



DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT

ACTIVITY REPORT

October 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:

GENERAL MUNICIPAL LAW – 239 Referrals					
Date Received	Date Requested	Project Name	Action Type	Referral ID #	Legislator
10/3/25	10/31/25	Pleasant Street Townhouses	Site Plan Review	MON25-12	Blosser-Bernardo
10/10/25	11/7/25	44 Delaware, LLC	Site Plan Review	LUM25-03	Rajsz
10/16/25	11/18/25	MK3, LLC Subdivision	Subdivision Review	DEL25-03	Scott
10/17/25	11/3/25	Camp HASC	Special Use Permit	LIB25-10	B. McPhillips
10/17/25	11/3/25	Archetypal Corp.	Special Use Permit	LIB25-11	B. McPhillips
10/17/25	11/3/25	737 Harris, LLC	Special Use Permit	LIB25-12	B. McPhillips
10/21/25	11/21/25	Emerald Development	Site Plan Review / Amendment	BLO25-04	Salomone, Jr.
10/23/25	11/3/25	Chaim Elazary	Special Use Permit	LIB25-13	B. McPhillips
10/27/25	11/26/25	Old Liberty Estates	Site Plan Review	THO25-21	Ward

- Planning staff continue to work on providing training on a wide range of topics for municipal board members so they can get their required 4 hours of New York State Department of State Training. Staff continue to keep track of any future webinars from the Department of Environmental Conservation. Additionally, staff continue to develop a curriculum for virtual Webinar Watch Parties to provide alternate forums for training while also encouraging engagement amongst attendees. Staff are also in the process of developing a local training for housing programs (see “Housing” below).

Land Use, Strategic and Comprehensive Planning

- **Comprehensive Planning**
 - In August, Planning applied for a grant to undertake a comprehensive plan for the County. The New York State Department of State accepted applications through the Consolidated Funding website, and awards are expected to be announced some time in December. The last comprehensive plan, Sullivan 2020, is from 2005. The effort was supported by Grants Administration
- **Water Resources and Infrastructure**
 - Planning consultant Delaware Engineering is making progress on the Countywide Infrastructure Assessment. The municipal content continues to be edited consistency and content. The County level summary is expected shortly. Planning and consultant will work with Municipalities to ensure the work is accurate and useful. A presentation to the Legislature will follow.
 - Planning worked with the Water Center of the University of Pennsylvania, and the United States Water Alliance on a training/roundtable program for system operators and municipal officials. The event was held over two days, October 21st and 22nd, and supports the work with Delaware Engineering. The sessions included discussions on water system financial and operational health, best practices in water systems communications, and workforce development. Planning will share resources provided by the presenters.

Our nation’s water infrastructure is at risk.

**Two
minutes**

How often a water main breaks in the United States

**One in
three**

The number of water sector employees who will be eligible to retire by 2033

**\$91
billion**

The projected 2024 gap between water infrastructure needs and spending in the US

**1.7
trillion**

The gallons of drinking water lost each year to faulty, aging, or leaky pipes

US Water Alliance

- A Request for Proposals was issued for, “PREPARATION OF A COUNTYWIDE STUDY OF GROUNDWATER RESOURCES FOR SULLIVAN COUNTY.” The purpose of this study is to obtain hydrogeologic expertise in relation to subsurface conditions throughout the County to assess the County’s water resources. Proposals are due on November 21, 2025.
- **Hazard Mitigation Plan**
 - Planning staff and the consultant, Tetra Tech, have continued discussions with State representatives with regard to the use of the new MitigateNY version 2.0 platform to

host the plan. As Sullivan County will be the first County to update its plan in the new platform, we have been fortunate to have considerable access to state resources (staff and consultants) to assist in this process. The State is in the process of finalizing its template for local plans in the Mitigate 2.0 platform and will be sharing that with Sullivan County's consultants sometime during the first week of November.

- Kickoff meetings with Steering Committee members as well as individual jurisdictions are being scheduled for mid-November. Risk assessments are anticipated to be completed by end of year, and individual, in-person meetings with jurisdictions are anticipated for mid-January.
- The quarterly report due to the State was submitted on time, prior to the deadline of October 15.

