Rip Van Winkle

is a short walk just to the southeast, with a lakeside park on the west side and a disc golf course bordering the northern banks of the lake. The nearby Huckleberry Rail Trail is built on the rail bed of a historic Delaware & Hudson rail line and traverses through the southern part of the Village including Lake Rip Van Winkle Park. On Upper Lake Road, construction is underway for Gooseberry Park, which will connect to the Huckleberry Rail Trail for snowshoeing and cross country skiing as well as ice skating and sledding.

Natural Attractions within Driving Distance

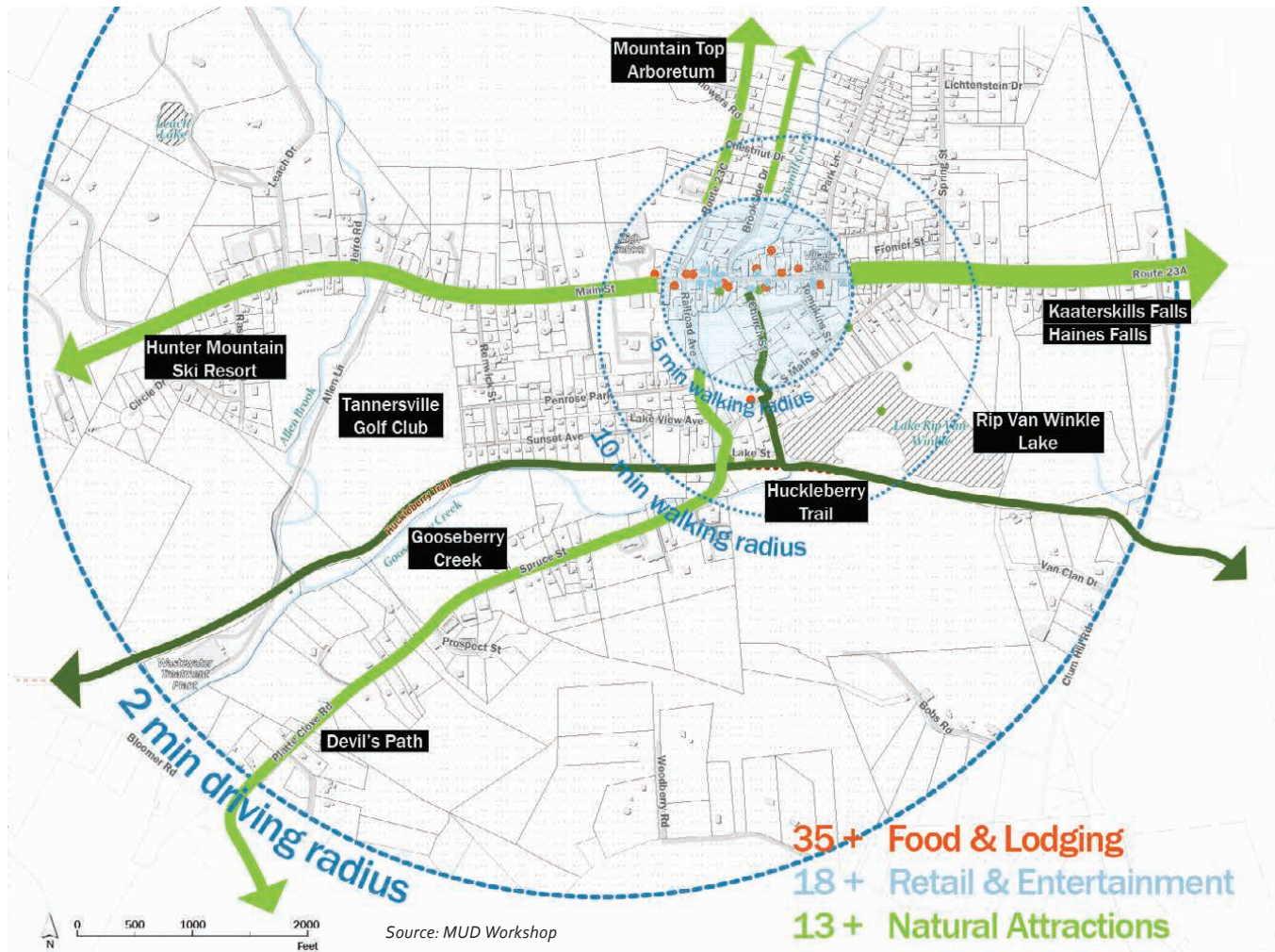
Within a 10-minute drive from the Tannersville Downtown core, Mountain Top Arboretum is a public garden showcasing native plant communities of the northeast and a curated collection of cold-tolerant native and exotic trees. The Arboretum’s trails and boardwalks connect 178 acres of wetlands, meadows, forests, and Devonian bedrock. An eight-minute drive on Route 23A leads to Kaaterskill Falls, the highest cascading waterfall in New York State. Kaaterskill Falls drops in two tiers over 260 feet with a 1.4-mile round-trip hiking route leading to the top of the falls.

Regional Attractions

Tannersville lies within the Catskill Park, 700,000 acres of public and private land spanning four counties protected by New York State since 1904. In addition, the Catskill Forest Preserve, a state-owned reservation within the Catskill Park, closely surrounds the Village. The regional natural attractions draw thousands of hikers, cyclists, campers, and skiing enthusiasts each year, increasing Tannersville’s population fivefold during peak tourist season.

There are many natural attractions in Tannersville’s surrounding region. The nearby Hunter Mountain is the second-highest peak in the Catskills and houses the popular Hunter Mountain Ski Resort. The westernmost extension of the Hunter Mountain Ridge, known as “Devil’s Path,” is considered one of the more challenging trails in the Tri-State area. To the west, the Blackhead Mountain Range is home to the Catskill’s third, fourth,

Local and regional recreational attractions together with lodging and shopping and dining offerings.



NATURAL ATTRACTIONS WITHIN WALKING DISTANCE

1. Rip Van Winkle Lake Park
2. Huckleberry Rail Trail
3. Gooseberry Creek
4. Gooseberry Park - in progress
5. Sawmill Creek
6. Creek Walk Park - in progress
7. Tannersville Golf Park
8. Mountain Trails Cross Country Ski Center

NATURAL ATTRACTIONS WITHIN DRIVING DISTANCE

1. Kaaterskill Falls
2. Kaaterskill Clove
3. Mountain Top Arboretum
4. Hunter Mountain Ski Resort

and fifth tallest peaks, offering challenging hikes with outstanding views. To the east, the mountains are lined by a walkable escarpment trail, with panoramic views of up to 100 miles of the Hudson River Valley. One can take Route 16 through Devil's Kitchen, which slices through the lush valley of Indian Head. The scenic drive to Tannersville offers striking views of the Catskills landscape, with seasonal highlights such as fall foliage and snowy scenery.

Tannersville's key location within the Northern Catskill region makes it a perfect base for a weekend getaway full of activities and explorations. While the Village's DRI area already includes several recreational assets discussed above, the region around Tannersville offers many more options, from outdoor sports such as downhill and cross-

country skiing, hiking, biking, kayaking, fishing, and swimming, to local events and activities throughout the Mountaintop community.

Some prominent recreational assets surrounding the Village are described below and illustrated in the figure below, but this list is by no means comprehensive; it primarily includes recreational assets within a 10-minute drive from Downtown Tannersville.

- **North-South Lake Area:** a State-run campground is located in the middle of this scenic area that features many hiking trails and historically significant sites. The campground includes two beaches, boat rentals, and a recreation field.

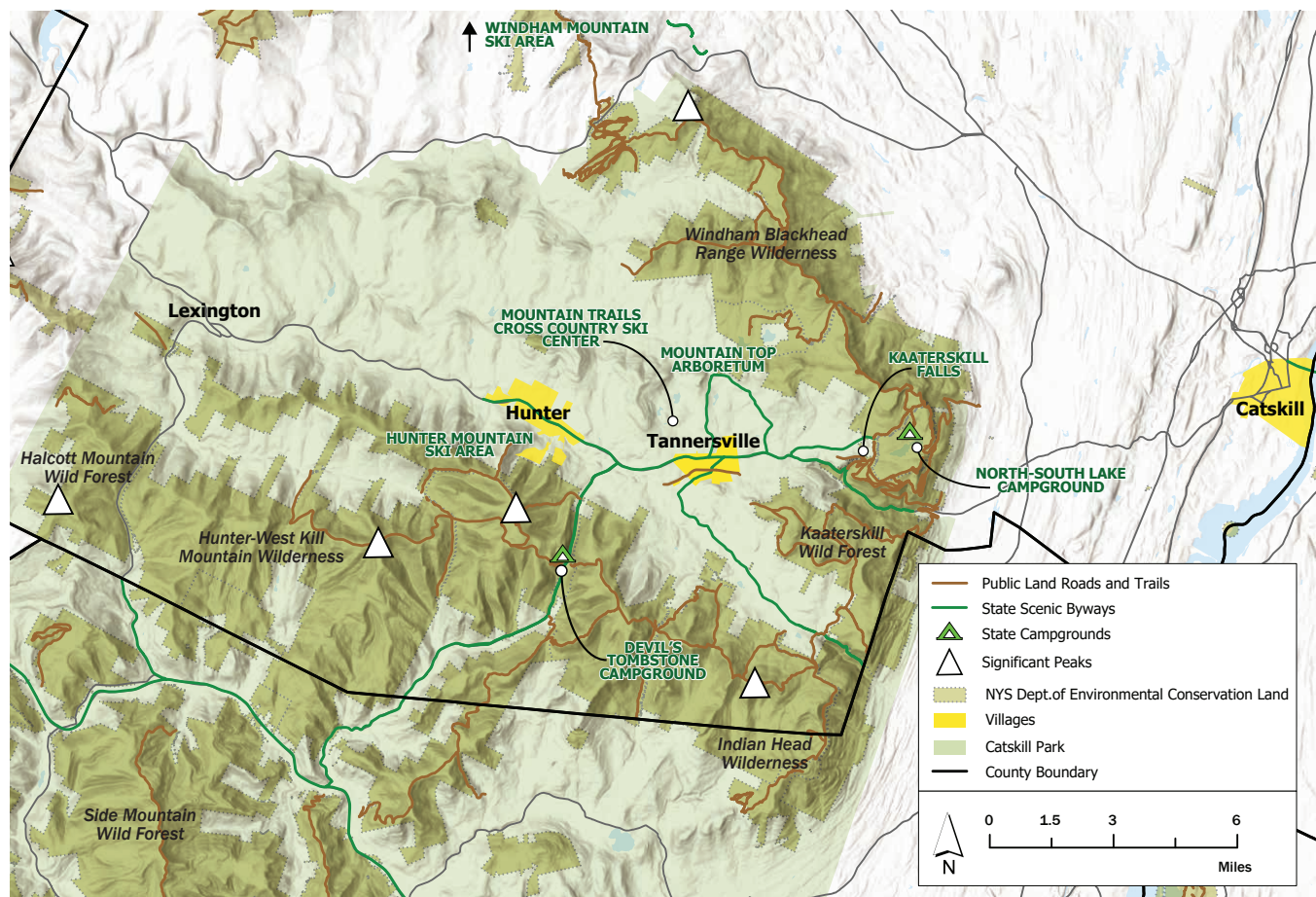


Figure 18: Outdoor Recreation Resources

Sources: ESRI World Elevation/Hillshade; NYS GIS Clearinghouse; NYS DOT GIS; Greene County Tourism Trails Plan; BFJ Planning.

Although most trails are back-country hiking trails, this area includes a 1,500-foot accessible trail that leads to an observation deck at Kaaterskill Falls.

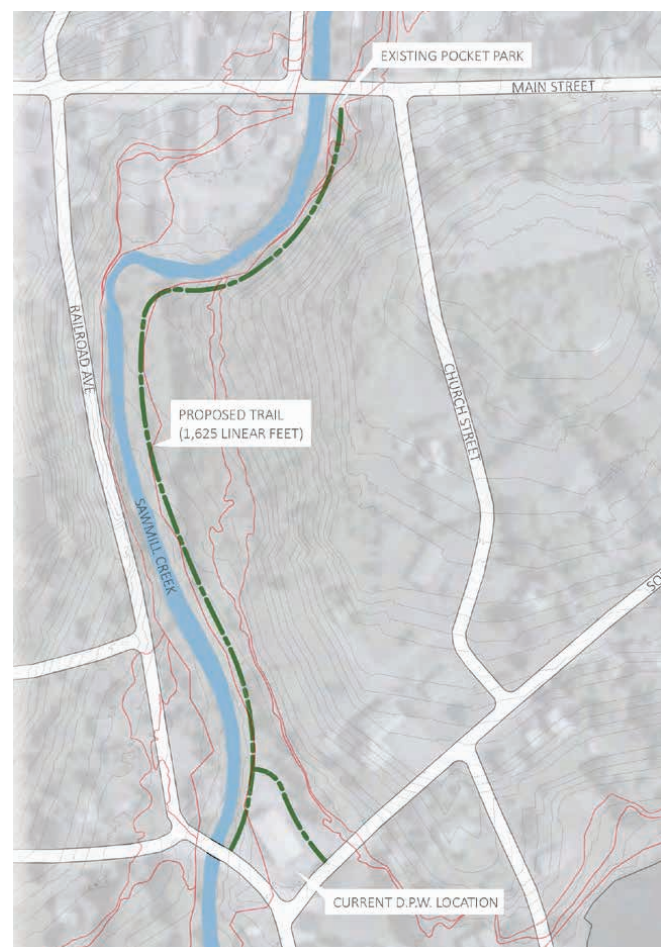
- **Kaaterskill Falls:** 260-foot, two-tiered waterfall located near North-South Lake. The Falls area has been one of the region's most popular destination for centuries. There are also over 2 miles of multipurpose trails suitable for foot traffic, biking, horses, and cross-country skiing.
- **Kaaterskill Rail Trail:** The existing portion of the trail runs between the Mountain Top Historical Society building in Haines Falls and the bottom of Laurel House Road, above the Kaaterskill Falls. More sections of the trail have been planned and will be implemented in phases.
- **Mountain Trails Cross Country Ski and Snowshoe Center:** a 35-kilometer cross-country ski and snowshoeing trail system that contains 40 distinct groomed trails.
- **Mountain Top Arboretum:** a public garden that includes native plants and a collection of cold-hardy native and exotic trees. The Arboretum offers educational activities and self-guided tours.
- **Hunter Mountain Ski Area:** Hunter Mountain is the highest mountain peak in Greene County. Hunter Mountain Resort is an alpine ski facility, owned by Vail Resorts, that offers skiing experiences for all levels, with a variety of terrain.
- **Devil's Tombstone Park:** State-run campground. The Devil's Path hiking trail, another popular trail that reaches the summit of five Catskill High Peaks, cuts across the park.

Given the scenic nature of the area around Tannersville, the road network itself has been recognized as an asset for its historical and scenic significance. The Mountain Cloves Scenic Byway, a 41-mile State-designated byway,

includes the major road corridors bisecting Tannersville: Route 23A/Main Street, County Road 23C, and South Main Street/Spruce Street/County Road 16. The Byway offers exceptional views and access to the mountains and open spaces of the Catskill High Peaks, providing an important role for the tourism and economic development sectors of the region.

Trails

Within the DRI area, there is only one multi-use trail path, the Huckleberry Trail, available for both bicyclists and pedestrians, which repurposed a former railroad line along Gooseberry Creek. A new trail, funded and currently in the design phase, will connect Main Street to the Rip Van Winkle Lake area, linking Main Street's attractions to existing recreational assets.



Planned Sawmill Creek Trail Route

Source: Village of Tannersville / Studio A

TRANSPORTATION NETWORK

Roads

Route 23A / Main Street constitutes the most important corridor in the DRI area, serving as the main entry point into Downtown Tannersville. Route 23A is a State road that connects Tannersville to US Route 9W to the east (by the Village of Catskill), and to Route 23 to the west (by the Town of Prattsville). Two County highways bisect the Village at the only traffic light on Main Street: County Route 23C (Hill Street) heads north toward Onteora Park, and County Route 16 (Railroad Avenue/Spruce Street) heads southwest. Another important link between Main Street and the lake area is South Main Street, while a few other minor roads connect Main Street and Railroad Avenue into the various residential neighborhoods.

Transit

Greene County Transit (GCT) provides the County's only public transit service, with one bus route (Route 708) passing through Downtown Tannersville along Main Street. The 708 bus connects Catskill to Prattsville and Windham via Tannersville and Hunter. There is one bus ride available in the morning, stopping in Tannersville around 8:36 AM by Tops Market, and one in the afternoon, arriving in Tannersville around 4:15 PM.

The closest train station is across the Hudson River in the City of Hudson, which features Amtrak train service from/to New York City and Albany/Niagara Falls. Hudson's Amtrak Station is approximately a 35-minute drive from Tannersville.

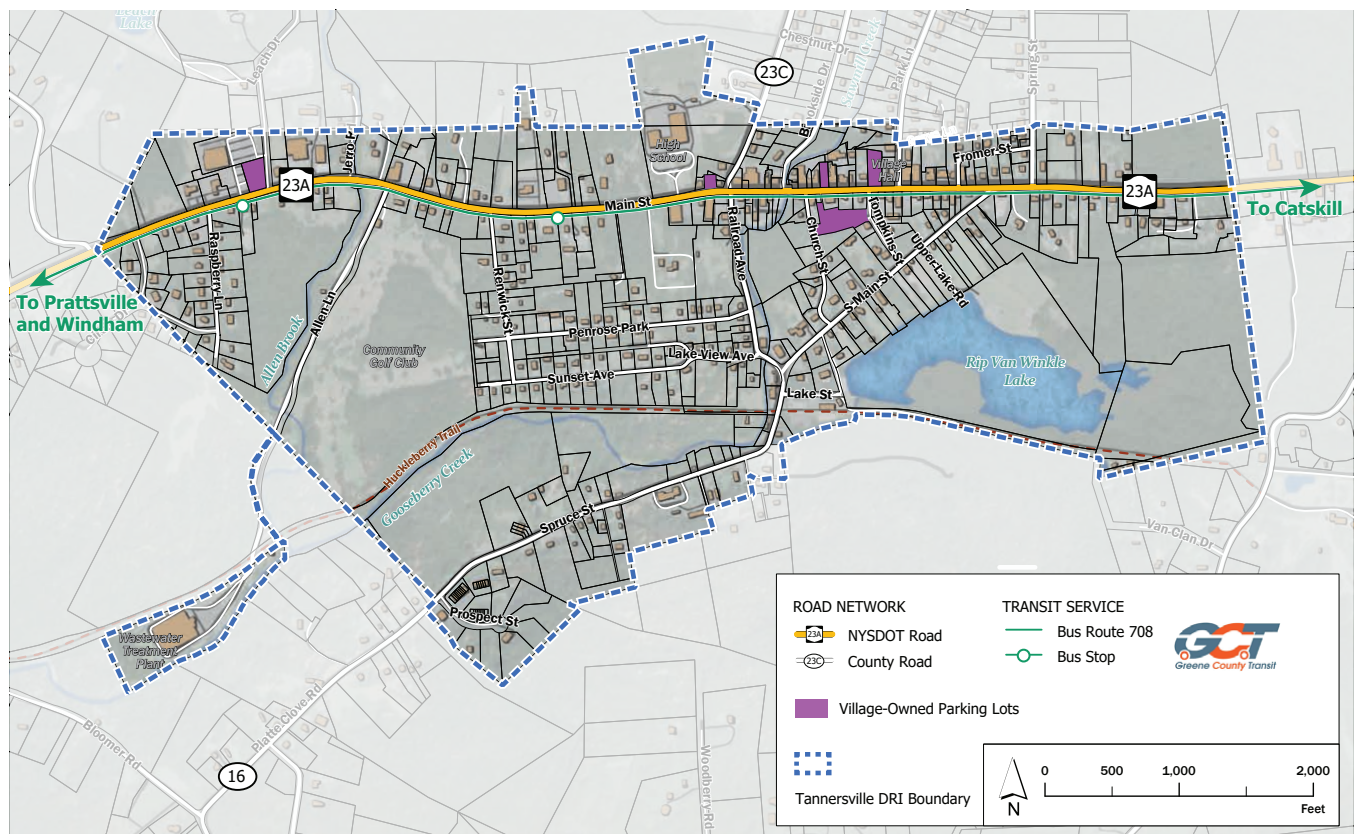


Figure 19: Transportation Network

Sources: ESRI World Imagery; NYS GIS Clearinghouse; NYS DOT GIS; Greene County Transit; BFI Planning.

Parking

Downtown parking is available on-street along Main Street, but ample availability is provided largely by several parking lots accessible from Main Street. The Village's largest parking lot, located between Tompkins and Church streets, has approximately 130 spaces and is accessible from both roadways. Just across Main Street, on the north side, another municipal lot provides additional parking spaces for Downtown customers. A third parking lot, owned by the Hunter Foundation, is located in the back of the stores between Church Street and Railroad Avenue, on the south side of Main Street. A fourth, smaller publicly owned parking lot provides parking for the Post Office (limited to 15 minutes during Post Office hours only) just east of the intersection of Main Street and Hill Street (County Route 23C). Some commercial activities have also their own parking areas.

The lake area features on-street parking along Lake Street, but no off-street parking. However, there are plans to replace two buy- properties in the floodplain (both Village-owned, one unoccupied and the other used as a DPW garage which will be relocated) to develop two parking lots at the intersection of Railroad Avenue and South Main Street. These parking areas will serve both the existing facilities by the lake and the Huckleberry out Trail and planned Creek Walk along the Sawmill Creek.

Pedestrian and Bike Network

Main Street between Allen Lane and Spring Street provides a sidewalk on both sides of the street. On the eastern and western sections of Main Street, within the DRI area, the sidewalk continues only on the north side of the street. The sidewalks along Main Street are approximately 6 feet wide, and generally in good condition. Some sidewalks extend in the side streets that depart from Main, and in particular on Hill Street, Church Street, Tompkins Street, and South Main Street, on one side of the street. These sidewalks end abruptly after a couple hundred feet. There are no curbed sidewalks on Railroad Avenue, most of South Main Street, Lake Street or Spruce Street, which are fairly important corridors in the DRI area. Most of South Main Street, however,

features a narrow, not curbed, sidewalk space on the south side of the street, and a short pedestrian path that connects Railroad Avenue to Church Street. Also, a short segment of curbed sidewalk exists along the bridge over Gooseberry Creek at Railroad Avenue/Spruce Street. As mentioned above, the Huckleberry Trail is the only existing multi-use path in the DRI area. Lastly, there are no bike lanes in the Tannersville DRI area, although many residential streets south of Main are suitable for biking, as vehicular traffic is light.

Accessibility and pedestrian improvements have been identified as priorities for the Village, including:

- Streetscape improvements for Railroad Avenue south of Main Street to South Main Street. The goal would be to install sidewalks on one side of the street and include tree plantings.
- Streetscape improvements for South Main Street are also needed, including sidewalks, designated parallel parking and tree plantings.
- There is potential to install tree plantings and bulb crosswalks on Main Street as a traffic calming and mobility and aesthetic improvement, but such improvements would require approval by NYSDOT, and would need to be implemented so as not to impair snow removal.

Greene County Tourism Trails Plan (2014)

As noted in a previous section, the County Tourism Trails Plan studied existing and potential trail projects throughout the County, and identified a few catalytic projects as opportunities to generate economic and tourism benefits and enhance recreational and transportation assets. A particular focus of the plan concerned rail-to-trail conversions, given that six of the seven railroad lines existing in Greene County are inactive. Based on this plan, five thematic trail areas were selected as catalytic projects. One of these, the Kaaterskill Clove Trails area – identified as central to tourism and recreation in Greene County – includes projects as the Huckleberry Trail and Kaaterskill Rail Trail, as well as the Kaaterskill Rail Trail extension to Tannersville. Lastly, the plan mentioned a proposed trail extension from the

Huckleberry Trail in both directions: extending east to meet the existing portion of the Kaaterskill Rail Trail at the Mountain Top Historical Society, and extending west, to Hunter Village.

ENVIRONMENTAL CONDITIONS AND CONSTRAINTS

Natural Resources Inventory (2019)

The Greene County Natural Resources Inventory (NRI) is a comprehensive document that maps and describes the county's natural resources and ecosystems, as well as outdoor recreational assets and scenic areas. The NRI can be referenced for issues of flooding, drinking water supplies, scenic resources protection, and native biological diversity preservation. In addition to an inventory of important natural resources, the NRI also provides an analysis to threats of concern (climate change and threats to water resources, biological resources,

farmland, and recreation) as well as listing conservation principles and measures. Several measures for water conservation would apply to development sites, such as minimizing impervious surfaces and maintaining pre-development patterns and volumes of surface runoff and soil infiltration. The adoption of "Better Site Design" principles are also mentioned as tools to help municipalities achieve some of the conservation goals.

Flooding

The Catskill Mountains are subject to flash flood events caused by large storms, especially during hurricane season. Tannersville has a history of flooding events as recent as Hurricane Irene in 2011, which flooded areas next to Sawmill Creek and caused significant damage to some buildings in the floodplain. This event prompted action to seek buyout programs for some of the impacted properties, which included 83 and 126

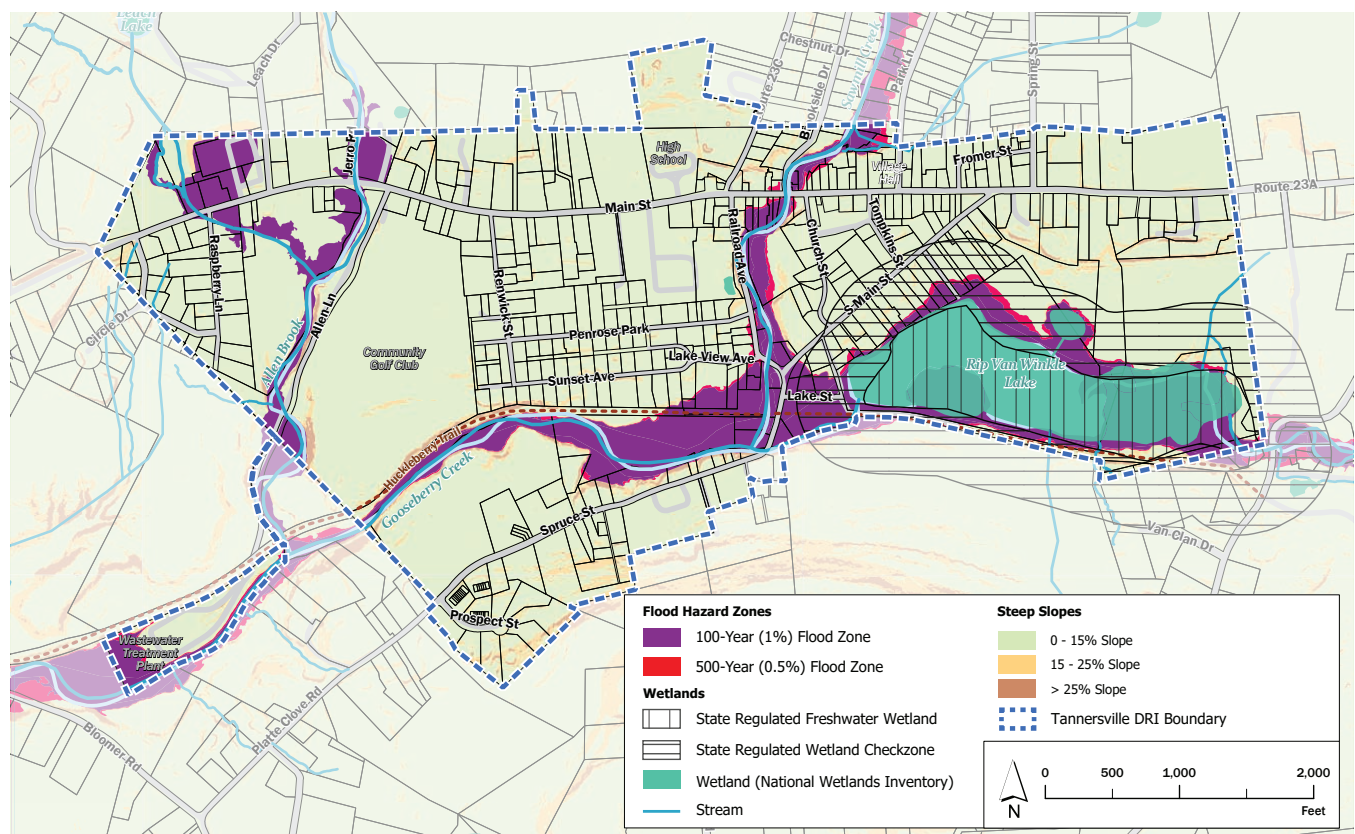


Figure 20: Environmental Constraints (Wetlands, Flood Hazard Areas, and Steep Slopes)

Sources: ESRI World Imagery; GIS.NY.GOV; hazards.fema.gov; BFI Planning.

Railroad Avenue. In addition, the DPW garage at 105 Railroad Avenue is planned to be relocated to a location out of the floodplain. The area where the Sawmill Creek flows into Gooseberry Creek is the most flood-prone area within the Village, with many structures along Railroad Avenue, Lake Street, and South Main Street in the 100-year floodplain (0.1% chance of flooding every year).

Other areas in the 100-year floodplain include a few properties on Main Street next to Sawmill Creek as well as some parcels on the western edge of the DRI area, including most of the Tops Market property and the gas station, which are at risk of inundation due to the presence of a tributary stream of Allen Brook. Also, a few parcels bordering Allen Brook, by Jerro Road, are within the 100-year floodplain.

In 2018, the Village conducted a Local Flood Analysis, which evaluated a number of approaches to mitigate flooding events in the Village, focusing on the three main waterways running across Tannersville: Gooseberry Creek, Sawmill Creek, and Allen Brook. A number of recommendations were developed, including channel and hydraulic assessments, relocation of the most vulnerable flood-prone properties, and measures for property protection for homes in the 100-year flood zone.

Wetlands

The largest freshwater body in the Tannersville DRI area is Rip Van Winkle Lake. The lake is mapped by the New York State Department of Environmental Conservation (NYSDEC) as a regulated freshwater wetland, which gives NYSDEC jurisdiction over the wetlands and adjacent areas (100-foot upland buffer, illustrated as “checkzone”). Most of the lake is also mapped as wetland ecosystems by the National Wetland Inventory (NWI), as well as an additional wetland area just north of Rip Van Winkle Lake. Another, much smaller, wetland area identified by the NWI is located in a private property on the east side of Railroad Avenue.

Steep Slopes

Two categories of steep slopes (between 15- 25% and 25% and greater) were calculated using the Digital Elevation Model (DEM) provided by the State, and are illustrated in the figure. In the Tannersville DRI area, steep slope areas are generally found in proximity of water courses, for example on both sides of Railroad Avenue, near Sawmill Creek, and on both sides of the western portion of the Huckleberry Trail, by Gooseberry Creek.

Another location with significant slopes is the Spruce Street corridor, with especially extensive sloped areas on properties in the southwestern section of the DRI boundary. On the eastern side of the DRI area, properties south of Main Street and north of the lake also features some steep slopes.

MUNICIPAL INFRASTRUCTURE

Water Source and Distribution System

The Village is served by diverse and robust water sources, including three surface reservoirs and two new wells. The community system is permitted by the New York State Department of Health and has a reported capacity of 1.0 million gallons per day (MGD), with an average daily demand of 0.19 – 0.20 MGD and peak demand of 0.28 MGD.

The water treatment system was recently upgraded and improved under a State grant, including new water meters, repairs, and rehabilitation to sections of the distribution piping system as well as the elevated water storage tank. A new water treatment system with building enclosure known as the “arsenic treatment system” was also recently completed to treat the well source water near Rip Van Winkle Lake. Accordingly, there are no significant capacity or water quality issues with the Village water treatment and distribution system.

Sanitary Sewer System

Tannersville is in a unique position in that it does not own or operate the sanitary sewers and treatment plant serving the Village. The New York City Department of

Environmental Protection (NYCDEP) is the responsible party that owns and operates all sanitary sewer facilities serving the Village. The wastewater treatment plant (WWTP), built circa 1996, is the largest WWTP in the NYCDEP watershed and is located on the south end of Allen Street. The WWTP is a new, state-of-the-art tertiary treatment plant that not only effectively removes the traditional solids, suspended solids, and biochemical oxygen demand (BOD), but also nitrogen and phosphorus. This tertiary treatment makes the output suitable for discharge into Allen Creek, which is a direct tributary to the nearby Schoharie Creek (a drinking water source for New York City).

Tannersville Infrastructure Master Plan (2004)

The 2004 Village Master Plan focused on priority infrastructure needs such as water service expansion and improvements, stormwater control, and road and pedestrian network enhancement. Additionally, the Master Plan included recommendations on a number of other issues such as high rate of vacant residential land, outdated zoning requirements, and opportunities to improve and revitalize the central commercial core and add new recreational facilities and events. The Village has since implemented some of the infrastructure recommendations, including upgrades to the water treatment plant to accommodate future development.

The Village Engineer has indicated that Tannersville is in need of constructing a sanitary sewer extension from the Village water treatment plant into the NYCDEP sanitary sewers to allow for filter backwash water (considered wastewater) to be conveyed through the Village sanitary sewer system to the WWTP. It is anticipated that this sanitary sewer extension would be owned and operated by the Village, subject to NYCDEP review and approval. A funding source for this improvement is to be determined.

Stormwater Drainage System

It is noteworthy that development in the Village falls within the NYCDEP watershed which has very specific rules and regulations related to stormwater management as related to redevelopment and new development land disturbances which must be adhered to.

There are a number of perennial drainage courses running through the Village, including Gooseberry Creek, which runs east to southwest through Rip Van Winkle Lake along the southern side of the Village; Sawmill Creek, which runs north to south through the center of the Village into Gooseberry Creek; and Allen Creek which also runs north to south through the western end of the Village into Gooseberry Creek. Because Gooseberry Creek continues southwest and discharges into the Schoharie Creek, all these drainage areas are therefore regulated and of interest to the NYCDEP for water quality concerns. A stream bank rehabilitation and reinforcement project for Gooseberry Creek is approved and slated for construction in the near future near the well water treatment plant, to be funded by State grants for a total of \$1.3 million.

Most of the Village streets include stormwater catch basins and manholes, part of a closed pipe and open swale system which generally discharge into one of the three aforementioned creeks. The Village Engineer has indicated that there are generally no performance issues with the closed pipe stormwater sewer system, although there are some identified areas which have incurred repeated historical flooding, particularly during heavy runoff or freshet (combined snowmelt and runoff events). These areas include:

- Sawmill Creek crossing under NY Route 23A in the center of the business district (this box culvert clogged with debris during Hurricane Irene in 2011 and nearly washed out the State highway, but debris was cleared by a local resident).
- Sawmill Creek near the Village DPW garage at the intersection of Railroad Avenue and South Main Street. The DPW garage has experienced flooding, with the structure sometimes under up to 3 feet of water as the nearby Sawmill Creek generally flattens out and crosses under Railroad Avenue in a box culvert. As noted above, the facility is planned to be relocated out of the floodplain, with this property converted to a parking lot to serve Rip Van Winkle Park and the Huckleberry Trail.

SECTION II: COMMUNITY VISION, GOALS, AND STRATEGIES



DOWNTOWN VISION AND DRI AREA GOALS AND STRATEGIES

Tannersville is well positioned for downtown revitalization due to extensive planning undertaken by the Village and its partners, prior to being selected for the Downtown Revitalization Initiative.

Building on that foundation the DRI Local Planning Committee (LPC) developed a downtown Vision and DRI Area Goals and Strategies for addressing ongoing revitalization challenges. During committee meetings and public workshops, the LPC and members of the public were given an opportunity to offer feedback and make revisions. The following Downtown Vision and DRI

Area Goals and Strategies summarize the community's aspirations for downtown revitalization and will guide project implementation and future planning efforts in the Village of Tannersville.

Guided by the challenges and opportunities identified in the Downtown Profile, as well as engagement with the community, the LPC identified four primary goals for downtown revitalization, each supported by a set of revitalization strategies that are reflected in the final list of Recommended Projects.

DOWNTOWN VISION

Tannersville is a welcoming and accessible hub for culture, shopping and dining, historic architecture, and enjoyment of natural beauty. The Village will build on these assets through strategic investments to create living wage jobs, affordable workforce housing, and community programs and amenities to strengthen Tannersville as a year-round destination for residents, businesses, and visitors alike.

DRI AREA GOALS AND STRATEGIES

1 Create **workforce housing opportunities**, supported by **residential amenities**, to allow people who work within the region to call the Village home or stay in the community.

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Support the activation of mixed-use buildings through renovation that returns residential space to the market.

2 Strengthen Tannersville as a **regional shopping, dining, and arts destination**, with a diverse range of offerings that supports tourism as well as local jobs.

- Support the growth of year-round arts and cultural attractions and events.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

3 Leverage **connections** between the Downtown core and recreational and scenic resources in Tannersville and the region, and enhance the downtown **sense of place** for residents and visitors alike.

- Improve multi-modal connectivity with emphasis on biking and walkability enhancements and on opportunities for public transit.
- Support the existing trail network to strengthen links both within the Village and between Tannersville and recreational amenities such as Kaaterskill Falls and Hunter Mountain.
- Leverage improvements to Gooseberry Park and other recreational amenities to connect residents and visitors with Rip Van Winkle Lake and other natural resources.
- Create a sense of place through the integration of landscaping, street furniture, public art, and wayfinding elements.
- Build on the “Painted Village in the Sky” brand to strengthen Tannersville’s name recognition and identity within the region.

4 Establish Tannersville as an **environmental leader**, through initiatives such as renewable energy, green infrastructure and buildings, and provision of fresh food.

- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.
- Support agricultural and food-related businesses to provide locally sourced, fresh food and strengthen the “farm-to-table” connection.

SECTION III: DOWNTOWN MANAGEMENT AND IMPLEMENTATION STRATEGY

DOWNTOWN MANAGEMENT AND IMPLEMENTATION STRATEGY

The Tannersville DRI plan was developed by the LPC, with coordination from the Village Board of Trustees, Village staff, and State agency representatives. The LPC was co-chaired by Mayor Lee McGunnigle and Todd Erling, the Director for the Hudson Valley AgriBusiness Development Corporation and also a Regional Economic Development Council representative. The LPC also included representatives from the Greene County Chamber of Commerce, the Hunter-Tannersville Central School District, the library, non-profit organization members and local business owners.

