



DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT

ACTIVITY REPORT

March 2026

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I. PLANNING ACTIVITY

Land Use Planning & Technical Assistance:

GENERAL MUNICIPAL LAW – 239 Referrals					
Date Received	Date Requested	Project Name	Action Type	Referral ID #	Legislator
2/26/26	3/16/26	Yeshiva Kavunas Halev	Area Variance	LIB26-06	B. McPhillips
2/27/26	3/27/26	Keren Hatorah	Site Plan Review	THO26-06	Ward
3/6/26	4/3/26	Pescar Restaurant	Site Plan Review	FAL26-04	Ward
3/10/26	4/9/26	Stoneleigh BESS 1 LLC Battery Storage	Site Plan Review	MAM26-01	Salomone, Jr.
3/10/26	4/9/26	Bloomingburg Views	Site Plan Review	BLO26-01	Salomone, Jr.
3/16/26	4/15/26	Brookview Partners	Site Plan Review	THO26-07	Ward
3/17/26	4/16/26	YHNC, LLC	Site Plan Review	FAL26-05	Ward
3/20/26	4/22/26	Amendment to Thompson Code “Definitions”	Adoption / Amendment of Zoning Text	THO26-08	Ward

- Planning staff continues 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. A training from Pace University training offered credits for board members and continuing legal education credit hours for attorneys will be held on April 22. Staff continue to keep track of any future webinars from the Department of Environmental Conservation. Additionally, staff compiled a list of training resources and created a page on the county website to share them.
- Planning staff met with staff from the National Park Service and the Upper Delaware Council to discuss projects and ensure coordination of required project reviews. Amongst other things, NPS and UDC shared information on their upcoming Litter Sweep.

Land Use, Strategic and Comprehensive Planning

- **Comprehensive Planning**
 - Planning has begun to scope out a process to complete a county-wide comprehensive plan. Planning will continue to seek funding to support these efforts.
- **Water Resources and Infrastructure**
 - Planning consultant Delaware Engineering is making progress on the Countywide Infrastructure Assessment. The County reviewed the municipal reports and the consultant is updating them with the recommended edits. The County level was received and Planning is reviewing. Planning and consultant will work with Municipalities to ensure the work is accurate and useful. The project is expected to be completed by the end of April 2026. A presentation to the Legislature will follow.
 - Planning has entered into a contract with LaBella for work to obtain hydrogeologic expertise in relation to subsurface conditions throughout the County to assess the County's water resources. The process is anticipated to take a year to complete. A kickoff meeting was held on March 24th.
 - An application for funding was submitted to the National Fish and Wildlife Foundation to support the development of a watershed management plan for the Mongaup Watershed.
- **Hazard Mitigation Plan**
 - The hazard mitigation plan has been drafted and reviewed by the Steering Committee. Tetra Tech is incorporating feedback and requested edits, with the public review period



to begin shortly. We are awaiting additional feedback on jurisdictional annexes from a majority of our municipalities at this time.


- The public review period will include a draft review meeting, conducted via Zoom, and the plan will also be posted online. Members of the public will be able to complete a survey, or e-mail their input directly.
- Tetra Tech is inquiring whether or not New York State can initiate its first plan review concurrent to the initiation of the public review, in order to reduce the amount of time from the time the current plan lapses to the time the updated plan is in place.

