



DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT

ACTIVITY REPORT May 2025

CONTENTS

- I. Planning
- II. Sustainable Energy
- III. Parks, Recreation & Beautification
- IV. Grants
- V. Agriculture & Farmland Protection

I. PLANNING ACTIVITY

Land Use Planning & Technical Assistance:

GML – 239 Referrals					
Date Received	Date Requested	Project Name	Action Type	Referral ID #	Legislator
4/25/25	5/27/25	Holiday Mountain	Site Plan Review	THO25-09	Ward
4/25/25	5/8/25	Gezinite Kinder Daycare	Special Use Permit	LIV25-06	Alvarez
4/25/25	5/23/25	Professional Office	Special Use Permit	LIV25-07	Alvarez
5/1/25	5/27/25	Upper Delaware Hospitality Corp.	Special Use Permit	TUS25-03	M. McPhillips
5/8/25	5/16/25	Adding permitted uses to IC Zoning Dist.	Adoption/Amendment of Zoning Map	MAM25-01	Rajsz
5/8/25	6/6/25	Stanzoni's On the Lake	Area Variance	COC25-02	M. McPhillips
5/15/25	6/9/25	Enterprise Rent-A-Car	Site Plan Review	MON25-07	Ward
5/15/25	6/13/25	Catskill Hospitality	Site Plan Review	THO25-10	Ward
5/15/25	6/13/25	Unique Escapes	Site Plan Review	THO25-11	Ward
5/21/25	6/3/25	Viznitz Shul	Site Plan Review	ATE25-01	Ward
5/27/25	6/26/25	North Circle	Special Use Permit	BLO25-02	Salomone, Jr.

- Planning staff has scheduled a series of trainings on a wide range of topics for municipal board members so they can get their required 4 hours of Department of State Training. PACE University is coming on June 16th to offer credits for board members and CLE's for attorneys. Pattern for Progress is coming on June 26th and the Department of State will be here August

28th. Staff continue to keep track of any future webinars from the Department of Environmental Conservation. Additionally, staff continues to develop a curriculum for virtual Webinar Watch Parties to provide alternate forums for training while also encouraging engagement amongst attendees.

Land Use, Strategic and Comprehensive Planning

- **Water Resources and Infrastructure**

- Planning consultant Delaware Engineering is making progress on the the Countywide Infrastructure Assessment. The draft municipal summaries for most of our municipalities were made available for Planning to review. All of the summaries should be complete before end of June. Planning and consultant will work with Municipalities to ensure the work is accurate and useful.
- Planning and Delaware Engineering with the US Water Alliance have developed a training program for system operators and municipal officials and relevant staff. Planning has resumed organizing an event for later this summer.
- A separate scope of work was developed to obtain hydrogeologic expertise in relation to subsurface conditions throughout the County to assess the County's water resources. Funding was not included in the New York State budget, and Planning staff continue to actively search for potential funding sources for this study. Assessment of available funding sources and development of the scope of work are ongoing.

- **Hazard Mitigation Plan**

- Tetra Tech has been selected as the vendor for this project, and contracts are in the process of being executed. The vendor is currently in receipt of the contract and the County is awaiting return of a signed contract along with proof of required insurance. Planning anticipates that Tetra Tech will begin work on this project in June.
- Letters of commitment have been received from 20 out of 22 towns and villages. Efforts continue to secure commitments from the two outstanding municipalities.
- Staff continue to communicate with the NYS Department of Emergency Management and Homeland Security for the purpose of managing grant funding to offset the cost of this project.

Recreation, Quality of Life & Tourism-based Economic Development

- **Sullivan O&W Rail Trail**

- The Town of Fallsburg passed resolutions to award contracts with Sullivan Paving for construction and Alta and for construction inspection.
- The Town of Fallsburg completed the grubbing, A small amount of tree clearing will be completed either in June with DOT approval or in the fall. Ecological is doing pro bono bat survey work to help facilitate the June timeframe.

- The use and occupancy agreement between NYS DOT and the Town of Liberty for the Parksville extension is tied with the acquisition process for multiple parcels related to the rerouting of Route 17. The design is complete. The Town declared lead agency for SEQR and wetland survey will be extended to include the whole parcel.
- The Town of Rockland held a public meeting at the Livingston Manor Firehouse on May 20th at 6PM to share their designs with the public.
- Staff continue to participate in quarterly meetings of the O&W Rail Trail Alliance as well as regular meetings with the engineering firm and partner municipalities.
- Registration is now open for the 2025 multi day hike (ROAM) will take place on June 7-8 in



Mamakating. Two websites lead to the Eventbrite registration page: [O&W ROAM | Visit The Catskills - NY State Getaway | Sullivan Catskills](#) and [ROAM Multi-Day Walking Adventure – Sullivan O&W Rail Trail](#) Partners include Sullivan Catskills Visitors Association, Sullivan 180, Parks and Trails New York, Trout Unlimited, and Open Space Institute. Planning helped the Alliance to secure funding from SCVA and Sullivan 180 for the event.