Implementation of the projects funded by DRI grants will be coordinated by Tannersville's Mayor, Board of Trustees, and Village staff. The Village of Tannersville and local and regional economic development offices have proven track records of managing major revitalization projects, and are united in their determination to transform Downtown Tannersville. In addition, the Hunter Foundation has often played important roles in partnering with the Village for various economic development and revitalization projects.

PUBLIC PROJECTS

Tannersville's Village Clerk-Treasurer, operating as the connection between the implementing staff and Tannersville residents, will oversee employees tasked with implementing the DRI projects. The Highway Department is anticipated to issue a Request for Proposals to engineering and construction firm for the design and construction of capital improvements. The Village has prior experience in managing similar projects, such as the recent Gooseberry Creek Revitalization Strategy initiatives, which initial phases have been funded through the Local Waterfront Revitalization Program managed by the Department of State (DOS).

The Village of Tannersville has completed over \$12 million in public projects in last 10 years, most of which were at least partially funded through State grants, including:

- NYS OPRHP RVW Lake Playground
- NYS DOS LWRP Gooseberry Creek Strategy
- NYS ESD Restore NY III Theater District
- Misc. Small Public Improvement Grants
- Charging Station Grants
- Stormwater/Stream Stabilization CWC Grant
- NYS DHSES Technical Rescue Grant
- NYS DOS LWRP Gooseberry Park Phase One
- NYS DEC Engineering Planning Grant
- NYS HCR CDBG Planning/Engineering Grant
- NYS DOS LWRP Beach and Creek Walk Park
- NYS EFC & NYS DOH Water Infrastructure

The Village will coordinate with NYC Department of Environmental Protection (NYC DEP) and NYS Department of Environmental Conservation (NYS DEC) on the Village connectivity and parking area improvements project, for all matters that relate to conservation easement plans and other floodplain regulations. The Village has built strong relationships with both agencies that will ensure a smooth implementation of projects that may require approvals from either agency.

New York State Department of Transportation (NYSDOT) will be a key partner on the proposed DRI Branding and Wayfinding Program. The implementation of the wayfinding project will involve coordination with NYSDOT in terms of new signage placement on 23A State road. The Village has worked with NYSDOT in the past, and they are aligned in their goals of improving the safety and functionality of local transportation.

PRIVATE DEVELOPMENT PROJECTS

Projects that occur on private property will be managed by the property owner or developer as a contract grantee. State agencies will contract directly with the project sponsors, who will be required to follow State requirements for the program, as well as the applicable local development procedures and regulations. The Village may provide planning assistance to help project sponsors through the process. Private sponsors include experienced local non-profits and business owners who are rooted in Tannersville and the region.

REQUEST FOR PROPOSALS PROCESSES

Implementation of the DRI strategic plan will involve Requests for Proposals (RFPs) for certain projects. The Downtown Revitalization Fund RFP will be developed by the Village of Tannersville in coordination with the State agency that is administering the funds, likely the Department of Homes and Community Renewal (NYS HCR). The RFP criteria will include a demonstration that the applicant has the capacity to implement their project. A portion of the Downtown Revitalization fund (up to 10%) would be used to support the fund's administration, which would cover the cost of a consultant to manage the process. The consultant would be solicited through a Request for Qualifications (RFQ) for design or other professional services, initiated by the Village.

All construction activities are required to use a competitive bidding process and comply with NYS procurement requirements and State MWBE goals.

In addition, all projects that are sponsored by the Village or other public entity for implementation will utilize RFPs to prepare all construction documents.

COMMUNITY ENGAGEMENT AND SUPPORT

Beyond direct project implementation, the success of the DRI in Tannersville will depend on the broad-based support and continued engagement of the wider community. Governmental entities, local groups and organizations that will likely need to be involved or included in the implementation process include:

- Tannersville Planning Board
- Tannersville Building Department
- Tannersville Fire Department
- Greene County Department of Economic Development, Tourism & Planning
- Hunter-Tannersville Central School District
- Hunter Foundation

Project Implementation Table				
#	Project Name	Responsible Entity	Project Partners	Timeframe
1A	Develop the Spruce Street Affordable Housing Project	RUPCO	Village of Tannersville, NYS Homes and Community Renewal, Greene County.	30 Months
1B	Renovate Rip Van Winkle Building and Build Townhomes	Oaks Main Street, LLC	NYS Office of Parks, Recreation and Historic Preservation.	18 Months
1C	Upgrade Country K Grocery and Renovate Upper Floor Apartments	5969 Main Street, LLC	NYS Office of Parks, Recreation and Historic Preservation.	12 Months
1D	Revitalize Mixed-Use Site at 5975 Main Street	Scribner's Catskill Lodge, LLC	NYS Office of Parks, Recreation and Historic Preservation.	22 Months
2A	Expand and Upgrade the Orpheum Performing Arts Center	Catskill Mountain Foundation	NYS Office of Parks, Recreation and Historic Preservation.	20 Months
2B	Create the Painted Village Festival Event Grounds	Hunter Foundation	NYS Empire State Development, Greene County Department of Economic Development, Tourism and Planning.	24 Months
2C	Expand Jessie's Harvest House Dining Area and Outdoor Improvements	Piper Holding, LLC		8 Months
2D	Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments	DLVR Solutions	NYS Office of Parks, Recreation and Historic Preservation.	14 Months
2E	Rehabilitate Astor House Exterior	Hunter Foundation	NYS Office of Parks, Recreation and Historic Preservation.	6 Months
2F	Implement Upgrades at the Mountain Top Library	Mountain Top Library	NYS Office of Parks, Recreation and Historic Preservation.	18 Months
2G	Create an RV Park on Spruce Street	Fairway Holdings, LLC		16 Months
2H	Create a Downtown Improvement Fund	Village of Tannersville	NYS Homes and Community Renewal	18 Months
3A	Create a Kaaterskill Trolley Hub and Café	Kaaterskill Trolley Company, LLC	NYS Department of Transportation, Village of Tannersville	12 Months
3B	Improve Village Connectivity and Trailhead/Parking Areas	Village of Tannersville	Village Department of Public Works	24 Months
3C	Develop and Implement a Branding and Wayfinding Program	Village of Tannersville	NYS Department of Transportation	18 Months
4A	Improve the Fromer Market through Increased Parking and Expanded Farm Stand	Hunter Foundation	NYS Office of Parks, Recreation and Historic Preservation.	24 Months
4B	Implement a Municipal Solar System	Village of Tannersville	Village Department of Public Works, NYSEDA	10 Months
4C	Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS	Hunter-Tannersville Central School District	NYSEDA, NYS Office of Parks, Recreation and Historic Preservation.	8 Months

SECTION IV: PUBLIC INVOLVEMENT



PUBLIC INVOLVEMENT OVERVIEW

Public outreach, input, and engagement were crucial to the Tannersville DRI planning process. A multifaceted public engagement strategy was developed in order to reach as many stakeholders as possible, particularly given the ongoing impacts of the COVID-19 pandemic. The engagement process, with a mix of in-person and virtual opportunities, allowed Tannersville residents (both year-round and seasonal), business owners, civic leaders, and property owners to confirm the vision and goals, propose and give feedback on potential projects, and provide overall guidance on the process.

LOCAL PLANNING COMMITTEE

The LPC was a group of local stakeholders approved by the State to assist in the creation of the DRI plan. The LPC members represent various facets of the Tannersville population and stakeholder groups. The 13-member LPC consisted of two co-chairs, Mayor Lee McGunnigle, and Todd Erling, Executive Director of the Hudson Valley AgriBusiness Development Corp. and a member of the Regional Economic Development Council (REDC) for

Event	Date
Local Planning Committee Meeting #1	February 9, 2022
Public Workshop #1	February 28, 2022
Online Ideas Wall	March 2022
Local Planning Committee Meeting #2	March 7, 2022
Local Planning Committee Meeting #3	April 4, 2022
Public Workshop #2	May 2, 2022
Local Planning Committee Meeting #4	May 9, 2022
Instant Input Survey	May 2022
Local Planning Committee Meeting #5	June 6, 2022
Public Workshop #3	July 7, 2022
Local Planning Committee Meeting #6	July 11, 2022

the Capital Region. Other LPC members included representatives of the local business community, the school district, and community organizations.

The LPC held monthly meetings from February to July 2022, to discuss updates on the DRI plan and process and review potential projects. These meetings were critical to creating and implementing effective public engagement opportunities and strengthening the revitalization projects. The LPC used their professional expertise, local knowledge, and understanding of the key issues facing the Tannersville community to select which projects to recommend for DRI funding. LPC meetings were open to the public and included a public comment period. Virtual LPC meetings were recorded, while in-person meetings used a hybrid format that also recorded the meeting for those unable to attend. All presentations and recordings of LPC meetings were posted on the Tannersville DRI website.

STAKEHOLDER INTERVIEWS

In February and March 2022, the consultant team interviewed six local stakeholders about their perceptions of the DRI process, opportunities and

challenges, and suggestions on getting the word out among the community. Interviewees were provided with a background of the project and invited to participate in 20- to 30-minute calls with the project team. Interview participants noted the importance of transparency in the DRI process, indicating that it was important for the State and consultant team to provide clarity on how the funding will be used. Interviewees also emphasized the need to engage year-round residents in the planning process.

MEETINGS WITH PROJECT SPONSORS

The consultant conducted regular meetings with project sponsors identified in the Open Call process to help the sponsors develop their ideas, solicit necessary information, and gain a greater understanding of the viability of each project.

IDEAS WALL

The Ideas Wall was a platform open during March 2022 on www.tannersvilledri.com for the community to share ideas, priorities, and concerns for the Downtown. The

Public comments in the Ideas Wall

platform generated 312 unique users who provided over 180 comments, including comments made at the February 28 virtual public workshop. Prompts for discussion were:

- *What do you like about downtown?*
- *What would you like to see in the future?*
- *Where do you see the potential for improvement?*
- *What can we improve to enhance the vibrancy of Tannersville and make it a livable space for all community members?*

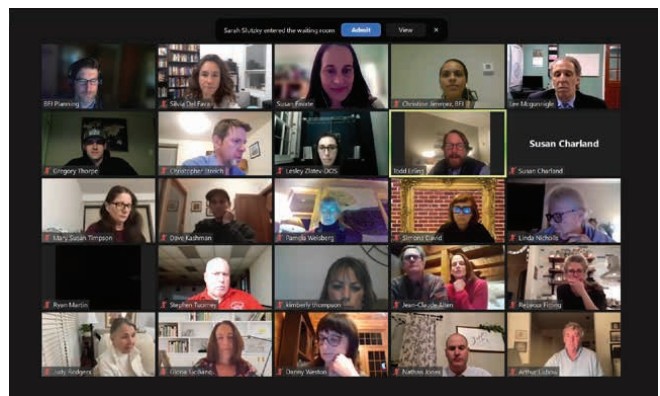
Overall, Ideas Wall comments were consistent with those shared at the public workshop, with users expressing interest in improving connectivity, creating workforce housing, and increasing amenities for year-round residents such as a wellness/recreational center.

Specific responses included:

- Would love to see a community center for kids or an after-school space. There is nowhere on the mountaintop for kids to take dance classes, swim lessons, gymnastics etc. To participate in these kinds of activities you have to drive down the mountain. I'd love to see more for younger kids to do even if on a smaller scale. Additionally, a gym would be great for the area. This is another thing you have to drive down the mountain.
- Village should create an experience for visitors (dining, nature, festivals, skiing, etc.) that will bring people back every season and at multiple times per year.
- Would love to stop seeing turnover, to see the same businesses in the same locations because the economics make sense – stability.
- Potential for outdoor music events on Main Street, arboretum, other areas in downtown core? Streetscape improvements could create areas to be used for events. Outdoor movies: could be a fun option for spring or summer (family-oriented).



LPC meeting at the Mountain Top Library



Public workshop #1 on a virtual format



Members of the public reviewing project boards at workshop #2

PUBLIC WORKSHOPS

Public Workshop #1

At the first public workshop, held virtually on February 28, 2022, approximately 100 meeting attendees were assigned to five breakout groups on Zoom. Breakout groups discussed the following questions and prompts:

- *Introduce yourself and say what you think is Downtown's biggest asset.*
- *Which ideas and issues should be prioritized in the short term?*
- *What is a big idea you would like to see in the long-term future?*
- *What excites you most about the DRI?*
- *What is the best thing that could happen as a result of the DRI?*
- *At the end of the DRI process, what would success look like?*

Comments included:

- "Tannersville has 2 populations – summer residents and winter residents – interesting dynamic – especially when thinking about housing. Year-round people are getting pushed out of area"
- "Very difficult to find a place to live"
- "Filling vacant buildings on Main Street. Even starting with facade improvements would have impact. Attracts tourists but also encourages long-term residents"
- "Tannersville should be what Woodstock was like in the 60's – possibly a place for actors and writers to have a retreat to write. It shouldn't be just about real estate – but also programmatic improvements"
- "Need to balance environmental sustainability/human cultural sustainability with economic development"
- "Tourists have said 'what do I do on a rainy day?'"
- "Youth sports facility for all ages, including pool therapy, activities for seniors. Improves health/well-being for year-round community. Could attract families."

Public Workshop #2

The second public workshop was held in-person at the Hunter-Tannersville middle/high school on May 2, 2022. This meeting presented an open house of potential DRI projects as well as an interactive design station focused on streetscape and sidewalk improvements and branding/wayfinding opportunities. Participants discussed:

- *Which potential projects will have the greatest impact?*
- *What details do we need to make DRI projects most effective?*
- *How can downtown streetscapes and civic spaces enhance the downtown experience?*

Public Workshop #3

The final workshop, held on July 7, 2022, at the middle/high school, presented the results of the Instant Input survey (see below) as well as updates on the proposed projects. After a brief presentation, the consultant team moderated an open forum for questions and comments.

OPEN CALL FOR PROJECTS

The LPC asked the Tannersville community to submit proposals for projects to be considered for DRI funding through an Open Call for Projects between mid-February and March 30, 2022. The purpose of the Open Call was to receive ideas for proposed DRI projects in a consistent, open, and transparent process. The Open Call documents were available on the project website, and the consultant team hosted virtual "office hours" sessions where potential project sponsors could ask questions and receive help on their project submission.

A total of 26 individual projects requesting about \$20 million in DRI funding were submitted through the Open Call process, including capital/construction projects, housing, and streetscape improvements. Project requests ranged from \$46,000 to \$4.6 million. Although not all of the projects submitted through the Open Call process were ultimately recommended for DRI funding, they helped to shape the planning process, and some (such as small façade improvement projects) were considered ideal candidates for the Downtown

Improvement Fund and demonstrate future interest in that project. In addition, some of the projects that were received through the Open Call align with the goals of the DRI plan but were not recommended for funding due to various factors including project timing or the DRI funding requirements. These projects are included in this plan as recommended for other funding.

INSTANT INPUT ONLINE SURVEY

The Tannersville community was asked to respond to a public survey administered through the Instant Input platform and available from May 5 – 30, 2022. The survey presented the full list of potential DRI projects at that time, organized by goal, and asked respondents to state how effective they thought each project would be in revitalizing Downtown Tannersville. Open-ended comments were also permitted. The survey generated 181 responses, 38% of which were from Tannersville, with another 29% from the Town of Hunter. The results of these responses were tabulated by the consultant team and were summarized in the “Public Support” in each of the project profiles.

Key takeaways included:

Goal 1 (Affordable Housing)

- Very strong support for most projects.
- Key preferences included long-term vs. short-term residences, mixed-use developments, common neighborhood character and green building standards.

Goal 2 (Shopping/Dining/Arts)

- General support for many of the projects.
- Respondents questioned the need for DRI funding for some projects. Key concerns include environmental impacts of developments, capacity of village employees to handle an influx of people, and projects lacking a “transformative” impact.

Goal 3 (Connectivity)

- Positive overall response.

- Respondents stressed a need for expanded hours of operation for transit, environmentally friendly best management practices, and a transparent community involvement process.

Goal 4 (Environmental Leader)

- Feedback was generally positive.
- Some concerns on parking. Some respondents stated the solar project could be implemented with non- DRI funding sources.

PROJECT WEBSITE AND E-BLASTS

TheTannersvilleDRIprojectwebsite, www.tannersvilledri.com, was an important resource for the public to access the public meeting schedule and to review materials from the LPC meetings and public workshops. Meeting materials, including video recordings, were available for each LPC meeting and other engagement opportunities, including the Ideas Wall and Instant Input survey. The consultant team kept the public informed by sending e-blasts with project updates, including soliciting project ideas through the Open Call for Projects and alerts about project meetings.

CONCLUSION

The wide-reaching and diverse opportunities for engagement helped bring many voices from the Tannersville community together to guide the creation of this plan. In the early stages of the process, given COVID-19 factors, virtual engagement allowed a large cross-section of the community to easily participate and bring their ideas to the table. Later, in-person meetings brought members of the community into the same room, where conversations could begin about shared issues and ideas. Posting video recordings and meeting materials from the LPC meetings and public workshops allowed people who couldn’t attend the meetings to stay up-to-date with what was happening in the process. The Open Call for Projects was especially productive and helped generate enthusiasm for the public workshops and overall DRI plan, as well as many of the final projects.

SECTION V: PROJECTS PROPOSED FOR DRI FUNDING



INTRODUCTION

The Tannersville DRI Local Planning Committee (LPC), with input from the public, recommends the projects discussed herein for DRI Funding.

The total DRI cost of the projects presented below is approximately \$14.2 million, which is in excess of the available \$9.7 million. By including projects in excess of \$9.7 million, the LPC has ensured that the full DRI award will be utilized.

This section presents detailed descriptions of the projects recommended for funding through the DRI program. The LPC was tasked with reviewing the projects and initiatives within the context of how well they advance the DRI strategies set forth in the Strategic Investment Plan. The goal of the LPC was to maximize the impact of DRI investment by advancing projects and initiatives through the DRI award that would have the greatest public benefit, are primed for implementation, leverage other available funding, and enjoy broad stakeholder

support. The LPC prioritized catalytic and transformative projects that present the strongest likelihood of jump-starting downtown revitalization and investment in the community.

CRITERIA FOR EVALUATING DRI PROJECTS

The LPC reviewed potential projects based on the following criteria:

- Alignment with DRI goals existing local and regional plans;
- Public support;
- Community and economic benefits;
- Catalytic and transformative potential;
- Capacity to leverage private or public sources of funds; and
- Cost and feasibility.

How the Selection Criteria Were Applied

Cost: The LPC reviewed estimated costs for each of the projects, including the requested DRI contribution and the potential for public, private, and non-profit leverage, where applicable.

Community Benefits: Although economic benefits are the core of the DRI plan, the LPC also considered positive impacts beyond purely economic benefits. Such additional benefits include environmental benefits, enhanced recreational opportunities, increased tax revenue for the Village, and improved design of the public realm.

Catalytic and Transformative Potential: Projects selected will fundamentally change the downtown and how it is perceived, stimulate additional economic development, leverage other public and private investment, and induce secondary impacts, such as attracting new residents and tourists to the Village of Tannersville.

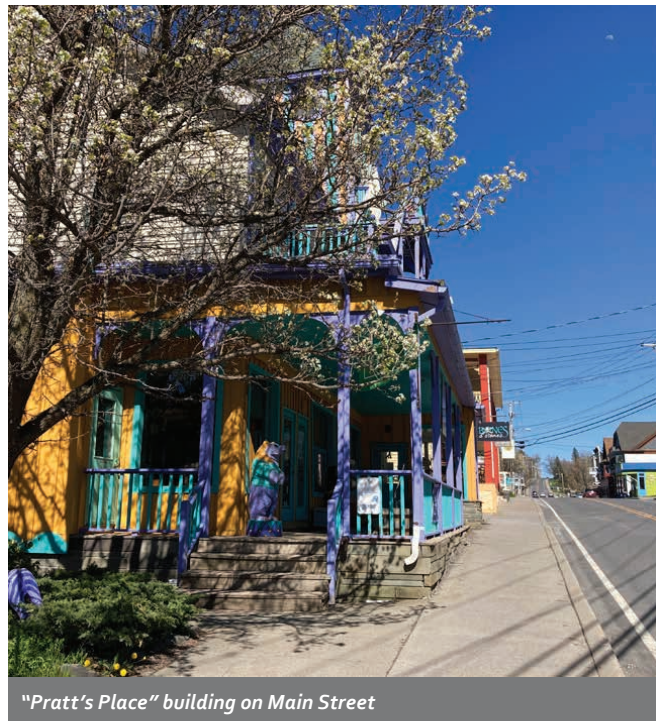
Job Generation: Employment was a key concern of the LPC, and projects were evaluated for how many projected jobs would be added in the downtown.

Feasibility: Projects recommended for DRI funding should be technically feasible, from a regulatory and permitting perspective, and have few “real property constraints.” Project readiness was also considered.

Public Support: Public feedback was solicited throughout the DRI planning process. Projects were favored that have a high level of LPC and public support.

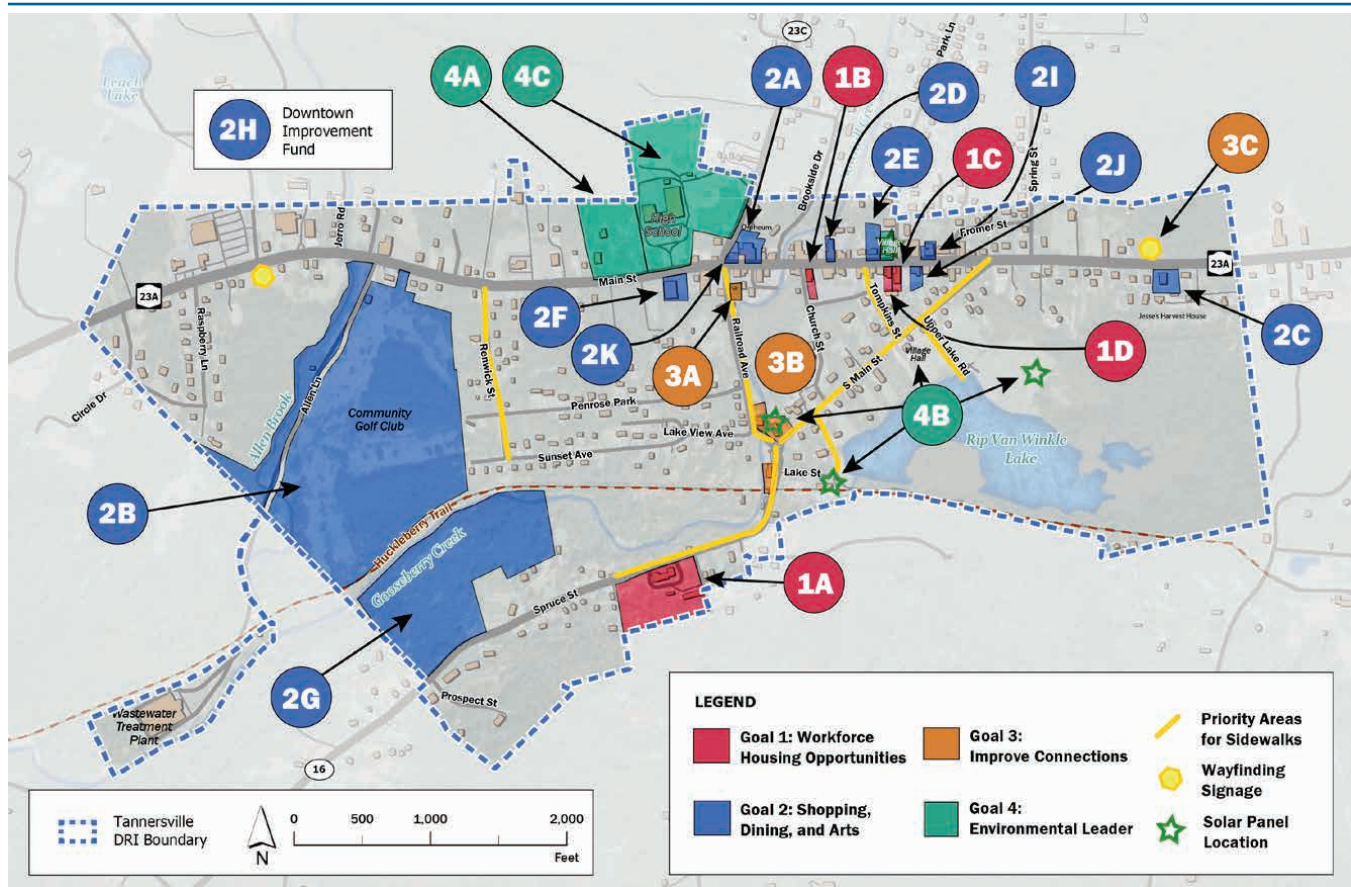
Additional factors that the LPC considered when evaluating potential DRI projects include:

- The specific use of the DRI funding;
- Alternative state or federal grant opportunities to potentially fund the project;
- Ongoing operating arrangements required to ensure the project is successful; and
- Market demand, economic feasibility, and potential site control issues.



"Pratt's Place" building on Main Street

PROJECTS PROPOSED FOR DRI FUNDING SUMMARY MAP



Goal 1: Workforce Housing Opportunities and Residential Amenities

- 1A: Develop the Spruce Street Affordable Housing Project
- 1B: Renovate Rip Van Winkle Building and Build Townhomes
- 1C: Upgrade Country K Grocery and Renovate Upper Floor Apartments
- 1D: Revitalize Mixed-Use Site at 5975 Main Street

Goal 2: Shopping, Dining, and Arts Destination

- 2A: Expand and Upgrade the Orpheum Performing Arts Center
- 2B: Create the Painted Village Festival Event Grounds
- 2C: Expand Jessie's Harvest House Dining Area and Outdoor Improvements
- 2D: Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments
- 2E: Rehabilitate Astor House Exterior
- 2F: Implement Upgrades at the Mountain Top Library
- 2G: Create an RV Park on Spruce Street
- 2H: Create a Downtown Improvement Fund

Goal 3: Strengthened Connectivity and Sense of Place

- 3A: Create a Kaaterskill Trolley Hub and Café
- 3B: Improve Village Connectivity and Trailhead/Parking Areas
- 3C: Develop and Implement a Design and Wayfinding Program for Village Signage

Goal 4: Environmental Leader

- 4A: Improve the Fromer Market through Increased Parking and Expanded Farm Stand
- 4B: Implement a Municipal Solar System
- 4C: Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS

PROJECTS PROPOSED FOR DRI FUNDING

Goal 1: Workforce Housing Opportunities and Residential Amenities

1A:	Develop the Spruce Street Affordable Housing Project.....	V-9
1B:	Renovate Rip Van Winkle Building and Build Townhomes.....	V-17
1C:	Upgrade Country K Grocery and Renovate Upper Floor Apartments.....	V-24
1D:	Revitalize Mixed-Use Site at 5975 Main Street.....	V-31

Goal 2: Shopping, Dining, and Arts Destination

2A:	Expand and Upgrade the Orpheum Performing Arts Center.....	V-36
2B:	Create the Painted Village Festival Event Grounds	V-43
2C:	Expand Jessie's Harvest House Dining Area and Outdoor Improvements.....	V-52
2D:	Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments	V-58
2E:	Rehabilitate Astor House Exterior	V-64
2F:	Implement Upgrades at the Mountain Top Library.....	V-68
2G:	Create an RV Park on Spruce Street	V-73
2H:	Implement a Downtown Improvement Fund.....	V-78

Goal 3: Strengthened Connectivity and Sense of Place

3A:	Create a Kaaterskill Trolley Hub and Café	V-83
3B:	Improve Village Connectivity and Trailhead/Parking Areas.....	V-89
3C:	Develop and Implement a Design and Wayfinding Program for Village Signage	V-98

Goal 4: Environmental Leader

4A:	Improve the Fromer Market through Increased Parking and Expanded Farm Stand	V-103
4B:	Implement a Municipal Solar System	V-111
4C:	Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS.....	V-114

PROPOSED PROJECT SUMMARY TABLE

Project #	Project Name	Overview	Lead Project Sponsor	Total Cost	DRI Request	Additional Funding Sources	Proposed Starting Date	Anticipated Completion Date	Jobs Created
1A	Develop the Spruce Street Affordable Housing Project	Development of 62 mixed-income residential units on a currently blighted site (former Cold Spring Hotel), in a low-scale, with wood-framed buildings of two- to three-stories.	RUPCO	\$30,221,000	\$2,500,000	First Mortgage, LIHTC Equity, State Low Income Housing Tax Credit, NYS HCR Middle Income Housing Program, NYS HCR Housing Trust Funds, Greene County ARPA, NYSEKDA, Deferred Developer's Fee	Fall 2022	Summer 2025	2 FTE. 60 induced jobs
1B	Renovate Rip Van Winkle Building and Build Townhomes	Renovation of the Rip Van Winkle building to upgrade the commercial space and create five units on the upper floors, and development of five townhomes in the back of the property.	Oaks Main Street, LLC	\$2,655,000	\$929,000	Private Funding and bank financing	Fall 2022	Fall 2023 (Phase 1)	1-2 FTE
1C	Upgrade Country K Grocery and Renovate Upper Floor Apartments	Renovation of the Country K grocery/pizzeria to allow for the addition of a deli to occupy the entire ground floor. Renovation of upper floor workforce housing apartments, creating additional two units.	5969 Main Street, LLC	\$710,000	\$249,000	Private Funding	Fall 2022	Fall 2023	2 FTE
1D	Revitalize Mixed-Use Site at 5975 Main Street	Construction of a new 12,000-square-foot building to replace the former Spinning Room building, which has been vacant due to structural issues. The new development will include 12 residential workforce units, and a retail and restaurant space on the ground floor.	Scribner's Catskill Lodge, LLC	\$3,400,00	\$1,360,000	Private Funding and bank financing	Winter 2023	Summer 2024	20+ FTE
2A	Expand and Upgrade the Orpheum Performing Arts Center	Equipment upgrades, construction of new dance studios and streetscape/accessibility improvements to expand annual performing arts season and educational programs. Exterior upgrades include implementing a vertical planting façade and new signage.	Catskill Mountain Foundation	\$3,500,000	\$1,750,000	Donations and Bank Financing. Potential for other state funding through: ESD, Market NY, and NYS Council on the Arts.	Fall 2022	Spring 2024	10 FTE
2B	Create the Painted Village Festival Event Grounds	Infrastructure and site work on the Colonial Golf Park to prepare the site for a festival, concert, and events ground to fulfill a multi-phase vision that would reintroduce festivals to the Mountaintop region.	Hunter Foundation	\$2,100,000	\$1,500,000	\$600,000 CFA grant	Fall 2022	Fall 2024	30 FTE in year 1
2C	Expand Jessie's Harvest House Dining Area and Outdoor Improvements	Dining space expansion to the entire second floor to allow for special events and community gatherings. Construction of a deck to partially cover an expanded outdoor dining area. Installation of rooftop solar panels and site/parking area upgrades.	Piper Holding, LLC	\$385,000	\$135,000	Private Financing	Fall 2022	Summer 2023	2-3 FTE, 4-5 PTE
2D	Create a Tap Room/Pizzeria and Renovate Upper Floor Apartments	Creation of a tap room/pizzeria that will be operated by a local brewing company and renovation of upper floor apartments, including the addition of two studio apartments on the third floor (currently unused).	DLVR Solutions	\$850,000	\$298,000	Private Funding and bank financing	Fall 2022	Fall 2023	12-15 jobs, mix of FTE and seasonal/part time
2E	Rehabilitate Astor House Exterior	Rehabilitation of the building exterior and installation of fixtures to improve aesthetics and fix water infiltration issues, including replacing all windows and repainting.	Hunter Foundation	\$278,000	\$198,000	Hunter Foundation	Fall 2022	Summer 2023	None
2F	Implement Upgrades at the Mountain Top Library	Installation of an outdoor pavilion, creation of a pop-up gallery, replacement of exterior doors and installation of a new power generator to improve the existing library and expand the types of activities offered.	Mountain Top Library	\$265,000	\$265,000	None	Fall 2022	Summer 2024	None
2G	Create an RV Park on Spruce Street	Development of an RV park for approximately 130 full hook-up sites and 23 glamping sites. The RV park will include on-site amenities such as a pool, basketball and pickleball courts, and a playground.	Fairway Holdings, LLC	\$1,935,000	\$677,000	Private Funding and bank financing	Winter 2023	Fall 2024	8-12 Jobs: 4 FTE and rest are seasonal (May-Oct)
2H	Create a Downtown Improvement Fund	Creation of a fund to support small businesses and property owners in improving their properties. Fund could be used for interior/exterior renovations, machinery/equipment, and associated soft costs and signage, with specific criteria developed by the Village.	Village of Tannersville	TBD	\$600,000	TBD	Fall 2022	Summer 2024	TBD
3A	Create a Kaaterskill Trolley Hub and Café	Creation of a trolley hub that would replace a blighted building at 15 Railroad Avenue. The trolley hub building will include an indoor seating/waiting area, ticket counter, and restrooms, as well as a small cafe. The property will serve to store the trolleys when not in operation.	Kaaterskill Trolley Company, LLC	\$686,000	\$240,000	Private Funding	Fall 2022	Fall 2023	20-24 seasonal jobs for trolley. 4 FTE for operation of cafe
3B	Improve Village Connectivity and Trailhead/Parking Areas	Implementation of a multi-component connectivity project to improve walkability and pedestrian safety through the installation of sidewalks and crossings, as well as creation of two parking areas that will serve as trailhead sites / public spaces.	Village of Tannersville	\$1,928,000	\$1,928,000	None	Fall 2022	Fall 2024	1 FTE
3C	Develop and Implement a Branding and Wayfinding Program	Development and implementation of a multi-part branding and wayfinding strategy that will establish a consistent brand and signage identity, identify locations/type/materials for new signage, as well as purchase and install signage.	Village of Tannersville	\$180,000	\$180,000	None	Fall 2022	Spring 2024	None
4A	Improve the Fromer Market through Increased Parking and Expanded Farm Stand	Expansion of the Fromer Market Gardens farm stand/store, including creation of an outdoor gathering space and equipment upgrades. Expansion of the parking area from five to 30 parking spaces.	Hunter Foundation	\$866,000	\$366,000	USDA Community Facilities Program	Fall 2022	Fall 2024	2 FTE
4B	Implement a Municipal Solar System	Installation of solar panels in four locations: Village Hall, lake area pavilion, Gooseberry Creek Park, and new trailhead parking area. This solar system will cover the full municipal power usage.	Village of Tannersville	\$497,000	\$497,000	None	Fall 2022	Fall 2023	None
4C	Install Stadium Lights and Photovoltaic Solar at the Tannersville MS/HS	Installation of stadium lights on the Tannersville MS/HS soccer/softball field to enable evening events. Installation of a solar photovoltaic system on the roof of the school building to offset approximately 50% of the current school electric load.	Hunter-Tannersville Central School District	\$550,000	\$550,000	None	Fall 2022	Summer 2023	None

1A: DEVELOP THE SPRUCE STREET AFFORDABLE HOUSING PROJECT

Cost Estimate

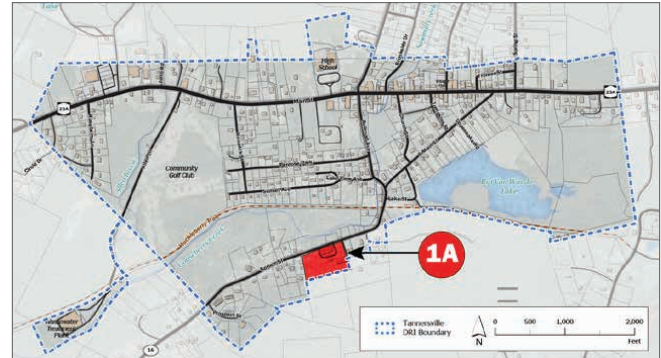
DRI Funding Request	\$2,500,000
Total Project Cost	\$30,221,000

Project Description

Tannersville's DRI application identified a lack of affordable housing as a "crisis." An influx of new full-time residents in the wake of the COVID-19 pandemic, in combination with the impact of short-term rentals, has resulted in a loss of available housing stock for longtime residents and an inability of local workers to find housing in Tannersville. The application noted that a recent project to rehabilitate 15 units of affordable housing in the Village is complete, and the building remains continuously full, while other apartment buildings have waiting lists.

"It's very simple – left unchecked, we'll lose population, especially younger workers and families who cannot find a decent place to live. This trend will devastate our workforce, jeopardize our school, and deny our seniors the ability to age in a place they love."
– Village of Tannersville DRI application

In preparation for submitting the DRI application with the Village, the Hunter Foundation issued a Request for Expressions of Interest for a housing developer partner in June 2021, and selected RUPCO, a nonprofit developer and manager of affordable housing based in Kingston. The DRI application identified a proposed project, with RUPCO, to develop 60-80 units of affordable housing at a site to be determined. After being selected and taking initial steps, including the identification of a suitable location for the affordable housing project, RUPCO proposes to develop 62 mixed-income, mostly



Project location



Current conditions of former Cold Spring Hotel



Project rendering

Source: RUPCO

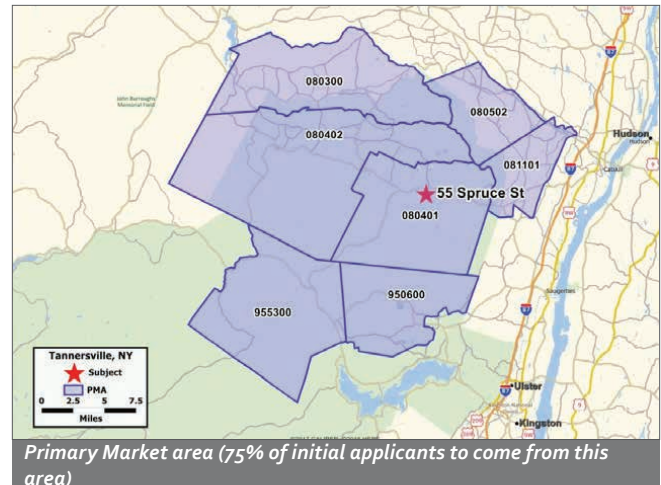


Project rendering

Source: RUPCO

workforce housing units at 55 Spruce Street (former Cold Spring Hotel site). Of the total 62 units, 15 units will be set aside for senior housing. The location is a 6.4-acre site that contains debris from the collapsed hotel building, which will be cleared to make room for the proposed development. The location is a 12-minute walk, or half-mile, distance from Main Street providing access to shopping, dining, and employment opportunities in the Downtown core, as well as recreational amenities in the vicinity of Rip Van Winkle Lake. The proposed connectivity improvements along South Main Street and Railroad Avenue (see Project 3B) would complement the Spruce Street project by improving pedestrian access to the Downtown core, while the proposed Kaaterskill Trolley project (see Project 3A) with a stop near Rip Van Winkle Lake, would provide access to regional recreational amenities.

