



DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT

ACTIVITY REPORT August 2023

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

GML-239 Referrals, July 2023					
Date Received	Date Requested	Project Name	Action Type	Referral ID #	Legislator
07/27/23	08/25/23	Local Law #1 of 2023	Adoption / Amendment of Zoning Map	FOR23-01	Rajsz
07/28/23	08/18/23	Narrowsburg Car & Dog Wash	Special Use Permit	TUS23-05	Doherty
07/28/23	08/18/23	Green Acres Gunsmith, LLC	Special Use Permit	TUS23-06	Doherty
08/01/23	08/30/23	Interchange Commercial Zoning Text Amendment	Adoption / Amendment of Zoning Map	MAM23-03	Salomone
08/02/23	08/10/23	Emerald Living Estates	Site Plan Review	BLO23-01	Salomone
08/07/23	09/01/23	Local Law Adoption	Adoption / Amendment of Zoning Map	MON23-05	Sorensen
08/08/23	09/05/23	Greentree Acres	Special Use Permit	LIB23-15	Alvarez
08/08/23	09/06/23	Stone Subdivision & Lot Improvement	Subdivision Review	ROC23-01	Brooks
08/08/23	09/07/23	Newburg Egg Warehouse	Special Use Permit	FAL23-13	Perrello

08/10/23	09/05/23	Hillcrest Estates	Special Use Permit	LIB23-16	Alvarez
08/15/23	09/13/23	Zoning Change	Adoption / Amendment of Zoning Map	BLO23-02	Salomone
08/16/23	09/18/23	Amend Town Code Chapter 250	Adoption / Amendment of Zoning Map	THO23-16	Sorensen
08/18/23	09/20/23	Local Law #4 of 2023	Adoption / Amendment of Zoning Map	LIV23-10	Alvarez
08/21/23	09/13/23	Express BDS	Site Plan Review	THO23-17	Sorensen
08/24/23	09/22/23	Ahava Medical	Site Plan Review	LIV23-11	Alvarez
08/24/23	09/26/23	Fraser Resort	Special Use Permit	THO23-18	Sorensen

Land Use, Strategic and Comprehensive Planning

- **Neversink Watershed Management Plan:**
 - The plan is currently being drafted and reviewed by Friends of the Upper Delaware, Trout Unlimited, Sullivan County Planning, and other project participants.
- **Countywide Resiliency Plan:**
 - Our consultant (MUDW) visited the County on August 3 and 4 and visited areas under development pressure, farms, main streets, and the Kohlertown flood mitigation project which is currently underway. They also met with Sullivan County Soil and Water Conservation District representatives as well as Sullivan County commissioners and management. Staff from the Planning Department and OSE also showed areas of the County under development
 - Planning and OSE staff reviewed and provided comment on the “Existing Conditions” analysis conducted by the consultant.
 - The quarterly report for Q2 2023 was filed.
- ***New Initiative: Water Resources and Infrastructure***
 - Division staff are formulating a strategy to address the concerns which have been raised by multiple municipalities with regard to the County’s water resources and

possible impacts from development pressure. The strategy is currently broken down into three (3) main areas of study:

- Water Resources
- Public infrastructure (water and wastewater)
- Private wells/septics
- There will be a training provided at 6pm on Tuesday, September 26 in the Legislative Hearing Room. The Sullivan County Department of Grants Administration is hosting a workshop that will include a brief overview of grants, information about potential funding opportunities for water infrastructure repair and improvement projects, project readiness guidance, and resources. This workshop is free and worth up to 2 training credits for attendees.
- Resources are being requested via the 2024 Operating Budget to support water quality initiatives, including support for community water testing (lakes and ponds) and a countywide water and water infrastructure study.
- Grants Administration has identified several promising funding opportunities which may be able to offset costs associated with a countywide water study

Recreation, Quality of Life & Tourism-based Economic Development

- **Sullivan O&W Rail Trail**
 - Progress continues on the design and engineering phase of the Neversink River Crossing project. As of this writing the consultant believes that a final design will be submitted to the NYSDOT for review by the end of October, and we hope to secure final design approval by the end of December.
 - Planning staff met with representatives at the Town of Rockland to discuss the Livingston Manor/Rotary Park segment of trail. Funding for the design/engineering associated with this segment has been requested in the 2024 Operating Budget.
 - Survey work will begin shortly on the Parksville trail connection.

Community Development & Revitalization

- **CDBG Housing**
 - Manufactured Home Replacement
 - Fully subscribed, 4 applications with signed formal funding awards.
 - \$625,000 total committed funding, fully subscribed: Contracts are complete and signed.
 - Foundations have been poured and the units should begin to arrive between 9/5 and 9/10/2023.
 - Estimated time for completion Nov. 1, 2023.
 - The County will be submitting a partial draw to the State in the amount of \$375,000 for the purchase of the units and foundations.

- Home Repair
 - To date 11 applications have been received, however, 2 were denied, 1 is dropping out of the program, and 2 were deemed incomplete.
 - 5 applications with signed formal funding awards
 - 2 projects in progress (one nearing completion)
 - \$130,000 total funding has been committed with a balance of \$495,000 available
 - RUPCO has conducted Contractor Outreach and implemented a new media campaign to push the information out to homeowners and local agencies. They will also be taking out a billboard on NYS Route 17 to advertise the program, which remains undersubscribed.
- **EPA Brownfields Assessment Grant**
 - Tectonic has provided a schedule of testing for all three sites – Broadway Theater, Strong Building, and Key Bank. All work will be complete prior to September 30.
 - The schedule for the Strong building is subject to receiving approval of the Quality Assurance Plan (QAP) from EPA.
 - BRS continues to assist the County with ensuring all aspects of the project are in compliance with program requirements. Quarterly reporting is current.
- **Plans & Progress**
 - Progress continues as we closing out the open projects that were awarded funding for the entirety of the program. Some projects have withdrawn from the program and those funds will be deobligated.