Recreation, Quality of Life & Tourism-based Economic Development

• **Sullivan O&W Rail Trail**

- Sullivan Paving has site control and is working on the Neversink Crossing. The project is expected to be complete in late spring/early summer of 2026.
- The use and occupancy agreement between New York State Department of Transportation 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 State Environmental Quality Review and wetland survey will be extended to include the whole parcel.
- The Town of Rockland submitted a General Municipal Law 239 review referral for a sake business that would help connect the trail from Rotary Park to the main street. Engineering work is progressing for the adjacent section of trail following a positive response at their public meeting.
- Staff continue to work with the Open Space Institute to help municipalities acquire rights of way to the trail.
- 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.
- The Alliance's HOWL, a haunted history hike was held on October 24th at 5:30 at the Hurleyville section of the trail. County Historian John Conway lead the walk while sharing spooky train history.



- The Alliance's next event is the SnO&W, typically held in February. The events committee is working on dates for the 2026 events, which will include the SnO&W.

Community Development & Revitalization

- **Housing**
 - Planning staff are compiling topics and information to create a local training for municipal boards. Pro-Housing Communities and the Sullivan County Land Bank are two of the main topics that we will include. The goal is to provide municipalities with information necessary to address housing in a manner that is appropriate and consistent with local comprehensive plans and zoning. Participation in certain programs may also open opportunities for municipalities (and the County) to access funding to support housing initiatives.
 - The Hudson Valley Pattern for Progress released its quarterly housing market report for Q3 2025. A copy of the report is attached. Of note, Sullivan County has seen the highest proportional increase in median home sale price since 2019 (145%).
- **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 advisory committee held its third meeting and conducted an exercise to identify priority projects.
 - Project specific focus groups are underway. Information garnered from these discussions will help to shape recommendations as well as help to identify specific capital projects for implementation.
 - A page on the County website was created to keep people informed on the progress and highlight participation opportunities.

Administration

- Planning reviewed and submitted comments on the New York State Draft Statewide Comprehensive Outdoor Recreation Plan and draft Generic Environmental Impact Statement 2025-2030, which, "helps guide statewide decision-making on outdoor recreation projects."
- Continued providing significant support to the County's "Catskill Open Access Network" broadband deployment project/Municipal Infrastructure Program (MIP) Grant administration.
- Attended monthly Land Bank meeting.
- Attended second meeting of the Advisory Committee for the Coordinated Transportation Plan.

- Participated in the New York State Association of Counties Steering Committee on Renewable Energy Siting, which has a strong focus on protection of agricultural lands and prime soils.
- Attended Partnership for Economic Development's Annual Meeting
- Attended Pattern for Progress Housing event in New Paltz, NY
- Attended public hearing on proposed rate case for New York State Electric and Gas
- Planning staff are engaged with staff from the Division of Public Safety to address an infestation of Eurasian milfoil which is negatively impacting operations at the Emergency Training Center. Contact has been made with New York State Department of Environmental Conservation staff who can provide information about best practices moving forward.

II. OFFICE OF SUSTAINABLE ENERGY (OSE)

- 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. We continue to meet with the Town of Thompson and the Town of Forestburgh to coordinate efforts for intervention on the project.
- OSE staff reviewed the documents submitted by New York State Electric and Gas to the Department of Public Service associated with a rate case currently underway. The rate increase requested by NYSEG would be effective in May of 2026. Staff attended a virtual public hearing and requested that an in-person public hearing be scheduled to take place in Sullivan County.
- OSE staff have continued to review monthly utility statements, and to work with New York State Electric and Gas (NYSEG) and Department of Public Works (DPW) staff to resolve ongoing issues with meter readings and monthly billings. We have reached out to correct billing on several accounts, however, the billing concerns remain unresolved. Correspondence has been sent to the New York State Department of Public Service on this matter.
- The hydroelectric generator at Goodyear Lake is back online and the County has begun to receive credits associated with the electric generation from this plant. The dry summer significantly impacted the ability of the plants to generate energy and thus credits received from the project have been minimal.