The Spruce Street project will feature low-scale, wood-framed buildings of 2 to 3 stories, organized around a community building that will provide common amenities such as laundry, tenant lounge/community room, onsite management, a fitness center and bike storage. The layout of the site will be characterized by a pedestrian-centric campus with green areas, circulation paths to access the buildings on foot and a surface parking area. The building design will be contextual with the surrounding built environment, aiming to fit the Village's theme of "Painted Village in the Sky." The units set aside for the senior population will have their own building and



Primary Market area (75% of initial applicants to come from this area)

surface parking area as required by federal regulations. There will be some natural design elements to separate the senior housing portion from the workforce housing.

The unit/income mix for the proposed Spruce Street development is anticipated as illustrated in the table on next page.

The DRI funding would give the sponsor the ability to provide the housing units for 80%-90% of the AMI, while the other major funding source (Low Income Housing Tax Credit or LIHTC) would allocate necessary funding to build the units that target household incomes of up to 60% of AMI.

Project Location

55 Spruce Street

Project Sponsor

RUPCO, Inc.

Property Ownership

The site is currently owned by the Village of Tannersville. The property was transferred from Greene County to the Village on April 12, 2022. On July 8, 2022, the Village Board voted to authorize the Village to enter into a contract to sell and transfer the property to RUPCO, the project sponsor, for the development of the workforce/senior housing units as described above.

PRELIMINARY UNIT MIX BY HOUSEHOLD INCOME			
Household income up to 50%	Household income up to 60%	Household income up to 80%	Household income up to 90%
5 studios	4 studios	3 studios	-
11 one bedrooms	13 one bedrooms	4 one bedrooms	2 one bedrooms
4 two bedrooms	4 two bedrooms	2 two bedrooms	2 two bedrooms
3 three bedrooms	2 three bedrooms	2 three bedrooms	1 three bedrooms

Upon acquisition, RUPCO will apply for tax credits from NYS Homes and Community Renewal (HCR). RUPCO will form a Limited Partnership with a tax credit investor after receiving notification of an award from the NYS Homes and Community Renewal. The Limited Partnership will acquire the property at the time of construction, closing through a commercial bank loan or tax credit equity. At construction completion, the partnership will have a final closing and take on a mortgage for any funding not covered by other permanent sources (tax-credits, etc.). RUPCO will take ownership after 15 years.

Capacity

RUPCO is a 501(c)(3) not-for-profit organization with a proven track record of 40 years of developing and managing affordable community housing. RUPCO successfully owns and/or manages a rental portfolio of 770 affordable apartments across 23 developments located in Ulster, Orange, and Greene Counties. Its properties include a mix of artist, senior, family, and special needs rental housing.

For example, RUPCO built Energy Square - an award-winning project with LEED Platinum certification in Kingston, NY. It is the first affordable Net-Zero for Living development in upstate New York and offers 57 mixed-income apartments along with 11,000 square feet of civic and commercial space. Additionally, within Greene County, RUPCO manages Prattsville Mews in Prattsville, which is a project that was funded by NYS HCR.

For this project, RUPCO engaged Ashley McGraw Architects, a NY-based firm with experience on affordable housing developments that has capabilities to certify passive house design projects. Ashley McGraw Architects developed proposal conceptual designs for this DRI Strategic Investment Plan. Additionally, RUPCO engaged Integral Building as the energy consultant on this project.

Project Partners

Village of Tannersville (ownership transfer and project permits); NYS Homes and Community Renewal (funding); Greene County (funding).

PROJECT RENTS AND OCCUPANCY			
Bedrooms	# of Occupant	Rent Range	Income Range
Studio	1 Person	\$691 - \$1,106	\$27,650 - \$55,300
1 Bedroom	1-2 People	\$740 - \$1,185	\$31,600 - \$63,200
2 Bedroom	2 - 4 People	\$888 - \$1,422	\$35,500 - \$79,000
3 Bedroom	3 - 6 People	\$1,027 - \$1,644	\$39,500 - \$91,700



Conditions of former Cold Spring Hotel

Strategies

DRI Strategies:

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Training and retraining our workforce for industries targeted by the magnet strategy such as craft, food & beverage, agricultural tech, software and IT and light manufacturing.
- Attracting businesses in craft, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.
- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Gooseberry Creek Corridor Revitalization Strategy

Goals:

- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

As a significant new construction project, the Spruce Street affordable housing project is required to meet the NY Stretch Energy Code. The project will go beyond

this requirement and pursue passive house certification under PHIUS to maximize buildings' energy efficiency. The development will pursue the following strategies to attain such certification:

- Continuously insulated floor slab;
- ICF (Insulated Concrete Forms) Foundation walls for continuous insulation coverage;
- 2x6 wall framing with insulated exterior nailbase panel to achieve target R-value;
- R-80 cellulose attic insulation;
- Fully adhered exterior air barrier sealed to window and door perimeters;
- Triple-pane casement windows;
- Exterior doors with double perimeter seals;
- Energy Recovery Ventilator with 83% sensible recovery or better;
- Ground source heat pump with COP=4.5
 - Individual air handler at each unit with individual controls;
- Ground source domestic hot water heat pump; and
- Double-stud unit separation walls to provide full air separation between units.

RUPCO has a strong reputation for constructing energy efficient structures to obtain LEED certification and to meet Enterprise Green Communities certification. Passive designs such as the ones described above allow for heating and cooling related energy savings of up to 90% compared to typical building stock and over 75% compared with average new builds.

The total budget for the project incorporates the decarbonization measures above; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Affordability

As noted above, there is a critical need for affordable housing in Tannersville and Greene County. Over half of county residents and more than 40% of Tannersville residents pay 35% or more of their monthly household income toward housing costs, while 12.4% of county residents and 8.7% of Village residents are living below the poverty line.¹

This was confirmed by a third-party preliminary market study (see Feasibility and Cost Justification section), which established that there is a clear need for housing for all income levels, with a particularly strong demand for households up to 60% area median income (AMI) for the Greene County MSA. Tannersville's annual household median income is approximately \$53,000, an income level that would qualify for many of the proposed units, depending on household size. Additionally, starting salaries for Hunter-Tannersville Central School District employees, as shown in the table below, reinforced the need for housing options for Tannersville's critical workforce that is otherwise forced to live outside the Village. However, in response to public and elected officials' comments, the project sponsor indicated some flexibility in the type of units that this project would accommodate.

School District Position	Yearly Starting Salary
Food Service	\$21,000
Bus Driver	\$22,000 – 25,000
Teaching Assistant	\$25,000
Clerical	\$32,000 – 36,000
Custodian	\$36,000
Teacher	\$40,000 – 45,000

Rental options in Tannersville are extremely limited, with most either in smaller walk-up (mixed-use) buildings or in houses; larger rental complexes are found in Catskill and Saugerties, but with minimal new additions to the rental stock. In terms of affordable housing projects, there are

no new developments locally, with projects located in Prattsville, Woodstock, or farther south in Ulster County or Kingston.

Within the primary market area of the Spruce Street site (Greene and Ulster Counties excluding Catskill and Saugerties), nearly 43% of renters aged 18-61 earn below \$30,000, while the 2021 hourly renter wage in Greene County was \$9.01.²

This project will be fully affordable and target individuals and families of income levels of 50% - 60%, and 90%-100% area median income (AMI) for the Greene County MSA. A projected breakdown of the rents, based on income range and number of occupants, is provided in the table on page V-13.

Anticipated Revitalization Benefits

Short-Term Benefits

- Immediately addresses a critical need for affordable housing in Tannersville and Greene County.
- Revitalizes an abandoned, blighted and unsafe property, with the project sponsor responsible for clearing the site, at an estimated cost of \$150,000.

Mid-Term Benefits

- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.
- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Generates a projected tax benefit of approximately \$60,000 per year through a proposed payment in-lieu of taxes arrangement, a fiscal benefit compared with the zero tax revenue that the property has generated for over 20 years.

1 Newmark Valuation & Advisory. Preliminary Market Study, Proposed Workforce Development, 55 Spruce Street, Tannersville, New York 12485. June 2, 2022

2 National Low Income Housing Coalition. (2021). (rep.). 2021 Out of Reach. Retrieved from https://nlihc.org/sites/default/files/oor/2021/Out-of-Reach_2021.pdf.

Co-Benefits

- Serves as an anchor investment for the Spruce Street corridor, which has a number of neglected and underutilized properties.
- As the site is within walking distance from Tannersville's Main Street and the lake area recreation activities, promotes a healthier lifestyle and decreases the environmental footprint of future residents.

Public Support

There is strong public interest in and support for this project. From developing the Village's DRI application through the planning process, members of the public have consistently identified affordable workforce housing—and the Spruce Street project in particular—as a top priority. In the DRI public survey, 67% of respondents said they thought the project would be effective in revitalizing Downtown Tannersville, ranking among the top supported projects. Some survey participants mentioned the critical need for affordable/workforce housing ("Workforce housing is needed desperately! We need more than just the addition of 4-6 new units.") Others highlighted further benefits for the school district, businesses and beautification of the Village: "As an educator in the local school district this project is vital to our community. I have countless stories about families who have been forced off our Mountaintop because of a lack of housing" and "Affordable Housing is a MUST for businesses to be able to attract hourly employees on the Mountain Top."

Given the public interest in the project and the Village's role in approving a sale of the site to RUPCO, significant additional public outreach was conducted, including multiple Village Board of Trustees meetings at which the public heard from representatives of RUPCO, NYS HCR, and elected officials within the region with knowledge of other RUPCO affordable housing developments. Community concerns regarding the scale of the project and the potential to attract low-income renters from outside the county were addressed through additional

data analysis and sharing the experience of comparable recent developments in the region. As a result of the ongoing engagement with the community, RUPCO made several changes to the project, including incorporating a senior component and exploring the potential for flexibility on rent levels.

Throughout the DRI planning process, the LPC was united in its support for the Spruce Street project.

Jobs Created

The project will create 2 jobs: a full-time live-in superintendent and a part-time property management position. In addition to temporary construction jobs, the sponsor estimates that the project will create 60 induced jobs in a range of industries including architecture, engineering, professional services, restaurants, retail, etc. This estimate is based on a 2017 study done for the New York State Association for Affordable Housing (NYSFAH).³

Project Budget and Funding Sources

See table on next page. Upon acquisition, RUPCO, a 501(c)3 not-for-profit organization that is eligible to receive tax credits and grant funding from government sources, will apply for tax credits from NYS HCR. RUPCO will form a Limited Partnership with a tax credit investor after receiving notification of an award from the NYS HCR. The Limited Partnership will acquire the property at the time of construction closing through a commercial bank loan or tax credit equity. At construction completion, the partnership will have a final closing and take on a mortgage for any funding not covered by other permanent sources (tax-credits, etc.).

The sponsor has secured funding for \$350,000 by Greene County through the American Rescue Plan Act (ARPA). In addition to the DRI request, other funding will be sought through state programs such as the State Low Income Housing Tax Credit (LIHTC) and the Middle Income Housing Program (MIHP), administered by NYS HCR, as well as NYSEDA's incentives.

³ "Economic Impact of Affordable Housing on New York State's Economy", prepared for the New York State Association for Affordable Housing (NYSFAH), 2017.

Activity	Cost	Funding Source
Construction	\$22,750,000	DRI / Other Funding Sources** (see table below)
Soft Costs, Contingency, Developer Fee, Reserves, Equipment, Working Capital	\$7,471,231	Other Funding Sources (see table below)
DRI Funding Request (8%)	\$2,500,000	
Total Funds from Other Sources (92%)	\$27,721,000	
Total Estimated Cost (*)	\$30,221,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Funding Sources	Amount	Percentage
First Mortgage (private)	\$ 3,565,544	12%
LIHTC Equity (private)	\$13,015,372	43%
State Low Income Housing Tax Credit (other public funding)	\$,146,850	10%
NYS HCR Middle Income Housing Program (other public funding)	\$665,000	2%
Downtown Revitalization Initiative (DRI)	\$2,500,000	8%
NYS HCR Housing Trust Funds (other public funding)	\$5,355,000	18%
Greene County ARPA (other public funding)	\$350,000	1%
NYSERDA (other public funding)	\$280,000	1%
Deferred Developer's Fee (private)	\$1,343,465	4%
Total Permanent Sources (*)	\$30,221,000	100%

(*) Rounded to the thousandth place.

Feasibility and Cost Justification

The project sponsor commissioned a third-party preliminary market study, which established the appropriate number of units that can be absorbed so there is no possibility of over-building and vacancy, as well as the appropriate mix of units according to bedroom size, and the appropriate income targeting and affordable rents.

The market study determined the number of units that the local housing demand supports, as well as the proposed rents for the incomes identified by working households locally and county-wide. The market study identified that approximately 75% of expected tenants will come from the Primary Market Area (PMA) that covers Census Tracts in Greene and Ulster County (excluding Catskill and Saugerties). It also indicated that

the housing units are expected to be rented at a rate of 8 units per month, with an especially strong demand for studios and one-bedroom apartments.

As a DRI-identified project that meets multiple State housing goals, the Spruce Street workforce housing project would be highly competitive in seeking the balance of funding from NYS HCR. The project sponsor has indicated that, in the unlikely case that the LIHTC funding will not be awarded to the project this round (awards are announced in December 2022), they will be applying again to the 2023 round.

The Spruce Street workforce housing project is leveraging over \$27 million of funding with a DRI ask of \$2.5 million, which represents approximately 8.3% of the total project cost. This DRI funding request is highly cost effective due to its multiple benefits in promoting housing stability,

Project Phase and Tasks	Timeframe
Initial Development Phase	Months 1 – 2
Preliminary Design, Visioning Phase and Approvals <ul style="list-style-type: none"> Preliminary design Community meetings to seek public input Rezoning as a Planned Development District, Site Plan Approvals and SEQR process Prepare preliminary design documents for DHCR's 9% Multifamily Finance application 	Months 1 – 5
Design Phase <ul style="list-style-type: none"> Construction documents development 	Months 6 – 11
Construction Phase	Months 12 – 29
Certificate of Occupancy and Lease Up	Month 30
Total Timeframe: 30 months	

economic revitalization, and quality-of-life for residents of Tannersville. The project is anticipated to house about 140 people. National data show that access to affordable housing increases residents' buying power to spend on local goods and services.⁴

The project will increase housing options for the local workforce, which will benefit the business community and strengthen existing economic development ventures in the region. However, the availability of workforce housing may also give private investors more confidence to launch a brand-new business or project. RUPCO's project has the potential to catalyze the revitalization of the Downtown and the region.

The project will require either a variance or a rezoning, given the property's existing single-family zoning.

Regulatory Requirements

- SEQRA
- Approval of a Development Concept Plan (DCP) and zoning map change from Residential 1 zone to Planned Development District (PDD)
- Site Plan Approval

- Catskill Watershed Corporation stormwater review (as needed)
- NYC Department of Environmental Protection (NYCDEP) approvals (as needed)
- NYS Department of Environmental Conservation (NYSDEC) approvals (as needed)
- Compliance with Village Design Guidelines
- Building Permits

Timeframe for Implementation and Project Readiness

RUPCO will apply to NYS Homes and Community Renewal (HCR) for funding through the Multifamily 9% LIHTC (Low-Income Housing Tax Credit) program in the fall round of 2022. RUPCO will receive notification of the 9% award in spring of 2023. This one application accesses many state and federal tax credits and other subsidies for housing. The timeline below assumes the application will be successful. If the Multifamily 9% LIHTC is not awarded to RUPCO in the 2022 round, they will apply again in the following round (fall 2023). This will provide RUPCO with a backup option, even though this project is in a favorable position to receive this competitive funding from NYS HCR in the 2022 round.

⁴ "Economic Impacts of Affordable Housing on New York State's Economy", New York State Association of Affordable Housing, February 2017.

1B: RENOVATE RIP VAN WINKLE BUILDING AND BUILD TOWNHOMES

Cost Estimate

DRI Funding Request	\$929,000
Total Project Cost	\$2,655,000

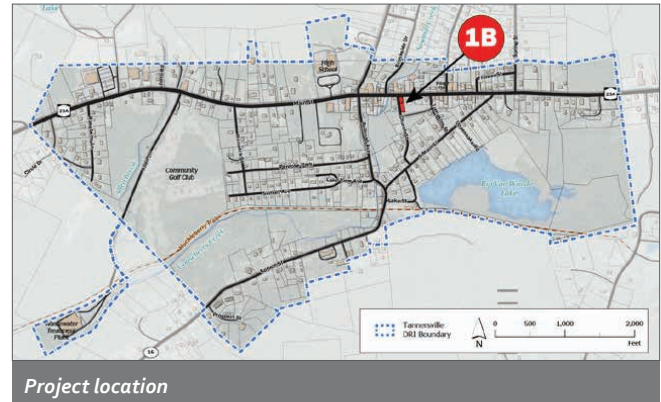
Project Description

This project proposes a full renovation of the historic Rip Van Winkle building and additional development on the 0.26-acre property to accommodate new construction of five modular townhomes at 6017 Main Street. The Rip Van Winkle building, used as an antiques/vintage store until recently, has been in disrepair for many years and requires an extensive renovation. The project sponsors, who also own the Last Chance Antiques & Cheese Café at 6009 Main Street, purchased the building with the intention of renovating it and adding residential units on the upper floors. Additionally, the project includes a residential-only component in the back of the main building on the same parcel, which will feature five two-story townhomes.

The project will include two components/phases: the renovation of the existing mixed-use building (Phase 1) which was identified as a priority by the LPC, and the construction of townhomes in the back of the property (Phase 2).

Phase 1: Mixed-Use Building

The existing building renovation project consists of structural repairs; upgrades to the plumbing, HVAC, and electrical systems; façade improvements; and renovation of interior spaces. The street-level commercial space, which is approximately 1,300 square feet, does not require extensive upgrades; the project sponsor is planning to activate the space in summer 2022 with a pop-up shop that will sell antiques and souvenirs. For the long-term, the sponsor seeks to attract commercial tenants that would complement its adjacent business



Project location



Existing conditions



Phase 1 Project Rendering

Source: David Kashman



Existing vacant area proposed for Phase 2

(Last Chance Antiques & Cheese Café) and Main Street, such as a community wellness center or a contemporary art gallery.

In addition to upgrading the ground-floor commercial space, a major component of this project is the provision of new housing on the mezzanine and second floors of the building. The upper floors are currently in disrepair and have been vacant for many years. The total residential space within the existing building is anticipated as 5 units, with the following unit mix: 2 two-bedroom units on the mezzanine level and 3 one-bedroom units on the second floor. The mezzanine level units will be approximately 1,000 square feet each, while the second-level units will be between 600 and 800 square feet each. One of the second floor units will be built following ADA standards.

Phase 2: Townhomes

The area in the back of the Rip Van Winkle building features an underutilized private parking and grass area, where the proposed townhomes are envisioned to be built. The sponsor plans to build five modular, energy-efficient one-bedroom townhome units, for a total of approximately 4,000 square feet. Four of the townhomes would be approximately 775 square feet each, while one would be approximately 900 square feet and ADA-compliant.



Phase 2 - Project rendering

Source: :David Kashman

The project limits parking to the southern end of the property in order to avoid pedestrians crossing over multiple driveways and provide more green space along Church Street, which improves the experience at street level.

The project site occupies a prominent corner at Main and Church Streets and is located across the street from a proposed mixed-use development including a tap room/pizzeria (see Project 2D) and within close proximity to several other DRI projects (see Projects 1C, 1D, 2A, and 2E). The site is also adjacent to the main municipal parking lot between Church and Tompkins Streets, which is proposed as a stop for the Kaaterskill Trolley (see Project 3A). Activating the front portion of the building with a commercial use will fill a gap within Tannersville's Downtown core. In addition, the 10 total units created represent a substantial residential component right in the heart of Main Street, which helps address the existing housing shortage of the Village and the broader region, while increasing the customer base for local businesses. Although the residential units will not be formally designated as affordable or subject to income limits, by their location and size the units will target the local Tannersville workforce. The project sponsor has also indicated they would be open to a deed restriction affirming that the units will be year-round, i.e. not seasonal or short-term.

Project Location

6017 Main Street



Existing conditions - interior

Project Sponsor

Oaks Main Street LLC

Property Ownership

Oaks Main Street LLC

Capacity

The project sponsors, David and Lauren Kashman, are long-time Tannersville residents who own and manage a successful restaurant/tavern and cheese shop nearby (Last Chance Antiques & Cheese Cafe) and have prior experience in undertaking revitalization projects in the Village. In 2010, they substantially renovated their business to include a tavern, which also includes an event space and live music venue, and in the summer of 2021 completed further upgrades to include a new outdoor beer garden adjacent to the restaurant. This experience provides in-depth knowledge of Tannersville's building season and local contractor base. In addition, Mr. Kashman, a current elected Village Trustee, has a background in real estate finance.

Project Partners

None



Existing conditions

Strategies

DRI Strategies:

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Support the activation of mixed-use buildings through renovation that returns residential space to the market.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses

REDC Strategies:

- Attracting businesses in craft, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.
- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy

Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.
- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

The project sponsors have engaged with an architect that has passive house experience in New York and California. They plan to incorporate as many elements as possible to achieve high-performance apartment units and commercial space, and potentially apply for other NYSERDA and other government incentives for energy efficiency. The sponsor met with the State's consultant on decarbonization strategies to discuss measures to meet the NYS Stretch Energy Code standards as required by the DRI process.

For both the mixed-use renovation and the new townhomes, the plan is to incorporate energy-efficient heating and cooling systems, interior and exterior insulation, and no use of fossil fuels. Modular building design, which would be the construction method for the townhomes, achieves high standards in energy efficiency. Specific elements in both buildings include Energy Star windows, doors, and appliances; heat pump mini splits; electric ranges, heat recovery ventilators (HRV); lighting sensors; and on-demand hot water. In a second phase (non-DRI), the sponsor has indicated plans to add solar panels to reduce the total electric expense for the property and the tenants.

The total budget for the project incorporates the decarbonization measures above; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Preserves and aesthetically enhances a historic building in a prominent Main Street location that will provide for a better Downtown experience for residents and visitors.
- Added retail space (approximately 1,300 square feet) will provide jobs, taxable sales, and more shopping opportunities for those visiting and living in the area.
- Creation of 10 residential units in the central business district will provide needed housing within walking distance from work, school, and shopping opportunities.
- Enhances public space, from the improved streetscape to nearby public areas that will benefit from this renovation (War Monument and walkway to municipal parking).

Mid-Term Benefits

- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.
- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Enhances the Village's tax base through a significantly upgraded property.

Co-Benefits

- As the site is within the Downtown core and within walking distance to the lake area recreation activities, promotes a healthier lifestyle and decreases the environmental footprint of future residents.

Public Support

In the DRI public survey, 64% of respondents said they thought the project would help in revitalizing Downtown Tannersville, a moderately high level of support relative to all proposed projects. Many survey comments praised this project for its housing component (“More housing is a definite plus.”), as well as the rehabilitation of a prominent building on Main Street (“Main Street buildings desperately need to be rehabbed! and housing must be added.”). A few commenters raised questions on whether there is a need for new townhomes, while they agreed renovating the existing mixed-use building would be beneficial.

The LPC, while supportive of the project, noted concerns with the high DRI request relative to the amount of commercial space and number of residential units being created. In addition, the LPC stressed the need to ensure that residential units will be permanent, year-round opportunities open to all local residents. These concerns directly led to the phasing of the project with a priority given to the mixed-use component.

Jobs Created

Upon completion, the commercial space will employ 1-2 full-time positions, with the specific number dependent on the type of commercial activity that will lease the space.

The 10 housing units and commercial space will require ongoing maintenance and management which will create more job opportunities.

Project Budget and Funding Sources

The balance of funding through this project will be financed by personal funding and bank financing. The sponsor provided a letter from the Bank of Greene County, with whom the sponsor has both business and

personal accounts, indicating the bank was supportive on providing any lending needs the sponsor may need in the future. In the event that the project sponsor does not obtain sufficient funding with a conventional bank loan, Mr. Kashman has a financial backer who will secure the private leverage portion of this project. The guarantor has provided this agreement in writing.

Feasibility and Cost Justification

Project costs were provided by the project sponsor based on recent local experience in building renovations and estimates on the average cost of modular homes.

The sponsor acquired the property in 2021 and started doing minor rehabilitation work on the front-facing commercial space in order to clean it up and open a temporary pop-up antiques space for summer 2022. The costs incurred in the building acquisition and short-term clean-up are not part of the DRI ask nor the leverage used for DRI purposes. The project building, as well as the adjacent building that the sponsor operates as a restaurant/cheese store, are owned debt-free.

The sponsor has indicated that the requested DRI funding is necessary to complete both phases of the project, given the significant renovation required for the existing building (the upper floors are in a gutted, shell condition) as well as the site work needed for construction of the townhomes.

The project appears to require a variance to permit the proposed townhomes, as residential uses in the Central Business District are only permitted on the upper stories. In addition, it is not clear whether the Village’s zoning code permits multiple principal uses on the same lot, or whether a subdivision would be required. The proposed development does appear to comply with setback, height, and maximum building requirements, even if a subdivision is required.

Activity	Cost	Funding Source
Phase 1: Existing Building Renovation		
Engineering / Design / Architecture	\$33,000	DRI / Private**
Tree Removal, Landscaping, and Stormwater Management	\$16,500	
Renovation Building & Material	\$1,188,000	
Electric	\$33,000	
Plumbing and Sprinkler	\$49,500	
Insulation	\$16,500	
Fixtures	\$55,000	
Phase 1 Subtotal	\$1,391,500	
Phase 2: Townhomes Construction		
Excavation	\$35,200	DRI / Private **
Foundation	\$35,200	
Modular Manufactures and Set	\$946,000	
Modular Finish Work	\$176,000	
Sprinkler	\$16,500	
Fixtures	\$55,000	
Phase 2 Subtotal	\$1,263,900	
DRI Funding Request* (35%)	\$929,000	
Total Funds from Other Sources* (65%)	\$1,726,000	
Total Estimated Cost (*) (Phase 1 + Phase 2)	\$2,655,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Regulatory Requirements

- SEQRA
- Zoning variance to permit residential uses on the first floor, or alternatively, approval of a Development Concept Plan (DCP) and zoning map change from Central Business District to Planned Development District (PDD)
- Potential subdivision (if determined necessary by the Village)
- Site Plan Approval
- Historic District review
- Compliance with Village Design Guidelines
- Building Permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Mixed-Use Renovation (Phase 1 / Priority)	
Initial Development Phase <ul style="list-style-type: none"> ▪ Conceptual design ▪ Engineering assessment / inspection 	Months 1 - 3
Design Phase <ul style="list-style-type: none"> ▪ Construction Documents and Final Design ▪ Permitting and approvals ▪ Bidding / contractor awarded 	Months 4 – 5
Construction Phase <ul style="list-style-type: none"> ▪ Commercial space renovation ▪ Upper floor units renovation 	Months 6 - 12
Phase 1 Timeframe: 12 months	
New Townhomes (Phase 2)	
Immediate Next Steps <ul style="list-style-type: none"> ▪ Conceptual design 	Months 1 - 3
Design Phase <ul style="list-style-type: none"> ▪ Construction Documents and Final Design ▪ Permitting and approvals (including zoning variances as needed) ▪ Bidding for modular homes construction ▪ Manufacturer/builder selected 	Months 3 – 8
Construction Phase <ul style="list-style-type: none"> ▪ Construction area preparation ▪ Construction of townhomes 	Months 9 - 18
Phase 2 Timeframe: 18 months	
Total Timeframe: 18 months	

1C: UPGRADE COUNTRY K GROCERY AND RENOVATE UPPER FLOOR APARTMENTS

Cost Estimate

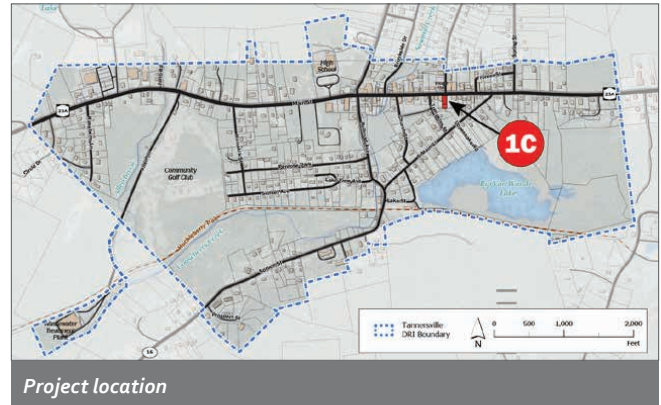
DRI Funding Request	\$249,000
Total Project Cost	\$710,000

Project Description

Located across from Village Hall, 5969 Main Street is a mixed-use, three-story, nearly 10,000-square-foot building that is significantly underutilized and in poor condition. The occupied portion is used as a seasonal kosher grocery, pizzeria, and ice-cream parlor, which is accessible from the back of the building. The ground floor commercial portion facing Main Street is currently vacant, as are the two residential upper floors. The property owner proposes to renovate the Country K grocery and pizzeria to occupy the full ground floor, and restore the upper floor apartments to make them inhabitable.

The property owner indicates that the building exterior is characterized by a leaky roof and deteriorating siding, an incomplete parking lot and loading dock, missing windows, and concrete areas in need of repair. On the interior, the upstairs is in poor condition and not suitable for apartments.

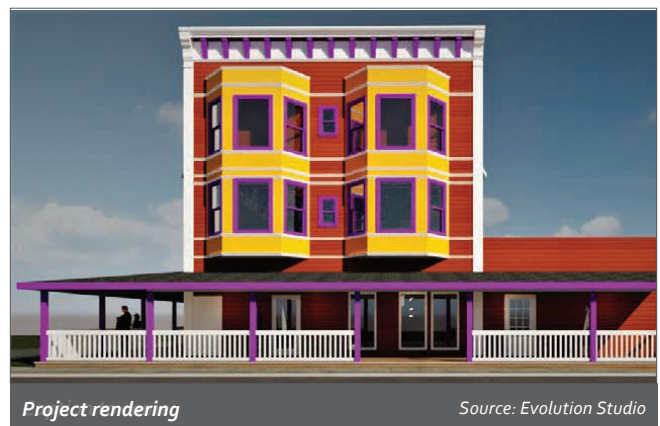
The renovation of the building will consist of both exterior and interior improvements. The plan for exterior upgrades includes extending the outdoor deck around the east side of the building (additional covered porch of approximately 405 square feet) and adding more seating, redoing the siding and installing new windows, as well as improving the parking area and adding landscaping and lighting around the building. The project sponsor engaged builders to assess the structural stability of the building, which resulted in a few additional project



Project location



Existing conditions



Project rendering

Source: Evolution Studio



Project rendering

Source: Evolution Studio

elements such as the installation of post-on-concrete footings with new beams. The project also includes the installation of a new roof.

One major component of this project is a complete renovation of the upper floors, which will result in four residential rental units (there are currently two vacant units) for the local workforce. The second floor will include one 2-bedroom apartment and a studio, for a total floor area of 1,505 square feet. The third floor will include two 2-bedroom units, for a total floor area of 1,500 square feet.

The ground floor commercial area, which is approximately 5,400 square feet, will also undergo a significant renovation to improve the overall look and functionality of the grocery/pizzeria/ice-cream stand and add a deli section and enlarged dining area. The renovation of the grocery/pizzeria area will consist of adding a new

commercial kitchen, renovating the two bathrooms, and installing a new floor. For the building systems, the proposal includes installing a new central A/C system. The project sponsor, who acquired the property less than one year ago, indicated that they are planning on keeping the grocery/pizzeria open year-round after the renovation and as the demand increases.

The project site occupies a highly visible location across from Village Hall and is within close proximity to several other DRI projects (see Projects 1B, 1D, 2A, and 2E).

Project Location

5969 Main Street

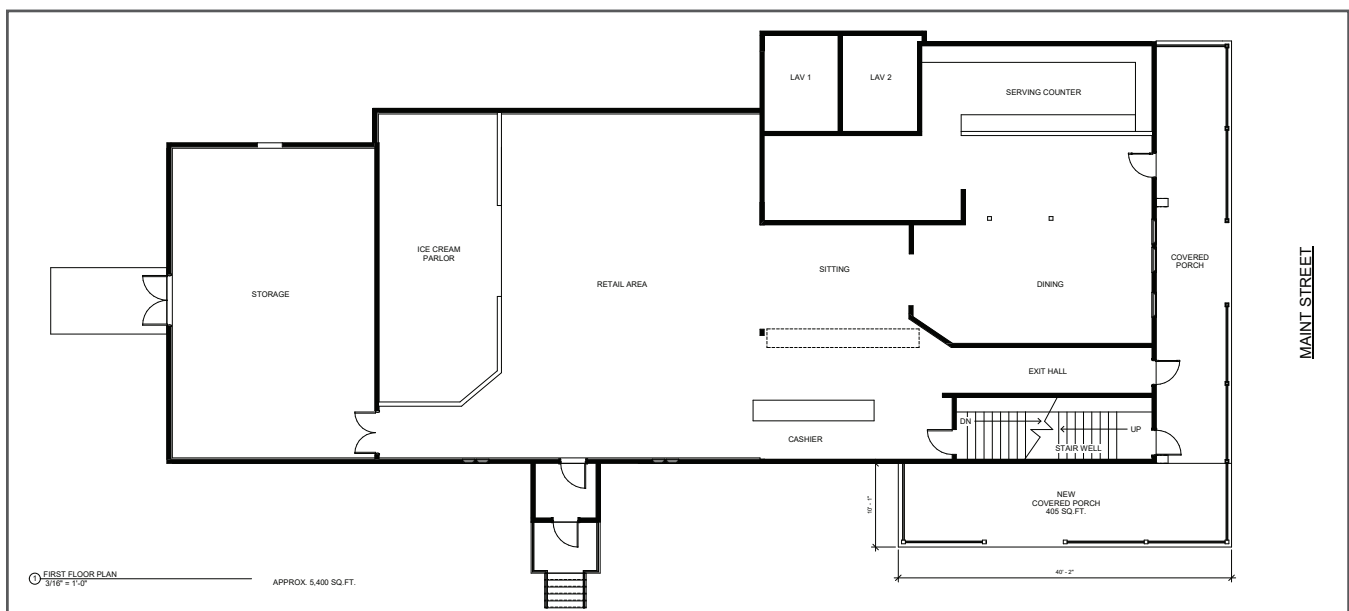
Project Sponsor

5969 Main Street LLC



Site plan

Source: Evolution Studio



Interior - floor plan

Source: Evolution Studio

Property Ownership

5969 Main Street LLC

Capacity

The project sponsor and property owner, Kalman Emanuel, has been managing a seasonal kosher grocery business in Tannersville for the past five years, using two different locations before starting renting the ground floor of this building in the summer of 2019. Mr. Emanuel then acquired the building in July 2021. The sponsor indicated that the grocery business has grown every year since inception, which led to added services (pizzeria and ice-cream) and the vision for a more modern, renovated commercial space at 5969 Main Street. The sponsor has committed to a year-round operation, as business activity allows.

The project sponsor engaged an architect, Rich Rock at Evolution Studio, to complete as-built drawings and preliminary design of the full renovation project. Mr. Emanuel also retained a construction company, Imperial Developing, to implement the project.

In addition, the sponsor has a development partner who has agreed to guarantee up to \$475,000 to enable work to proceed prior to DRI reimbursement.

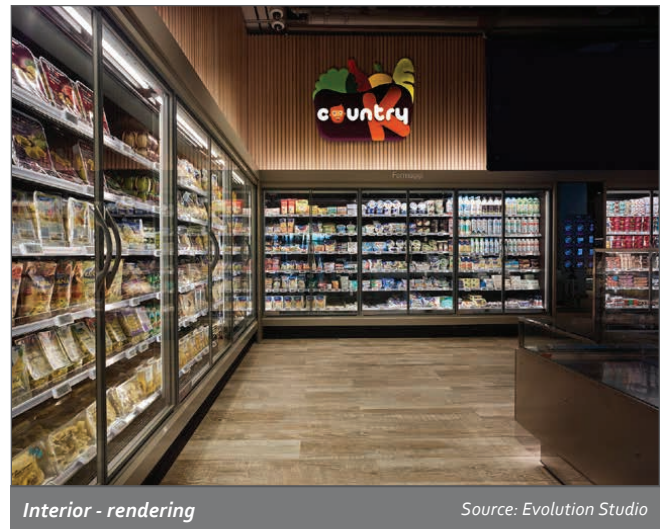
Project Partners

Elon Emanuel

Strategies

DRI Strategies:

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Support the activation of mixed-use buildings through renovation that returns residential space to the market.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses



Interior - rendering

Source: Evolution Studio

- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.
- Cultivate a creative economy in arts, design, culinary and technology.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business

support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

The building is under 10,000 square feet and is therefore not required to meet the NY Stretch Energy Code. However, it has been inspected by a builder and an architect to assess opportunities for improved insulation and other energy-efficiency measures. In particular, measures such as replacing plywood and installing a new roof, as well as installing new wall insulation and replacing the siding would greatly improve overall building insulation. Window replacements will also result in greater glass insulation and improved sealing. All these energy-efficiency measures will allow the building to reduce its heating and A/C consumption. The total budget for the project incorporates these measures; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Significantly improves the exterior of one of the most prominent buildings on Main Street, located across Village Hall, which has been in disrepair for several years.
- Provides a year-round grocery and pizzeria business that will increase jobs, taxable sales, and dining opportunities for those visiting and living in the area.
- Creation of two housing units and renovation of two other units in the central business district will provide needed housing walking distance from work, school and shopping opportunities.
- Enhances public space with an improved streetscape and additional outdoor dining space.

Mid-Term Benefits

- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.
- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Enhances the Village's tax base through a significantly upgraded property.

Co-Benefits

- As the site is within the Downtown core and within walking distance to the lake area recreation activities, promotes a healthier lifestyle and decreases the environmental footprint of future residents.
- Improve the Downtown environment by upgrading existing buildings and businesses.
- Enhances public space with an improved streetscape and additional outdoor dining space.

