



## DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT

### ACTIVITY REPORT February 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
1/28/26	2/20/26	Highlands Salon	Special Use Permit	TUS26-01	Scott
1/28/26	2/20/26	Keller Williams	Special Use Permit	TUS26-02	Scott
1/28/26	2/2/26	Adlers at Swan Lake	Special Use Permit	LIB26-03	B. McPhillips
1/28/26	2/27/26	Camp Bnos	Special Use Permit	LIB26-04	B. McPhillips
1/28/26	2/27/26	Camp Agudah	Special Use Permit	LIB26-05	B. McPhillips
2/23/26	3/5/26	Proposed LL #1 of 2026	Adoption / Amendment of Zoning Map	BET26-01	M. McPhillips
2/3/26	2/24/26	237 Glen Wild – Glamping	Site Plan Review	THO26-04	Ward
2/13/26	3/13/26	D’Auria Lot Improvements	Subdivision Review	FAL26-01	Ward
2/13/26	2/13/26	YKS Bungalows	Special Use Permit	FAL26-02	Ward
2/20/26	2/25/26	Hidden Ridge- Community Building & Pool	Site Plan Review	THO26-05	Ward

2/23/26	3/18/26	Jacobson Rd. – Rezoning	Adoption / Amendment of Zoning Map	FAL26-03	Ward
2/25/26	3/27/26	Mongaup Falls Hydroelectric Project	Site Plan Review	FOR26-02	Rajsz

- 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. Delaware Engineering provided a training covering package plants for waste water treatment on January 27th. Pace University training that will offer credits for board members and continuing legal education credit hours for attorneys is being scheduled for April 22. Staff continue to keep track of any future webinars from the Department of Environmental Conservation particularly as it pertains to environmental permitting. Additionally, staff compiled a list of training resources and created a page on the county website to share them.



**Land Use, Strategic and Comprehensive Planning**

- Comprehensive Planning**

  - Despite not receiving CFA funding, Planning has begun to scope out a process to complete a county-wide comprehensive plan while continuing to seek funding.
- 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 May 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.
- Hazard Mitigation Plan**

  - Staff from Tetra Tech was at the Government Center on February 18<sup>th</sup> and 19<sup>th</sup> to assist municipalities with completing their jurisdictional annexes. Completion of these annexes are required by NYS and FEMA for plan approval.
  - The remaining municipalities that have yet to review and complete their jurisdictional annexes are being contacted to establish times to complete this exercise. Annexes must

be completed by March 20, 2026 in order to keep the project on schedule. The County has offered additional assistance to ensure participation by all jurisdictions.

- The plan remains on track to be adopted and in place by the end of July 2026.

## **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. The winter break started with the cold weather at the end of November. The County has been working with the project partners to draw down the funds. Two of the grants have been closed. The project is expected to be complete in late spring/early summer of 2026.
- Two grants have already been 100% drawn down and are in the process of being closed out. The first draw request has been submitted for the funding made available via Congressionally directed spending through the New York State Department of Transportation.
- 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.
- 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. County support for this initiative has been expended.
- Planning successfully prepared and submitted 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. The Department of Grants Administration played an instrumental role in submitting this application on time.
- 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.
- 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 SnO&W event was cancelled due to extreme weather. 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**
  - A resolution is being presented today to authorize a contract modification with Metropolitan Urban Design Workshop for next steps towards implementation of the plan. The additional scope will include preliminary design development of five (5) specific capital projects throughout the County, including existing conditions analysis, concept designs, and cost estimates. The locations identified are in the following municipalities:
    - Village of Monticello
    - Village of Liberty
    - Town of Fallsburg
    - Town of Rockland
    - Village of Wurtsboro
  - Funding for the additional scope totals \$50,000 (\$10,000 per location) and was included/approved with the 2026 Operating Budget. The intention is to use the packages developed to seek grant funding to support capital projects.
  - The consultant is also currently completing 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 received three (3) responses to a Request for Expression of Interest (RFEI) for a partnership on the County Infrastructure Grant Program issued by Empire State Development (ESD). Two of the three projects are targeted towards workforce housing (32 units in Fallsburg and 75-100 units in Liberty). The third

project includes the development of 175+ units of luxury townhomes in the Town of Thompson.

- Four recently completed single family homes developed by the Sullivan County Land Bank are now being marketed at a price point that is affordable to Sullivan County residents/workforce at or below 120% of median household income. A strategic session will be held on March 10<sup>th</sup> to identify further opportunities to continue developing affordable units to residents of Sullivan County.
- We continue to wait for the announcement of several funding opportunities (both federal and state) that could support development of affordable housing units.

