



Sullivan County
Planning and Community Resources
Committee

100 North Street
Monticello, NY 12701

Meeting Agenda - Final

Chairman Matt McPhillips
Vice Chairman Terry Blosser-Bernardo
Committee Member Luis Alvarez
Committee Member Catherine Scott
Committee Member Joseph Perrello

Thursday, November 6, 2025

11:00 AM

Government Center

Call To Order and Pledge of Allegiance

Roll Call

Comments:

Reports:

1. Planning Division

[**ID-7868**](#)

Attachments: [October 2025](#)

[Sept 25 AG report](#)

[HV Pattern for Progress-Q3-Market-Report-2025](#)

2. Division of Community Resources

[**ID-7864**](#)

Attachments: [2025 PandCR November Report](#)

Discussion:

Public Comment

Resolutions:

1. RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

[**ID-7851**](#)

Sponsors: Office for the Aging and Deoul

2. RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

[**ID-7856**](#)

Sponsors: Office for the Aging and Deoul

Adjourn



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7868

Agenda Date: 11/6/2025

Agenda #: 1.



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.



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

SEPTEMBER 2025 AG REPORT

Cornell Cooperative Extension Sullivan County

PAST WORKSHOPS

Farmer Mixer at Angry Orchard - September 8th: Attendees had a private tour of Angry Orchard where they learned about their research projects with Cornell University, toured the apple orchard and the facilities, and learned about the history of the orchard.

Home Composting & Vermiculture Workshop - September 17th: 20 attendees watched presentations by Horticulture subject educator Katie Gasior and Sullivan County recycling coordinator Kassie Thelman. Topics covered included diversion of organic matter waste to landfills and benefits & methods of home composting. Kassie talked about Sullivan County's kitchen scrap collection program. Participants also watched a demo on setting up a small vermiculture compost with red wigglers.

Soil Health & Management at Bobolink Farm - September 23rd: Participants learned how to improve the soil structure, fertility, and resilience of their farm, while also exploring different areas of Bobolink Farm with owner and operator Brenda Miller. Attendees observed soil conditions, discussed soil structure, cover cropping, composting, and reduced tillage.



Agritourism Farm Tour with Mother Earth Farmstead - September 29th: Attendees were able to get an inside look at Mother Earth Farmstead's operations, history, and approach to agriculture. Participants also learned about their direct marketing techniques such as selling at farmers markets, having a farmstand and offering a CSA, along with the process for setting up a farmstand and tips and tricks for having the public on your property.

TECHNICAL ASSISTANCE:

Technical Assistance/Inquiries: 147

Soil/Hay Tests: 14

Farm Visits: 2

Technical Assistance was provided on land access, ag districts, farmland preservation, Catskills Kitchen (insurance, business structures, permitting & licensing), soil testing, accessing markets, Irrigation, funding, soil fertility, cover crops, fall plantings, poultry, Integrated Pest Management, spotted Lanternfly, Japanese stilt grass, soil amendments, native gardens, cut-flower garden, garden pest control, and garden fencing.

67 total Hours of Technical Assistance.

FARMLAND PRESERVATION:

Number of Municipal 239 Review's: 2

Ag Assessment, Farmland Preservation. Ag Zoning & Ag District Technical Assistance: 21

2025 Ag District 30 Day Window: A final report has been created and submitted to NYS Department of Ag and Markets and should be certified in October.

County-Wide Farmland Preservation Project (and Report from Orange County Land Trust)

- The County Ag and Farmland Protection Board met to review and discuss (6) potential pre-applications from farmers interested in the NYS Purchase of Development Rights program. We are in the process of following up with these farmers, developing maps and discussing the logistics of the program. We continue to meet and discuss farmland preservation options for farmers in Sullivan County, 6 in total.
- Scheduled two additional municipal and farmer seminars for December.
- The resolution to include Sullivan County into the Community Preservation Act was presented and approved in September. The next step is to send the home rule to NYS. From there, we will continue to work with NYS on the home rule and local municipalities.