Public Support

This project did not rank highly in the DRI public survey. The most common concern among survey participants was related to the current seasonality of the existing grocery store ("Concerned that this project will only operate seasonally, when we need open businesses year round." And "It would be nice to have this property active all year.") A few commenters noted the importance of this location and the need for beautification ("This building is an eyesore and needs to be redone inside and out. (...) This is one of the first buildings you see driving into town"), as well as the need for long-term housing ("Yes if the rent will be affordable and for long term residents and NOT used for short term rentals"). The sponsor has committed to keeping the business open most of the year once the project is implemented, and to maintaining the apartments as long-term rentals.

During the planning process, the LPC echoed concerns expressed by the community about the seasonality and limited customer base for the project, as well as questions about whether the sponsors initial cost estimates were sufficient to accomplish the renovations necessary. In response, the sponsor submitted updated estimates that reflected additional work by the architect, and also provided floor plans and renderings in advance of the final public workshop that showed both the substantial nature of the commercial use and the transformative impact of the exterior improvements. With these changes, the LPC expressed a significantly higher level of support.

Jobs Created

As a result of the expanded grocery area and pizzeria, 2 additional full-time jobs will be created to run the commercial activities. Also, the project sponsor indicated that there are plans to keep the activity open year-round, after the building undergoes this renovation and demand is anticipated to increase.

Project Budget and Funding Sources

See table below.

Activity	Cost	Funding Source
Renovation of supermarket and Restaurant (\$54 per sq. foot)	\$216,000	DRI/Private**
Cladding and façade	\$95,000	DRI/Private**
Structural analysis and Renovation	\$54,000	Private
Create 2 new apartments on second floor	\$99,990	DRI/Private**
Create 2 new apartments on third floor	\$99,990	DRI/Private**
Sprinkler system for apartment units	\$25,000	DRI/Private**
Insulate second floor (roof and walls)	\$25,000	Private
Heating and air conditioning system	\$20,000	Private
Outside stairwell	\$75,000	DRI/Private**
DRI Funding Request (*) (35%)	\$249,000	
Total Funds from Other Sources (*) (65%)	\$461,000	
Total Estimated Cost	\$710,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Feasibility and Cost Justification

The sponsor has retained a builder (Imperial Developing, Inc.) to implement the renovation work. Imperial Developing provided an itemized cost estimate as well as an inspection report stating that the building is structurally safe but with some suggestions for further stabilizing the concrete footings (included in the project cost).

The project sponsor acquired the property in July 2021 for \$255,000. The private funding portion will be in the form of capital funding that will be available from the sale of a separate property in Tannersville, which is not part of this DRI project. At the time of this writing, the contract for the other property (the site of the former Green Mountain View Inn) is pending. In the event that

the project sponsor does not obtain sufficient funding from the pending sale of the Green Mountain View Inn property, Mr. Kalman will obtain private funding of up to \$475,000 from a guarantor that will secure the private leverage portion of this project. The guarantor, Elon Emmanuel, has provided this agreement in writing.

Regulatory Requirements

- SEQRA
- Site Plan Approval
- Historic District review
- Compliance with Village Design Guidelines
- Building Permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
<i>Design Phase</i>	
<ul style="list-style-type: none"> ▪ Construction Documents and Final Design ▪ Permitting and approvals 	<i>Months 1 – 4</i>
<i>Construction Phase</i>	
<ul style="list-style-type: none"> ▪ Commercial space renovation ▪ Upper floor units renovation ▪ Exterior upgrades 	<i>Months 5 - 12</i>
Total Timeframe: 12 months	

1D: REVITALIZE MIXED-USE SITE AT 5975 MAIN STREET

Cost Estimate

DRI Funding Request	\$1,360,000
Total Project Cost	\$3,400,000

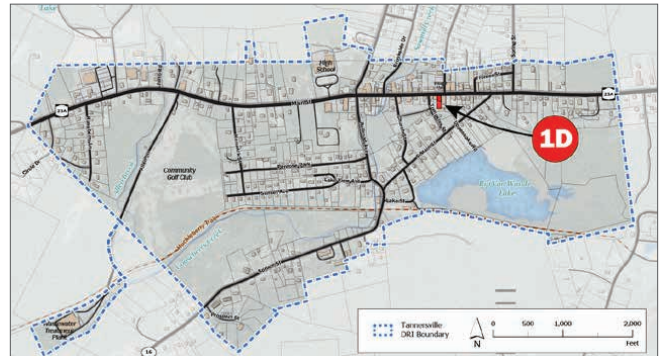
Project Description

5975 Main Street, also known as the “Spinning Room” building after the long-time bar and restaurant that occupied the ground-floor space, is a vacant mixed-use building located in front of Village Hall/Fire Department. The prominent building has been vacant, deteriorating for three years, and is no longer salvageable due to failing structural elements such as compromised floor and roof structures.

The project proposes the demolition of the existing structure and construction of a three-story building of approximately 12,000 square feet, which would include: a retail and dining space on the ground floor, with ample seating area and a private event space; 12 workforce residential units on the second and third floor (with priority given to Scribner’s Lodge employees); and paved off-street parking for tenants and staff in the rear of the building.

The residential units would be a mix of one- and two-bedroom apartments, targeted to the local workforce and with priority for Scribner’s Lodge employees. An elevator in the rear of the building would provide access to all floors.

The ground-floor tenant is envisioned as a restaurant similar to the atmosphere of the old Spinning Room Bar and Saloon, which was a casual, family-friendly restaurant. It would be open year-round for lunch and dinner. The space would have sufficient dining seating area for 100+ people as well as a bar and a private events room.



Project location



Existing site



Proposed project - rendering

Source: Marc Chodock

Improvements are also planned for the rear of the property, where the existing asphalt parking area would be repaved and marked for accessible parking and new paths. The parking in the rear would be accessible from the shared driveway at 5959 Main Street, which is also owned by the project sponsor.

The project site occupies a highly visible location across from Village Hall and is within close proximity to several other DRI projects (see Projects 1B, 1C, 2A, and 2E).

Project Location

5975 Main Street

Project Sponsor

Scribner's Catskill Lodge, LLC

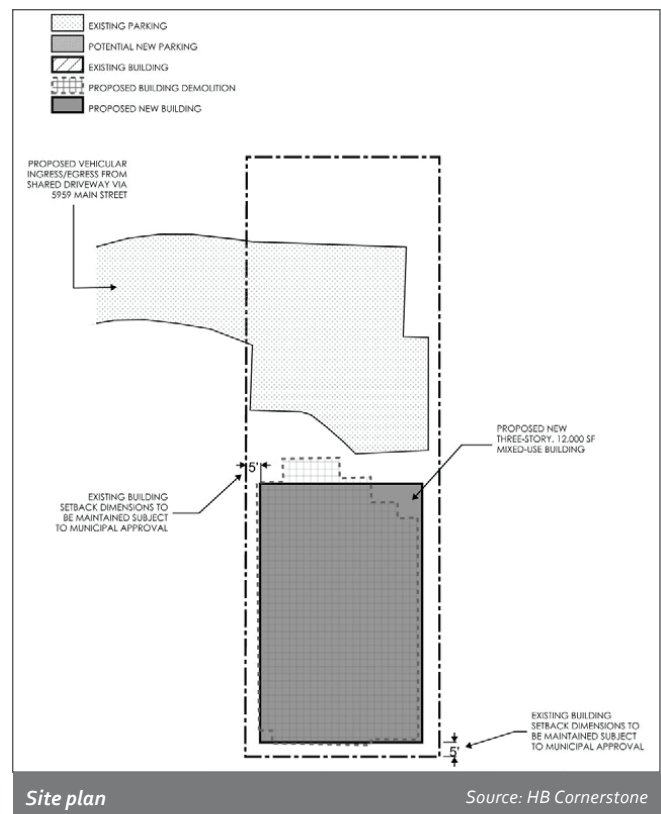
Property Ownership

The project site is owned by 5975 Hunter, LLC, which is wholly owned by Scribner's Catskill Lodge, LLC, which is in turn controlled by Escape Hospitality, LLC.

Capacity

Escape Hospitality manages the Scribner's Catskill Lodge facility located off Route 23A within the Town of Hunter. Marc Chodock, founder and managing partner of Escape Hospitality, purchased the Scribner Hollow Motor Lodge property with his previous business partner in 2015, and since then completed a significant renovation and re-branding of the property. Today, Scribner's Catskill Lodge features 38 guest rooms and suites as well as a restaurant and event spaces, and employs approximately 75 people.

Escape Hospitality will be responsible for the development, management, operations, and long-term sustainability of this DRI project. In addition, HB Cornerstone is the project management firm, Taconic Engineering, DPC will provide architectural and engineering services, Post Company will provide interior design services, and Bast-Hatfield Construction, LLC will be the construction manager. This same team is



undertaking an expansion of Scribner's Catskill Lodge that includes construction of 12 cabins, an outdoor event area, and walking paths and roadway improvements. This background gives the development team experience with large construction projects in the region, particularly with New York City watershed rules on stormwater management.

Project Partners

Escape Hospitality, LLC; HB Cornerstone; Taconic Engineering, DPC; Post Company; and Bast-Hatfield Construction, LLC.

Strategies

DRI Strategies:

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.

- Support the activation of mixed-use buildings through renovation that returns residential space to the market.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

REDC Strategies:

- Attracting businesses in craft, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.
- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.
- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

As a newly constructed building greater than 5,000 square feet, the project is required to meet the NY Stretch Energy Code. The project sponsor engaged Taconic Engineering, which reviewed the energy-efficiency opportunities for this project and coordinated with the State's decarbonization consultant, River Architects, to optimize the energy-efficiency and conservation of the new building. According to this review, the primary NY Stretch Code compliance measure will be the use of high-efficiency air to air heat pumps. The total budget for the project incorporates these measures; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Replaces a blighted, longtime vacant property with a new building on a prominent property in the core of Tannersville's Downtown.
- Provides a large year-round restaurant, including bar and event space, serving a market (casual and family-friendly) that has been lacking in the Village since the closure of the Spinning Room. The new business will increase jobs, taxable sales, and dining opportunities for those visiting and living in the area.
- Creation of 12 housing units in the central business district will provide needed housing for Scribner's Lodge employees as well as other local residents, within walking distance from work, school, and shopping opportunities.
- Enhances public space with an improved streetscape.

Mid-Term Benefits

- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.

- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Enhances the Village's tax base through a significantly upgraded property.

Co-Benefits

- As the site is within the Downtown core and within walking distance to the lake area recreation activities, promotes a healthier lifestyle and decreases the environmental footprint of future residents.

Public Support

In the public survey, 72% of respondents indicated that the project would be effective at revitalizing Downtown Tannersville, making it among the most strongly supported of all proposed projects. While demolition of a long-established Downtown building is always a challenge, there was no opposition expressed by members of the public at replacing the Spinning Room building; community feedback acknowledged that the building's condition requires a complete demolition. Feedback at the public workshops was similarly positive, and multiple participants in the public engagement

process asked to "bring back the Spinning Room." One survey respondent said, "This seems like an anchor property for that end of town, and it would be great to see it contributing to the town and tax roll." Another noted, "There is a big opportunity for this location/ piece of real estate. A restaurant here would be great, additional housing, the plan sounds good."

The LPC strongly supports the redevelopment of the site and worked closely with the sponsor to advance this project among the several DRI proposals submitted by the sponsor. The LPC was united in its belief that the redevelopment would have a transformative impact on Downtown Tannersville.

Jobs Created

Over 20 full-time employees.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

As noted above, the project sponsor has retained a development team to oversee the project. Costs were developed by building and engineering professionals with whom the sponsor has an established relationship.

Activity	Cost	Funding Source
Existing building demolition	\$44,000	DRI / Private **
New building construction	\$2,008,233	
Furniture, fixtures & equipment	\$137,148	
Site/civil improvements	\$58,057	
Design and professional fees, general conditions, contractor fees, taxes	\$1,152,970	
Total DRI funds requested (*) (40%)	\$1,360,000	
Total Funds from Other Sources (*) (60%)	\$2,040,000	
Total Estimated Cost	\$3,400,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

The requested DRI contribution represents approximately 40% of the total project cost. The sponsor has indicated that this funding level is required in order to complete the project as-planned, and that without this level of funding, the project would likely not proceed and the building would remain vacant and as-is.

The private funding will be under the form of private equity and conventional bank financing. The sponsor provided a letter from the Bank of Greene County that expresses interest to approve a loan of approximately \$1,000,000. In addition, the project sponsor provided proof of equity availability of funds to cover the remaining portion of the private match (roughly \$1,040,000).

Regulatory Requirements

- SEQRA
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- Historic District review
- Compliance with Village Design Guidelines
- Building Permits
- Images of Current and Proposed Conditions

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase <ul style="list-style-type: none"> ▪ Conceptual and schematic design 	Months 1 -3
Planning and Design Phase <ul style="list-style-type: none"> ▪ Final design ▪ Permitting and approvals ▪ Site preparation for demolition 	Months 4 -9
Construction Phase <ul style="list-style-type: none"> ▪ Existing structure demolition ▪ Construction, including framing, roofing and interior work, siding and windows, and utilities. ▪ Furniture, fixtures, and equipment (FF&E) ▪ Punch list and final certificate of occupancy 	Months 10 – 22
Total Timeframe: 22 months	

2A: EXPAND AND UPGRADE THE ORPHEUM PERFORMING ARTS CENTER

Cost Estimate

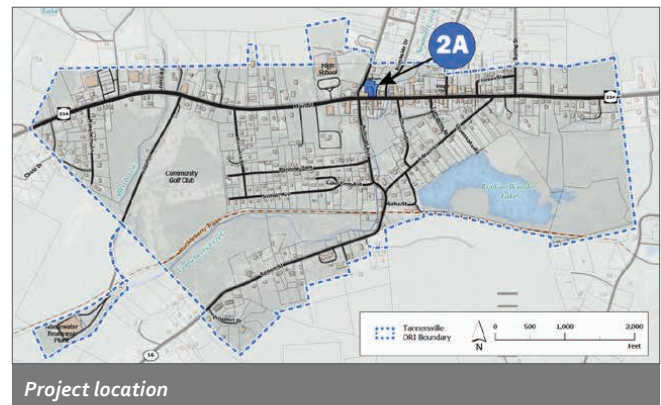
DRI Funding Request	\$1,750,000
Total Project Cost	\$3,500,000

Project Description

The Orpheum Performing Arts Center plans to undertake a series of upgrades and improvements to fulfill a vision for a significantly expanded annual performing arts season and educational programs for local children. The full vision would be accomplished in two phases, with the first leveraging private donations in addition to DRI funding. The first phase involves theater's equipment upgrades, construction of a dance studio, and streetscape and accessibility improvements. The second phase, not part of the DRI, consists of upgrading and renovating the dormitories/micro-apartments that are located on the upper floor of the secondary building. This project would allow annual performances to increase from approximately 20 to 40 per year, expanding the Orpheum activity to year-round expanded programming and performances.

Originally a movie theater which had been closed for many years, the Orpheum was acquired by the Catskill Mountain Foundation (CMF) in 2002 and fully renovated in 2010. The CMF turned the 4,000-square-foot movie theater into a 12,500-square-foot, 243-seat, live performance space. The Orpheum has been one of the few cultural anchors in Tannersville that has been active over the past decade, overcoming recent difficult years caused by the COVID-19 pandemic.

The first project component to move forward will be the equipment upgrade. Currently, the Orpheum has limited technical capacity and is unable to develop programs further due to its outdated stage rigging, curtains, power, sound, and stage floor.



Project location



Existing building



Project rendering

Source: CMF

Phase I project components are described below.

Construct New Dance Studios:

A 5,000-square-foot addition to include two floors of state-of-the-art dance studios, with the first floor fully ADA-compliant. The addition of the dance studios is key to CMF's plans to expand its annual performing arts season as well as its educational programs for local children. Transitioning from a single theater space with housing for performers to a theater space with adjoining rehearsal spaces will accommodate an expanded performing arts season; link CMF to performing arts organizations with national and international reputations; expand opportunities for area youth; and attract additional audiences to Tannersville.

The addition of dance studios will allow the Orpheum Dance Program's community dance class to have a permanent home, as well as the ability to schedule additional dance classes. No buildings within the area are able to accommodate the physical needs of ballet or modern dance performance studios. The use of the proposed studios for classes will free up the theater for additional annual performances such as pop/folk/jazz concerts, family performances like circus arts, and children's theater, community theater, and other events.

Implement streetscape and accessibility improvements:

External building improvements and site improvements will enhance the visual presence, Main Street appeal, accessibility and walkability of the "front face" of the Orpheum including:

- Replacing signage with new digital signage on the east and west faces of the theater.
- Completing front entryway accessibility and ADA improvements.
- Implementing architect Hugh Hardy's "Lattice Design" vertical planting façade on the exterior of the Orpheum, enhancing the outdoor appeal and Tannersville "Main Street" beautification with this renowned theater architect's design.



Project rendering - new dance studios

Source: CMF

- Paving the driveway to create proper roadway to the stage door for theatrical loading, limited parking, and properly supporting emergency access, while creating an outdoor gathering space for occasional outdoor functions and community gatherings.
- Relocating the telephone/power pole at the south end of the property out of the way of the driveway.

The project site occupies a prominent location within the Downtown core, in close proximity to several other DRI projects (see Projects 1B, 1C, 2D, 2E, 2F, 3A, 4A, and 4C). Many of these projects involve mixed-use buildings with space for future shops and restaurants, which would be patronized by attendees at Orpheum events and programs.

Project Location

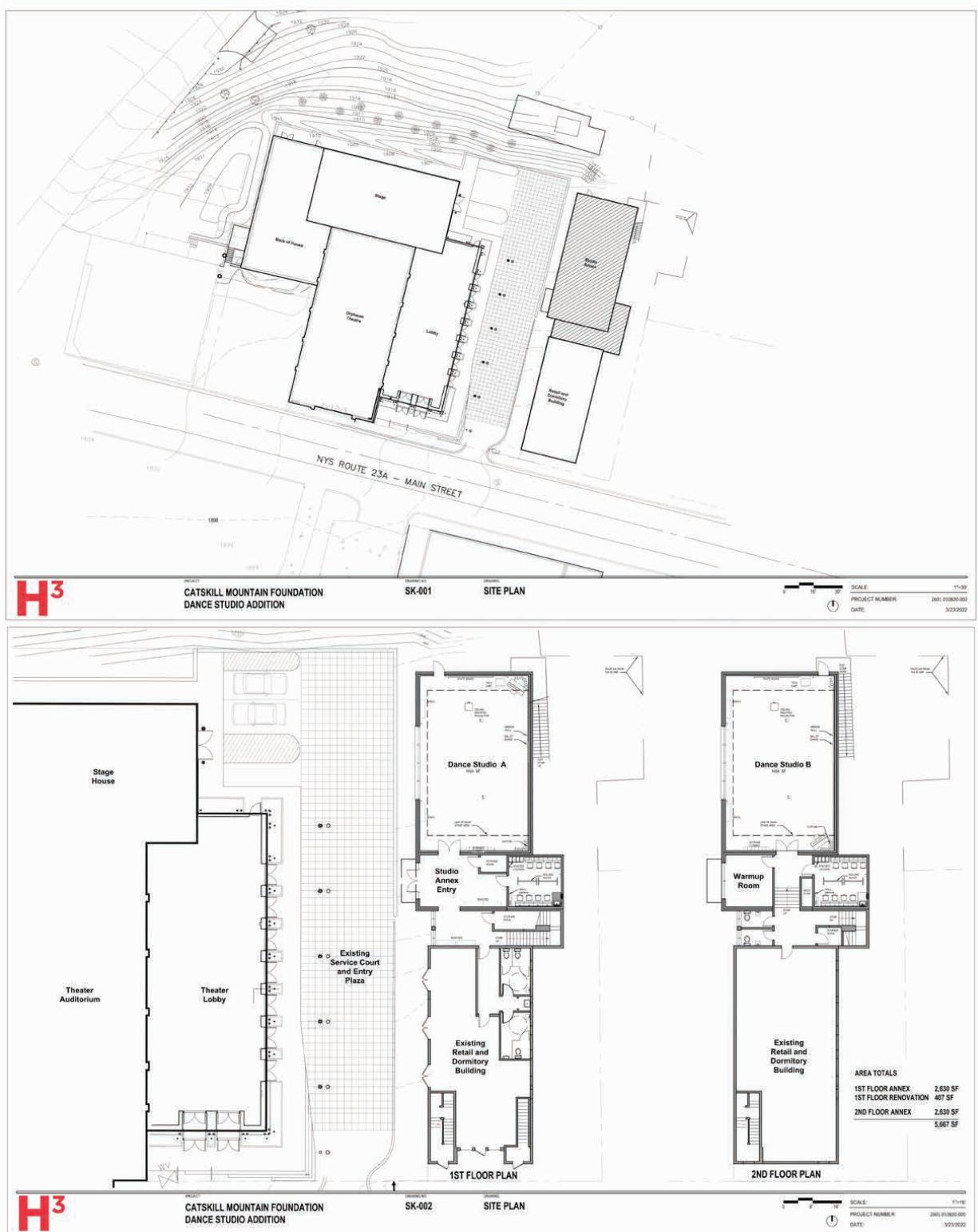
6050 Main Street

Project Sponsor

Catskill Mountain Foundation

Property Ownership

Catskill Mountain Foundation



Capacity

The Catskill Mountain Foundation (CMF), a 501(c)(3) nonprofit that owns and operates the Orpheum, will be leveraging a \$1.75M private donation (50% of DRI match) to be able to complete the equipment upgrade project by 2023, which is the Foundation's 25th anniversary, and the remaining improvements by 2024.

The CMF has been active throughout the Mountaintop region since 1998 and has built cultural programs across many disciplines in five different locations, renovating over 15 buildings. It has invested over \$58 million since its inception and has successfully managed major grants from federal, state, and county agencies. Since 2002, the CMF has secured over \$3.8 million in federal, state, and county grants.

CMF has engaged theatre architects, including H3 Partners (Hugh Hardy's successor firm) and Theatre Projects Consultants to assist in preparing estimates and documents for this project's design and implementation.

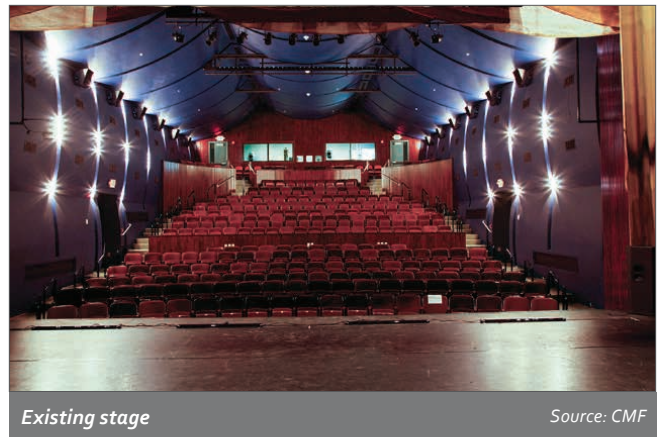
Project Partners

None

Strategies

DRI Strategies:

- Support the growth of year-round arts and cultural attractions and events.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.
- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.



Existing stage

Source: CMF



Project rendering - new dance studio interior

Source: CMF

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.
- Cultivate a creative economy in arts, design, culinary and technology.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Celebrate local history and culture.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce

housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

The CMF will, at a minimum, meet the NY Stretch Energy Code requirements for the new construction portion of the project (new dance studios). The sponsor applied for funding from the NYSERDA Carbon Neutral Program in the summer of 2022, which would allow them to go beyond the NY Stretch Energy Code requirements for energy-efficiency, while staying within the project base budget as described below.

The following options are being explored by the CMF team to get close to a carbon-neutral performance (in the event the NYSERDA Carbon Neutral funding is awarded):

- Fully integrated TermoBuild “SmartFloor Technology” which utilizes pre-cast hollow-core planks which extend a building’s ductwork through the concrete flooring system to create a powerful, actively managed thermal mass for extremely efficient heating and cooling in any climate zone.
- Solar rooftop photovoltaic (PV) system to match the building’s estimated power requirements.
- Geothermal Ground-Source Heat Pump HVAC.
- ICF (Insulated Concrete Forms) wall construction, providing significantly higher energy efficiency with higher rated continuous R-values and 60% lower energy loss than typical framed and insulated walls.
- Energy efficient windows equivalent to an R-value of 10 (5x more efficient than NY code requirements).

When implemented, the combination of decarbonization tools would be the first such integrated solution in New York State and would serve as a benchmark solution for comparable arts and cultural institutions. The total budget for the project incorporates these measures;

exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Implements transformative façade improvements to establish a landmark cultural building in the Downtown core.
- Expands arts and cultural events as well as provides more options for year-round residents to participate in programming, generating visitation that will support local businesses and increase jobs and taxable sales.
- Enhances public space with an improved streetscape.

Mid- and Long-Term Benefits

- Identifies Tannersville as an arts and cultural destination that will complement its existing reputation for shopping, dining, and recreation.

Public Support

The CMF reached out to local residents during the Open Call application period to gauge support for the expansion and upgrade of the Orpheum facility and programming. A statement of support for the project was signed by 136 local residents by March 24, 2022.

This project was also well-received in the online survey, with 69% of the participants expressing support. The public comments received were overwhelmingly positive, such as: “The expanded programming for a year-round performing arts center is vital to the community and an extremely worthwhile project for the residential community as well as for tourism” and “This would be an absolute dream come true, a real jewel for the village, attracting tourism, economy, culture, education, etc. - what an absolute dream.” One member of the public also noted that this project could attract long-term businesses: “This is the type of cultural and educational element that will increase the profile of the village and draw in longer-term sustainable business.”

Jobs Created

When complete, the project will create 10 new full-time jobs.

Project Budget and Funding Sources

See table below.

Project Items for Phase 1 (DRI-funded):

A private donor has committed to fund 50% of the project cost (\$1.75M), to be disbursed over a three year period. The CMF will secure a short-term loan with The Bank of Greene County to provide cash flow, as needed.

For the dormitories renovation, which is a second phase of the project that is not included in the DRI, the CMF is considering applying for other State funding through

ESD, Market NY, and New York State Council on the Arts. Funding requests would be submitted in the 2022/2023 cycles.

Feasibility and Cost Justification

Project cost estimates were prepared by the architects and theater consultants that are assisting the CMF through the design and implementation of this project. Theater Projects, the consultant engaged for the equipment upgrade portion of the project, delivered a Theatrical Functionality Report that outlines the theater needs in terms of technical equipment and facility upgrades in order to be usable and relevant to a broad array of producers.

Activity	Cost	Funding Source
Theater Equipment	\$1,511,725	DRI/Private**
Construction	\$1,568,563	
Site Work	\$277,495	
Furniture / Fixtures	\$84,121	
Signage	\$58,095	
DRI Funding Request* (50%)	\$1,750,000	
Total Funds from Other Sources* (50%)	\$1,750,000	
Total Estimated Cost (*)	\$3,500,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

When the project is complete (including Phase 2), the economic impact of performances is estimated as follows: 60 nights at 80% capacity is approximately \$1.4 million annually with 12,000 attendees. 100 nights and 90% capacity economic impact increases to \$1.8 million annually with 22,500 attendees.

Regulatory Requirements

- SEQRA
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- Historic District review
- Compliance with Village Design Guidelines
- Building Permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Finalize equipment design ▪ Order and install equipment 	Months 1 – 9
Design Phase for New Dance Studios and Streetscape Improvements <ul style="list-style-type: none"> ▪ Final design ▪ Permitting ▪ Bidding phase 	Months 1 – 6
Construction Phase <ul style="list-style-type: none"> ▪ Site work ▪ Building new dance studios and streetscape / façade improvements 	Months 7 – 20
Total Timeframe: 20 months	

2B: CREATE THE PAINTED VILLAGE FESTIVAL EVENT GROUNDS

Cost Estimate

DRI Funding Request	\$1,500,000
Total Project Cost	\$2,100,000

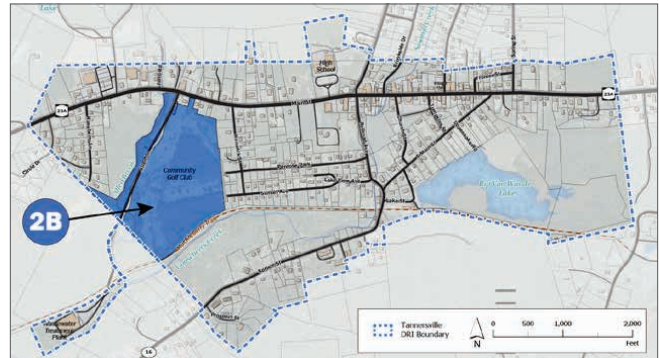
Project Description

The Painted Village Festival Event Grounds is a multi-phase, multi-year proposal by the Hunter Foundation to transform the 55-acre Colonial Golf Park and adjacent Foundation-owned lands to the west of the park (within the Town of Hunter) into an events ground that will host festivals, concerts, and other events year-round. The project sponsor is seeking DRI funding for Phase 1A of the project, which will focus on infrastructure, utilities, and site work, as well as other critical components of the festival venue. Phase 1, which is also partially supported by an awarded funding match of a \$600,000 CFA grant from NYS ESD, will include the following elements:

Phase 1A: Infrastructure and Site Work

- Electrical service to all activity locations including restrooms, buildings, primary and other stage and performance locations, and the vendor area.
- Maintenance building to support ongoing golf operation and all types of events.
- Village water service and lines to support all activity locations as described above.
- Raspberry Lane entrance / access (for secondary/emergency access only).

Phase 1B of the proposal will complete the vision for a festival, concert, and events ground that could be used year-round with additional support from the recently awarded (July 2022) \$600,000 CFA grant.



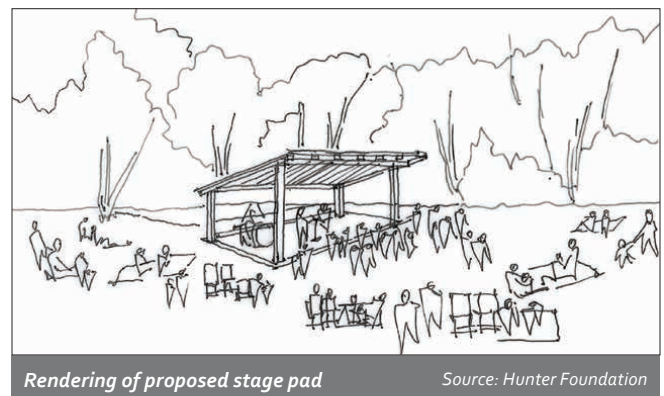
Project location



Colonial Golf Park



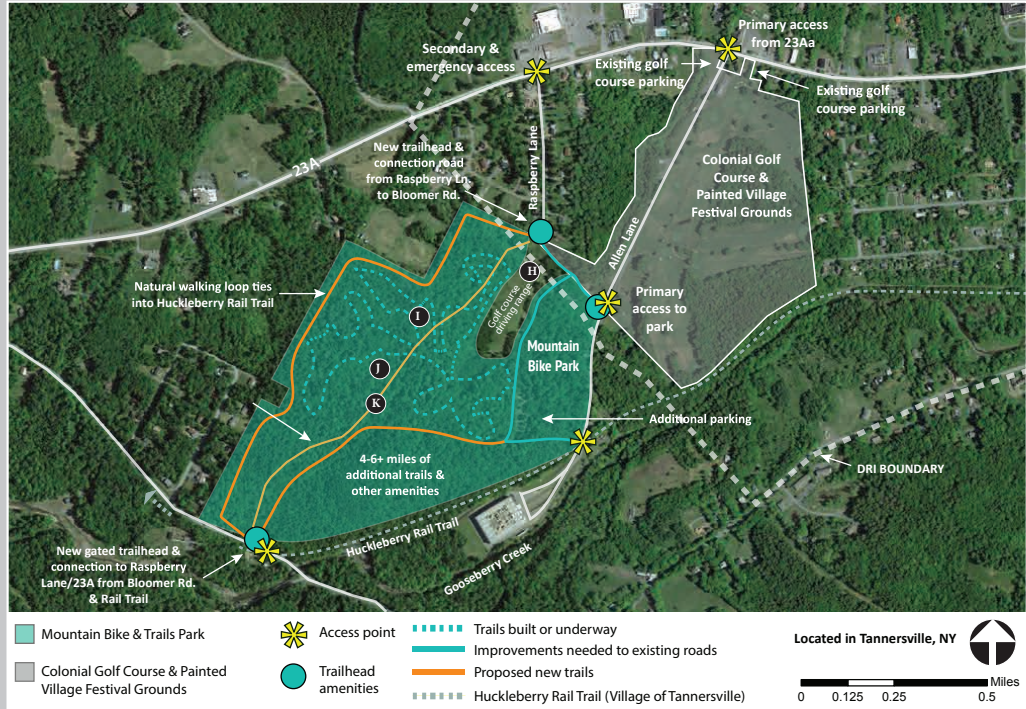
Colonial Golf Park - Clubhouse



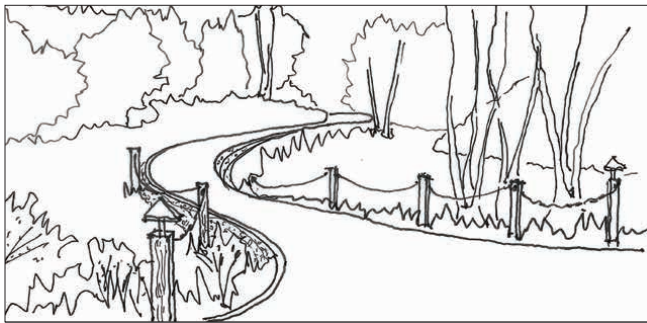
PHASE THREE: Build out Town of Hunter amenities including access road, parking on existing driving range, walking and mountain biking trails, glamping villages, etc.

Site wide: Mountain Bike Park & Trails

- H** Proposed Event Parking
- I** Glamping Village (20 Units)
- J** Glamping Village (20 Units)



Painted Village Event Grounds Phasing Plans (Future Phase)

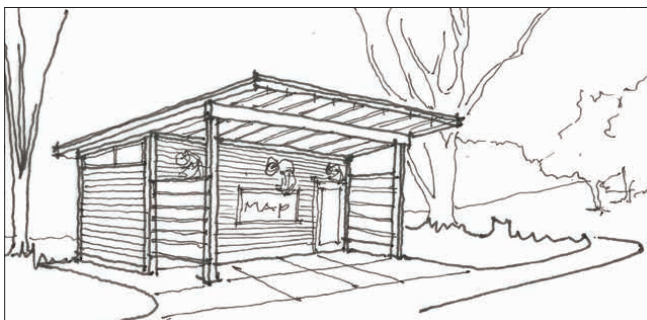


Rendering of road improvements

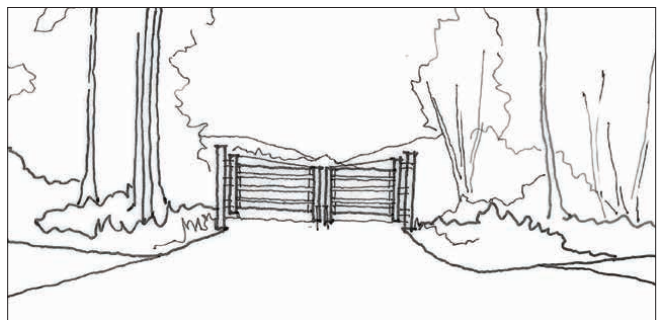


Rendering of maintenance facility

Source: Hunter Foundation

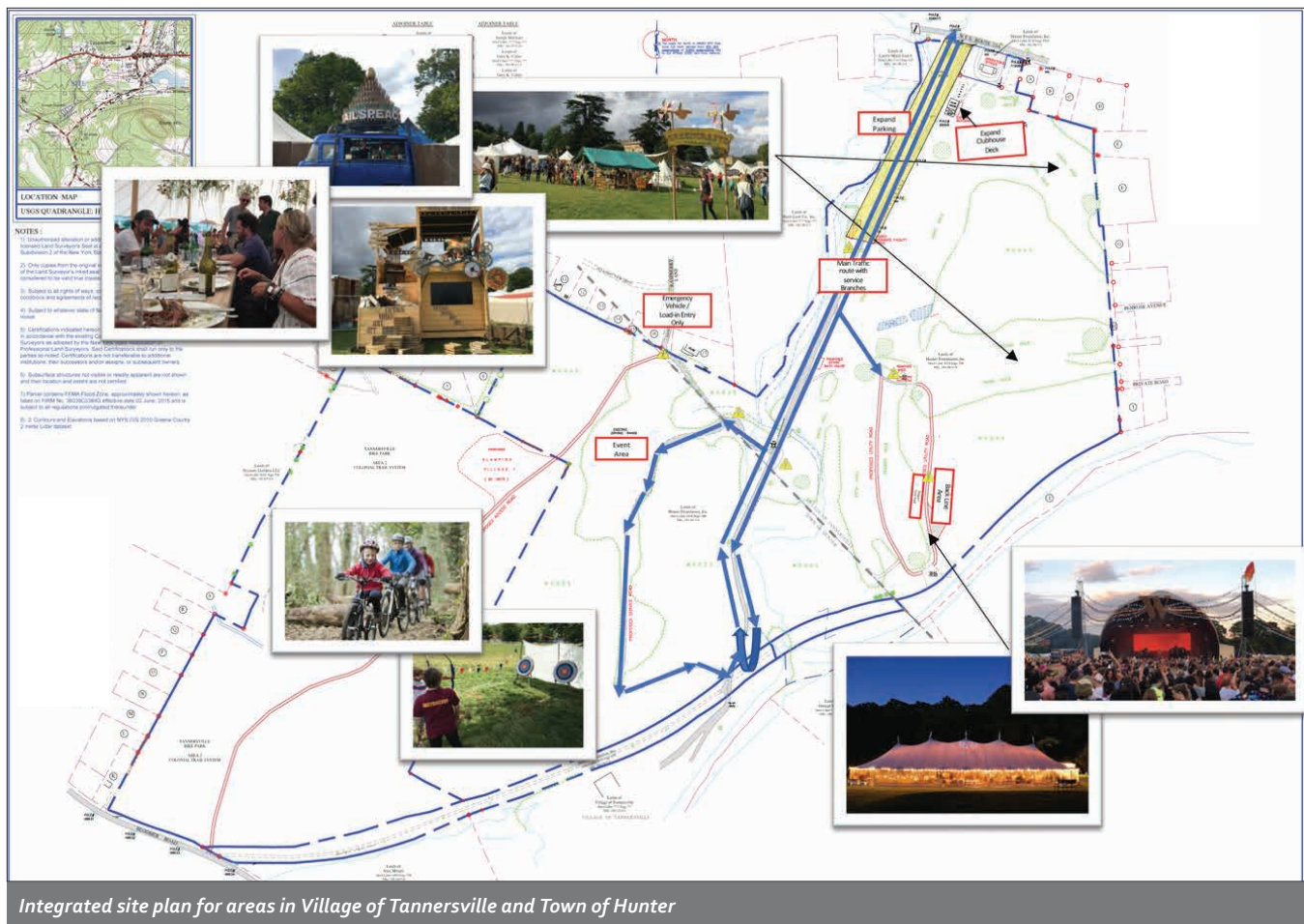


Rendering of restroom building



Rendering of Raspberry Lane entrance

Source: Hunter Foundation



The Painted Village Festival Event Grounds proposal seeks to reintroduce festivals to the Mountaintop region, while also offering new facilities for other events and activities like wedding celebrations. The project sponsor committed to the Tannersville community to build a festival venue in Tannersville, after two of Hunter Mountain's popular annual festivals (the Mountain Jam and Taste of Country events) moved elsewhere, and the project was a key element of the Village's successful DRI application.