Community Development & Revitalization

- **Housing Fund**
 - A final draft of the program, scoring criteria, and outline of next steps for the Housing Fund has been received from Hudson Valley Pattern for Progress and is under review by staff.

- **Bicycle and Pedestrian Infrastructure Master Plan**

- The plan will focus on
 - Connecting community centers through biking and walking,
 - Identifying safe routes to reduce vehicle trips, and
 - Helping disadvantaged residents overcome transportation barriers.
- The steering committee is continuing to meet quarterly; and various stakeholder discussions and community outreach has been completed.
- The community input survey launched on May 1st and has received 105 responses as of May 21st.
- Currently developing a dedicated webpage for information and participation opportunities.



- **RESTORE NY Round 7**

- The County is working with RUPCO and the Sullivan County Land Bank to navigate a significant increase in the cost of construction based on the latest cost estimates. RUPCO, which is the developer, has identified a path forward to reduce costs as well as to address site contamination via the NYS Brownfields Cleanup Program.

Economic Development

- **Hudson Valley Regional Council**

- Input was provided to HVRC for the development of the 2025 Comprehensive Economic Development Strategy (CEDS).
- Survey was completed for progress update on the previous CEDS report.

- **Emerald Corporate Center Economic Development Corporation (ECCEDC)**

- We continue to work with the Town of Thompson to transfer Emerald Springs Water Company (ESWC) and all assets to the Town of Thompson, based on discussions with counsel having experience with the process.

Administration

- Met the Towns of Thompson and Forestburgh to discuss the potential utility scale RWE Town Line solar project.
- Met with the Sullivan County Ag and Farmland Protection Board and Assemblywoman Paula Kay to discuss agricultural priorities for Sullivan County.
- Director of Planning appeared on Ciliberto and Friends to discuss the O&W Rail Trail and the upcoming ROAM event.
- Continue to assist with the administration of the MIP/Broadband grant, meeting each week with County staff, ESD and Archtop Fiber as well as completing weekly project reports.
- Attended quarterly meeting of the SC Workforce Development Board
- Tended quarterly Divisional meeting with the County Manager and Deputy County Manager
- Attended monthly meeting of the Sullivan County Land Bank

II. OFFICE OF SUSTAINABLE ENERGY (OSE)

- The approval process for CleanPath NY, a high voltage transmission line to be constructed underground along the Marcy South line, has been paused as NYPA awaits a determination from the Public Service Commission on its application to designate the corridor as a Priority Transmission Project. NYSERDA Tier IV Recs have been cancelled for the project.
- OSE staff are following the development of Town Line solar, a utility scale solar and battery storage development in the Towns of Thompson and Forestburgh. The Department of Public Service has established a master matter number which allows staff to track the project through the state review process.
- Staff continue to work toward updating and compiling information for recertification as a Climate Smart Community
- OSE staff have continued to review monthly utility statements, and to work with NYSEG and DPW staff to resolve ongoing issues with meter readings and monthly billings.
- OSE continues to document the County's progress toward reducing energy usage and greenhouse gas emissions while also identifying future clean energy project opportunities.

III. PARKS, RECREATION & BEAUTIFICATION

- The annual Litter Pluck event is under way until October 31st. Free disposal coupons have been delivered to all of the Town and Village Halls and local organizations for dispersal to litter pluck participants.
- The Parks and Recreation Department teamed up with the County Wellness Committee to host an employee litter pluck event on Earth Day at the Monticello and Liberty campuses.
- Callicoon Park: A Cultural Resource Survey has been completed for the remainder of the park property.
- Seasonal staff have been hired for Lake Superior, D&H Interpretive Center and park maintenance positions.
- All of the County Parks and facilities are open for the season. Lake Superior will be open weekends through June 15th and daily beginning June 21st. The D&H Interpretive Center will be open Friday's, Saturday's and Sunday's through Labor Day.
- Worked with the County IT and Treasurers Department to allow for the acceptance of credit cards at Lake Superior.
- The Parks Capital Budget Request has been submitted.
- Season Passes for Lake Superior are on sale for Sullivan County Residents. Passes are \$15.00 per person.
- The Parks and Recreation Department participated in the SUNY Sullivan Earth Day and Community Resource Center Events.