UPCOMING WORKSHOPS

- **Turning Harvests into Profits: A Value Added Workshop for Farm & Food Businesses with Cornell Food Venture Center - October 1st from 3-5pm:** Hear from the Cornell Food Venture Center about regulatory requirements, food safety standards, product testing and labeling.
- **Farmer Mixer at Finca Seremos Farm - October 6th from 5-7pm**
- **Pasture Management & Pesticide Safety Webinar - October 30th from 6-8pm:** Earn pesticide recertification credits, learn about pasture productivity, pesticide safety, proper handling, storage and recordkeeping.
- **Fall Garden Bulb planting Workshop - October 22nd 4:30-5:30pm**
- **Passing the Torch: Farm Transfer Planning & Conservation Easements - November 13th from 5:30-7:30pm:** Get practical knowledge about how conservation easements can serve as an effective tool for estate planning, capital gains management, and long-term land protection. Understand how easements can help preserve farmland for future generations while also offering financial benefits. Through a collaboration with NY FarmNet, the program will also discuss the resources offered through NY FarmNet, such as estate and succession planning.

BEGINNER FARMER PROGRAM:

The CCE Sullivan Beginner Farmer Mentorship program continues to operate. We had had a busy month providing education, networking and technical assistance to the mentees in the program. We currently have 11 mentees enrolled in the program, for a total of 25 mentees overall since the program started in 2024. For the fall/winter, we will continue to offer farmer mixers, training on wholesale market readiness, business planning and support for one-on-one mentorship.



Hudson Valley Regional Housing Market Report Q3 2025 Data

HUDSON VALLEY
PATTERN *for* **PROGRESS**





INTRODUCTION

For more than a decade, Hudson Valley Pattern for Progress has compiled annual and quarterly reports that analyze the housing market across our region. These reports have allowed us to spot trends, anomalies, challenges, and opportunities within the homebuying market across our nine counties. Our analysis of the regional housing market is part of Pattern's broader work on housing through our [Center for Housing Solutions](#).

The Hudson Valley home market has transitioned into a new stage. For the first time in more than seven years, the nine-county region has seen three consecutive quarters in which the quantity of new listings and the total inventory of homes for sale both increased. The gains are modest. New listings and the total inventory of homes on the market both grew by about 100 to 200 homes compared to Q3 last year.

This change is noteworthy because the Hudson Valley experienced six consecutive years of rising prices and declining stock for sale on the market. However, we should not expect regional market dynamics to change quickly. Compared to the pre-pandemic market, our region still has less than half the quantity of homes for sale. This supply constriction - along with other forces such as corporate homebuying and remote work - are likely to push home prices higher in the near term.

Many are asking themselves, "How much higher can home prices actually get?" Already-exorbitant home prices across the region shot even higher in Q3. Most notably, our rural neighbors in Columbia County saw their median home price exceed \$500,000 for the first time ever. Statistically, Columbia County continues to have some of the deepest housing stress in the entire region. Westchester County crossed the \$800,000 mark for the first time in a single quarter. And Sullivan County has seen its median home price skyrocket by 145% since 2019, the highest proportional increase in the entire region.

In the current market, homeownership is unattainable for those who want to own a piece of their community. ([We did the math in our recent Out of Reach 2025 report.](#)) This has a cascading effect. More households are persisting in rentals, rents are increasing faster than wages, and more of our neighbors who relied on modest rents are slipping into the social safety net and being housed in hotels and motels. These realities must compel the region and the state to constantly examine programs, regulations, and actions. The Q3 data in this report underscore that housing must remain at the top of our civic priority list.



MEDIAN SALE PRICE

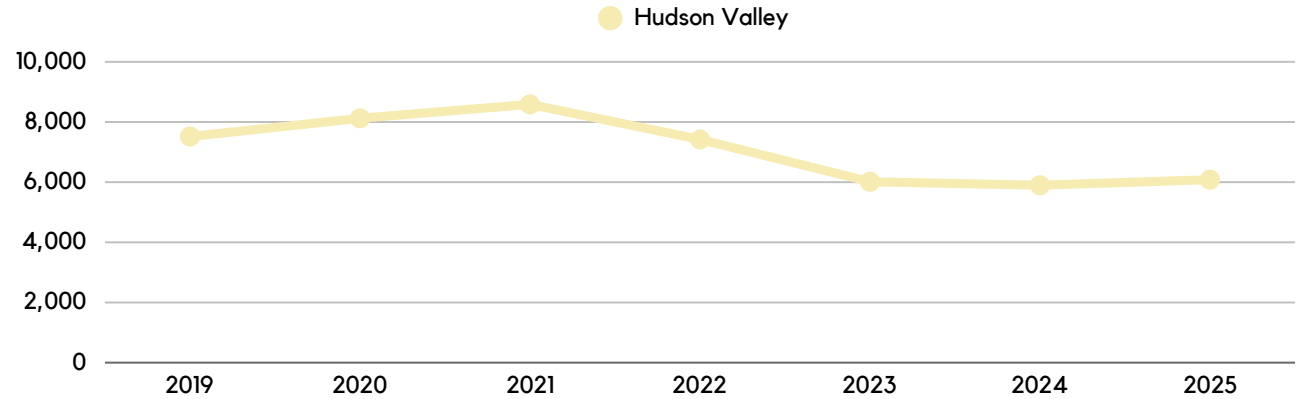
QUICK FACTS:

Every county except Dutchess continued to see its median home price increase during Q3. The median home price in Columbia County crossed the \$500,000 mark for the first time ever, and Westchester crossed \$800,000 for the first time in a single quarter. The median price in every county surpassed \$350,000 for the first time.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								\$ change	% change	\$ change	% change
Columbia	\$255,500	\$355,000	\$359,900	\$413,000	\$472,000	\$488,250	\$525,000	\$36,750	7.5%	\$269,500	105.5%
Dutchess	\$305,900	\$342,000	\$395,100	\$415,000	\$428,000	\$471,750	\$465,000	(\$6,750)	-1.4%	\$159,100	52.0%
Greene	\$185,000	\$242,000	\$288,000	\$332,500	\$314,150	\$349,000	\$365,000	\$16,000	4.6%	\$180,000	97.3%
Orange	\$272,950	\$311,000	\$365,000	\$402,000	\$430,000	\$448,000	\$459,000	\$11,000	2.5%	\$186,050	68.2%
Putnam	\$360,000	\$380,000	\$435,000	\$468,000	\$487,500	\$560,000	\$583,500	\$23,500	4.2%	\$223,500	62.1%
Rockland	\$435,000	\$469,900	\$530,000	\$618,500	\$620,000	\$675,000	\$750,000	\$75,000	11.1%	\$315,000	72.4%
Sullivan	\$148,450	\$199,300	\$258,500	\$278,000	\$299,000	\$330,000	\$365,000	\$35,000	10.6%	\$216,550	145.9%
Ulster	\$260,000	\$305,000	\$355,000	\$390,500	\$415,000	\$452,500	\$475,000	\$22,500	5.0%	\$215,000	82.7%
Westchester	\$565,000	\$689,500	\$680,000	\$680,000	\$725,000	\$799,000	\$810,000	\$11,000	1.4%	\$245,000	43.4%

HV Regional Housing Market Report Q3 2025

TOTAL CLOSED SALES

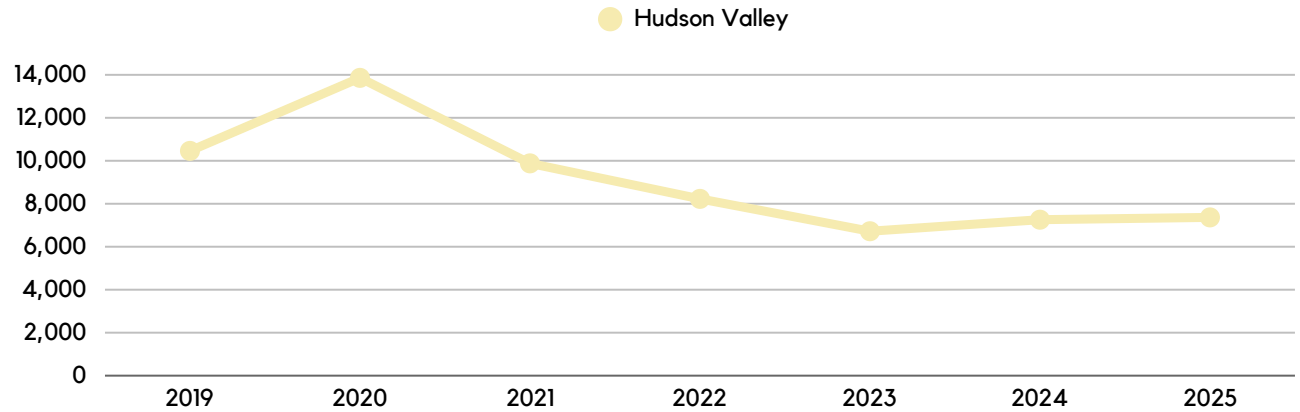


QUICK FACTS:

Closed sales nudged upward in Q3 for the first time since 2021. Generally, Q3 is the quarter with the highest volume of total homes sales throughout the entire year.