III. PARKS, RECREATION & BEAUTIFICATION

- Callicoon Park: SEQR (State Environmental Quality Review) has been completed. We are currently waiting on NEPA (National Environmental Policy Act) determination. This is currently delayed due to the government shut down. The department met with staff members from the NYDEC to discuss their plans for the boat launch they are proposing to build. The DEC owns a two acre parcel that borders the park and has a right-of-way through the park.
- Approximately 20 people participated in a history walk of the D&H Canal and O&W trail held by Kerron Barnes on October 11th. Throughout the 2025 season, 439 people visited the D&H Canal Interpretive Center. In 2024 328 people visited, which is an increase of 111 people.
- Park staff are continuing to build the approximate 3-miles of primitive trail on the West side of Lake Superior State Park. The trail will begin at the Dam Area Park on Dr. Duggan Road and go to Pucky Huddle Road.
- With the help of the Grants Department, we have secured funding again through the NYS Snowmobile Trail Maintenance grant for the Sullivan County Trail Association to help offset costs to maintain the public snowmobile trails in the northern section of the County.
- Fisher Associates are beginning to work on the plan development for the rehabilitation of the D&H Canal trail.
- The Delaware Company and the County Parks and Recreation Department teamed up to present a history walk at the Minisink Battleground Park on October 25th.
- The department is currently setting up Winter and Spring Lifeguarding courses which will be held at the Fallsburg Central School swimming pool.

IV. GRANTS ADMINISTRATION (DGA)

- **Activity/Technical Assistance**
 - **Resource Requests:** When an entity contacts the Grants office, they are instructed to visit the department web page to familiarize themselves with resources and submit a Funding Resource Request Form to provide critical project information. As time permits, DGA staff respond with information about available resources. DGA does not submit grants on behalf of outside entities.
 - DGA received three (3) funding resource inquiries since the end of September related to:
 - Emergency capital funding
 - Beautification upgrades
 - Small business start up funding
 - DGA staff met with SUNY Sullivan staff related to their funding needs, and will maintain communication and offer resource information as needed.
 - **Community Alerts:** DGA regularly notifies the public of grant opportunities through the Planning Division Newsletter, and is collaborating with Dan Hust to release information related to grant-related scams to the wider community.
 - **Project Planning and Grant Management Training:** To date, twenty- three (23) members of County staff have enrolled in grant Project Planning and Grant Management Trainings. Feedback has been positive and additional trainings will be offered in the future; DGA staff are noting requests for additional training topics.
 - **Professional Development:** DGA staff continues to attend professional development training webinars available through the Grant Professionals Association and to monitor information released by MyFedTrainer, an agency that provides current updates related to the Federal funding landscape.
 - **Federal Funding Advisories:** In an effort to position the County for readiness for changes in the Federal funding landscape, DGA staff have submitted a “Proposal for Readiness” to the Division of Management and Budget. More information will be forthcoming.
- **Assistance Provided to County Divisions/Departments**
 - *County Clerk*
 - DGA staff is on standby to assist with the close out of the 2024-2025 NYS Education Department / State Archives - Local Government Records Management Improvement Fund (LGRMIF) scanning project is nearing completion.
 - *Coroners*
 - DGA staff met with Michael Speer to discuss projects and goals for the County Coroner’s Office, and will monitor funding and assist their office as needed.
 - *Community Resources*
 - **Transportation:** The County was awarded \$497,528 in Federal funding for the 2024-2025 Federal Transit Administration 5311 Formula Grant Program.