Recreation, Quality of Life & Tourism-based Economic Development





• Sullivan O&W Rail Trail

- Sullivan Paving has site control and started working on the Neversink Crossing. Construction has resumed following the winter break that started with the cold weather at the end of November. The County has been working with the project partners to draw down the funds, and successfully received the first draw down of the federal funds through New York State Department of Transportation. Two of the grants have been closed. The project is expected to be complete in late spring/early summer of 2026.
- Planning staff assisted the Town in securing an additional \$99,500 grant for the project.
- 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. Planning assisted the Town with the State Environmental Quality Review and they were able to issue a negative declaration at their January meeting. Planning has helped coordinate other environmental requirements necessitated by the involvement of New York State Department of Transportation, New York State Office of Parks and Historic Preservation, and federal funds.
- The Town of Rockland is working with Rotary Park on the section of trail from Livingston Manor towards Parksville. Engineering work is complete, and the Town is preparing an application to get funding through the Transportation Alternatives Program.
- Planning worked with Grants to submit an application to the federal BUILD program (Better Utilizing Investments to Leverage Development) to fund the engineering of the trail/road intersections, a schematic design for the former Liberty Trestle, and an e-bike supplement to the Sullivan O&W Feasibility Study. The request is for \$4,000,000 and there is no requested County match.
- Staff continue to work with the Open Space Institute to help municipalities acquire rights of way to the trail.
- Staff worked with the Department of Public Works sign shop to fabricate etiquette signs for the trailheads. Planning continues to work with the municipalities on

installation. Staff also has been distributing etiquette brochures that were translated into Yiddish.




Respect the Trail. Respect Others.
BE A GOOD SPORT

<p>1 YIELD Bikers must yield to all other trail users. Ride in control, and be prepared to slow down and stop at all times.</p>	
	<p>2 RIDE ON THE RIGHT Yep, just like a car on the road, only much more fun.</p>
<p>3 PASS ON THE LEFT You need to let someone know when you are going to pass them. Startling someone could lead to an accident.</p>	
	<p>4 MOVE OFF THE PATHWAY WHEN STOPPING Don't become a traffic hazard.</p>
<p>5 TRAVEL AT A SAFE SPEED Go at a leisurely pace and keep a safe distance from other trail users.</p>	

www.sullivanandw.com

BE A GOOD SPORT



RESPECT THE TRAIL
The trail is here for everybody to use, not just you. A lot of work has gone into building and maintaining this trail. Be mindful of how you treat it and always leave the trail better than you found it.

RESPECT OTHERS
We all want to enjoy the trail. Just because someone is slower or not part of your group doesn't mean they are less deserving of your respect. Be a good sport and ensure a good experience for you and your fellow humans.

- 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 next event planned is the FO&WL on Saturday, April 25 at 8AM. The Alliance is teaming up with Sullivan Audubon Society President Maura Muller to lead a short hike on the Hurleyville section of the trail that skirts past Shaddock Pond, a local hotspot for migratory birds.

Community Development & Revitalization

- **Bicycle and Pedestrian Infrastructure Master Plan**
 - Meetings with municipal officials are underway to discuss locations for plan implementation, as per the additional scope of service which was authorized by the Legislature last month. These locations include:
 - Village of Monticello
 - Village of Liberty
 - Town of Fallsburg
 - Town of Rockland
 - Village of Wurtsboro
 - The consultant continues to develop a draft roadway and sidewalk inventory to guide infrastructure planning.

- A page on the County website is being maintained to keep people informed on the progress and highlight participation opportunities.
- **Housing**
 - The County filed an application in response to the County Infrastructure Grant Program issued by Empire State Development (ESD). Infrastructure funded under the proposal would support the development of 75-100 units in the Town of Liberty. The Town as well as the developer of the proposed project are collaborating with the County on this project.
 - The Sullivan County Land Bank held a strategic session on March 10th to identify further opportunities to continue developing affordable units to residents of Sullivan County. Representatives from the Land Bank will be speaking with elected officials at the Association of Supervisors meeting. Additionally, the Department of Planning and the Land Bank are developing a joint training session for municipalities to provide information related Accessory Dwelling Units (ADUs), “cross-mod” housing, and Town Law Article 19A, as well as to provide an opportunity to discuss how our municipalities can leverage the Land Bank to achieve housing goals.
 - Funding opportunities have been announced through New York State Homes and Community Renewal via the Community Development Block Grant. We are reviewing these available funding opportunities to determine if there are any current projects in the County that may benefit from them.
- **Administrative**
 - Attended the New York State Association of Counties Standing Committee on Climate Action in capacity as Vice Chair
 - Attended monthly meeting of Sullivan County Land Bank as well as a strategic planning session to discuss goals of the organization
 - Attended annual meeting of the Sullivan County Workforce Development Board
 - On April 23, Commissioner will be speaking at the quarterly meeting of the Sullivan County Partnership for Economic Development
 - Met with representatives of the National Parks Service and Upper Delaware Council
 - Continued administration activities associated with the Municipal Infrastructure Program for deployment of broadband infrastructure, including weekly reporting to New York State ConnectALL office, internal staff meeting, weekly meeting with the County’s partner Archtop Fiber, monthly pole attachment meeting with stakeholders from across the State, and webinars on reporting requirements.