The Hunter Foundation has invested in the acquisition of the Colonial Golf Course to fulfill its vision of bringing this type of entertainment back to the Mountaintop region, focusing on smaller, community-scale, high-end events. The project sponsor has partners who operate, manage, and resource with talent some of the nation's most prominent festivals, including a confidential producer who provided a letter of interest in "producing a festival or series of concerts" at the Tannersville Colonial Golf Park.

The format of the events will range from two, two-day festivals of about 10,000 people (in the first two years of operation), to catered events (e.g., weddings or family reunions, about six to 10 per season) that would take place at the pavilion, to smaller community-oriented concerts/outdoor events. The specific location of these small events will vary, with four potential locations identified by the project sponsor. Depending on the event location, golf course operations may continue up to the event start time or they would require golf course modifications/partial closures. Trails on the main festival venue and the golf course will be closed to the public during festivals, but trails and the golf course will be open during most private events and weddings, as only a small portion of the venue would be utilized.

Although the project site is not in close physical proximity to other DRI projects, it is complementary to many. Attendees at Painted Village Festival events are anticipated to patronize local businesses, including those in future spaces of DRI mixed-use projects. In addition, both the Kaaterskill Trolley (Project 3A) and the

Village connectivity improvements (Project 3B) will serve to improve non-vehicular access to and from the Painted Village Festival site.

Project Location

6245 Main Street (Colonial Golf Park)

Project Sponsor

Hunter Foundation

Property Ownership

Hunter Foundation

Capacity

The Hunter Foundation purchased the Colonial Golf Course in 2018 for \$2.4 million and has since invested around \$500,000 in improvements to the property and golf operations, hosting events such as movies in the park, fundraising events and weddings. As part of the DRI planning process, the Foundation committed to deed-restrict the property to ensure the golf park/event grounds will continue functioning for recreational usage, with the Foundation having full control over the festival operations. This ensures that the Foundation can effectively manage impacts such as noise and traffic, and can quickly respond to any issues that may occur. The Hunter Foundation commits that concerns about traffic and parking raised by the public will be managed collaboratively and resolved to the community's approval.

The Foundation has been working actively on the Painted Village Festival Event Grounds project for five years. This includes traveling to comparable festivals around the world and across the nation, to gain familiarity with festival operations and assess best practices. The Hunter Foundation, which will serve as the site operator, has committed to hire staff to implement the construction of the DRI project if needed. For example, the Foundation may hire a construction manager to expedite development if necessary. Upon completion of construction, significant additional capacity will be

provided by the producer(s) and the promoter(s) of individual events. The current Hunter Foundation staff, design team and planners are anticipated to stay on in their capacities.

Founded in 1997, the Hunter Foundation is a nonprofit organization whose mission is to improve properties and the tax base in Tannersville and the Town of Hunter. The Foundation helps the Village develop community and a sense of place through Main Street revitalization, residential assistance and creative planning for a livable, walkable and vacation-worthy region. Hunter Foundation's Executive Director Sean Mahoney, in his role as a Town of Hunter Board Member, has been through the permitting process for dozens of large events at Hunter Mountain.

The Foundation has a current full-time staff of three and strategic partnerships with a range of consultants who assist them regularly. To date, the Hunter Foundation has led the efforts to secure over \$15 million in state and federal grant funding for use within the Village of Tannersville and surrounding Town of Hunter.

Project Partners

Royce Family Fund, NYS Empire State Development, Greene County Department of Economic Development, Tourism and Planning, promotion and production partners (confidential).

Strategies

DRI Strategies:

- Support the growth of year-round arts and cultural attractions and events.
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

- Cultivate a creative economy in arts, design, culinary and technology.

Village of Tannersville Master Plan Revitalization Strategies:

- Create community green spaces and common plazas.
- Celebrate local history and culture.
- Implement pedestrian safety throughout the Village by creating a system of sidewalks and trails interconnecting important sites.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to become a complete and connected Village using sidewalks and trails to link all Village neighborhoods with recreation and connect externally to the Village and Town of Hunter and Town of Windham and beyond.
- Encourage physical activity and exploration of nature through projects like Gooseberry Park, the Creek Walk, the Golf Park, and expanded trail networks.

Decarbonization Strategies and Benefits

Although not required due to the nature of the project, as possible, the sponsor will meet or exceed the NYS Stretch Energy Code. The Hunter Foundation will reach out to NYSEDA and involve them in final site planning. The total budget for the project incorporates these measures as currently known; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSEDA and energy assessment professionals.

Some of the supportive elements of the projects are related to pedestrian connectivity. For example, future plans for the site will include miles of new multi-use trails and a connection to the Huckleberry and Kaaterskill Rail Trails for walkers, bikers, cross country skiers and other enthusiasts. Improving pedestrian access encourages Tannersville visitors, workers, and residents to spend free time in healthy endeavors including walking and biking.

Anticipated Revitalization Benefits

Short-Term Benefits

- Creates a new cultural anchor in the Mountaintop region that is anticipated to attract up to 10,000 people for the festival events.
- Creates a significant number of new full-time jobs and generates spin-off benefits to existing Downtown Tannersville businesses.
- Provides expanded opportunities for smaller events year-round that brings more visitors to the area, who may be spending more than one day in Tannersville.
- Improves an important community open space asset that will provide residents with benefits such as new trails and public art components.

Mid- and Long-Term Benefits

- Identifies Tannersville as an arts and cultural destination that will complement its existing reputation for shopping, dining, and recreation.

Public Support

This project received moderate public support on the online survey, with approximately 51% of the participants supporting the proposal. Many survey participants recognized this project as an economic catalyst and tourism booster opportunity. Some noted that more events in the Village will support local businesses and replace some of the bigger events that no longer take place at Hunter Mountain. Some comments reflected specific concerns from the community, including the scale of the project ("I think this is really cool but is this really feasible? This seems like a massive project to take on."), the potential for negatively impacting the surrounding residential neighborhood and the uncertainty on demand for this type of events. In response to these concerns, the Hunter Foundation plans to impose a deed restriction limiting the future use of the property to community-focused uses and to maintain ownership of the site. This provides oversight of event operators and allows the Foundation to address any negative impacts quickly and effectively.

Jobs Created

In Year 1, the project sponsor has estimated approximately 30 jobs, with a mix of full-time and part-time employment, depending upon the final size of the venue and type of events in operations, maintenance, management, and event production. These employment estimates are tentative. While staffing numbers have been confirmed with potential promoters, they should be substantiated with additional study.

The festival grounds and event schedule will expand over time, and the number of venues and staffing is expected to increase significantly, especially with the addition of a high-end campground, reaching stabilized annual employment of 105 jobs in Year five, with a mix of full-time and part-time or seasonal employment.

Every festival also generates significant direct and spin-off economic impacts to local construction companies, service providers, transportation companies and every type of vendor imaginable – supporting entrepreneurs in agriculture, food, and tourism. With that baseline, the project sponsor estimates yearly: 150 indirect jobs, 200 induced jobs; and 200 construction period jobs. Additional temporary jobs are expected depending on the event type. The above table, prepared by the Hunter Foundation, provides a breakdown of the most appropriate occupational titles and wages for the type of events that will be hosted akin the Painted Village Festival Event Grounds Colonial Golf Park (festival, weddings, outdoor events, etc.):

Project Budget and Funding Sources

See table on next page.

A funding match of \$600,000 has been secured by the sponsor through a CFA grant to implement some of the components of the festival ground project.

Feasibility and Cost Justification

The project costs are based on estimates provided by reliable long-time local vendors the sponsor uses regularly for comparable work in the region. The sponsor's

Activity	Cost	Funding Source
Construction / Renovation	\$600,000	NYS ESD CFA Grant
Infrastructure / Site Work	\$1,500,000	DRI**
DRI Funding Request (71%)	\$1,500,000	
Total Funds from Other Sources (29%)	\$600,000	
Total Estimated Cost (*)	\$2,100,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

long-time consulting planner, River Street Planning, and designer Kiera Ritter have reviewed estimates for each component.

The Hunter Foundation is aware that the DRI is a reimbursement program, and with the Royce Family Fund, the Foundation is able to cover development of design, planning, and construction costs which is critical to enabling participation by local contractors and vendors.

The project site is within the R-2 single-family zoning district, and it is not clear whether an events venue involving for-profit operators would be considered either a park/recreational area or a public/semipublic use (both of which are permitted uses). The proposed use may require a variance or rezoning.

To verify potential demand for the Painted Village Festival Grounds project and identify any competitive issues, the DRI consultant team researched existing venues within 25 miles from Tannersville that are able to host large outdoor events and wedding receptions. As noted above, the Mountain Jam Festival, which formerly operated at Hunter Mountain prior to 2019, has relocated permanently to Bethel Woods Center for the Arts in Sullivan County, while the Taste of Country festival, also formerly at Hunter Mountain, remains on hiatus. Based on data from online event and venue listings, available market data, and stakeholder interviews, the team identified a total of four large festivals occurring in 2022: three in East Durham and one in Oak Hill. Total attendance at these events generally ranges from 1,000

to 2,500, with the Bluegrass Festival in Oak Hill attracting a much higher 18,000 to 20,000. Festivals occur between the late spring and early fall, with longer events running from Thursday through Sunday, and others just occurring on Saturdays and Sundays. Three of the four festivals offer camping or RV sites and/or on-site lodging.

The proposed Painted Village Festival Grounds project could allow the golf course site to host events similar to the others identified in the market. However, without on-site camping or RV sites, the facility could be at a competitive disadvantage in attracting comparable events. The project sponsor's long-term plan to add glamping facilities – as well as the proposed RV park on Spruce Street (see Project 2G) – could address this issue.

The number of festivals in the region is slowly recovering after the COVID shutdowns, and increased visitation to the Catskills suggests demand may further increase. While summer weekends are already peak periods for local businesses, scheduling events earlier in the spring or later in the fall could help extend the peak season and draw visitors to the area.

Regarding weddings and other smaller events, unlike large-scale festivals, these could occur much more frequently, potentially attracting demand during many summer and fall weekends. The consultant team identified seven wedding venues located within 25 miles of Tannersville. Although the Painted Village Festival Grounds facility would be well-positioned in the local market given its available capacity, amenities, and proposed infrastructure, a lack of on-site lodging

and large indoor event space could pose a competitive disadvantage. As weddings typically occur during peak lodging demand periods, this lack of on-site guest rooms could be challenging; however, new lodging is proposed throughout the region due to the increased popularity of the Catskills as a destination, which could help overcome the issue.

Currently, demand for wedding venues is high, as the market accommodates events that were postponed during the last two years due to COVID. While the market is uncertain how wedding demand will stabilize in upcoming years, especially with recent economic fluctuations, one of the most popular local venues reports limited availability for the summer and fall of 2023.

Regulatory Requirements

- SEQRA
- Zoning variance to permit the proposed use, or alternatively, approval of a Development Concept Plan (DCP) and zoning map change from R-2 single-family district to Planned Development District (PDD)
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- NYC Department of Environmental Protection (NYCDEP) approvals (as needed)
- NYS Department of Environmental Conservation (NYSDEC) approvals (as needed)
- Compliance with Village Design Guidelines
- 239-m review to be submitted to Greene County
- NYS Department of Health permits for all food and beverage concessions
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
<i>Initial Development Phase for Phase 1A & 1B</i> <ul style="list-style-type: none"> ▪ Conceptual design ▪ Public Presentation of Revised Concept and Uses 	<i>Months 1 – 6</i>
<i>Design Phase for Phase 1A & 1B</i> <ul style="list-style-type: none"> ▪ Construction documents and final design ▪ Permitting and approvals ▪ Finalize agreements 	<i>Months 7 – 12</i>
<i>Construction Phase for Phase 1A & 1B</i> <ul style="list-style-type: none"> ▪ Infrastructure and site work 	<i>Months 12 – 24</i>
Total Timeframe: 24 months	

2C: EXPAND JESSIE'S HARVEST HOUSE DINING AREA AND OUTDOOR IMPROVEMENTS

Cost Estimate

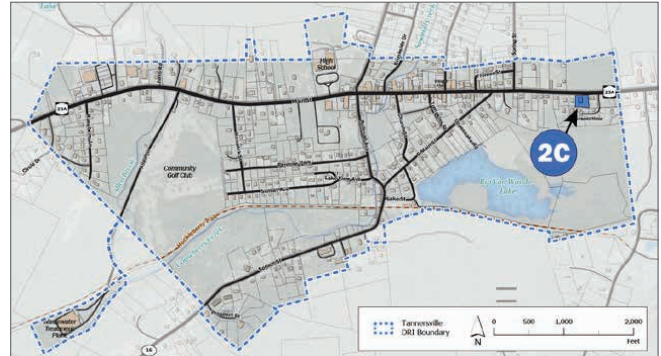
DRI Funding Request	\$135,000
Total Project Cost	\$385,000

Project Description

Jessie's Harvest House is a locally owned hotel and bar/restaurant that has been operating for over four years, located at the eastern gateway of Tannersville at 5819 Main Street. The structure features the restaurant on the ground floor, an outdoor patio facing Main Street, six hotel rooms on the second floor, and parking on two sides of the property. The two-story building was partially renovated before its acquisition by the current owner, nearly five years ago, with the exception of the second-floor area. The hotel rooms have not been rented regularly since March 2020, and the project sponsor indicated that they have not been able to support that side of the business.

The sponsor is looking to expand the dining space to the second floor, which would be used primarily for special events, with a new area that would replace the existing, underutilized hotel rooms. The space would feature a large open dining room to seat approximately 45 people, a service bar, and two stall restrooms. On the ground floor, an existing two-room space would be transformed in a catering kitchen. The project includes all the furnishing of the space, such as tables and chairs.

In addition, the project proposes to build a deck to extend off the north side of building to cover part of the side patio/outdoor seating area. The rest of the patio area would be covered by a pergola style awning. The project includes removing the current patio fencing, landscaping and sign to replace with new privacy plantings, landscaping, and



Project location



Existing conditions



Project rendering

Source: Sarah Slutzky

a new permanent sign. The expanded outdoor seating area would provide approximately 10 more seats and improve the streetscape appeal of the property.

Other elements included in the project consist of paving the entire parking lot area (currently unpaved) on the east and west side of building to add more parking spaces, adding trees around the property to enhance aesthetics, and installing rooftop solar panels to supply all the electric energy demand of the building. BThe building exterior will maintain its existing chalet style, with the exception of the addition of the proposed solar panels and deck.

The transformation of the second floor into a dining area would increase the restaurant capacity by over 50%, accommodating groups from 10-50 people for private dining experiences or events. The project sponsor is also open to have community groups, associations, and local organizations use the space from meetings when available.

Although the project site is not in close physical proximity to other DRI projects, it is complementary to other mixed-use projects that involve new or expanded commercial space (see Projects 1B, 1C, 1D, and 2D), helping to strengthen Tannersville's reputation as a shopping and dining destination. In addition, the Jessie's Harvest House upgrades relate to new or expanded arts and cultural offerings (see Projects 2A and 2B), as attendees of these events can be expected to patronize the restaurant. Lastly, this project can relate to other DRI projects that involve new housing opportunities (see Project 1A, 1B, 1C, and 1D), given that new employees of Jessie's Harvest House will need local housing options.

Project Location

5819 Main Street

Project Sponsor

Piper Holding, LLC, doing business as Jessies's Harvest House.

Property Ownership

5819 Tannersville LLC (Paul Slutzky).

Capacity

Property owner Paul Slutzky is the project sponsor's father. The project sponsor, Sarah Slutzky, is a lifetime local resident whose family business operated the Hunter Mountain Ski Resort for many years. Ms. Slutzky and Philip DiFalco opened Jessie's Harvest House in 2017, which since has been operated as a restaurant, bar, and lodge. During this time, the restaurant/bar side of the business has been very successful. Mr. DiFalco, a Culinary Institute of America graduate, worked at world-renowned restaurants such as Blue Hill at Stone Barns and Park Avenue Café before moving to the Tannersville area. Ms. Slutzky, a 20-year employee at Hunter Mountain Resort, has overseen its guest services operations in many different capacities and is now a senior-level director for Hunter Mountain/Vail Resorts.

Project Partners

Philip DiFalco (business co-owner) and Paul Slutzky (property owner).

Strategies

DRI Strategies:

- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.
- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Training and retraining our workforce for industries targeted by the magnet strategy such as craft, food & beverage, agricultural tech, software and IT and light manufacturing.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Create community green spaces and common plazas.
- Encourage the establishment of businesses that will serve the needs of local residents.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

Due to the size of the building and the scale of the work, the project is not required to meet the NY Stretch Energy Code. However, as noted above, the sponsor has incorporated the addition of rooftop solar, which will offset all electricity usage of the building.

Anticipated Revitalization Benefits

Short-Term Benefits

- Creation of new of dining space that can serve larger parties expands the restaurant's business model, generating increased revenue, the need for additional jobs, and higher sales tax revenues.
- Building, site, and streetscape improvements will provide for an updated and welcoming eastern gateway to Tannersville's Main Street, potentially attracting more visitors to the Village.
- Provides additional gathering/meeting space that can be used by the community and local organizations.

- Implements solar infrastructure that will reduce the building's carbon emissions.

Mid-Term Benefits

- Furthers Tannersville's reputation as a destination for shopping, dining, and recreation.
- Leads by example in the fight against climate change, inspiring the community to do the same.

Long-Term Benefits

- Enhances the Village's tax base through a significantly upgraded property.

Public Support

This project was moderately supported by the survey participants as well as public workshop participants. Of the survey participants, 39% responded that this project would help support the revitalization of Downtown Tannersville. Some positive comments highlighted the need for larger event spaces ("We need dining accommodations for larger parties"), the benefits of helping a business that is open year-round, and the value of more outdoor dining space. Concerns from survey participants mostly related to preferring DRI funding to be used for more critical investments that may have greater return of investment ("Can't see this proposal will have any impact on the town's economic activity"). As a result of the LPC's discussions about the transformative potential of the project, the sponsor expanded the scope to incorporate more site improvements and the installation of rooftop solar panels. These changes increase the revitalization and environmental impact and further additional DRI goals.

Jobs Created

This project will allow the restaurant to hire approximately 2-3 more full-time and 4-5 part-time employees between back-of-house and front-of-house expanded operations.

Project Budget and Funding Sources

See table on next page.

Activity	Cost	Funding Source
Demolition of lodging rooms; dining room re-build	\$200,000	DRI/Private**
Additional catering kitchen	\$25,000	DRI/Private**
Furniture	\$15,000	DRI/Private**
Site/civil Improvements	\$52,779	DRI/Private**
Exterior upgrades: deck / pergola extension	\$75,000	DRI/Private**
New street sign	\$5,000	DRI/Private**
Landscaping	\$15,000	DRI/Private**
Parking lot paving	\$10,000	Private
Rooftop solar panel installation	\$40,000	DRI/Private**
Total DRI funds requested (*) (35%)	\$135,000	
Total funding from other sources (*) (65%)	\$250,000	
Total Estimated Cost	\$385,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.



Existing conditions



Project rendering

Source: Sarah Slutzky



Feasibility and Cost Justification

The sponsor indicated that they regularly have to turn away dining requests for mid-size dinners that they can't accommodate due to either the current dining room lay-out or space available outside of regular nightly reservations. This expansion will allow the facility to accommodate private party events while maintaining a regular schedule for dining room guests.

The lodging portion of the businesses has not been as successful as the restaurant, and the project sponsor believes it has less potential to generate revenue and economic development. Some of the reasons include the location of the rooms (above a busy restaurant) and lack of premium amenities that may create a high-end experience for guests. The hotel rooms have not been booked regularly since the beginning of the COVID-19 pandemic in March 2020.

The private funding portion would be in the form of conventional private financing.

The project budget is based on locally obtained estimates for the scope of work.

Regulatory Requirements

- SEQRA
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- Compliance with Village Design Guidelines
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
<i>Initial Development Phase:</i> <ul style="list-style-type: none"> ▪ Conceptual design 	<i>Months 1 – 2</i>
<i>Design Phase</i> <ul style="list-style-type: none"> ▪ Construction documents ▪ Permitting and approvals ▪ Bidding / selecting contractor 	<i>Months 3 – 5</i>
<i>Construction Phase</i> <ul style="list-style-type: none"> ▪ Renovation ▪ Solar panels installation 	<i>Months 6 – 8</i>
Total Timeframe: 8 months	

2D: CREATE A TAP ROOM/PIZZERIA AND RENOVATE UPPER FLOOR APARTMENTS

Cost Estimate

DRI Funding Request	\$298,000
Total Project Cost	\$850,000

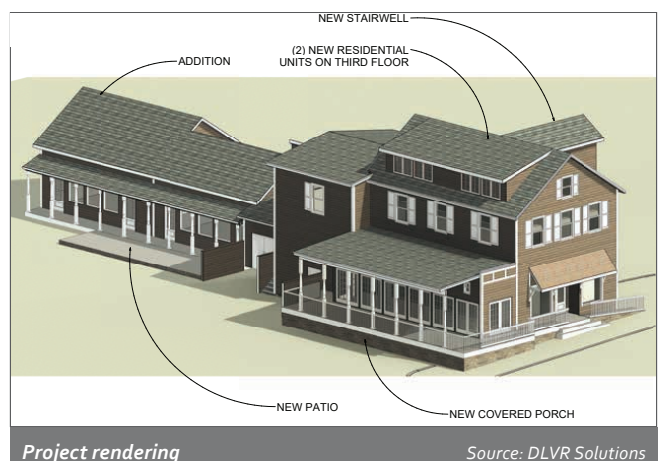
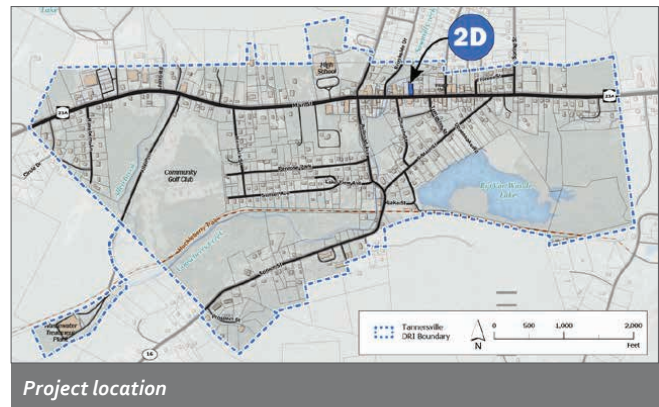
Project Description

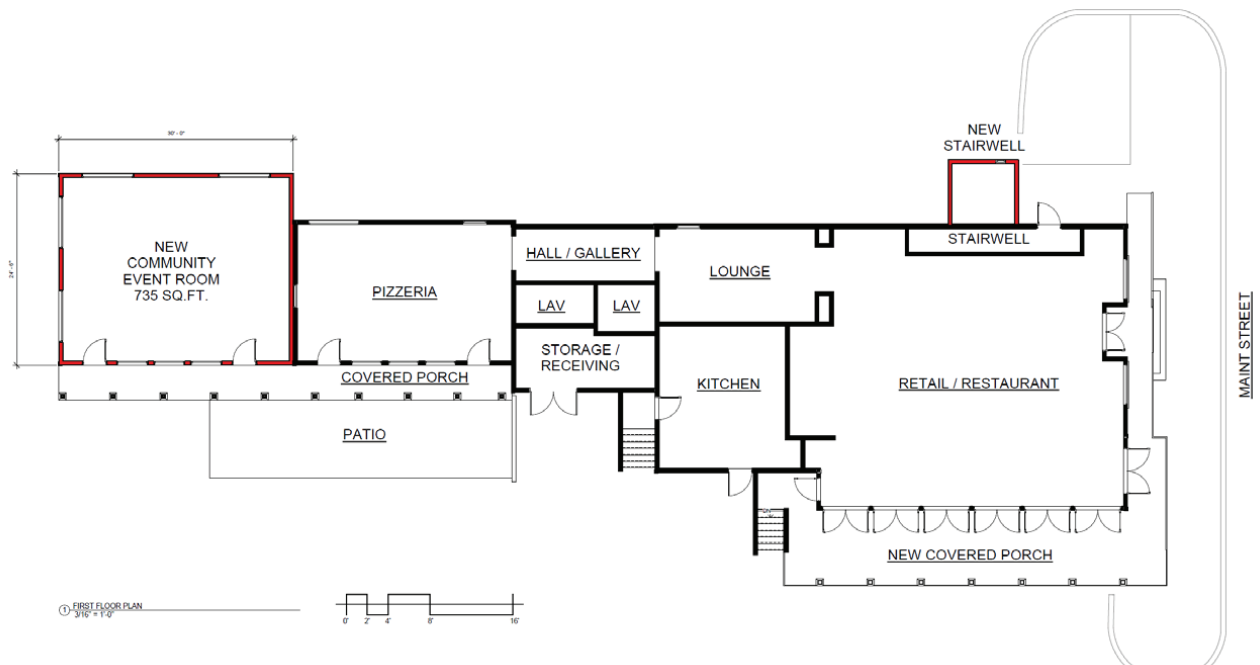
The building at 6014 Main Street currently hosts the Tannersville General Store (recently closed) on the ground floor, and apartments on the upper floors. The exterior of the three-story building appears to be in good condition (last renovated in 2012), featuring a colorful façade and windows shutters/trim in the “Painted Village” theme. The property includes a few parking spaces on the western side of the building. The lot at 6022 Main Street (owned by the Hunter Foundation) wraps around the general store property in the back, causing the property boundary in the rear to follow an oblique line.

The project sponsor proposes to renovate and expand the existing building to create a tap room/pizzeria on the ground floor, a community/event space in a new rear addition, and renovated/new apartments on the second and third floors. The sponsor provided a letter of intent which outlines a partnership agreement with Rip Van Winkle Brewing Company, a local brewing company based in Catskill, NY. The brewing company would operate the tap room and serve their own beer and spirit selection, as well as offer a full food menu including pizza.

The tap room would feature the following spaces/elements:

- Main tap room with bar area
- Lounge room
- Hall/gallery
- Pizzeria & beer shop
- Two restrooms





Ground floor plan

Source: DLVR Solutions

- Storage area
- Kitchen
- New covered porch by main tap room
- New community event room within a rear building addition
- New covered porch by pizzeria & event room
- New patio by pizzeria & event room

Upon project completion, the ground-floor commercial area would total approximately 2,560 square feet, including the expanded community event room of about 735 square feet to accommodate special events, meetings, business pop-up shops, etc.

The two upper floors would be repurposed as short- and long-term rental units. The sponsor indicated in the Rip Van Winkle letter of intent that the short-term units will be offered to the brewing company at no cost initially and at discounted rates in the future, should they need housing for their staff. The work on the residential portion entails renovating two existing residential units and adding two more units: a two-bedroom and a one-

bedroom apartment on the second floor (long-term rentals), and two studios on the third floor (attic) to be used as for short-term rentals. The second floor area is approximately 1,550 square feet, while the attic space is currently approximately 1,132 square feet of unfinished space which will be transformed into approximately 960 square feet of residential space (480 square feet per unit).

A new stairwell to the side of the building would be added to give access to the second floor and attic. A dormer to the attic will be added as well. Other overall building improvements include a new roof, foundation improvements, and re-painting. Due to the small expansion to create the community event room, three parking spaces will be removed, leaving 21 parking spaces on the premises.

The project site occupies a prominent Main Street location in the Downtown core and is located across the street from the proposed Rip Van Winkle Building mixed-use development (see Project 1B) and within close proximity to several other DRI projects (see Projects 1C, 1D, 2A, and 2E). Expanding the commercial space and

incorporating residential units in the building will create a continuous active street front on the north side of Main Street between Sawmill Creek and Village Hall.

Project Location

6014 Main Street

Project Sponsor

DLVR Solutions, LLC

Property Ownership

DLVR Solutions, LLC

Capacity

The project sponsor, DLVR Solutions, is a real estate management company whose three partners (Domenick Vanucchi, Robert Larkin, and Georgi Radev) have a mix of expertise between property management and financial management in the hospitality industry (hotels and food and beverages) in South Carolina, Washington, DC and Miami, FL. Mr. Vanucchi was born and raised in Tannersville, where several of his family members still reside, while Mr. Larkin is originally from Hunter, where his family ran a successful restaurant (PJ Larkin's) for 14 years.

Mr. Vanucchi will be present in Tannersville through the project development and construction phase until launch, and will ensure that all elements in the proposal are successfully executed.

Throughout the initial planning phase, the sponsor has been working directly with Rich Rock (Evolution Studio Architect), Michael Hughes (Hughes Home Renovations), and Carl Giangrande (Tannersville Building Inspector) to make sure the project meets all code requirements. A thorough inspection of the property and an official land survey were performed, with the latter confirming that the building footprint inclusive of the proposed extension will be within the property boundary.

Project Partners

Rip Van Winkle Brewing Company

Strategies

DRI Strategies:

- Facilitate the creation of high-quality, year-round housing that serves residents of varied ages, incomes, and housing types.
- Support the activation of mixed-use buildings through renovation that returns residential space to the market.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

REDC Strategies:

- Training and retraining our workforce for industries targeted by the magnet strategy such as craft, food & beverage, agricultural tech, software and IT and light manufacturing.
- Attracting businesses in craft, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce

housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

The building is under 10,000 square feet and thus not required to meet the NY Stretch Energy Code. However, it has been inspected by the sponsor's architect to assess opportunities for energy-efficiency and decarbonization measures. Specifically, the measures that will be built into project will include the following:

- All fossil fuels will be moving to electric source heat (air source heat pumps and electric hot water).
- New and/or areas under intervention will be insulated above and beyond the 2018 International Energy Conservation Code (IECC).
- All new windows will meet a U-factor of 0.28.
- All new toilets installed will be high efficiency.
- All lighting will be converted to high efficiency luminaires.
- Sun awnings will be added on south windows to lower solar heat gain.
- Installation of bike racks outside the building may be considered to incentivize transportation modes alternative to private vehicles.

A schematic design incorporating these measures has been completed. The project sponsor will demonstrate compliance with applicable energy code through the ComCheck RESCheck Energy report through the U.S. Department of Energy. Additionally, manufacturer and government incentives will be reviewed and utilized upon final selection of HVAC equipment.

The budget allocated toward energy-efficiency measures such as high-efficiency equipment and insulation will comprise approximately 20% of the estimated cost of

the third-floor renovation portion of the project (creation of studio apartments). Exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Attracts a well-known, local brewing company to operate a business in the Downtown core, generating new jobs, higher sales tax revenue, and visitors to Tannersville who can be expected to patronize other local businesses.
- Updates a prominent building, improving building and site aesthetics.
- Provides additional gathering/meeting space that can be used by the community and local organizations.
- Creation of two housing units and renovation of two other units in the central business district will provide needed housing walking distance from work, school and shopping opportunities.

Mid-Term Benefits

- Furthers Tannersville's reputation as a destination for shopping, dining, and recreation.
- Enhances public space with an improved streetscape and additional outdoor dining space.
- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.
- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Enhances the Village's tax base through a significantly upgraded property.

Co-Benefits

- As the site is within the Downtown core and within walking distance to the lake area recreation activities, promotes a healthier lifestyle and decreases the environmental footprint of future residents.

Public Support

The Tap Room proposal was well received by the public, with 52% of survey participants indicating support of this project. Open-ended comments highlighted the need for multipurpose spaces that allow for community gathering and the popularity of this type of restaurant. One survey participant commented "This project fits the bill in all areas we are looking for in town! Tap room & to have an additional space in the back for rent outs would be great for extracurricular or art space. This sounds like a great idea" and another "This type of restaurant is very popular in other areas. We could benefit from this. And the housing is good, too." Less positive commenters were mostly concerned with the pizzeria aspect of the proposal, mentioning that pizza places are not the best investment for the Village and do not succeed in Tannersville.

During the DRI planning process, the LPC expressed a priority that new and renovated residential units in the Downtown should be long-term to serve the local workforce. However, for this project, the LPC acknowledged that two of the units may be geared toward short-term rentals (although they are currently

being offered to Rip Van Winkle Brewing Company for potential use by their employees). Given the small number of potential short-term rentals and the new long-term rentals being proposed by other DRI projects, the LPC opted to support this project with the understanding that two of the units may be short-term in nature.

Jobs Created

The project sponsor estimates 12-15 jobs (at least some of which are likely to be seasonal or part-time) created as a result of this project, most coming from the tap room/pizzeria operation, while two full-time positions are estimated for the housekeeping/cleaning and guest-facing service of the accommodations.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

Project costs were developed and provided by the project sponsor, based on their experience and their professionals' cost estimation.

The sponsor closed on the property in August 2022. The property acquisition cost was \$700,000; if this cost is added to the estimated project cost, the total outlay from the project sponsor is \$1.55 million, a significant investment in the Village.

Activity	Cost	Funding Source
Architectural designs & building construction	\$775,000	DRI/Private **
Furniture, fixtures, and equipment and pre-launch costs	\$75,000	Private
Total DRI funds requested (*) (35%)	\$298,000	
Total funding from other sources (*) (65%)	\$552,000	
Total Estimated Cost	\$850,000	

(*): Total cost is rounded to the thousandth place.

(**) Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

The private leverage portion would be funded through a conventional financing loan and the sponsor's capital contribution. The project sponsor provided a commitment letter from the Bank of Greene County.

Regulatory Requirements

- SEQRA
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- Compliance with Village Design Guidelines
- Historic District review
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Conceptual design 	Months 1 - 3
Design Phase <ul style="list-style-type: none"> ▪ Construction documents ▪ Permitting ▪ Bidding / selecting contractor 	Months 4 – 6
Construction Phase <ul style="list-style-type: none"> ▪ Building renovation ▪ Outside patio construction ▪ New community room construction 	Months 7 - 14
Total Timeframe: 14 months	

2E: REHABILITATE ASTOR HOUSE EXTERIOR

Cost Estimate

DRI Funding Request	\$198,000
Total Project Cost	\$278,000

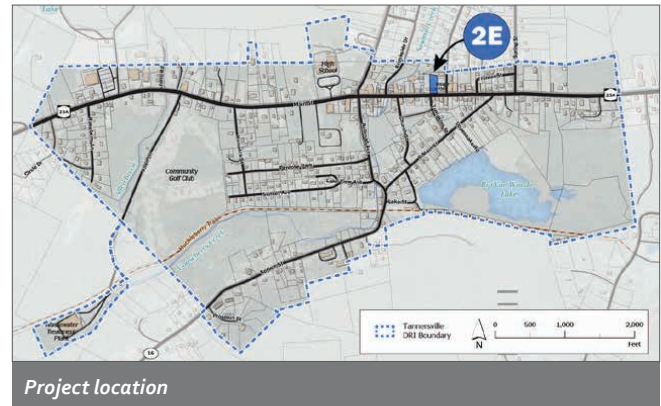
Project Description

The Astor House is designated as a contributing building of Tannersville Main Street's Historic District. The building is owned by the Hunter Foundation and is occupied by the Wellness RX pharmacy on the ground floor, with three long-term rental apartments on the upper floors. The last renovation was performed in 2015, when the work focused on outfitting the building to accommodate the pharmacy and bring the rental units online. The three-story, approximately 6,500-square-foot building occupies a parcel of approximately 0.65 acres in a prominent Main Street location.

The proposed project includes the rehabilitation of the building exterior including:

- Replacing all windows with Marvin Elevate windows.
- Replacing siding, cedar shingles and trim where necessary.
- Installing new sheathing where possible and necessary.
- Preparing and painting the entire exterior of building.
- Installing and finishing new interior trim on windows.

The project site occupies a central Main Street location, next to Village Hall, and is within close proximity to several other DRI projects (see Projects 1B, 1C, 1D, 2A, and 2E). Although the project will not change the existing uses in the building, improving the building exterior will strengthen the aesthetics and pedestrian environment, which benefits these others projects as well.





Existing conditions - building elements in disrepair

Source: Hunter Foundation

The exterior re-painting of the building, which will maintain the existing color scheme, will be funded through the Tannersville Paint Project (or "Paint Program"), a grant program that provides funding to paint Main Street buildings with vivid color palettes.

Project Location

5994 Main Street

Project Sponsor

Hunter Foundation

Property Ownership

Hunter Foundation

Capacity

Founded in 1997, the Hunter Foundation is a nonprofit organization whose mission is to improve properties and the tax base in Tannersville and the Town of Hunter. The Foundation helps the Village develop community and a sense of place through Main Street revitalization, residential assistance and creative planning for a livable, walkable and vacation-worthy region.

The Hunter Foundation purchased the building in 2004. Some of the tenants over the years included Awakened Heart Café, Ana Star, Astor House Wireless Internet Café, and the Mountain Market and Bakery. In 2015, renovations took place for the long-anticipated and needed pharmacy. Pharmacist Ed Ullman of Wellness RX opened its doors in June 2015 as a patient-centered pharmacy blending traditional, alternative, and natural healing medicine into one. The property also has three rental apartments currently occupied by year-round tenants. The Hunter Foundation manages the Tannersville Paint Project, a program that started in the early 2000 to "spruce up" the Village by painting buildings with a vibrant color palette. The program has been very successful and inspired the Tannersville brand of "Painted Village in the Sky."