- Veterans Services: DGA staff continues to monitor the grant landscape for grant funding for Veterans and is on standby to assist the Office of Veterans Services as needed.
- Youth Bureau: DGA staff met with Youth Bureau Manager Cathie Paci to foster future collaboration to locate and obtain funding for youth programs throughout the County.
- *Health and Human Services:*
 - Community Services: DGA staff met with the Department of Community Services to assist with the preparation of a NYS Office of Mental Health Promoting Wellness and Health in Communities grant application. The request will seek \$750,000 in funding to support the development of Social Care Clinics, community-based mental health and wellness programming, and to secure two Health Navigators.
 - Public Health, Family Services, Adult Care Center: DGA continues to notify stakeholders of funding opportunities and assists the Departments of Public Health, Family Services, Community Services and the Care Center at Sunset Lake as necessary.
 - DASNY Dept. of Social Services Family Visitation Space Upgrade - \$125,000.00 – the funding has been fully approved and a Grant Disbursement Agreement is now fully executed, as such County staff may proceed w/ the project.
- *Information Technology Services (ITS):*
 - DGA staff participates in regular weekly Municipal Infrastructure Program (MIP) / Broadband project meetings and assists in the monitoring of the project.
- *Planning:*
 - DGA staff continues to scout for funding opportunities and assists the Departments of Parks and Recreation and Planning as needed.
 - The 2025-2026 New York State Office of Parks and Recreation Snowmobile Grant-in-Aid Phase II application was awarded.
 - Dormitory Authority State of New York (DASNY) Callicoon Riverside Park - \$125,000.00 – all financial review material requested have been returned to DASNY staff. The State Environmental Quality Review Act (SEQRA) process has been completed, as the County has declared Lead Agency and issued a Negative Declaration. NEPA review is on hold due to the federal shutdown. We await the final approval and Grant Disbursement Agreement from DASNY for execution prior to incurring any project costs.
- *Public Safety:*
 - E911: DGA staff is assisting E911 in the preparation of the NYS Department of Homeland Security and Emergency Services - Combined SFY2024, 2025 & 2026 ESInet Readiness Grant Program. The grant program is a noncompetitive grant program aimed at enhancing the creation and operation of fiber-optic cable-based emergency services IP networks (ESInets) for public safety answering points (PSAPs) according to the current NENA i3 standard. The grant is an allocation with each eligible applicant receiving \$689,655 to be spent over five (5) years for the aforementioned purpose.

- **Awarded and Pending Official Award Notification:**
 - SFY2025 NYS DHSES Next Generation 911 (*NG911*) Grant Program: On 9/25/2025 Governor Hochul announced \$85 million in grant funding has been allocated to county level primary Public Safety Answering Points (*PSAPs*) and primary PSAP backup centers to prepare for the implementation of Next Generation 911 (*NG911*) in 57 counties across the state. Sullivan County's application was approved for funding in the amount of \$1,515,197.00. County awaits the official award notification and award agreement for execution and return to State.
- Award/declination notifications are pending on the following submitted funding applications:
 - SFY 2025-2026 NYS DHSES Recruitment and Retention Grant Program - application requesting \$25,000 to support volunteer firefighters/emergency services recruitment and retention efforts was submitted
 - SFY 2024-2025 NYS DHSES Statewide Interoperable Communications (Targeted Grant Program) - \$3Million request, funding will support/upgrade communications infrastructure and radio equipment to support the development of a regional interoperability communications system, as the Division of Public Safety seeks to improve public safety communications and to support and enhance statewide interoperable communications for first responders
 - FY 2024 FEMA / NYS DHSES Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program - \$848,945.00 request, funding will support the Recruitment and Retention efforts of the Bureau of Fire/Join Sullivan Fire Campaign through various marketing techniques, thereby enhancing the campaign strategy, and support the implementation and coordination of R & R efforts.
- DASNY Broadband / Communication Tower – \$425,000.00 – awaiting information necessary for DASNY review. SEQRA and SHPO in process of being completed on Jeffersonville tower, which will allow for project cost estimates to be developed and subsequent completion of the financial review packet for return to DASNY staff for issuance of a Grant Disbursement Agreement for execution prior to incurring any project costs.
- *Public Works*
 - DGA staff is collaborating with Solid Waste Recycling Coordinator to submit the 2025 NYS DEC MWRR application, as well as the development of a 2025 NYS DEC MWRR Capital Project Grant application.

V. AGRICULTURE & FARMLAND PROTECTION

- Cornell Cooperative Extension September 2025 Agriculture report attached