II. OFFICE OF SUSTAINABLE ENERGY (OSE)

- RWE Solar Developments has filed its 60 day notice of intent to file an application for Town Line Solar, a utility scale solar development in the Towns of Forestburgh and Thompson. County staff have been in communication with Town officials as well as the County Attorney's Office to discuss next steps in accessing intervenor funds for legal representation during the application process. Permitting of this project will be handled via the New York State Department of Public Service/Office of Renewable Energy Siting. A copy of the notice is attached to this report.
- OSE staff have evaluated current rate classifications for various County facilities and are working with NYSEG to determine if savings could be achieved by changing certain classifications. Staff also continues 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 any meter readings and monthly billing errors identified.

III. PARKS, RECREATION & BEAUTIFICATION

- Callicoon Park: The New York State Office of Parks, Recreation and Historic Preservation (SHPO) issued a Letter of No Effect for Phase I of the project (current capital project). SEQR (State Environmental Quality Review) and NEPA (National Environmental Policy Act) are being finalized. Fisher Associates are working on developing the bid documents. We anticipate a bid being issued in the late spring.
- Fisher Associates have been working on the design for the D&H Canal Trail Improvement project.
- The department has begun the Lifeguard Certification courses. The courses are taking place at the Fallsburg Central School swimming pool.
- Currently advertising for the seasonal positions at D&H Canal Interpretive Center, Lake Superior State Park and ground maintenance. Interviews for these positions have begun.
- The Frederick Cook Society held a free Sunday Concert showcasing renowned blues guitarist, Slam Allen at the Sullivan County Museum on Sunday, March 22, 2026.
- Park maintenance staff are beginning the Spring clean-ups at all of the County parks.
- Setting up programming for the 2026 summer season at the D&H Canal Interpretive Center. Programming will consist of local school visits, walks along the canal, and presentations about the history of the canal and surrounding areas.
- The Annual Countywide Litter Pluck begins April 1st. All of the coupons and informational packets have been distributed to the participating locations.

IV. GRANTS ADMINISTRATION (DGA)

- **Building Capacity for Grant Funding**
 - Collaboration with Compliance Office - Department of Grants Administration (DGA) staff have maintained communication with the County's Compliance Office and are on standby to collaborate related to grant compliance policy, procedure and best practice.
 - Grant Application Resource Development - As time and workload permits, DGA staff continues to build out grant narrative boilerplates and current data sets as a resource for future grant applications. This resource includes information germane to various areas, including health, education, transportation, and economic statistics.
 - Grant Fiscal Management Tool Release - DGA staff provided a Grant Fiscal Management Tracker template to County staff who participated in the Grant Management 101 training modules. This tool was originally developed by Erin O'Brien, Public Safety Division, and received high marks during a recent fiscal monitoring assessment. This tool serves as an effective tool for any staff involved in tracking grant expenditures.
 - Strengthening Internal Control Protocols - DGA staff is working with County Management and ITS staff in revamping the Grant Concept Approval Form and it's processing from manual to electronic fill in and submission. In addition, DGA staff is working with the County Legislature Clerk and County Management to revamp the Grant and Allocation (requiring execution) Resolution Templates and Coversheet for future use when submitting for approval prior to their respective Legislative Committee meeting.
- **Support to Outside Entities**
 - DGA received twelve (12) Funding Resource Requests (FRRs) since the end of February. DGA staff are primarily being contacted by citizens with other requests being from non-profit organizations. The primary categories of FRRs received are new business startup funding, home repairs, and funding for public facilities.
 - The DGA Grant Program Coordinator presented the Grant Project Planning Workshop held on Feb 24th, which was extremely successful with survey feedback being all positive. Approximately fifty (50) people attended across both sessions. Requests have been made for another Project Planning training to be held – anticipate scheduling one for the fall.
- **Support to County Staff: January Highlights**
 - **County Manager**
 - DGA staff assisted with developing and filing an application to the 2026 New York State Empire State Development County Infrastructure Grant Program (CIGP) for a project involving workforce / affordable housing development infrastructure. This is a collaborative effort with the Town of Liberty and a housing developer.