The Foundation has a current full-time staff of three and strategic partnerships with a range of consultants who assist them regularly. To date, the Hunter Foundation has led the efforts to secure over \$15 million in state and federal grant funding for use within the Village of Tannersville and surrounding Town of Hunter.

Project Partners

None

Strategies

DRI Strategies:

- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.
- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

The building is under 10,000 square feet and therefore this project is not required to meet the NY Stretch Energy Code. However, the current building envelope status provides opportunities for improved insulation. The project seeks to fix cracks in the siding, window trim and cornice of the building. The new fixtures and siding will increase the building energy-efficiency as it provides an improved sealing performance. Exact costs for these

and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Restores a prominent Main Street anchor building that provides an essential service to the community (pharmacy) as well as long-term residences.
- Enhances a business that serves as an informal visitor center along with the Hunter Foundation office.

Mid- Long-Term Benefits

- Improves the energy-efficiency of a historic building, reducing its carbon emissions impact.

Co-Benefits

- Illustrates the value of upkeep of historic buildings, inspiring other property owners to do the same.

Public Support

In the public survey, 46% of respondents indicated that this project will help the revitalization of Downtown Tannersville. Survey participants highlighted the importance of this community asset and its location, as well as the preservation of the historic aspect and “Painted Village” theme. One quote from the survey noted “Historic buildings such as this one, and the pharmacy (a real asset to the community and one of the very few resources that provide health care to our residents) are worth preserving and investing in.” Some comments, however, raised questions on whether the renovation is “absolutely needed” and will make a great impact. One participant commented that “there are many other buildings that are in worse shape than this one,” and another “I don’t think this would be a great use of resources. It’s not like it’s a dilapidated building.”

Jobs Created

None

Activity	Cost	Funding Source
Labor expenses to rehabilitate Astor House	\$108,368	DRI / Hunter Fdn. **
Material expenses to rehabilitate exterior	\$163,632	DRI / Hunter Fdn. **
Paint Program Design	\$6,000	Hunter Fdn.
Total DRI funds requested (*) (71%)	\$198,000	
Total funding from other sources (*) (29%)	\$80,000	
Total Estimated Cost	\$278,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Project Budget and Funding Sources

See table above.

Feasibility and Cost Justification

Project costs were provided by the project sponsor, based on estimates by a local contractor (Jeremy Constable Builder).

Non-DRI funding would be in the form of conventional bank financing, as well as \$5,000 in funds from the Paint Program. The Hunter Foundation has the ability to draw

upon a line of credit with the Bank of Greene County, which is available for use at any time, and provided a bank letter agreement stating such.

Regulatory Requirements

- Compliance with Village Design Guidelines
- Historic District review
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase:	Month 1
▪ Conceptual design	
Design Phase	Months 2 – 3
▪ Construction documents and Permitting	
▪ Contractor selection	
Construction Phase	Months 3 - 6
▪ Rehabilitation and painting	
Total Timeframe: 6 months	

2F: IMPLEMENT UPGRADES AT THE MOUNTAIN TOP LIBRARY

Cost Estimate

DRI Funding Request	\$265,000
Total Project Cost	\$265,000

Project Description

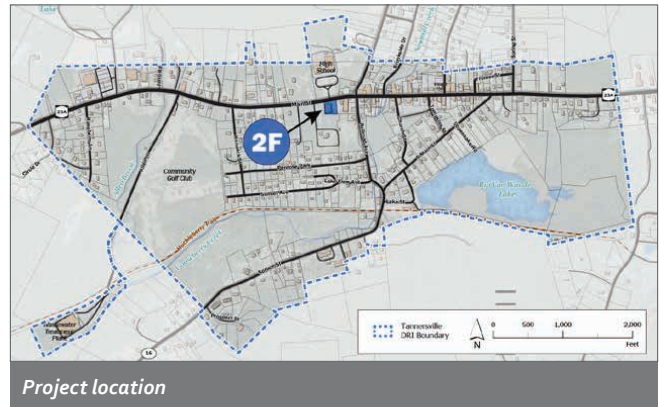
The MountainTop Library is located in a renovated former church, directly across from the Hunter - Tannersville Middle-High School. The renovation, which adapted the space to host the library and its community rooms/classrooms, took nine years to complete, and the library opened its doors in March of 2014.

The project sponsor has put forward four proposals for projects that would improve different aspects of the library and expand the activities offered. These projects have been combined into one DRI project.

The first component is the replacement of the exterior front and side doors. The doors have been problematic for some years, especially at every changing of the season, and replacement is the best option.

The second component is the creation of an ongoing, pop-up art gallery in the corner of the library, to be established as the Gracia Dayton Gallery. The work needed to create this gallery includes shelving and other materials to stage the art pieces, as well as installations cost. The idea is to showcase art work from visiting instructors at the Catskill Mountain Foundation's Sugar Maples Center.

The third component consists of creating an outdoor pavilion area at the far end of the parking lot area. This area would be accessible from the side doors of the library, creating a direct connection with the existing large classroom. The pavilion would be created on the existing higher-grade grass area that is at the same level as the classroom portion of the library. Outdoor access

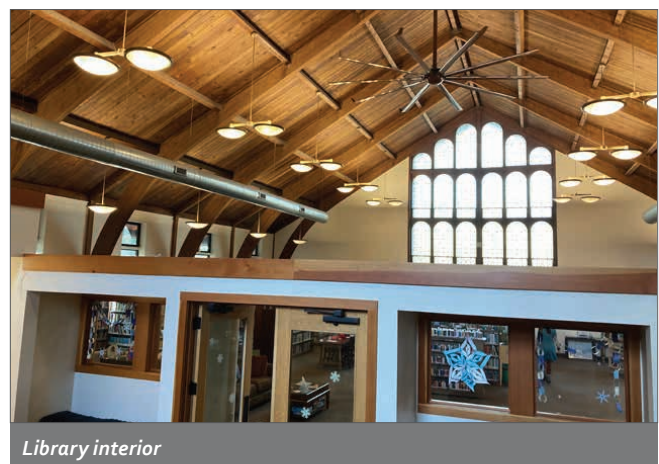


Project location



Proposed outdoor pavilion area

Source: Maureen Garcia



Library interior

**Doors in need of replacement**

Source: Maureen Garcia

to the pavilion will be created through a set of long steps from the parking area to the higher-grade area. The pavilion area will include one large picnic table with benches and two small picnic tables for kids. Its purpose will be both educational and recreational, providing the community with outdoor space to gather for library-related events and more. The community will have a charming new nook in the heart of Tannersville to sit, read, write, and congregate. When not in use for library programs, the pavilion will be free for the public to use regardless of library hours.

The last component is to install a new generator properly sized to power the entire electrical need of the building. The generator that is currently in use is too small to cover the entire building's electricity needs. This component is important due to the many outages that the Mountaintop area experiences, and it is also an emergency measure in the event of a disaster, for which the library would serve as one of the shelter locations for the residents.

The project site is within close proximity to two other DRI projects (see Projects 4A, improvements to Fromer Market Gardens, and 4C, installation of field lights and related solar panels at the middle/high school). Collectively, these three projects strengthen a community/civic node along Main Street, within walking distance to the Downtown core.

**Pavilion example**

Source: Maureen Garcia

Project Location

6093 Main Street

Project Sponsor

Mountain Top Library

Property Ownership

Mountain Top Library

Capacity

This project would be led by the Library Director, Maureen Garcia, under the jurisdiction of the Library Board of Trustees and in partnership with the Village of Tannersville. The library has undertaken the initial first steps of design and site work evaluation, and has an established relationship with the Catskill Mountain Foundation's Sugar Maples Center for the pop-up gallery creation component.

Project Partners

Library Board of Trustees, Catskill Mountain Foundation, Village of Tannersville

Strategies

DRI Strategies:

- Support the growth of year-round arts and cultural attractions and events.
- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses
- Create a sense of place through the integration of landscaping, street furniture, public art, and wayfinding elements.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.
- Cultivate a creative economy in arts, design, culinary and technology.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Create community green spaces and common plazas.
- Celebrate local history and culture.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

The building's size and the proposed work do not meet the threshold for meeting NY Stretch Energy Code requirements. However, the new exterior doors will be more energy-efficient, reducing the use of the building's heating/cooling systems.

Anticipated Revitalization Benefits

Short-Term Benefits

- Increases outdoor recreational, cultural, and programming options for students and residents expanding on an important community node (including the school and Fromer Market Gardens) within walking distance of the Downtown core.
- Provides an emergency back-up for electricity usage during outages, enhancing the resiliency of this community resource.
- Improves functionality and energy performance of a landmark building.

Mid- Long-Term Benefits

- Supports local artists, strengthening Tannersville's reputation as an arts and cultural destination that will complement its existing reputation for shopping, dining, and recreation.

Public Support

The library projects received very positive feedback from the community, with 67% of the survey participants indicating that these projects would help revitalize the community. Most open-ended comments praised the community- and education-oriented initiatives that are run by the library and the fact that these library improvements translate in making it an even better asset for the locals and visitors alike ("The Mountaintop Library is an incredible asset to our community. Their programs and year round events are at no cost to its residents. Any assistance to enhance the building and their goals is paramount." One commenter noted that the outside space could be better utilized: "In addition to those improvements I would suggest creating an outdoor space, perhaps a walking garden. The interior of the library is amazing, the exterior should match." The project sponsor added the outdoor pavilion project in response to many requests from the community to provide more amenities for residents and the youth in particular.

Jobs Created

None.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

Cost estimates were provided by the project sponsor, based on discussions with the Village Building Inspector; estimates from local contractors, excavators, masons, and lumber providers; and the Library Board of Trustees' research on the cost of comparable projects.

Regulatory Requirements

- SEQRA
- Site plan approval (for the outdoor pavilion area)
- Compliance with Village Design Guidelines
- Historic District review
- Building permits

Activity	Cost	Funding Source
Front and Side Door Replacement and Installation	\$95,000	DRI
New Larger Powered Generator and Installation	\$35,000	
Pop-Up Gallery	\$5,000	
Pavilion Installation, Site Work, Furniture	\$130,000	
DRI Funding Request (100%)	\$265,000	
Total Estimated Cost (*)	\$265,000	

(*): Total cost is rounded to the thousandth place.

(**) Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
<i>Initial Development Phase:</i> <ul style="list-style-type: none"> ▪ Site visits and assessment ▪ Conceptual plans 	<i>Months 1 - 2</i>
<i>Design Phase</i> <ul style="list-style-type: none"> ▪ Finalize plans ▪ Obtain any necessary permits ▪ Solicit bids for projects implementation ▪ Review bids and award contract ▪ Order equipment 	<i>Months 3 - 8</i>
<i>Construction Phase</i> <ul style="list-style-type: none"> ▪ Prepare area for pavilion installation ▪ Construct and install main structure ▪ Installation of all equipment 	<i>Months 9 - 15</i>
<i>Opening to the public</i>	<i>Months 15- 18</i>
Total Timeframe: 18 months	

2G: CREATE AN RV PARK ON SPRUCE STREET



Project site (from Spruce Street)

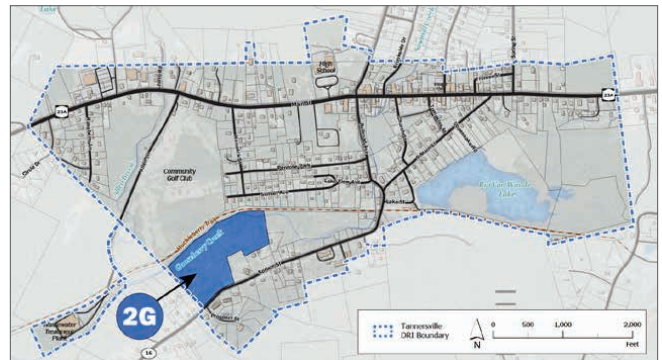
Cost Estimate

DRI Funding Request	\$677,000
Total Project Cost	\$1,935,000

Project Description

The property at 178 Spruce Street is a 22.5-acre undeveloped parcel that extends from Spruce Street (with approximately 630 feet in street frontage) to Gooseberry Creek (creek frontage approximately 1,800 feet). The site was previously used as a golf course, associated with the Grand Hotel that was located across the street. The hotel was destroyed in a fire in the late 1960s and the golf course ceased operation. The property has municipal water service and NYCDEP sewer access.

The proposed project includes the development of an RV park with space for approximately 130 sites with water, electric, Wi-Fi hookups, and waste dump stations. The project would also incorporate about 23 glamping sites, as well as new internal roads and pathways. In addition to five comfort stations, on-site amenities would include a pool, basketball and pickleball courts, and a playground for guest use. The sponsor will consider opening the pool to non-guest users, which would provide more summer recreational opportunities for local residents.



Project location



Nickerson Park
Campground in Gilboa, NY

Source: www.nickersonparkcampground.com



Project site plan concept

Source: Nadi Group, Matt Leach

The RV Park would feature a main entrance with gate and check-in office at 178 Spruce Street, and an emergency and service access farther south along Spruce Street. This site allows for easy pedestrian access to surrounding amenities like the Huckleberry Trail, the lake area, and Main Street. The project has the potential to bring an average of 300 to 600 people to the Tannersville area daily throughout the summer, with an anticipation that guests will mostly shop and dine in Downtown Tannersville, which is within walking distance from the campground.

The project sponsor's goal is to maintain the natural, outdoorsy feel that characterizes RV parks, and therefore little clearing will be performed. Nickerson Park Campground in Gilboa was indicated as a comparable campground in the area. The site would be independently operated, not a franchise.

The project is located down the road from the Spruce Street affordable housing project (see Project 1A), providing the potential for easily accessible job opportunities for future residents of that development. The proposed connectivity improvements along Spruce Street, South Main Street, and Railroad Avenue (see Project 3B) do not extend to this project site, but create a potential for a pedestrian connection to the RV site by the Village in the future. Likewise, the proposed Kaaterskill Trolley project (see Project 3A), with a stop near Rip Van Winkle Lake, could provide access to regional recreational amenities within a short distance to this project site.

Project Location

178 Spruce Street

Project Sponsor

Fairway Holdings, LLC

Property Ownership

Fairway Holdings, LLC

Capacity

The project sponsor, Matthew Leach, is a long-time local resident, property and business owner with 44 years of experience in oil and gas industry. Mr. Leach is the former owner of Colonial Oil & Gas in Tannersville, a fuel and supply service company with over 120 employees, which was sold to Bottini Fuel in 2008. Mr. Leach served as a Mayor for Tannersville for two terms (1991-1995), when he oversaw capital projects such as the NYS DOT RT 23A/Main Street restoration project with the replacement of water mains and service connections, streets, sidewalks, parking lots, electrical and telephone utilities, and NYC DEP sewer main replacements. During his period as a Mayor, he secured state funding for many revitalization projects in the Village.

Mr. Leach also has experience in real estate development, having acquired, renovated, and sold commercial and residential properties in Tannersville over the years. In the mid-90s, he co-founded The Great Northern Catskills Black Bear Festival, which brought 5,000 attendees per weekend in the Catskills.

For this proposal, the sponsor has retained Nadi Group, a firm that provides consulting services for planning and design of campgrounds and resorts throughout the country. An initial site survey was provided as part of this proposal.

Project Partners

None.

Strategies

DRI Strategies:

- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.
- Leverage improvements to Gooseberry Park and other recreational amenities to connect residents and visitors with Rip Van Winkle Lake and other natural resources.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Encourage physical activity and exploration of nature through projects like Gooseberry Park, the Creek Walk, the Golf Park, and expanded trail networks.

Decarbonization Strategies and Benefits

None

Anticipated Revitalization Benefits

Short-Term Benefits

- Supplies campground-style accommodations that are currently lacking in the area, attracting more visitors who will likely shop and dine in the Village, and providing a major, continuous economic stimulus to local businesses from May to November.
- Generates estimated revenue of approximately \$2 million per year (based on 210 operating days and assuming selling out for half of those and selling half the sites on the remaining 105 days).
- Creates new jobs, both seasonal and year-round.

Mid-Term Benefits

- Provides an opportunity for a low-impact development of a very large site in Tannersville that could otherwise be subject to future, more intensive development.

Long-Term Benefits

- Increases the tax benefit for the site by returning it to a productive economic use.

Co-Benefits

- Serves as an anchor investment for the Spruce Street corridor, which has a number of neglected and underutilized properties.

Public Support

This project has received mixed support both in the public survey and the workshops. In the public survey, 25% of the respondents were supportive while 48% indicated that it would not be beneficial for the Village's revitalization efforts. Among the positive comments, people expressed the importance of the economic activity generated by this type of projects that spills over to local businesses. One survey participant noted:

"Having a campground closer to town may help bring visitors into town to dine, shop and attend events. The closest camping sites are North and South Lake and they are usually filled all season." Most of the concerns expressed in the survey related to traffic increase, a preference to scale it back, and a perception that this project would not fit within the Tannersville community.

The LPC discussed these concerns thoroughly during the DRI planning process and determined that, while there are potential negative impacts from the development, these can be addressed during the site plan approval/SEQRA process, and are outweighed by the potential positive economic impacts.

Jobs Created

8 to 12 new jobs to operate and maintain the park. Most of the new jobs will be seasonal (from May through October) and up to 4 positions will be year-round.

Project Budget and Funding Sources

See table below.

Activity	Cost	Funding Source
Masonry	\$630,000	DRI/Private**
Labor	\$240,000	
Road Material	\$230,000	
Sewer	\$250,000	
Recreation Amenities	\$285,000	
Electric	\$175,000	
Water	\$25,000	
Topsoil/Hay/Seed	\$25,000	
Engineering	\$75,000	
Total DRI Funding Request (*) (35%)	\$677,000	
Total Funds from Other Sources (*) (65%)	\$1,258,000	
Total Project Cost	\$1,935,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Feasibility and Cost Justification

Project costs were provided by the project sponsor, based on estimates from contractors that provide services in engineering, surveying, excavation, plumbing, electrical, building and landscaping work. Nadi Group, the consultant retained for the planning and design of the campground, has reviewed those estimates.

Private funding will be under the form of sponsor's capital funds, investment financing, and conventional bank financing. The project sponsor provided a letter of interest from NBT Bank, with which they have had a long-term relationship, and has also reached out to two other banks in the region for potential interest.

The project will require either a variance or a rezoning, given the property's existing single-family zoning.

Regulatory Requirements

- SEQRA
- Approval of a Development Concept Plan (DCP) and zoning map change from Residential 1 zone to Planned Development District (PDD)
- Site plan approval
- Catskill Watershed Corporation stormwater review (as needed)
- NYC Department of Environmental Protection (NYCDEP) approvals (as needed)
- NYS Department of Environmental Conservation (NYSDEC) approvals (as needed)
- Compliance with Village Design Guidelines
- Building permits

Timeframe for Implementation and Project Readiness

Expected timing through phasing from approvals to construction to operation is 16 months.

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Site visits and assessment ▪ Conceptual plans 	Months 1 - 3
Design Phase for New Dance Studios and Streetscape Improvements <ul style="list-style-type: none"> ▪ Finalize plans ▪ Permitting and SEQR ▪ Bidding process ▪ Review bids and award contract 	Months 4 - 8
Construction Phase <ul style="list-style-type: none"> ▪ Clearing / area preparation ▪ Infrastructure work ▪ Construct and install structures 	Months 9 - 16
Total Timeframe: 16 months	

2H: IMPLEMENT A DOWNTOWN IMPROVEMENT FUND

Cost Estimate

DRI Funding Request	\$600,000
Total Project Cost	\$TBD

Project Description

The Downtown Improvement Fund is proposed to further allow revitalization of the DRI Area beyond the specific timeframe of DRI project selection. The Village would create and administer this fund to support small businesses and property owners in improving the built environment through a series of matching grant funds.

Consistent with State guidance, this project would create a \$600,000 fund available, via a competitive application process, to help small businesses in the DRI Area make capital improvements that improve the aesthetics, energy efficiency, and environmental impact of their buildings or property. The focus of the Downtown Improvement Fund is on capital projects that will create a physical and visible impact to buildings and businesses within Downtown Tannersville. The fund would be available to owners of existing buildings/properties within the DRI Area, as well as commercial tenants within these buildings.

The Downtown Improvement Fund could be used for interior/exterior renovations, machinery/equipment, and associated soft costs and signage. Specific program criteria, including matching requirements, and minimum/maximum project costs, will be set by the Village, as the implementing agency; however, the DRI Local Planning Committee recommended the following guidelines:

- **Location:** Property must be located within the DRI Area, with priority for the Main Street corridor.
- **Potential Range of Awards:** \$100,000 - \$150,000.



Pratt's Place mixed-use building



Kaaterskill Liquors mixed-use building



The Mansion House at Alfie's

- **Match:** The LPC discussed a minimum of 25% of private match (75% funded by DRI), with project applicants encouraged to leverage additional private funding. Final determination on matching requirements will be made by the Village.
- **Residential Units:** Residential units created or renovated using Downtown Improvement Fund awards should be permanent, year-round units (i.e. not short-term rentals).
- **Retail:** Retail space created or renovated using Downtown Improvement Fund awards should be open year-round.
- **Decarbonization:** Projects will be prioritized that include measures such as window replacements, solar installations, and similar activities that achieve Passive House or similar standards.
- **Other Guidance:** Projects should be current on their taxes and not subject to any current code violation.

The fund would be administered by the Village of Tannersville. The Village intends to issue a Request for Qualifications to select a consultant to assist in managing the program.

Eligible activities under the Downtown Improvement Fund could include:

- **Façade Improvements:** The fund could be used to implement improvements such as window replacements, historic restoration, signage improvements, or activation of vacant storefronts. Façade improvements could also include the addition of murals to enliven blank walls.
- **Small business creation and expansion:** This fund could help local residents start or expand businesses with targeted capital funds. These funds could be used for interior or exterior renovations including storefront improvements; machinery and equipment renovations; rent subsidies; soft costs such as architectural design and engineering fees; and signage.

- **Green building elements:** This fund could help building owners improve the energy-efficiency of their properties and further decarbonization strategies through measures such as rooftop solar panels, window replacement, or heating/electrical improvements.
- **Upper-story renovations:** Funds could be used by building owners for interior renovations to activate upper stories of mixed-use buildings for residential use.

Although the specific locations of Downtown Improvement Fund projects are not known, these projects should be complementary to other mixed-use projects that involve new or expanded commercial space (see Projects 1B, 1C, 1D, 2C, and 2D), helping to strengthen Tannersville's reputation as a shopping and dining destination. In addition, potential fund projects relate to new or expanded arts and cultural offerings (see Projects 2A and 2B), as attendees of these events can be expected to patronize the Village shops and restaurants. Lastly, fund projects can relate to other DRI projects that involve new housing opportunities (see Project 1A, 1B, 1C, and 1D), given that new employees of businesses will need local housing options.

Project Location

DRI Area / Main Street

Project Sponsor

Village of Tannersville

Property Ownership

Individual property and business owners participating in the fund.

Capacity

The Village will administer the grant and intends to hire a consultant to help manage the projects, including day-to-day coordination with NY HCR for various aspects and requirements of the grant. The Village has significant experience in managing consultants being funded

through State programs, such as implementation of its Local Waterfront Revitalization Program (LWRP). In addition, the Village has already expanded its staffing in anticipation of managing the Downtown Improvement Fund and public DRI projects.

Project Partners

NYS Homes & Community Renewal (HCR); individual property and business owners participating in the fund.

Strategies

DRI Strategies:

- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Encourage the establishment of businesses that will serve the needs of local residents.
- Encourage mixed-use development which accommodates retail, offices, and residential in the same structure in the commercial core and wherever appropriate.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including

development of the Former Market Gardens, a Main Street community farm – among other components.

- Support and promote development of residential options that appeal to year-round residents.

Decarbonization Strategies and Benefits

The LPC recommended including an eligibility criteria that furthers decarbonization goals, and measures to reduce emissions will be addressed on a case-by-case basis. As many of the buildings in Downtown Tannersville are aged and have not been comprehensively upgraded, there are likely many opportunities to improve energy-efficiency through installation of new insulation, window replacement, and upgrades to HVAC systems. Exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- New and renovated retail space will provide jobs, taxable sales, and more shopping and dining opportunities for those visiting and living in the area.
- Potential creation of new residential units in the central business district will provide needed housing within walking distance from work, school, and shopping opportunities.
- Improves building aesthetics, resulting in more visually appealing streetscapes that can attract more visitors and shoppers.
- Preserves and aesthetically enhances a historic building in a prominent Main Street location that will provide for a better Downtown experience for residents and visitors.
- Encourages private investment and attracts new businesses to locate in Downtown Tannersville.

Mid-Term Benefits

- Helps local businesses and the school district attract more workers with the availability of housing, potentially allowing stores and restaurants to expand hours.
- Increases the year-round residential population, creating a larger customer base for local businesses and helping to stabilize the declining school population.

Long-Term Benefits

- Enhances the Village's tax base through property improvements.
- Reduces the carbon footprint of existing buildings through energy-efficiency upgrades.

Co-Benefits

- Promotes a healthier lifestyle and decreases the environmental footprint of future residents living in Downtown mixed-use buildings.

Public Support

With 66% of positive feedback, this project was among the top supported projects of the public survey. Many respondents expressed the importance of improving the look of the Village and allowing small business owners to take advantage for a grant program. One survey participant noted: "This would allow smaller projects to shine - and really create a visual difference," while another expressed: "Excellent way to keep the momentum going." Among the few concerns, many people indicated a demand for the grant awarding process to be "fully transparent."

The LPC consistently supported this project and developed recommendations for program criteria that will further DRI and local goals while providing flexibility to the Village in administering the grant.

Jobs Created

To be determined, dependent on the nature and extent of funded projects.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

DRI funds would be used for building construction and renovation, site work, interior fit-outs, and fees for a grant administration consultant who the Village would hire through a competitive process.

Activities eligible for this fund may not be large enough to be considered as a standalone DRI project; however, taken together, these smaller projects may be just as transformative as any other DRI project that will eventually be included the Strategic Investment Plan. The beneficial aspects of this fund are multi-faceted and include: encouraging investment on existing buildings, improving the aspect of Downtown Tannersville as a whole, and providing financial help to small business/property owners that may otherwise not be able to participate in the DRI opportunity.

Activity	Cost	Funding Source
Total DRI Funds Requested	\$600,000	DRI
Total Funding from Other Sources (Private Match)	\$ TBD	Private
Administrative Costs (10% of DRI-Funded Amount)	\$60,000	DRI
Total Project Cost	\$600,000	

Note: Funds available to businesses is \$540,000 (i.e., \$600,000 in DRI funding less \$60,000 in administrative costs).

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

There is demonstrated interest in the types of projects eligible for the Downtown Improvement Fund, indicated by projects received through the DRI Open Call for Projects and in targeted property owner outreach conducted during the DRI process.

Examples of project proposals received during the Open Call that may be eligible for the improvement fund include:

- “The Mansion House at Alfie’s renovation and Apartments”;
- “Pancho Villa’s Renovation”;
- “Melour Resort Play Center and Conference Room”; and
- “Top Shelf Renovation” (Kaaterskill Liquors).

Additionally, the Village received interest in applying for this fund from two other undisclosed property owners.

Regulatory Requirements

- Submit administrative plan for approval
- Establish procurement policies and procedures
- SEQRA
- Site plan as needed)
- Catskill Watershed Corporation stormwater review (as needed)
- NYC Department of Environmental Protection (NYCDEP) approvals (as needed)
- NYS Department of Environmental Conservation (DEC) approvals (as needed)
- Historic District review (as needed)
- Compliance with Village Design Guidelines
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Phase 1: Program Design <ul style="list-style-type: none"> ▪ Program design. ▪ Application and agreement with selected applicants. 	Months 1 - 8
Phase 2: Project Design and Approvals <ul style="list-style-type: none"> ▪ Schematic design and work plan 	Months 9 - 12
Phase 3: Construction and Grant Closeout <ul style="list-style-type: none"> ▪ Implementation. 	Months 13 – 18
Total Timeframe: 18 months	

3A: CREATE A KAATERSKILL TROLLEY HUB AND CAFÉ

Cost Estimate

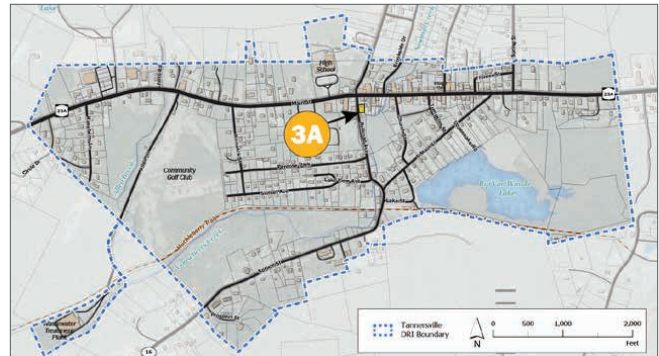
DRI Funding Request	\$240,000
Total Project Cost	\$686,000

Project Description

The Kaaterskill Trolley concept has been developed to provide safe and convenient access to natural attractions during the peak season while decreasing traffic, conflicts, and safety concerns. While the service itself is not part of the DRI project and the trolleys have already been purchased, this project entails the creation of a trolley hub at 15 Railroad Avenue, a site currently occupied by a blighted building, which would be renovated to create an indoor seating/waiting area, ticket counter, and restrooms. The site on Railroad Avenue would also store the trolleys when not in operation.

The construction work would consist of extensive interior and structural work on the existing building, and space reconfiguration to create a waiting area, ticket counter, restrooms, and a three-season (approximately 9-months) café. On the outside, the project includes repaving the site to allow for customer parking, and an outdoor waiting area with picnic tables. The renovation of the building at 15 Railroad Avenue would provide the sponsor with the opportunity to further expand trolley operations and provide the public with an improved experience right in the middle of Downtown Tannersville.

The two 34-seat trolleys, which have already been purchased by the project sponsor, would run from mid-May to the end of September, 9 AM to 5 PM, all weekends (possibly adding more days if there is enough demand), on predetermined loops. The envisioned route includes stops at popular hiking areas and swimming holes. The service would originate in Tannersville from the main hub, but the trolleys would stop for pick-up/drop-off at



Project location



Existing site



Project rendering

Source: Ryan Chadwick



Existing site

various other locations. The route would include at least three stops in Tannersville: the Trolley Hub (15 Railroad Ave), main Municipal Parking Lot off Church Street, and the Boathouse restaurant by Rip Van Winkle Lake. The project sponsor indicated that the latter stop may be replaced with one of the two trailhead parking areas that are described in the Village Connectivity Initiative project, whenever they become available. It is important to note that this service is largely intended for tourists during the peak summer months, and it does not help to improve access throughout the rest of the year.

The trolley service would help tourists get to area attractions and into Tannersville as well as neighboring Hunter. The northern region of the Catskills is a prime tourist destination year-round. During the warm season, crowds are attracted to this area by the variety of activities and sightseeing options within a short distance from one another, such as the two-tiered Kaaterskill Falls, the Kaaterskill Clove area with many hiking routes, the North-South Lake recreational area, and swimming holes. Traffic and parking during the warm season become difficult to manage, especially from a safety perspective, as often visitors walk along Route 23A after parking their vehicle in the very limited parking areas on 23A. Route 23A has no sidewalks, and people are forced to walk on the road in order to reach some attractions, creating very dangerous conditions.



Existing signage

The trolley service will promote the use of public transportation as an alternative to driving. The cost is estimated at \$5 per ride or \$10 per day (unlimited rides). A website and an app would be available for ticket purchase and schedule viewing. The project sponsor indicated the possibility to expand the route to other areas when the Kaaterskill Clove route is established, as well as adding another trolley to the fleet if there is enough demand.

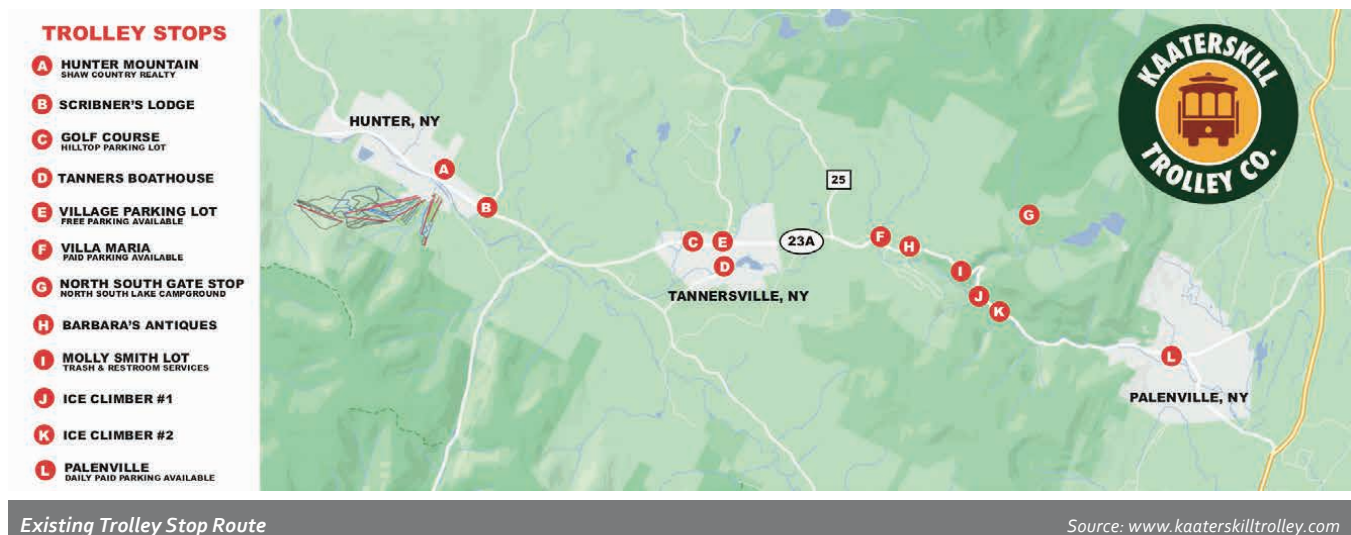
The proposed trolley hub is in close proximity to and could serve several other DRI projects such as the library (Project 2E), the Orpheum Theater (Project 2A), and various mixed-use projects (see Projects 1B, 1C, 1D, 2D, and 2E). In addition, the trolley route would serve DRI projects beyond the Downtown core, including the Painted Village Festival Grounds (Project 2B), the Spruce Street affordable housing project (Project 1A), and the proposed RV Park (Project 2G). In fact, the trolley project and connectivity initiative (Project 3B) are the two DRI projects that effectively link nearly all of the others.

Project Location

DRI Area / Trolley hub at 15 Railroad Avenue

Project Sponsor

Kaaterskill Trolley Company, LLC



Property Ownership

Kaaterskill Trolley Company, LLC

Capacity

The project sponsor, Ryan Chadwick, purchased two trolley vehicles in 2021, for a total cost of \$270,000, and insured the vehicles for \$30,000. Mr. Chadwick started a pilot for this trolley route this summer, hiring 2 drivers and 4 staff members to attend some of the trolley stops. During the early months of the pilot, the average number of passengers per weekend was approximately 100. The sponsor already coordinated with NYS Department of Transportation for the trolley stops and obtained the necessary permits to operate.

The project sponsor has significantly invested to get started on the pilot this summer, which will become more known as the pilot progresses. Mr. Chadwick is a local Tannersville resident and owner of the Boathouse restaurant, whose resume includes successful ventures in NYC, Montauk, Aspen, and Nantucket.

Project Partners

NYS Department of Transportation, Village of Tannersville.

Strategies

DRI Strategies:

- Improve the Downtown environment by supporting upgrades to Downtown buildings and businesses.
- Facilitate the location and expansion of businesses that serve both the local market and that support regional tourism.
- Improve multi-modal connectivity with emphasis on biking and walkability enhancements and on opportunities for public transit.
- Support the existing trail network to strengthen links both within the Village and between Tannersville and recreational amenities such as Kaaterskill Falls and Hunter Mountain.
- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.



Village of Tannersville Master Plan Revitalization Strategies:

- Enhance road corridors through visual improvements.
- Encourage the establishment of businesses that will serve the needs of local residents.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to become a complete and connected Village using sidewalks and trails to link all Village neighborhoods with recreation and connect externally to the Village and Town of Hunter and Town of Windham and beyond.
- Encourage physical activity and exploration of nature through projects like Gooseberry Park, the Creek Walk, the Golf Park, and expanded trail networks.

Decarbonization Strategies and Benefits

Providing and promoting the use of the trolley will help reduce private vehicle use thus decreasing carbon emissions.

Anticipated Revitalization Benefits

Short-Term Benefits

- Provides more opportunities for visitors to stop, visit, shop, and dine in Downtown Tannersville.

- Activates and renovates a vacant building at a key Downtown location with a new commercial activity and a more aesthetically pleasing building exterior.
- Creates a safe way to travel between different attractions in the region, lessening conflicts between pedestrians and vehicles along Route 23A.
- Creates new jobs, some of which will be almost year-round.
- Provides a fun alternative to driving for locals and tourists.

Mid-Term Benefits

- Raises visibility of Downtown shops, restaurants, and cultural offerings, increasing visitorship.
- Provides a low-cost transportation option for the local hospitality workforce.

Long-Term Benefits

- Enhances the Village's tax base through property improvements.
- Reduces vehicular transportation, decreasing carbon emissions.

Public Support

This project received a high level of support in the public survey, with 74% of respondents indicating it would be helpful in revitalizing Downtown Tannersville, and was consistently well-received at public workshops. One survey participant highlighted some of the many benefits that this project would bring to Tannersville: "Strong idea that will add a lot of value – including road safety, personal safety, reduction in litter, and additional tourism dollars – to the community." Many comments concerned the ability of this project to allow visitors to stop in Tannersville rather than only travel past it: "Many years in the wanting to create a transportation Hub in the Village. Important to be able to not only transports guest into the Clove area but [to create] a mechanism to introduce them to Tannersville and Mountaintop."

Jobs Created

The nature of jobs related to the trolley is seasonal, with a primary focus on the summer months. The project sponsor will hire 6-8 trolley drivers and a staff of 10 to work at the ticket counter, provide maintenance, cleaning, marketing, and operations. In addition, approximately 4 workers will be needed for parking lot attendance in some areas such as North/South Lake. The number of jobs generated by the project in the summer months will be a total of 20 – 24.

In addition, approximately 4 full-time jobs will be added for the operation of the café space, which is envisioned to remain open approximately 9 months per year.

Project Budget and Funding Sources

See table on next page.