Economic Development

- **CDGB grants**
 - The project with the Center for Discovery has been closed out. The final draw for administrative costs has been submitted and monitoring was conducted by NYSOHCR on August 29. A public hearing on the project will be conducted on September 21 as per the requirements of the program.
 - Planning has scheduled a call with the Program Director for CDBG Economic Development at New York State Homes and Community Renewal. HCR had reached out and is looking for opportunities to work with Sullivan County on either stand-alone or programmatic business assistance.

- **Revolving Loan Fund**
 - Payments on all loans are current
 - Working with County staff and contractor to review the program.

Administration

- Attended the Governor's Listening Tour for the Environmental Bond Act and had the opportunity to speak with staff and management from various state agencies. The opportunity was used to advocate for funding to be made available for priority projects of the County.
- The Upper Delaware Council (UDC) will present the Highland River Access Upgrade with the Partnership Award at the UDC's 35th Annual Awards Ceremony to be held on Sunday, September 10, 2023, at Central House Family Resort at 81 Milanville Road off Rt. 652, Beach Lake, PA.

II. OFFICE OF SUSTAINABLE ENERGY (OSE)

- OSE staff continue to monitor progress on the Clean Path NY application to site a high voltage underground transmission line in the Marcy South Right-of-Way. Staff attended a public hearing on the project in Middletown on August 16. The Sullivan County Manager requested a public hearing be held in Sullivan County at the request of the County Legislature.
 - The public hearings were set by the Administrative Law Judge for this matter.
- OSE continues to act as lead for the Resiliency Plan project. Recent activity includes an on-site visit to the County by our consultants (MUDW) as well as a review of the existing conditions inventory.
- Staff continue to reach out to NYSEG to address billing and credit issues related to the County's hydroelectric generation.
 - NYSEG issued a check to Sullivan County in excess of \$96,000 for credits generated by the hydroelectric project

III. PARKS, RECREATION & BEAUTIFICATION

- Lake Superior has been open daily for swimming, boating and picnicking. The beach will close for the season on September 4, 2023. As of July 31, approximately 8,000 people have entered the park during beach operating hours and have rented 453 boats.
- At the D&H Canal Interpretive Center, there will be guided canal walks on September 10th and October 15th at 1:00 pm. There will also be a presentation focusing on the Mamakating portion of the canal on October 22nd at 2:00 pm.
- The Center for Workforce Development Youth Employment Program completed a number of projects throughout the County parks this summer. They stained and painted picnic tables and grills at multiple parks, resurfaced walking trails and cleaned up debris at the Callicoon Park. The youth did a terrific job.
- During a recent thunderstorm, twenty-one trees came down across a portion of the D&H Canal trail. Park maintenance staff cleared the trail.
- Sunday afternoon September 17th, the Sullivan County Museum will host one of Long Island's most beloved musical duos, Don Cerce and Susan. Hosting the concert and opening the show will be Sullivan County's favorite country and pop recording artist, Mickey Barnett. Doors open at 1pm music begins at 2pm.
- Working with the Grants Department on submitting phase II of the NYS Snowmobile Trail Grant Program.

IV. GRANTS ADMINISTRATION

- Activity/Technical Assistance
 - Since July 25, we have received 5 requests for funding resources related to expanding small businesses (a farm, restaurant, and artist's studio), road/drainage infrastructure repair for homeowner's association, and funding for an athletic trainer at SUNY Sullivan.
 - DGA has met with representatives from the Village of Wurtsboro with regard to project readiness for various projects, including municipal infrastructure and trail connections to main street. Staff provided resources and overall had a good discussion about the needs of the village.
 - DGA is taking a lead role in the September 26 training on grant readiness for water and wastewater infrastructure funding. They have developed a proposal, presentation outline, and informational packet and work closely with Planning staff to ensure municipal attendees will get 2 credit hours for participation.
 - A letter of support was provided for the Jeffersonville Auction Barn and the Town of Thompson (Lake Ida project).
- In-County Grant Readiness
 - The DGA "Grants Best Practices" Guide (revised manual) is in final stages of editing and will be routed for review. Further discussion will ensue related to a compliance strategy and training opportunities. Staff have discussed the possibility of recording the training and making it available countywide as a webinar.
 - Assistance has been provided to departments requiring support with the grant process, including Public Health, Community Services, Planning, SC International Airport, Parks, Board of Elections, Public Safety, OEM/Fire Bureau, and the District Attorney's Office.
- Administrative Activities
 - Records Retention/Digitization: DGA has been processing files past retention date and preparing for storage/destruction. DGA met with ITS and Records staff regarding the digitization process, and are familiarizing with protocols as they work toward development of a strategy for department best practices. DGA received Laserfiche training on July 27th.
 - DGA has developed an inventory for Division / Department heads to compile a list of all online grant platforms and/or grant-related management systems currently utilized, along with a list of staff who are enrolled as registered users in each system, and their assigned user role / corresponding security level. DGA hopes to initiate this process by October 1, with a response deadline of October 31.

V. AGRICULTURE & FARMLAND PROTECTION

- CCE July Ag and Food systems report attached