## II. OFFICE OF SUSTAINABLE ENERGY (OSE)

- The 2.4 MW solar array at the Liberty Health and Human Services Campus generated 2,342,914kWh in 2025. The County pays \$0.071/kWh for a total expenditure of \$166,346.89. These credits offset \$383,122.46 worth of charges by NYSEG across seven facilities (which are the “satellite” receivers) through the remote net metering program. Total savings to the County in 2025 were \$216,775.57. The new Sullivan County International Airport terminal will be added as a satellite starting in March 2026. Also, the District Attorney’s Office is now a net zero energy and zero greenhouse gas emissions facility due to the credits received through this project, as well as a transition to cold climate air source heat pumps that provide the heating and cooling for the building operations.
- The hydroelectric facility at Goodyear Lake in Cooperstown, NY was off line for over a year, undergoing major turbine retrofits. Generation resumed on June 24, 2025. From June 24, 2025 through February 2, 2026, the plant produced 1,564,478 kWh of electricity, which the County purchased for \$0.09315 per kWh for a total expenditure of \$166,346.89. This offset charges of \$383,122.46 across the Public Safety Complex, the Government Center and the Sullivan County Courthouse and reflects a savings of \$216,775.57. Note, the hydroelectric facility figures include bills for January 2026, which proved to be an exceptionally expensive month for electricity.
- OSE staff continues to follow developments on three cases before the Public Service Committee which could have impacts on the residents of Sullivan County – Clean Path, Town Line Solar and the NYSEG rate case. One update with regard to Town Line Solar has been received, indicating impacts to wildlife that must be mitigated as part of the project.
- 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: SEQR (State Environmental Quality Review) has been completed. We are currently waiting on NEPA (National Environmental Policy Act) determination before construction can begin. We have been advised that a determination on NEPA is being finalized and will be issued in the first half of March.
- Fisher Associates have completed an inventory and analysis of the D&H Canal Trail Improvement project and are currently working on developing a plan for the trail rehabilitation.
- We have finalized the NYSWIMS grant. The County and five local municipalities that participated in the grant received approximately \$3,500 to help offset the costs of operating their public swim areas for 2024-2025.
- Beginning in March, the Parks and Recreation Department is offering four Lifeguard Certification courses, four Lifeguard Recertification courses, and four CPR Recertification courses. The courses will take 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.
- The Frederick Cook Society presented a free Sunday Concert at the Sullivan County Museum on Sunday, March 1, 2026 at 1:00 pm.
- Park maintenance staff are servicing the landscape equipment in preparation of the upcoming season.
- Programming is being set up 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.

### 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 its 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 six (6) community inquiries since the end of January related to small business start-up, first-time homebuyer assistance, capital funding for municipal and not-for-profit organizations, small business expansion, and home repair.
  - *A Grant Project Planning Workshop* was offered to the community on Tuesday, February 24th, from 9-10 am and 6:30-7:30 pm (snow date of February 25th). The workshop was for municipal leadership, not-for-profits, and small business entities. Initial feedback on the workshop has been very positive.
- **Support to County Staff: January Highlights**
  - **County Manager**
    - DGA staff is on standby to assist with the 2026 New York State Empire State Development County Infrastructure Grant Program (CIGP) for a project involving housing development infrastructure.
  - **Community Resources**
    - DGA staff is providing technical assistance for the 2026 New York State Office for the Aging Retired Senior Volunteer Program (RSVP) allocation application process.
  - **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 also 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.
  - **Planning**
    - DGA staff provided ongoing assistance to Parks and Recreation staff related to the NY SWIMS (Statewide Investment in More Swimming) and NY PLAYS (Places for Activity and Youth Socialization) Programs, and is providing support to Planning staff in preparing the 2026 US DOT BUILD (Better Utilizing

Investments to Leverage Development) Grant application. Staff is also on standby to assist with the 2025 National Fish and Wildlife Federation Delaware Watershed Conservation Fund application, if necessary.

- DGA staff provided a revised Water Infrastructure Funding Resources Guide to planning staff for their Municipal Packing Plants training on January 27th.
- **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 was listed among awardees for the Combined 2024-2025 NYS Department of Homeland Security and Emergency Services Statewide Interoperable Communications (Targeted Grant Program) and awaits official award notification for a \$2,000,000 award.
  - 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.
- **Board of Elections**
  - The County was awarded \$7,855.46 for the NYS Board of Elections Election Grant program, and received an extension through March 2026 for the NYS Board of Elections Cybersecurity Remediation Grant program.
- **County Clerk**
  - DGA is on standby to assist the County Clerk's Office with the 2026-2027 Local Government Records Management Improvement Fund grant application, due in early April.
- **District Attorney**
  - DGA has provided ongoing grant-related training and guidance to DA staff, and is on standby to assist with the 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 January 2026 Agriculture report attached