Feasibility and Cost Justification

In the first month of operation of the pilot service in June-July 2022, the trolley averaged approximately 100 passengers each weekend, with an overall goal of 100 passengers per weekend day.

Renovation costs were provided by the project sponsor based on his contractor estimate and experience in comparable local construction projects.

Regulatory Requirements

- SEQRA
- Site plan approval
- Building permit
- Compliance with Village Design Guidelines
- Coordination and permitting with NY DOT
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Preliminary site design 	Months 1 - 2
Design Phase <ul style="list-style-type: none"> ▪ Finalize plans ▪ Permitting and approvals ▪ Engage contractor 	Months 3 - 5
Construction Phase <ul style="list-style-type: none"> ▪ Demolition ▪ Construction area preparation ▪ Construction 	Months 6 - 12
Total Timeframe: 12 months	

Activity	Cost	Funding Source
Asbestos remediation	\$8,250	DRI/Private **
Building siding	\$20,500	DRI/Private **
Demolition	\$26,000	DRI/Private **
Exterior furnishing	\$20,250	DRI/Private **
Foundation work	\$25,500	DRI/Private **
Insulation	\$10,250	DRI/Private **
Interior finishes, furnishing and equipment	\$131,000	DRI/Private **
Landscaping (includes lot paving + pavilion cover for trolleys)	\$161,000	DRI/Private **
Mechanical, electric, plumbing, heating)	\$101,000	DRI/Private **
Painting (interior + exterior)	\$15,250	DRI/Private **
Building Acquisition (non-DRI funded)	\$106,000	Private
Roofing	\$30,500	DRI/Private **
Sheet rock	\$15,250	DRI/Private **
Signage and marketing	\$15,250	Private
Total DRI Funding Request (*) (35%)	\$240,000	
Total Funds from Other Sources (*) (65%)	\$446,000	
Total Project Cost	\$686,000	

(*): Total cost is rounded to the thousandth place.

(**): Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

3B: IMPROVE VILLAGE CONNECTIVITY AND TRAILHEAD/PARKING AREAS

Cost Estimate

DRI Funding Request	\$1,928,000
Total Project Cost	\$1,928,000

Project Description

This multi-component connectivity project seeks to invest in a variety of complete street enhancements that include the addition of sidewalks, crosswalks, and paths connecting Main Street to community assets like Rip Van Winkle Lake and the Huckleberry Trail, as well as neighborhoods to the south of Main Street that are most in need of pedestrian facilities. These improvements will encourage people to walk, which provides health and environmental benefits, and also increase street safety for people of all ages.

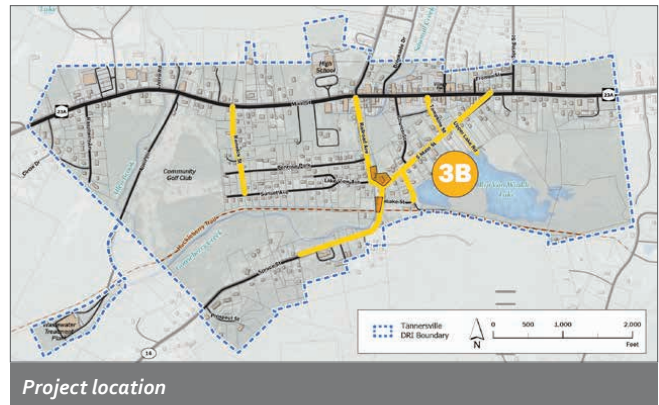
Each of the components of this project contributes to improved mobility and access throughout Downtown Tannersville. If implemented individually, these components would each benefit the Village, but taken as a whole, they create a network that draws visitors to points of interest throughout the DRI Area and provides a safe and attractive option for residents to access these areas without driving.

The project includes the following individual, yet interrelated components:

Sidewalk Improvements

The Village of Tannersville proposes to install at-grade sidewalks in the following areas:

- South Main Street between Main Street and Spruce Street
- Tompkins Street from Main Street to South Main Street (connection to municipal parking)



Project location



South Main Street



South Main Street & Railroad Avenue intersection



Lake Road - potential sidewalk location



Spruce Street - potential sidewalk location



Renwick Street - potential sidewalk and crossing location

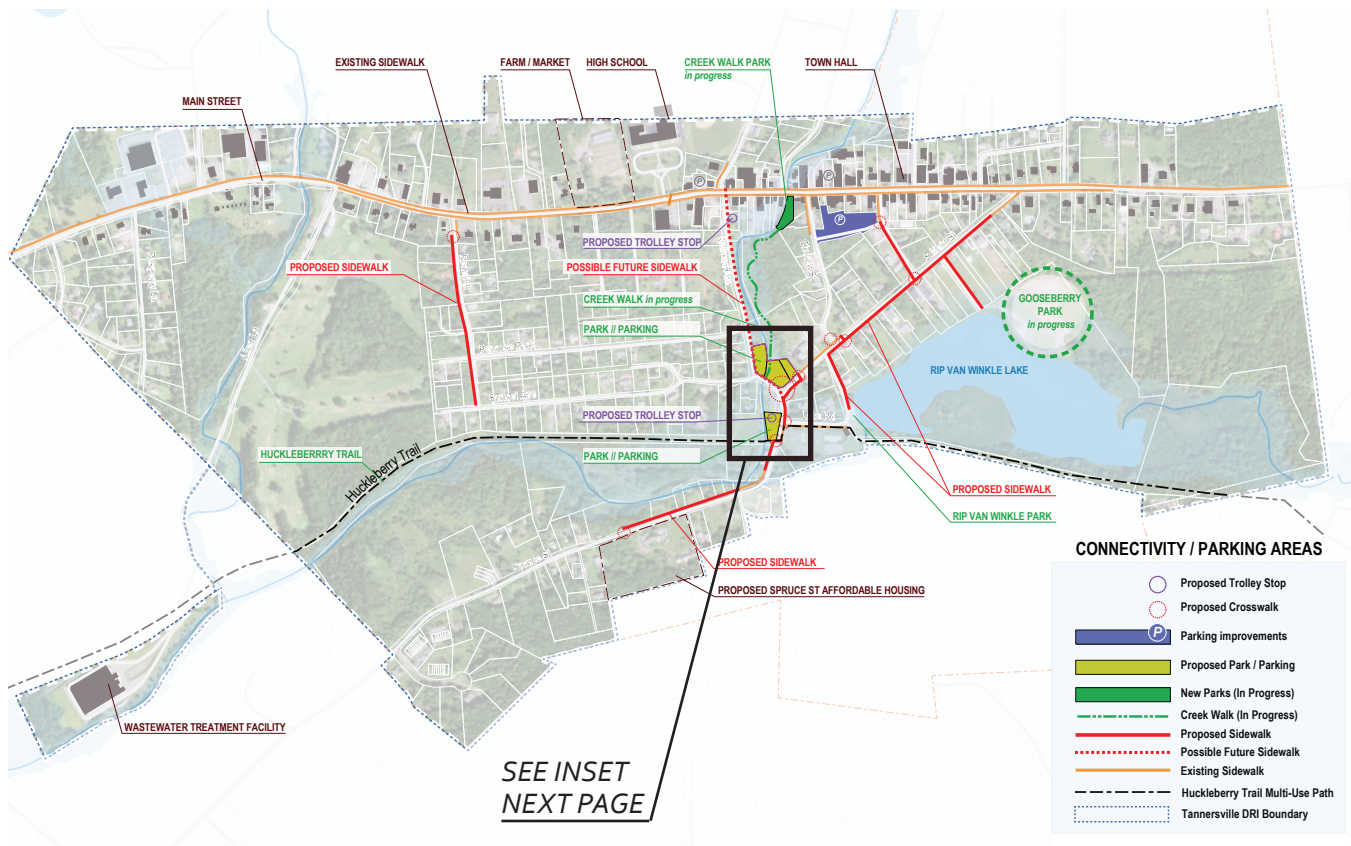


S. Main Street - potential sidewalk location



Potential for upgraded sidewalk materials (stamped concrete) with gradual curb that would be more accommodating to snow plows





Proposed connectivity improvements

Source: thread collective, BFI Planning

- Upper Lake Road to South Main Street (connection to the new Gooseberry Park)
- Spruce Street between DPW Garage and 55 Spruce Street (connection to the affordable housing site in Project 1A)
- Lake Road (entirety)
- Renwick Street from Main Street to Sunset Avenue

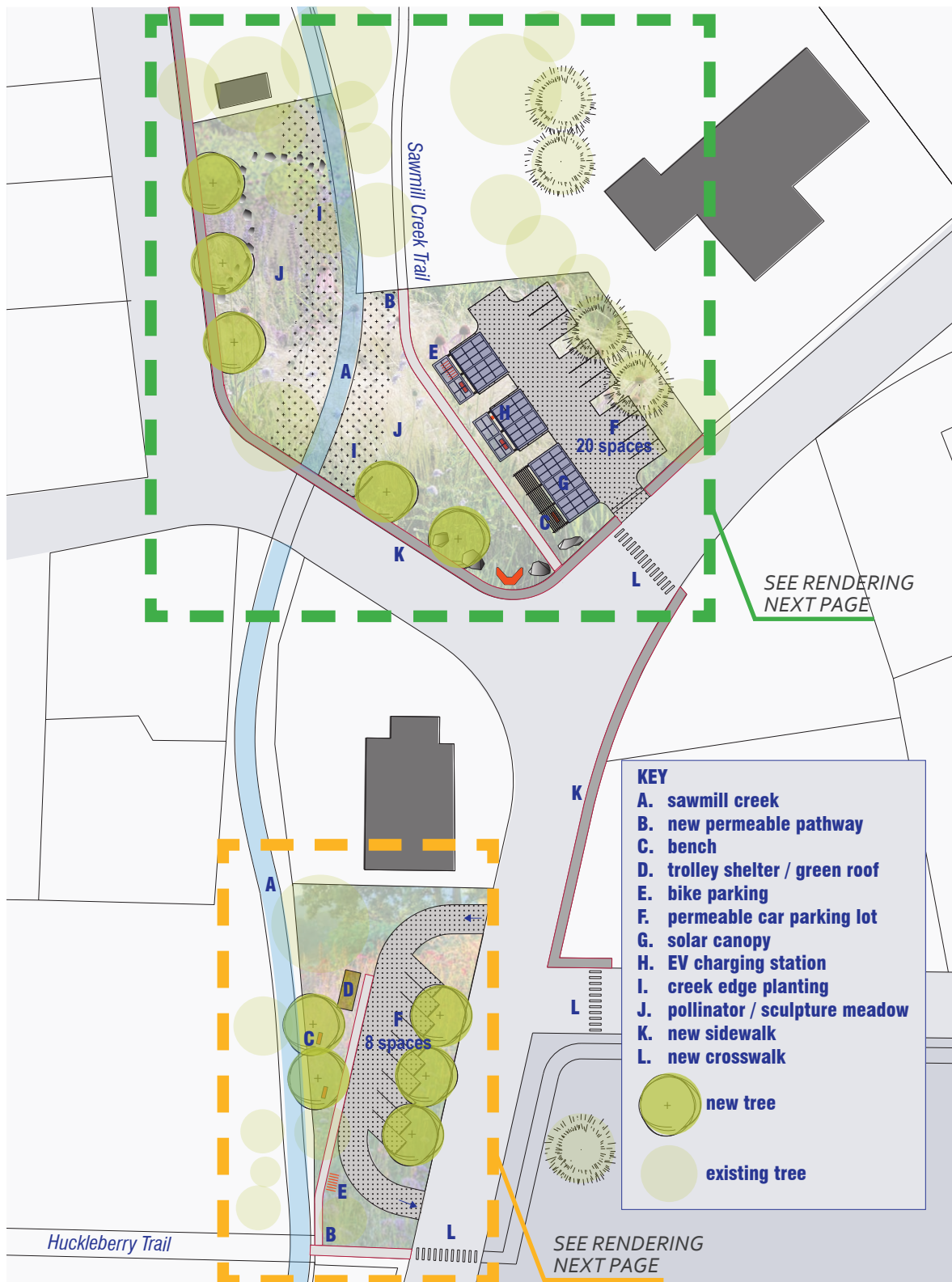
Pedestrian improvements at the intersection of Railroad Avenue/Spruce Street and South Main Street would include new crossings.

The Village has also identified Railroad Avenue as an additional location that would benefit from the addition of sidewalks and complete the vision for a “walkable village.” This has not been identified as a priority location and it could be implemented at a later date, after the Village completes more urgent road repairs to stabilize



Sidewalk at Railroad Ave over Sawmill Creek (near new trailhead)

Source: Lamont Engineers, Village of Tannersville



Site plan of park and parking area

Source: thread collective



Maintenance garage to be torn down at Sawmill Creek Trailhead



Rendering of Sawmill Creek & S. Main Parking Area

Source: thread collective



Existing conditions at Huckleberry Creek mid-trail parking area



Rendering of Huckleberry Trail / Trolley Stop parking area

Source: thread collective

the eastern side of the roadway. The future planned pedestrian improvements along Railroad Avenue would include an at-grade sidewalk on one side of the street, between Main Street and Spruce Street. The Village has conducted cost estimates for this non-priority segment, but they are not included in the DRI budget.

New Trailhead Parking Areas and Existing Parking Lot Improvements

A second component of this project is the creation of two new parking areas with amenities in the lake area around the intersection of Railroad Avenue with South Main Street and Spruce Street. The bigger parking area, which will be located on the north side of the intersection of Railroad Avenue and South Main ("Sawmill Creek & South Main Parking Area"), is approximately 1.38 acres and will be the southern trailhead of the Creek Walk trail, an important link that is planned between Main Street and the lake area. The other area ("Huckleberry Trail / Trolley Stop Parking Area"), approximately 0.53 acres, will be located directly across the recreational area of Railroad Avenue and Lake Road. The Huckleberry Trail will cross this parking area. The two locations are currently occupied by structures that will be demolished through the flood buyout program, given that some of them were irreparably damaged by Hurricane Irene and they are located in the 100-year floodplain.

The two areas will be improved with minimal structures in accordance with conservation easements with NYC DEP and/or NYS DEC, but they will provide more than just parking. Improvements will include adding trees, plantings/green areas, benches, bike racks, and lights. The Creek Walk / South Main area will also include one electric vehicle charging station and solar canopies that will accommodate parking underneath (see Project 4B). The Huckleberry Trail / Trolley Stop area will accommodate a trolley stop (see Project 3A) with green roof that will provide shade for trolley users and also retain stormwater.

Lastly, this DRI project will improve the municipal parking lot between Church and Tompkins Streets by adding trees, perennial plantings, and a rain garden/



Sidewalks along Tompkins Street

bioswale to provide stormwater management to the large impervious parking lot, as well as improving the aesthetics and providing shade.

The proposed connectivity improvements are intended to link as many DRI projects as possible, providing safe, welcoming, and attractive walking alternatives to reach local businesses, community resources, and recreational amenities in the Village. In particular, the improvements would better connect the lake area and new Gooseberry Park with DRI projects in the Downtown core (see Projects 1B, 1C, 1D, 2A, 2D, 2E, 2F, 4A, and 4C). In addition, this project includes sidewalk improvements specifically designed to connect the Spruce Street affordable housing site (see Project 1A) with the lake area and Main Street. Lastly, this project relates to the Painted Village Festival Grounds (Project 2B) by improving access to trailheads, which will ultimately provide greater access to the golf course property by local residents.

Project Location

DRI Area

Project Sponsor

Village of Tannersville



Spruce Street

Property Ownership

Proposed improvements would occur within public right-of-way and Village-owned properties. To the extent that any private property is involved, the Village would obtain temporary access agreements to complete the required work.

Capacity

The Village of Tannersville Department of Public Works has the capacity to undertake and maintain this project, based on its prior experience in managing similar projects. The Village will issue an RFP to engineering and construction firms to design and construct capital improvements.

Project Partners

Village Department of Public Works

Strategies

DRI Strategies:

- Improve multi-modal connectivity with emphasis on biking and walkability enhancements and on opportunities for public transit.
- Support the existing trail network to strengthen links both within the Village and between Tannersville and recreational amenities such as Kaaterskill Falls and Hunter Mountain.

- Create a sense of place through the integration of landscaping, street furniture, public art, and wayfinding elements.
- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Enhance road corridors through visual improvements.
- Create community green spaces and common plazas.
- Implement pedestrian safety throughout the Village by creating a system of sidewalks and trails interconnecting important sites.
- Complete repairs of the Huckleberry Trail, improve the access points to the trail, and provide better information at newly created trailheads.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to become a complete and connected Village using sidewalks and trails to link all Village neighborhoods with recreation and connect externally to the Village and Town of Hunter and Town of Windham and beyond.
- Encourage physical activity and exploration of nature through projects like Gooseberry Park, the Creek Walk, the Golf Park, and expanded trail networks.

Decarbonization Strategies and Benefits

The proposed project is intended to facilitate walking throughout the DRI Area by creating and improving pedestrian connections. A safe, connected sidewalk

network will encourage people to walk instead of drive for short-distance trips, reducing automobile use and therefore reducing emissions.

The new trailhead parking areas and the municipal parking lot improvements will incorporate new trees and greenery, as well as green infrastructure for stormwater management. These improvements will provide a cooling effect that will reduce heat island impacts and also capture carbon dioxide to help mitigate emissions levels and air pollution.

Anticipated Revitalization Benefits

Short-Term Benefits

- Improves walking conditions throughout the DRI Area, making Tannersville a more attractive, safer, and welcoming place for visitors and residents alike.

Mid-Term Benefits

- Creates safer travel routes between local destinations, increasing street activity and the visibility of Downtown shops, restaurants, and cultural offerings, boosting visitorship.
- Provides a transportation options for local hospitality workforce.

Long-Term Benefits

- Spurs additional investment of private property owners in the vicinity of proposed public improvements.
- Reduces auto usage in and around the Downtown, promoting a more active lifestyle and reducing carbon emissions.

Public Support

This project is highly supported by the public. In the public survey, it ranked top three among the projects that received most support, with 71% of the survey respondents indicating that it would help revitalize Downtown Tannersville. Most of the public feedback highlighted the importance of creating a safe sidewalk network and encourage walking. One survey participant commented that "This will benefit, to a large degree,

every resident of the community as well as tourists,” while another noted that this project could encourage more tourism (“If you want to draw people here to come to visit and live making Tannersville a more walkable city is a must”).

The individual components of this project were a key area of focus in the second public workshop where participants were invited to share their ideas and preferences about specific elements. This feedback was discussed thoroughly with the LPC, which identified the highest priorities for DRI funding.

Jobs Created

Depending on the maintenance needs for the new sidewalks and parking areas, the Village may hire an additional staff person (Department of Public Works).

Project Budget and Funding Sources

See table below.

Mobilization, Maintenance and Protection of Traffic (MPT), design/legal services, general conditions, and contingency costs are all included within the individual budget items.

Feasibility and Cost Justification

Project costs for the sidewalks and crossing portions were provided by the Village, based on estimates by the Village engineering consultant. For the trailhead/parking areas, estimates were provided by the consultant team based on detailed assumptions as to the type and number of proposed improvements, reflecting best practices in civil engineering and landscape design.

Regulatory Requirements

- SEQRA
- Site plan approval
- Determination of consistency with NYC DEP Conservation Easements

Activity	Cost	Funding Source
Sidewalk Location		
South Main Street	\$445,225	DRI
Tompkins Street	\$141,912	
DPW Garage to Spruce Street	\$362,233	
Upper Lake Road	\$83,984	
Lake Road	\$133,441	
Renwick Street	\$259,405	
Subtotal	\$1,426,200	
Trailhead/Parking Location		
Sawmill Creek & South Main	\$243,938	DRI
Huckleberry Trail / Trolley Stop	\$177,559	
Municipal Parking Lot Improvements	\$79,650	
Subtotal	\$501,148	
Total DRI Funding Request (100%)	\$1,928,000	
Total Project Cost (*)	\$1,928,000	

(*): Total cost is rounded to the thousandth place.

- NYS Department of Environmental Conservation (DEC) approvals (as needed)
- Compliance with Village Design Guidelines
- Coordination and permitting with NY DOT (as needed)
- Catskill Watershed Corporation stormwater review (as needed)

- NYC Department of Environmental Protection (NYCDEP) approvals (as needed)
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Conceptual design ▪ Public input process 	Months 1 – 6
Design Phase <ul style="list-style-type: none"> ▪ Finalize construction documents ▪ Permitting and approvals ▪ Bidding process 	Months 7 – 12
Construction Phase <ul style="list-style-type: none"> ▪ Build sidewalks ▪ Site work on parking areas ▪ Install parking areas elements 	Months 12 – 24
Total Timeframe: 24 months	

The above phasing may shift due to weather-related contingencies.

3C: DEVELOP AND IMPLEMENT A DESIGN AND WAYFINDING PROGRAM FOR VILLAGE SIGNAGE

Cost Estimate

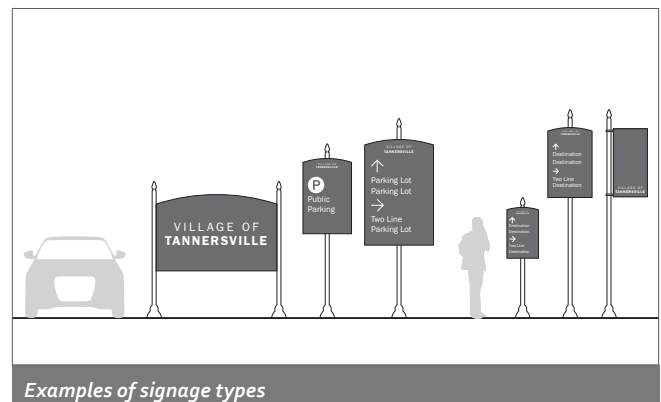
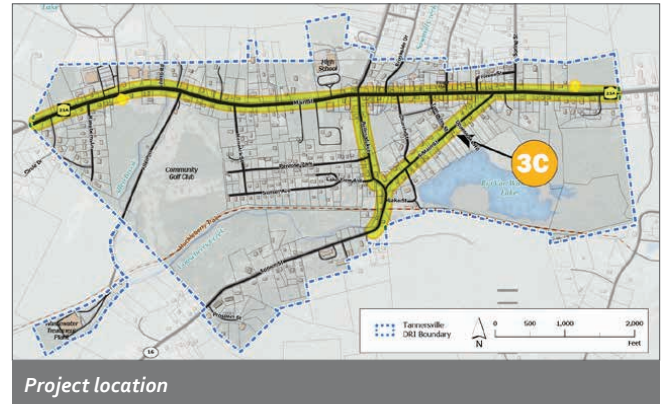
DRI Funding Request	\$180,000
Total Project Cost	\$180,000

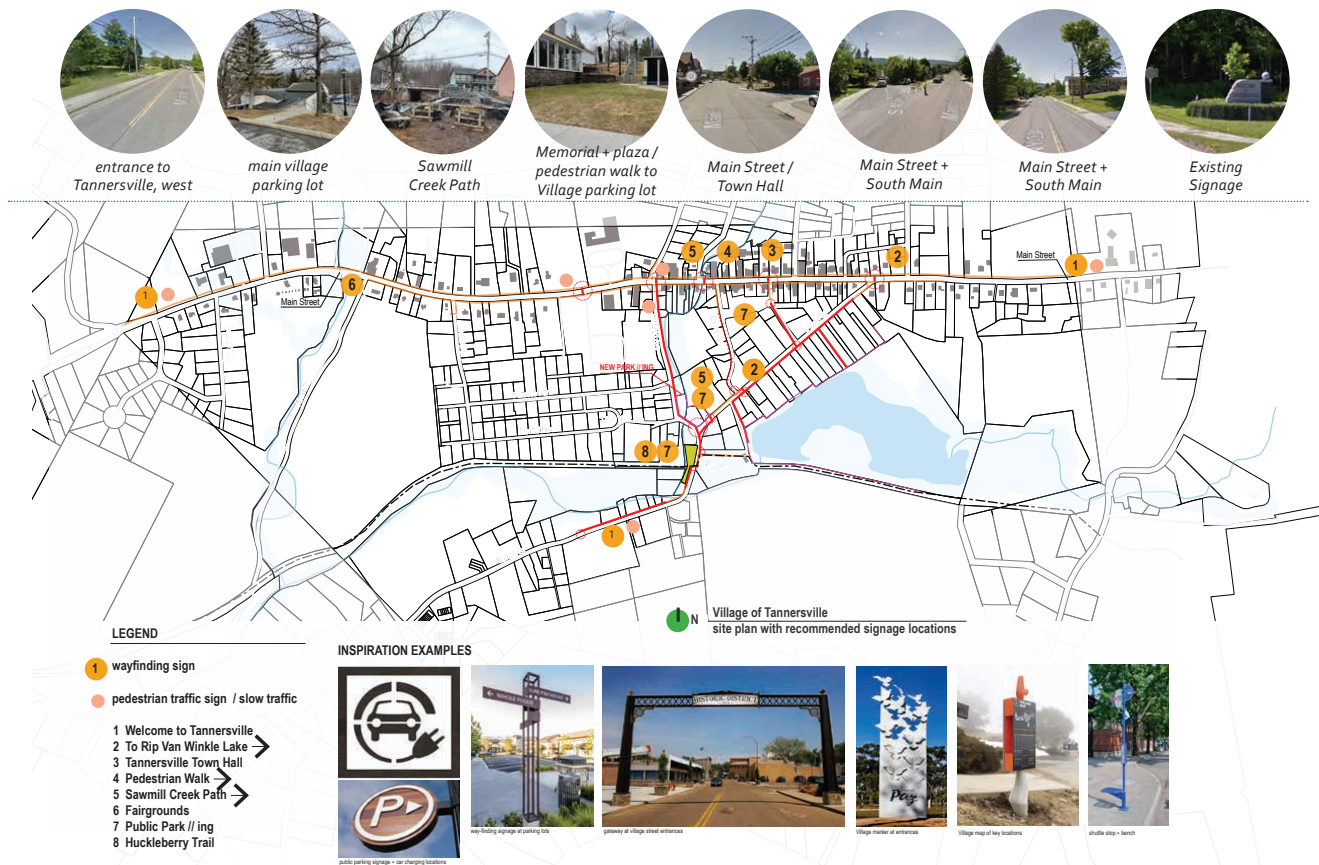
Project Description

Implementing a wayfinding/branding strategy is an effective way to draw visitors and residents to the Downtown, increase foot traffic and therefore support Downtown businesses. Tannersville features a signage system whose components have been installed at different times and are not fully consistent in style and design. In some locations, additional and more visible signage would be beneficial to direct residents and visitors to municipal parking, recreational and cultural attractions, and other points of interest. Furthermore, new attractions like the future Gooseberry Park, the Creek Walk trail, and the Painted Village Festival Grounds would need visible and consistent signage at various locations throughout the Village.

This project would create a multi-part strategy to establish a consistent brand and signage identity, attract new residents and businesses to Tannersville, and increase tourism and Downtown visitors to support existing businesses. The Village has a wealth of cultural and recreation assets, but there is a lack of consistent visual markers to guide residents and visitors.

This project would produce a wayfinding/branding study that would identify the gaps in existing signage, the opportunities for placing improvement, and strategies for a Downtown re-branding that would follow a consistent design and style. While Tannersville features a decent amount of directional signs, including gateway signs, the style and the design is inconsistent. This study





Signage priority locations

Source: thread collective



Existing wayfinding signage

would be a blueprint for how the Village could reaffirm its “Painted Village in the Sky” theme through signage, to help visitors navigate the Downtown and all its offerings.

This study could include the following steps:

- Develop a consistent signage design and branding scheme for the Village;
- Identify the locations for new signage;
- Identify the type and materials of signage (pedestrian or auto-oriented); and
- Purchase and install wayfinding signage and two (2) gateway signs.

Although the specific locations of signs are not known, this project is similar to the connectivity improvements in that it will link many of the DRI projects by helping visitors and residents navigate among Village businesses, community resources, and recreational amenities. In particular, visitor-oriented projects such as the Orpheum Theater and Painted Village Festival Grounds (Projects 2A and 2B) will benefit from improved signage to highlight these arts and cultural offerings.

Project Location

DRI Area

Project Sponsor

Village of Tannersville

Property / Ownership

Village of Tannersville

Capacity

The Village would issue an RFP for a consulting firm to develop and implement the branding and wayfinding strategy. Wayfinding and historic signage in the public right-of-way and other Village-owned sites would be designed, fabricated, and installed through a bidding process.

Project Partners

NYS DOT, as needed.

Strategies

DRI Strategies:

- Create a sense of place through the integration of landscaping, street furniture, public art, and wayfinding elements.
- Build on the “Painted Village in the Sky” brand to strengthen Tannersville’s name recognition and identity within the region.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Enhance road corridors through visual improvements.
- Develop a Village-wide signage system.
- Celebrate local history and culture.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

None.

Anticipated Revitalization Benefits

Short-Term Benefits

- Creates an easy-to-navigate environment, promoting a more welcoming environment for visitors.
- Increases foot traffic, street activity, and the visibility of Downtown shops, restaurants, and cultural offerings, boosting visitorship.

Mid- Long-Term Benefits

- Spurs additional investment of private property owners through the example of public improvements.
- Promotes a cohesive Village brand, Painted Village in the Sky, in a unified signage and wayfinding program that can be expanded upon for enhanced tourism marketing efforts.

Public Support

In the public survey, this project had mixed support, with 46% of the survey respondents indicating it would help revitalization efforts, while 28% expressed neutrality. Most open-ended comments praised some of the beneficial outcomes of this project, such as making signs consistent throughout Downtown and ease navigation for out-of-towners ("Improves image of town, if done well. And, helps orient folks and lets them know what is here"). However, some survey participants expressed that this project would not be a top priority for them,

as well as concerns that this would remove the Painted Village in the Sky brand ("We don't need to rebrand our community").

Jobs Created

None.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

The cost of the branding and wayfinding study were based on the consultant team's experience and comparable studies in the region.

Over the long-term, implementation of the marketing plan is also expected to generate a financial return for the Village in the form of higher commercial tax revenues that result from business growth and more intensive use of downtown activities.

Regulatory Requirements

- Compliance with Village Design Guidelines
- Historic District review (as needed)
- Coordination and permitting with NY DOT (as needed)

Activity	Cost	Funding Source
Branding/Wayfinding Study	\$73,328	DRI
Acquire and install signage	\$106,628	DRI
Total DRI Funding Request (100%)	\$180,000	
Total Project Cost (*)	\$180,000	

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
<i>Phase 1: Retain Consultant</i> <ul style="list-style-type: none">▪ Develop RFP and retain consultant.	<i>Months 1 - 3</i>
<i>Phase 2: Develop and Implement Branding and Wayfinding Strategy</i> <ul style="list-style-type: none">▪ Stakeholder outreach and development of strategy	<i>Months 4 - 9</i>
<i>Phase 3: Implementation</i> <ul style="list-style-type: none">▪ Design and installation of signage.	<i>Months 10 – 18</i>
Total Timeframe: 18 months	

4A: IMPROVE THE FROMER MARKET THROUGH INCREASED PARKING AND EXPANDED FARM STAND

Cost Estimate

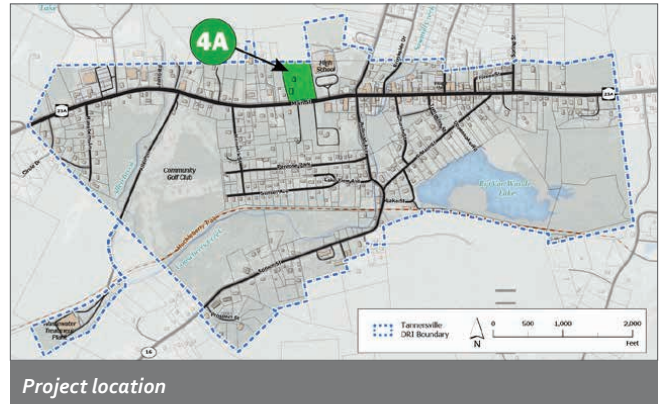
DRI Funding Request	\$366,000
Total Project Cost	\$866,000

Project Description

The Fromer Market Gardens (FMG) is a small organic farm located at 6120 Main Street directly west of the Hunter/Tannersville High-Middle School. The site features an approximately 8,500-square-foot cold-weather greenhouse and several acres of cultivations and open fields, which provide fresh vegetables to the Mountaintop community. The site also includes the “Fromer Farmhouse,” a historic building used for weekend events, as well as a barn, a free-standing farm stand of approximately 233 square feet, and food production facilities. The existing parking area only offers five parking spaces and is often fully occupied, with customers having to seek alternative parking at the library, the school or the Bottini Fuel parking lot.

The Hunter Foundation, the owner of the two lots from which FMG operates, has developed an expansion strategy for the farm that envisions the addition of a farm stand/store and small commercial incubator kitchen on the premises. The Foundation secured \$500,000 of funding from the USDA Community Facilities Program (USDA CFP) to implement this strategy, with additional DRI funding sought for full implementation. The DRI portion of the project consists of two components:

1. Expansion of the existing Fromer Market Gardens Farm Stand/Store by adding 120 square feet to the existing 233 square feet farm stand through an extension of a concrete pad to support a new storage cooler and locked shelf storage; purchasing a new cooler/freezer; and creating an outdoor



Project location



DRI REQUEST: \$366,100

The Hunter Foundation requests DRI funds to accomplish the following tasks:

- A** A&E and Permitting
- B** Site Improvements (Accessible Pathways, Accessible Parking, Electric Vehicle Charging Stations)
- C** Farm Stand/Farm Store Expansion

Hunter Foundation Fromer Farm Enhancements Site Plan		
Fromer Market Garden Farm Hub Access	DRI Request	USDA Community Facilities Program
A&E and Permitting	\$50,000	
Site Improvements (Accessible Pathways, Accessible Parking, Electric Vehicle Charging Station)	\$156,100	
Expansion	\$160,000	
Culinary Training Kitchen (Funds Committed)		
Professional Services (A&E, Permits)		\$40,000
Demolition		\$50,000
Construction		\$348,500
Major equipment (stove, refrigerator, hood, cooler) and cooking and serving equipment		\$61,500
	\$366,100	\$500,000
Total Project Cost		\$866,100

**LEVERAGE: \$500,000 USDA Community Facilities Program**

The Hunter Foundation has a commitment for \$500K to construct a new culinary training kitchen with 2022 Congressional Funding through Senator Gillibrand's Office.

- D** Demolition and construction of Culinary Training Kitchen
- E** A&E and Permitting

Key:

- Improved Pathways
- Gathering areas



FOR MORE INFORMATION:
Sean Mahoney, Hunter Foundation
Sean@HunterFoundation.Org

Project site plan

Source: Hunter Foundation

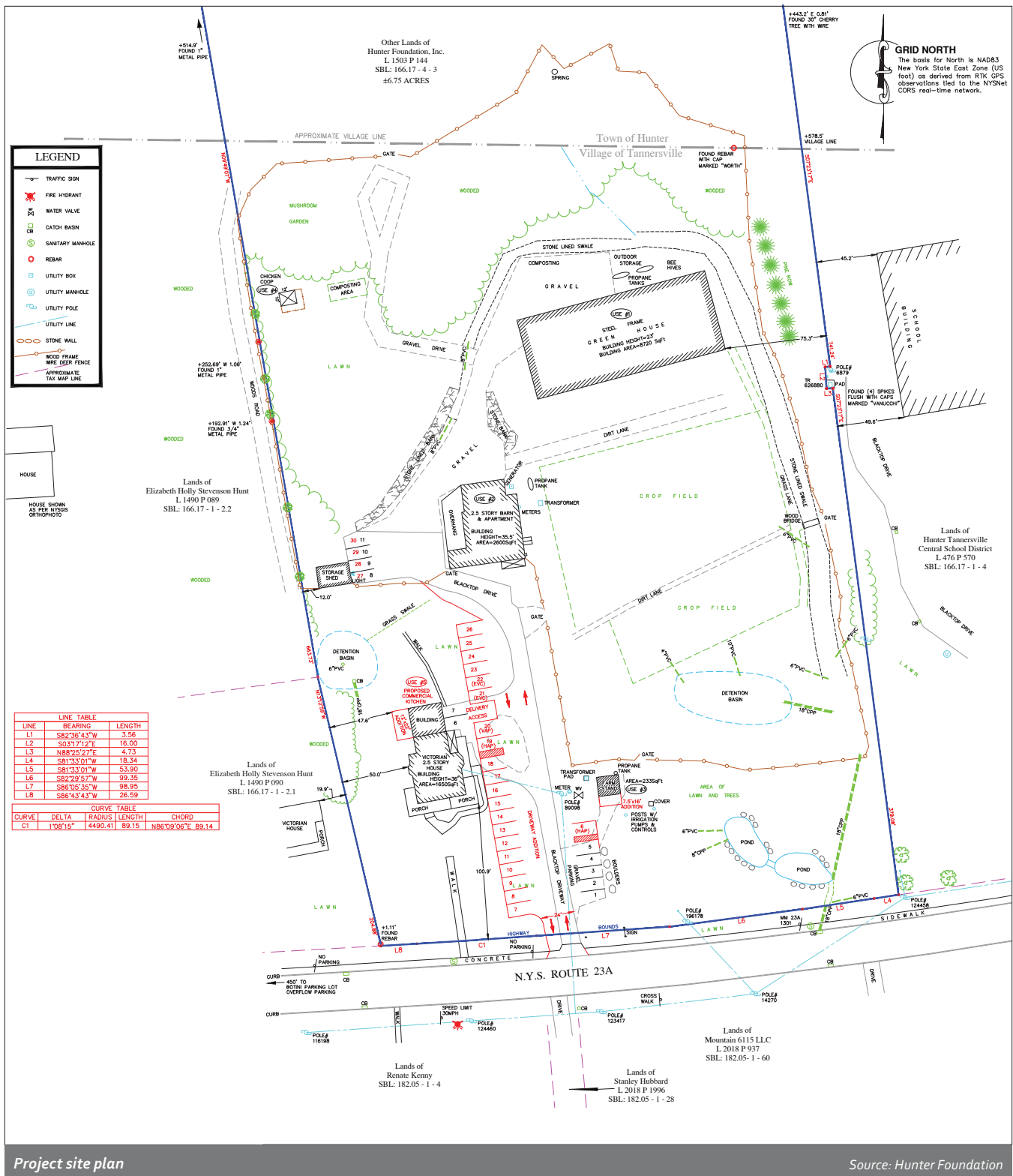
gathering spot at the farm stand to enhance the customer experience, including stonework, seating and plantings. The expansion of the farm stand would enable more produce to be available for sale at any given time and allow for staff to be able to work simultaneously to customer's browsing within the stand. Installation of a cooler/freezer would increase the amount of storage for food items that are sold each week.