- DGA staff worked with the Director of Communications to address the NYS 250th Commemoration Commission paperwork that was successfully submitted to benefit the Delaware Company's celebration and acquire a statue of a Minuteman to be placed at Minisink Battleground Park.
- **Community Resources**
 - DGA staff met with the Division Commissioner and Center for Workforce Development (CWD) Coordinator to acquaint staff with DGA policy / procedures and to address any funding related questions and / or needs. DGA staff provided technical administrative assistance to the CWD Coordinator on a funded program.
- **Health and Human Services**
 - DGA staff is collaborating with Community Services to match funding resources for their respective projects and provides ongoing technical support to Public Health staff.
 - DGA staff is providing technical assistance as needed related to the Department of Family Services Dormitory Authority of the State of New York (DASNY) Family Visitation Space Upgrade Project.
- **Public Works**
 - DPW staff is providing support assistance as needed for the 2026 NYS Department of Environmental Conservation Household and Hazardous Waste Program grant application. The 2025-26 Municipal Waste Recycling Coordinator program and 2025-26 Household Hazardous Waste programs were awarded.
- **Planning**
 - DGA staff provided ongoing assistance to Parks and Recreation staff related to the NY PLAYS (Places for Activity and Youth Socialization) Programs
 - DGA staff provided support to the Department of Planning in preparing and submitting the 2025 National Fish and Wildlife Federation – Delaware Watershed Conservation Fund application for the Mongaup Watershed Management Plan, which was successfully submitted.
- **ITS**
 - DGA staff participates in regular weekly Municipal Infrastructure Program (MIP) / Broadband project meetings and assists in the monitoring of the project.
- **Public Safety**
 - Sullivan County successfully secured the Combined 2024-2025 NYS Department of Homeland Security and Emergency Services Statewide Interoperable Communications (Targeted Grant Program) and has a fully executed award agreement in hand.
 - DGA staff is closely monitoring activity related to the DASNY Jeffersonville Tower Project and are hopeful the project will enter the review phase by mid to late spring.

- DGA staff worked with Public Safety and Sheriff Office staff in the development and successful submission of the
- The Bureau of Justice Assistance (BJA) of the Office of Justice Programs (OJP), U.S. Department of Justice (DOJ) and Justice & Security Strategies (JSS) application for the federal micro-grant program that funds the implementation or expansion of body-worn camera(BWC) programs for small, rural, and tribal law enforcement agencies (SRT).
- **County Clerk**
 - DGA staff assisted the County Clerk's Office with the 2026-2027 Local Government Records Management Improvement Fund individual grant application for a document conversion and access project, and a successful submission was accomplished in advance of the April deadline due date.
- **District Attorney**
 - DGA staff worked with the District Attorney and Office of Management and Budget staff to develop and accomplish a successful submission of the 2025 NYS Office of Victims Services Victims of Crime Act Victims Assistance Program grant application.

V. AGRICULTURE & FARMLAND PROTECTION

- Cornell Cooperative Extension February 2026 Agriculture report attached