IV. GRANTS ADMINISTRATION (DGA)

- **Activity/Technical Assistance**

- DGA received six (6) funding resource inquiries since the end of April. Requests included inquiries related to home repair, small business start-up and expansion.
- Free Grant Webinar: The Dept. of Grants Administration has prepared and posted on its website a free Grants Orientation Webinar - Grant Basics for Community Stakeholders. The webinar offers a very high-level orientation to grants and is suitable for municipalities, non-profits, and small business entities.
- Upcoming Community Workshop: A Grant Basics and CFA Workshop, which will be open to members of the public, will be held on Monday, June 9, at 9-11 am and 6:30-8:30 pm. This workshop will include a high-level overview of grants and a walk through the New York State Consolidated Funding Application resources available in 2025.
- Assistance has been provided to departments requiring support with the grant process. Of note:



- *County Clerk*

- The 2025-2026 Local Government Records Management Improvement Fund (LGRMIF) application was submitted. Implementation of the 2024-2025 LGRMIF project tax map scanning project is underway; the project period of performance was extended through December of 2025.

- *District Attorney*

- The DGA Supervisor met w/ the DA Office – Special Assistant to discuss criminal justice funding resources, grant administration / management, and availability of DGA trainings for DA Office staff. DGA staff and DA Office – Special Assistant will continue to stay in communication. Post the meeting, DGA Supervisor notified the Special Assistant on recently identified criminal justice federal funding opportunity information for consideration of pursuit now or in the future.

- *Health and Human Services:*

- The Social Services Family Visitation Space Upgrades project is still undergoing financial review by DASNY. We await the final approval and Grant Disbursement Agreement from DASNY for execution prior to incurring any project costs.
 - The 2026 US DOT/NYTHA NYS Governors Traffic Safety Committee – Child Passenger Safety Seat Program grant application was submitted and the County Traffic Board Chair approved the application sheet received from the Governors Traffic Safety Committee (GTSC) and it was returned to GTSC by the Legislative Clerk.

- DGA staff met with members of Public Health and Fiscal staff related to a current listing of grants tracked by Grants Administration. Efforts to improve internal control process over the past two years have been fruitful, and DGA staff will continue to collaborate with Public Health to provide support and ongoing training, as needed.
- The 2018 Rural Health Network Development Program grant renewed for a new five (5) year period of 2025 - 2030, and FY 22 NYS Department of Health Rabies Prevention program grant has been extended, and the contract processing is currently underway.
- *ITS:*
 - DGA staff continues to provide appropriate grant-related technical assistance as needed for the NYS ESD Municipal Infrastructure Program (MIP). Staff currently attend regular meetings and review grant-management related documentation upon request, as needed.
- *Planning:*
 - DGA staff worked w/ Planning Director to successfully submit the 2025 National Fish and Wildlife Fund (NFWF) Delaware Watershed Fund grant application. Pending notification of award or declination.
 - Phase III of the 2024-2025 New York State Office of Parks and Recreation and Historic Preservation Snowmobile Grant in Aid program has been submitted.
 - Phase I of the 2025-2026 New York State Office of Parks and Recreation and Historic Preservation Snowmobile Grant in Aid program was also submitted.
 - The contract process for the NYS Department of State SWIMS program involving several local participating municipalities for lifeguard incentive initiatives is underway. Pending receipt of the fully executed contract and completion of MOUs, the County hopes to provide award packages to municipal partners within the coming month. DGA staff continues to follow-up w/ DOS staff on status.
- *Public Safety:*
 - DGA staff assisted staff in the development and subsequent submission of the reimbursement claim to the Dormitory Authority of New York (DASNY) on the fire tower / burn building project. DGA staff was recently notified by DASNY staff that our reimbursement packet was being processed on 5/15/25 and our reimbursement in the amount of \$250,000.00 is forthcoming.
 - DGA staff is presently working w/ Public Safety Deputy Commissioner (E911 and Interoperable Coordinator) in the development and subsequent submission of the NYS Division of Homeland Security and Emergency Services (DHSES) SFY24 -25 Statewide Interoperable Communications Targeted Grant Program, and the SFY25 Next

Generation 911 applications. Both applications are due for submission in June.

- DGA staff assisted Fire Bureau staff in development and submission of authorizing resolutions, collaboration w/ County Attorney staff in review, and obtaining execution of the three (3) Inter-Municipal Agreements (IMAs) being entered into w/ Orange County (lead applicant on grant) in securing Sullivan County's portion of funding available under the FY21, 22 and 23 Hazardous Materials Preparedness Grant program secure by Orange County. County PS / OEM Fire Bureau staff will return IMAs to Orange Co. staff.
- *Public Works:*
 - The 2025 NYS ESD County Infrastructure Grant Program grant application for infrastructure projects at SCIA was submitted. DGA acknowledges the efforts of Commissioner Ed McAndrew, Deputy Commissioner Ryan Brown, Building Engineer Kristin Janowski, and Tamara Browne for their contributions and collaboration to prepare the grant application within a short period of time..

V. AGRICULTURE & FARMLAND PROTECTION

- CCE April 2025 Ag report attached