2. Site improvements to increase access to all Fromer Market Gardens facilities, including a 30-space asphalt parking area with 1 van accessible space, 2 handicap accessible spaces and 2 electric vehicle charging stations. This new parking will allow enhanced and safe usage and access for all FMG events, events at the barn and at the new culinary kitchen.

Although not part of DRI request, the Hunter Foundation also plans to build a commercial kitchen at the FMG, which was funded through a Congressional Directive

from Senator Kirsten Gillibrand. The commercial kitchen, which would also be served by the new parking lot, would serve the following purposes:

- Serve as a test kitchen to develop products which define a local brand, build a culinary identity, and further agricultural skills.
- Act as a processing facility for other local farmers who sell their wares through the FMG Farm Hub and farm stand.
- Potentially incubate a small number of food businesses during off-hours and days and allow the farm and the Hunter Foundation to assess local demand for such a service.
- Serve as a catering kitchen to support weddings and other events that have historically and will again take place at FMG, including chef dinners, production of meals for retreats or classes that take place in the farmhouse, and, potentially, farm cooking classes that are part of the overall educational programming (including for kids).





Existing site

Source: Hunter Foundation



Project - rendering showing parking area

Source: Hunter Foundation

The FMG is a key community asset for Tannersville, as it is one of the few fresh food providers in the Mountaintop area. Supporting its expansion strategy would further the DRI objective of making Tannersville a more sustainable Village through establishing food security and nurturing resilient food systems.

The project site is within close proximity to two other DRI projects (see Projects 2F, upgrades to the Mountain Top Library, and 4C, installation of field lights and related solar panels at the middle/high school). Collectively, these three projects strengthen a community/civic node along Main Street, within walking distance to the Downtown core.

Project Location

6120 Main Street

Project Sponsor

Hunter Foundation

Property Ownership

Hunter Foundation

Capacity

Founded in 1997, the Hunter Foundation is a nonprofit organization whose mission is to improve buildings and the tax base in Tannersville and the Town of Hunter. The Foundation helps the Village develop community and a sense of place through Main Street revitalization; residential assistance; and creative planning for a livable, walkable, and vacation-worthy region.

The Hunter Foundation has a current full-time staff of three and strategic partnerships with a range of consultants who assist them regularly. To date, the Foundation has led the efforts to secure over \$15 million in state and federal grant funding for use within the Village of Tannersville and surrounding Town of Hunter.

The Foundation purchased the Fromer property in 2015. The original focus was on the installation and creation of a year-round, full-scale market farm that produces fresh produce and sells through a small farm stand which opened in 2017. Additionally, the Foundation has invested close to half a million dollars renovating the historic Fromer Farmhouse, and as part of the Department of Environmental Conservation (NYS DEC) requirements, a stormwater mitigation plan was put in place.

Since the completion of the greenhouse, FMG has operated as a small-scale market farm on less than an acre of production area with a state-of-the-art 8,600-square-

*Existing farm stand**Source: Hunter Foundation**Proposed farm stand expansion**Source: Hunter Foundation*

foot cold-weather greenhouse. FMG provides clean, fresh vegetables to the mountaintop community year-round. FMG partners with area producers and local businesses to strengthen the Mountaintop food system and provide affordable access to clean fresh food to any socio-economic status. The Saturday Market, from 9am-2pm, provides an opportunity for the community to meet their farmers, ask questions, and explore wholesome produce grown on-site and a variety of products from local and regional producers. In addition, FMG sells produce to local restaurants and works closely with the Hunter-Tannersville Central School District on developing educational programs for the students.

In 2018, FMG was awarded \$50,000 from NY ESD to complete a Culinary Hub Strategic Plan, which has informed many elements of this DRI project. In addition to funding secured for the FMG, the Hunter Foundation has led the efforts to secure over \$15 million in state and federal grant funding since 1997 for use within the Village of Tannersville and surrounding Town of Hunter.

Samantha Metz (FMG manager) and Hunter Foundation's staff would coordinate the day-to-day operations to implement this DRI project. The Foundation has engaged an architect, Lynn Gaffney, to develop final plans for this project

Project Partners

Fromer Market Gardens (FMG).

Strategies

DRI Strategies:

- Support agricultural and food-related businesses to provide locally sourced, fresh food and strengthen the "farm-to-table" connection.

REDC Strategies:

- Training and retraining our workforce for industries targeted by the magnet strategy such as craft, food & beverage, agricultural tech, software and IT and light manufacturing.
- Cultivate a creative economy in arts, design, culinary and technology.

Village of Tannersville Master Plan Revitalization Strategies:

- Preserve historic Village architecture.
- Create community green spaces and common plazas.
- Encourage the establishment of businesses that will serve the needs of local residents.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including

development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

As part of the project, two electric vehicle charging stations will be included in the expanded parking area. In addition, providing expanded food alternatives, and especially vegetarian options, encourages people to switch to less carbon-intensive diets, in addition to mile-zero food that is not transported long distances. Lastly, the farm utilizes a stormwater recycling system that reutilize collected stormwater for irrigation purposes, reducing runoff and water demand.

The total budget for the project incorporates these measures as currently known; exact costs for these and other strategies to reduce carbon emissions will be determined in collaboration with NYSERDA and energy assessment professionals.

Anticipated Revitalization Benefits

Short-Term Benefits

- Increases FMG's ability to store and sell more produce, which is critical for farm operations and will result in increased sales.
- Improves accessibility to fresh food for the Mountaintop community, promoting a healthier diet, particularly in a county with challenges in access to health care, both geographic and financial.
- Helps meet Tannersville sustainability goals through the installation of electric vehicle charging stations.

Mid-Term Benefits

- Creates opportunities for expanded educational partnerships with the school district and community organizations such as the library.
- Increased revenue generates the potential for reinvestment in the FMG campus with future operational and capital improvements.

Long-Term Benefits

- Increases awareness of farming as a viable career path in the Mountaintop region.

Co-Benefits

- Supports increased usage and maintenance of the Fromer Farmhouse, a historic Tannersville asset.

Public Support

The public highly supported this project with 69% participants indicating that this would help revitalize the Village. A recurring theme that people expressed in the survey is the strong support for increasing parking options, as many respondents experienced issues with lack of parking first-hand. One participant praised the project by mentioning the community gathering aspect too: "If we could make it more accessible and spend more time there and treat it like a real gathering place for the community, it would be lovely."

Jobs Created

The Farm Hub's education services and incubator/kitchen operation is anticipated to create 2 full time jobs, including a full-time culinary hub coordinator and assistant coordinator once the project is complete. The coordinators will also serve as FMG farm stand employees as needed. Based on analysis by the Hunter Foundation, support for culinary entrepreneurs is expected to create additional part-time income for over 25 individuals over a three- to four-year start-up period.

Project Budget and Funding Sources

See table on next page.

The project sponsor has secured funding from the U.S. Department of Agriculture (USDA) Community Facilities Program to design and implement the culinary kitchen portion of the project. This grant serves as leverage for the DRI funding request that will serve to complete the Farm Hub Strategy.

Activity	Cost	Funding Source
Farm Stand/Store Expansion		
Current farm stand expansion	\$34,361	DRI**
Concrete pad for cooler	\$57,268	
Cooler/freezer	\$13,744	
Site improvements	\$9,163	
Subtotal	\$114,535	
Site Improvements (Expanded Parking)		
Parking	\$121,522	DRI**
Accessibility/pathways	\$28,634	
Electric vehicle chargers (2)	\$28,634	
Subtotal	\$178,789	
Culinary Training Kitchen		
Professional services (A&E, permits)	\$45,814	USDA Community Facilities Program (Awarded)
Demolition	\$57,268	
Construction	\$343,605	
Stainless steel walls	\$22,907	
Flooring	\$17,180	
Fire suppression system	\$6,299	
Major equipment (stove, refrigerator, hood, tables, walk-in cooler) and cooking and serving equipment (utensils, cookware, pans, pots, stoneware, flatware, glassware)	\$70,439	
Utilities	\$9,163	
Subtotal	\$572,676	
Total DRI Funding Request (*) (42%)	\$366,000	
Total Funds from Other Sources (58%)	\$500,000	
Total Project Cost (*)	\$866,000	

(*): Total cost is rounded to the thousandth place.

(**) Individual tasks would be funded by DRI at the same percentage as the overall DRI Allotment.

Feasibility and Cost Justification

The Hunter Foundation has invested nearly \$2 million to date for all infrastructure to support the FMG program and maintains a list of vendors interested in the commercial kitchen incubator. Over \$1 million in private investment has supported acquisition of farm implements and machinery, site preparation, survey, farmer salary, and operation of the farm stand.

A feasibility study was conducted in 2021 to assess potential growth strategies for the Fromer Market. The process included qualitative and quantitative data gathering, concept development, data synthesis, and community feedback. Key recommendations as a result of the study included developing the Fromer Market Gardens into a Community Anchor and Farm Hub and carefully increasing food production and sales. A strong desire for more local food on the Mountaintop emerged from community engagement conversations, as well as a need for educational programming and workforce trainings.

For the DRI portion of the project (expanded parking and farm stand), project costs were provided by the project sponsor, based on estimates by William Van Valkenburgh for farm stand expansion and James Wiltse / Dirtworks for parking lot and concrete pad. Other cost estimates for elements such as cooler/freezer are based on online research for the cost of comparable items.

Regulatory Requirements

- SEQRA
- Site plan review
- Catskill Watershed Corporation stormwater review (as needed)
- Historic District review
- Compliance with Village Design Guidelines
- Building permits

Timeframe for Implementation and Project Readiness

The anticipated general timeframe for the design and construction of project components is 12-24 months from the award, including build out of accessible parking areas with EV charging stations and accessible

pathways, site improvements, expansion of farm stand and installation of new equipment, and addition of small commercial kitchen.

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Conceptual design 	Months 1 – 3
Design Phase <ul style="list-style-type: none"> ▪ Final Design ▪ Permitting and approvals ▪ Order equipment 	Months 3 – 9
Construction Phase <ul style="list-style-type: none"> ▪ Site work for expanded parking area ▪ Farm stand construction ▪ Equipment installation 	Months 10 – 24
Total Timeframe: 24 months	

4B: IMPLEMENT A MUNICIPAL SOLAR SYSTEM

Cost Estimate

DRI Funding Request	\$497,000
Total Project Cost	\$497,000

Project Description

The Village is seeking DRI funding to install solar panels on municipal sites, which, once operational, would cover the full municipal power usage, including street lights. Four sites have been identified:

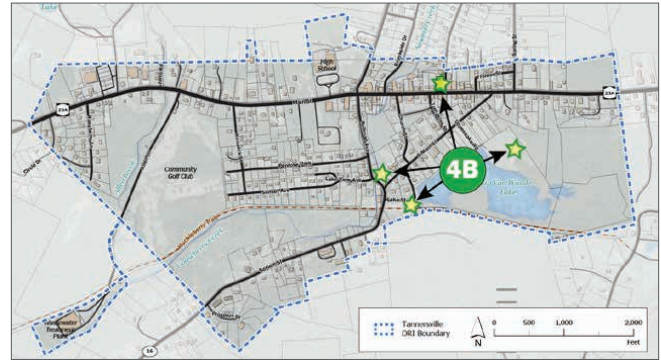
- 1 Park Lane (Village Hall),
- 33 Upper Lake Road (by the new Gooseberry Park),
- 27 Upper Lake Road (Pavilion by Rip Van Winkle Lake), and
- At a new trailhead parking area around the intersection of Railroad Avenue with South Main Street and Spruce Street (see Project 3B).

The Village's initial request for bids included its treatment plant at 195 Leach Drive; however, this site is outside both the Village and DRI boundaries. It has been replaced by the trailhead parking area for this DRI project. The Village would reissue an invitation to bid and select a contractor for the procurement of panels, design and installation.

This project is aligned with Tannersville's vision of leading by example in sustainability, through creating initiatives that promote the use of renewable energy and reduce its carbon footprint. By lowering the overall electric operating budget, the Village intends to reinvest utility cost savings in pursuing other green initiatives and decarbonization projects

Project Location

DRI Area



Project locationz



Example of solar panel canopies

Source: thread collective



Rendering of solar panels at Village Hall

Project Sponsor

Village of Tannersville

Property Ownership

Village of Tannersville

Capacity

The Village would issue an invitation to bid for a solar company to implement the project. The bid invitation will be advertised in several publications and online. The Village will also send the invitation to companies that previously submitted a bid. The Village has administrative capacity to vet the bids received and contract with a solar company.

Project Partners

Selected winning bidder to price and install solar panels; NYSERDA as needed for technical guidance.

Strategies

DRI Strategies:

- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Attracting businesses in craft, food & beverage, agricultural tech, software and IT and light manufacturing, improving high speed broadband and strengthening community infrastructure.

Decarbonization Strategies and Benefits

Using renewable energy sources to cover the municipal electricity usage will mitigate the use of fossil fuel sources and allow the Village to reinvest the cost savings in future decarbonization initiatives and infrastructure improvements, such as further connectivity enhancements to promote walking and biking.

Anticipated Revitalization Benefits

Short-Term Benefits

- Provides 100% of municipal electricity usage from renewable energy sources, dramatically reducing the Village's carbon footprint, while taking pressure off the grid.
- Reduces the overall municipal budget, freeing up resources for other public uses.

Mid- Long-Term Benefits

- Leads by example in the fight against climate change, inspiring the community to do the same.

Public Support

In the public survey, this project was supported by 50% of the survey respondents, while almost a quarter expressed neutrality on whether this project would help revitalization efforts. Some of the positive feedback indicated support for the Village to become greener and more sustainable ("Important for environment and to show Tannersville as a leader in green energy. We should use DRI funds to lead on issues like this"). The less positive public comments raised questions on whether other state aid and federal grants should be used for this solar project, as well as a concern that this project does not fit into the revitalization effort.

Jobs Created

None

Project Budget and Funding Sources

See table in the next page.

Feasibility and Cost Justification

In December 2021, the Village of Tannersville requested bids for solar energy services to be installed on municipal property. Solar Communities, Inc., DBA SunCommon, responded to the bid with two proposals: a base proposal that includes a combination of roof and ground mount solar systems at four municipally owned sites (priced at approximately \$405,000), and an alternate proposal of

Activity	Cost	Funding Source
Solar Site 1: Village Hall Rooftop	\$63,356	DRI
Solar Site 2: Gooseberry Park Ground-Mounted	\$238,524	
Solar Site 3: Lake Pavilion Rooftop	\$63,356	
Solar Site 4: New Parking Area Solar Canopies	\$131,284	
Total DRI Funding Request (*) (100%)	\$497,000	
Total Project Cost (*)	\$497,000	

(*): Total cost is rounded to the thousandth place.

a larger ground mount only solar system by the Water Treatment Plant at Rip Van Winkle Lake. The base proposal was estimated to generate a positive cash flow by Year 16, and the alternate proposal by Year 17.

The Village decided to reject the above-described bid for two reasons: 1) the bid came higher than expected, and 2) with this project recommended for DRI funding, the municipal solar project would become cash positive from Year 1, allowing the Village to redirect the revenues generated each year into other public projects/improvements, perhaps aimed at furthering green initiatives.

Project costs for three of the municipal solar sites were provided by the Village, based on estimates by the solar company that responded to the Village's request for proposals in December 2021. Estimates for the proposed solar canopies to be located in the trailhead parking lot were developed by the DRI consultants based on industry best practices for cost per kilowatt.

Regulatory Requirements

- SEQRA (as needed)
- Site plan approvals
- Building permits

Timeframe for Implementation and Project Readiness

Project Phase and Tasks	Timeframe
Initial Development Phase:	Month 1
▪ Issue invitation to bid	
Design Phase	Months 2 - 4
▪ Review of bids	
▪ Selection or Rejection of bids	
▪ Enter into contract	
Construction Phase	Months 5 – 10
▪ Installation of solar systems (*)	
Total Timeframe: 10 months	

(*) Implementation timing for Solar Site #4 may shift depending on demolition of buyout building.

4C: INSTALL STADIUM LIGHTS AND PHOTOVOLTAIC SOLAR AT THE TANNERSVILLE MS/HS

Cost Estimate

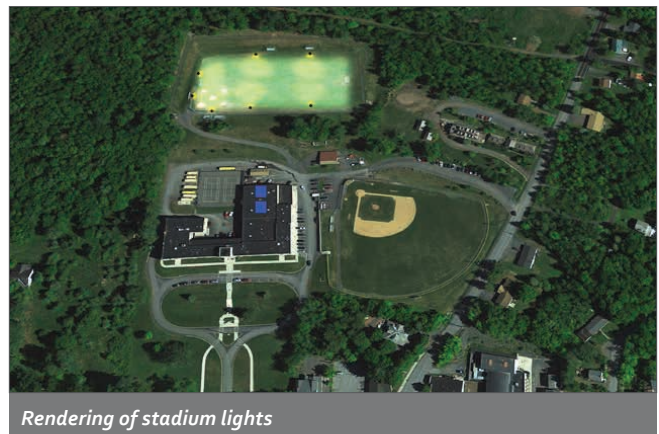
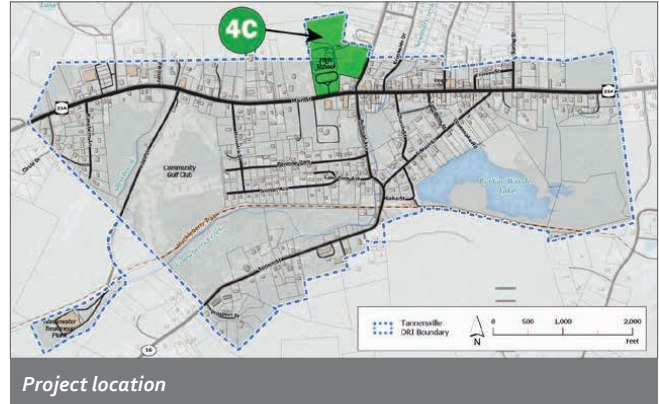
DRI Funding Request	\$550,000
Total Project Cost	\$550,000

Project Description

The Hunter-Tannersville Central School District proposes a lighting project for the Tannersville MS/HS soccer/softball field to enable evening events. This project is twofold, as it consists of the installation of the LED lighting system itself, as well as implementing a solar photovoltaic (PV) system on the roof of the school building that would cover the energy use of the new lights. The PV system is also anticipated to offset approximately 50% of the current school electric load.

The Mountaintop area offers limited opportunities for organized sport activities, often requiring Tannersville residents to drive to Saugerties, Prattsville, or other locations in the region. This project provides the opportunity to fill this gap and address resident concerns about the lack of recreational facilities in Tannersville. The fields could be used for soccer and softball leagues, but also other activities such as theater and drama productions, award ceremonies, class fundraisers, and the like. This would be in addition to evening student activities during the warmer parts of the academic year.

The solar PV is designed to offset the carbon footprint created by the stadium lighting in conjunction with the school's daily electrical demands. The Tannersville MS/HS is one of the largest buildings in the Village, and the School District is dedicated to reducing carbon emissions by introducing its first-ever renewable energy system. The solar PV system would feature 120 400-watt solar panels to be installed on the school building rooftop, for





Existing recreation field

a total production of 48 DC kilowatts ("kW"). The project would save 50% on the MS/HS electric bill in 12 months, or approximately \$12,500 per year.

The project site is within close proximity to two other DRI projects (see Projects 2F, upgrades to the Mountain Top Library, and 4A, improvements to Fromer Market Gardens). Collectively, these three projects strengthen a community/civic node along Main Street, within walking distance to the Downtown core.

Project Location

6094 Main Street, Hunter-Tannersville middle school/ high school and soccer/softball field

Project Sponsor

Hunter-Tannersville Central School District

Property Ownership

Hunter-Tannersville Central School District

Capacity

This project would be led by the Superintendent of Schools, under the jurisdiction of the Hunter-Tannersville Central School District, with assistance from the School Business Administrator and the Building and Grounds Supervisor for operational support. District staff have

ample experience in managing and implementing major construction projects at the school campus, including as recently as the summer of 2022.

Project Partners

None

Strategies

DRI Strategies:

- Establish a sustainable Downtown by promoting energy-efficiency, green infrastructure, and other green building practices.

REDC Strategies:

- Build a stronger community through placemaking in the creative arts and tourism of the craft cluster and upgrade infrastructure that will attract private investment.

Village of Tannersville Master Plan Revitalization Strategies:

- Create community green spaces and common plazas.

Gooseberry Creek Corridor Revitalization Strategy Goals:

- Encourage physical activity and exploration of nature through projects like Gooseberry Park, the Creek Walk, the Golf Park, and expanded trail networks.
- Continue to create a vibrant Main Street by leveraging annual investment through commercial building restoration, development of workforce housing, streetscape improvements, small business support, and value-added agriculture – including development of the Fromer Market Gardens, a Main Street community farm – among other components.

Decarbonization Strategies and Benefits

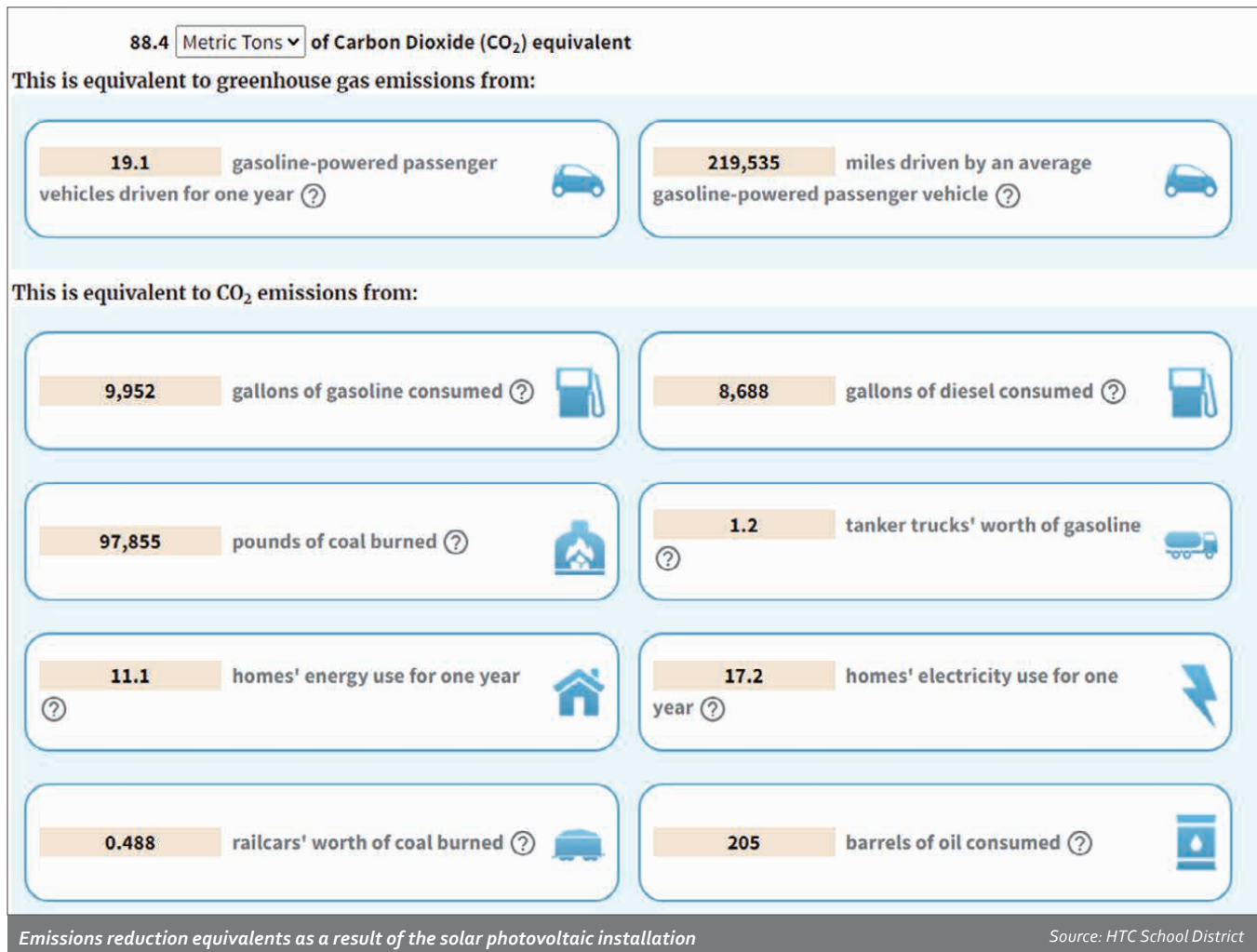
This project is an important showcase for environmentally-sustainable features that are combined with projects that provide community amenities. This first renewable



energy project for the Tannersville MS/HS would save a net 88.4 metric tons of Carbon Dioxide (CO₂) being produced, which is equivalent to the electricity used in 17 homes for one year (see graphic below).

With a 20-year PV system, the school district could save, at a minimum, \$12,000 a year, or \$240,000 over 20 years.

The school would also pursue a NY-SUN rebate program that pays \$0.35/watt for renewable energy generation, which would create an immediate rebate of \$14,560 off of the total price.



Anticipated Revitalization Benefits

Short-Term Benefits

- Increases outdoor recreational, cultural, and programming options for students and residents expanding on an important community node (including the library and Fromer Market Gardens) within walking distance of the Downtown core.
- Implements a significant decarbonization effort of one of the largest buildings in Tannersville.
- Provides ongoing cost savings for the school district.

Mid- Long-Term Benefits

- Leads by example in the fight against climate change, inspiring the community to do the same.

Co-Benefits

- Encourages an active lifestyle and community bonding.

Public Support

Since the first workshop, the public showed strong support for increased recreation opportunities for year-round residents and the youth in particular. This project proposal came in response to such demand for more activities for the community. Even though the project was developed too late to be added in the public survey, it appeared to be well-received at the final public workshop. The only question that was raised related to the timing of the lights, which would be on only as-needed and turned off at night.

Jobs Created

None.

Project Budget and Funding Sources

See table below.

Feasibility and Cost Justification

Throughout the DRI planning process, the Tannersville community advocated for increased investments in facilities and activities for the youth and the year-round residents. This project responds to these requests while also including a sustainability aspect (solar project). In addition, the school district will reduce its energy costs, which have been increasing significantly in recent years.

The School District has undertaken the initial first steps of field lighting design and site work evaluation with Quality Lighting Systems, a lighting business based in Albany, NY, and architect John Sharkey. For the solar panel component, the School District has been working with Ameresco, a Newburgh-based solar company that has provided installation and cost saving estimates.

Regulatory Requirements

- Site plan approvals

Timeframe for Implementation and Project Readiness

See table below.

Activity	Cost	Funding Source
Stadium lights material and supplies	\$205,000	DRI
Stadium lights installation	\$210,000	
Rooftop photovoltaic system	\$135,000	
Total DRI Funding Request (100%)	\$550,000	
Total Project Cost*	\$550,000	

(*) Total cost is rounded to the thousandth place.

Project Phase and Tasks	Timeframe
Initial Development Phase: <ul style="list-style-type: none"> ▪ Engineering/design plans ▪ Bidding process ▪ Contractor selection 	Months 1 - 4
Implementation Phase <ul style="list-style-type: none"> ▪ Equipment purchase ▪ Installation of solar and lights 	Months 5 – 8
Total Timeframe: 8 months	

PROJECTS RECOMMENDED FOR OTHER FUNDING

This section presents a number of projects that were submitted through the Open Call for Projects process that may help the Village of Tannersville further realize its community vision, goals, and strategies for revitalization. These projects were not recommended for DRI funding due to site control or project readiness issues, or were not viewed as transformative stand-alone projects. By including these projects in the Strategic Investment Plan, the Village recognizes and supports their importance in advancing Tannersville's economic, community, and revitalization goals established through the DRI process. These projects should be considered for other funding opportunities, as pursued by the project sponsors in coordination with other public or private partners. Such opportunities could include future application to the DRI Downtown Improvement Fund, if that project is selected for funding by the State.

THE MANSION HOUSE AT ALFIE'S RENOVATION AND APARTMENTS

This project was submitted through the Open Call process but did not meet the minimum project cost threshold established by the State. The Mansion House at Alfie's is a fully removed bed & breakfast lodging facility in a three-story historic building in the heart of Main Street. The B&B has eight rental rooms with three shared bathrooms and a common area where breakfast and beverages are served.

The property owner proposed to convert the building into a total of six long-term rental units. The main building would feature four one-bedroom units on the second and third floors and one three-bedroom apartment on the first floor. The final residential unit, a two-bedroom unit, would be created in the cottage at the back of the property.

The implementation of this project would consist of porch repairs, reconfiguring doorways and living space, relocating two of the existing bathrooms, expanding one of the current private bathrooms, adding four kitchens to the upstairs apartments, and updating any needed fire safety elements (such as adding a fire escape). Outdoor improvements would include yard/landscape work to expand on-site parking.

REVITALIZE MIXED-USE SITE AT 5950 MAIN STREET

This project was submitted through the Open Call process, one of four individual projects submitted by Scribner's Catskill Lodge. The LPC elected to recommend one of the four projects in the Strategic Investment Plan and to support the other three for other funding opportunities.

The building at 5950 Main Street is one of the first mixed-use buildings that visitors encounter when traveling along Route 23A from the east. The three-story building features two ground-floor retail businesses that have been closed for some time. The upper floors include five occupied apartments. Existing building issues include failing structural elements, unfinished areas, limited parking, and lack of accessibility features.

This project would renovate the building and add two new ground-floor one-bedroom apartments, one of which would be ADA-compliant, in the back of the commercial space. Other improvements related to the residential space include adding a room to the second-floor rear apartment, replacing the existing second floor exterior access stairs with code-compliant stairs and handrails, and sealing off the attic for greater energy efficiency. The residential units are envisioned for workforce housing, with a priority for Scribner's Lodge employees.

Improvements related to the ground-floor retail area include space reconfiguration to make it more efficient, combination of the two retail spaces on the west side of

the building, and addition of an accessible exterior ramp for access. The project sponsor intends to transform the commercial space into a counter service restaurant, either operated by themselves or leased to a tenant.

Proposed structural improvements involve shoring up the southern portion of the foundation and selective reinforcement of the roof structure as needed. Exterior improvements include: new building signage; asbestos abatement; replacement of existing windows and doors; new insulation and vinyl siding around the east, west and north sides of the building, with refreshed cladding and trim along the street-facing storefront; replacement of the existing asphalt shingled roof with a new, 20-year architectural shingled roof with insulation, as well as new gutters and downspouts.

Proposed site improvements include asphalt paving of the existing driveways on both the east and west sides of the building, as well as the parking area to the north (rear) of the building; provision of accessible parking as well as paths from parking areas to the retail entrance ramp; and installation of landscaping and plantings around the property wherever possible.

Other components of the project involve plumbing, mechanical, electrical and fire protection system upgrades to bring the building up to code standards.

REVITALIZE MIXED-USE SITE AT 5959 MAIN STREET

This project is another of the Scribner's Catskill Lodge proposals submitted through the Open Call. The existing mixed-use building at 5959 Main Street features three retail spaces on the ground floor, two of which are active (tattoo and smoke shops), and two apartments on the second floor, currently occupied. The proposed project is

looking to create appealing retail spaces for new tenants and customers and renovate the residential housing on the second floor, while increasing and upgrading off-street parking for tenants and customers. The residential units are envisioned for workforce housing, with priority given to Scribner's Lodge employees.

Improvements to the exterior of the building include: new building signage; asbestos abatement; replacement of existing windows and doors; new insulation and vinyl siding around the east, west and south sides of the building, with refreshed cladding and trim along the street-facing storefront; replacement of the existing asphalt shingled roof with a new, 20-year architectural shingled roof with insulation, as well as new gutters and downspouts.

Improvements related to the ground floor retail area include space reconfiguration and improvements to the walls, ceiling, and floor finishes, to make the space both more functional and more attractive. For the residential space, the project will renovate and provide any necessary repairs to the existing units.

Proposed site improvements include asphalt paving of the existing parking lot on the west side of the building, as well as installing an additional parking area to the south (rear) of the building; provision of accessible parking and paths from parking areas to the retail entrance; and installation of landscaping and plantings around the property wherever possible. Also, the project proposes the demolition of a deteriorated structure in the back of the building.

Structural improvements include reinforcement of the roof structure as required, while mechanical, electrical and plumbing works will ensure that all systems are code compliant.

REVITALIZE MIXED-USE SITE AT 6062 MAIN STREET

This project is the final of the Scribner's Catskill Lodge proposals submitted through the Open Call. The existing property is a mixed-use building with three commercial spaces on the ground floor (a vacant former pizza shop, a Chinese restaurant and a vacant retail space) and three apartments on the second floor. The site is a prominent location at the intersection of Main Street and Railroad Avenue, next to the Orpheum Performing Arts Center and across from the Post Office.

The proposed project would create a viable space for a retail tenant on the east end of the ground floor; convert the pizza shop space (on the west end) into a coffee shop and cocktail bar; update the existing upper floor apartments (with priority given to Scribner's Lodge employees); and maximize the off-street parking area in the rear of the building for retail and residential tenants and customers.

The exterior improvements include cleanup of the front facade as well as replacement of second-floor siding with appealing new facade; replacement of siding on the north and east sides of the building with new cladding; replacement of existing windows and doors with energy-efficient units; and replacement of gutters and downspouts. Minor building work is also proposed, such as wall and floor interior finishes upgrades, accessible ramp installation, and rear deck replacement.

Structural work includes minor enhancements and repairs to the existing foundation. Other improvements include site cleanup, new landscaping/plantings, and repaving of the existing asphalt parking area in the rear of the building for maximum capacity.

PANCHO VILLA'S RENOVATION

This project was submitted through the Open Call process but did not meet the minimum project cost threshold established by the State. Pancho Villa's is a well-established Mexican restaurant located at 6037 Main Street. The building features a colorful façade in the "Painted Village" theme, and appears in good shape from the outside. However, the two residential units on the second floor have been vacant for approximately 20 years, and both the interior and exterior of the building needs substantial work.

The proposed project includes some flooring and insulation work in the restaurant portion, as well as roof replacement and some exterior work to replace the asbestos siding on three sides of the building. The project sponsor indicated that the work is urgent as the roof leaks and there are cracks on the floor. The floor area of the restaurant would unchanged, with no changes in the business operation or in the number of jobs.

For the residential portion, the project proposes to renovate the two existing upper floor units to allow for long-term, year-round rentals for the local workforce. The number of units would not increase.

MELOUR RESORT PLAY CENTER AND CONFERENCE ROOM

This project was submitted through the Open Call process. The Melour Resort is located at 6302 Main Street, approximately a half mile west of Main Street Downtown core, and features a dining area, indoor and outdoor pools, spa and other rooms with amenities for guests.

The proposed project includes two components: expanding the second floor of the main structure to add a conference room; and installing a soft play structure for kids in an existing room. The new conference rooms would be built on top of the indoor pool/spa area, expanding the second floor of the main building by approximately 2,000 square feet, without creating new volume (roof

structure remains the same). The conference room would host corporate meetings, parties and events. The play center with the soft play structure would cover approximately 500 square feet, and is envisioned to provide entertainment for local families and kids as well as hotel guests.

DISPENSARY WELLNESS

This project was submitted through the Open Call process by the same project sponsor as the proposed RV park on Spruce Street, a project recommended for DRI funding. The project would convert the former Key Bank building at 6320 Main Street into a recreational cannabis dispensary. The scope includes a number of energy-efficiency improvements to the building as well as site work, including landscaping and drainage improvements, to the parking lot area.

The Village of Tannersville has opted to allow dispensaries within its jurisdiction, but regulations and licensing procedures are still being developed by the New York State Office of Cannabis Management (OCM). It is anticipated that the OCM will start the licensing process by mid to late 2022, with licenses being issued to have businesses opened and operating by June 2023.

TOP SHELF RENOVATION

This project was submitted through the Open Call process but did not meet the minimum project cost threshold established by the State. The two-story, mixed-use building at 5991 Main Street is located in the Downtown core, at the southwest corner of Tompkins Street. On the ground floor, the building currently features a liquor store (Kaaterskill Liquors) and a one-bedroom apartment in the back. There is another apartment on the second floor, which is currently being renovated. There is a parking area to the west of the building.

The project seeks to rehabilitate elements of the building that are in poor condition, including replacing the siding of the entire building, replacing the roof and gutters, and rehabilitating the storage room in the back and entranceway to the upper floor which is in disrepair. Some of this work is indicated as urgent (i.e., leaking roof).

HOSPITALITY STAFFING COMPANY

This project was submitted through the Open Call process but did not appear to be eligible for DRI based on the information provided. The project concept involves creating a hospitality company (staffing agency) to serve various Tannersville restaurants and provide sourcing and training for staff.

In addition, the project sponsor (owner of the Tabla restaurant) indicated the intention of renovating a residential building at 125 South Main Street to provide for workforce housing.

GREEN MOUNTAIN VIEW INN RENOVATION

This project was submitted through the Open Call process but the LPC elected not to recommend it for DRI funding because the sponsor was in the process of selling the property. The Green Mountain View Inn is a hotel building at 132 South Main Street with 15 guest rooms, a dining room, a living room, a lounge area and a lobby.

The project sponsor proposed a major facelift of the property, including renovation of the guest rooms and dining area, as well as plumbing work for the bathrooms, reconfiguring the lobby area to create an eatery, and upgrading the lounge area. The project also entailed redoing the deck area, replacing the siding, installing new signage and new outdoor furniture.

As the property appears to have been sold, it is unclear what the new owner intends for its future. However, this is a significant building close to both the Downtown core and the lake area, and future funding opportunities could help it continue operation as a lodging facility or transition to long-term residential use.

SLOPES NIGHTCLUB AND MOTEL RENOVATION AND EXPANSION

This project was submitted through the Open Call process. The Slopes Nightclub and Motel, located in the back of the Pratt's Place just off Main Street, has been closed since the beginning of the COVID-19 pandemic. The project sponsor purchased the property in April 2022 and plans to reopen the nightclub and the restaurant, and expand the capacity of the motel. Most of the work required to implement the project was not included in the DRI request and is already proceeding. The sponsor sought DRI funding to implement the motel expansion, façade improvements, and conversion of the heating system from a fossil fuel to a fully electric system that would also include the installation of solar panels.