	2019	2020	2021	2022	2023	2024	2025	2024-2025		2019-2025	
								# change	% change	# change	% change
Columbia	217	290	223	165	177	215	176	-39	-18.1%	-41	-18.9%
Dutchess	923	1,012	1,033	857	749	749	722	-27	-3.6%	-201	-21.8%
Greene	224	259	235	175	154	180	147	-33	-18.3%	-77	-34.4%
Orange	1,273	1,364	1,386	1,185	930	895	892	-3	-0.3%	-381	-29.9%
Putnam	365	405	430	379	252	263	314	51	19.4%	-51	-14.0%
Rockland	807	840	941	848	638	654	707	53	8.1%	-100	-12.4%
Sullivan	271	401	312	312	225	209	209	0	0.0%	-62	-22.9%
Ulster	626	691	574	521	507	471	493	22	4.7%	-133	-21.2%
Westchester	2,811	2,864	3,452	2,977	2,382	2,262	2,422	160	7.1%	-389	-13.8%
Hudson Valley	7,517	8,126	8,586	7,419	6,014	5,898	6,082	184	3.1%	-1,435	-19.1%

HV Regional Housing Market Report Q3 2025 NEW LISTINGS



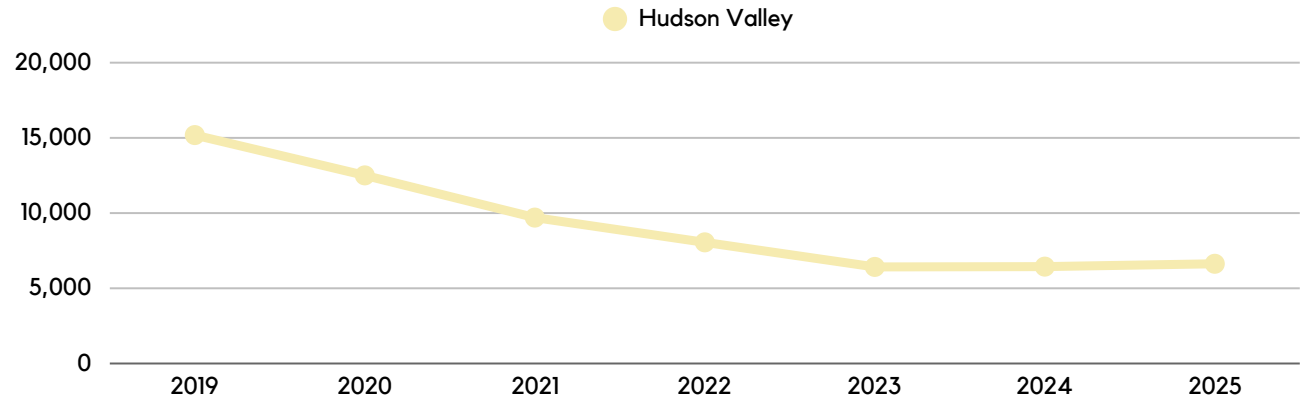
QUICK FACTS:

The increase in new listings during Q1, Q2, and Q3 of 2025 could help to provide more stock to a market where demand for homes has outstripped supply.

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	# change	% change	# change	% change
Columbia	405	521	305	293	308	300	327	27	9.0%	-78	-19.3%
Dutchess	1,388	1,822	1,216	1,132	893	878	933	55	6.3%	-455	-32.8%
Greene	473	548	370	309	312	375	317	-58	-15.5%	-156	-33.0%
Orange	1,773	2,116	1,733	1,355	1,100	1,222	1,168	-54	-4.4%	-605	-34.1%
Putnam	539	695	515	400	311	297	361	64	21.5%	-178	-33.0%
Rockland	1,129	1,387	1,031	877	699	826	836	10	1.2%	-293	-26.0%
Sullivan	593	726	545	473	399	444	492	48	10.8%	-101	-17.0%
Ulster	957	1,326	814	746	630	695	705	10	1.4%	-252	-26.3%
Westchester	3,203	4,718	3,351	2,642	2,069	2,221	2,226	5	0.2%	-977	-30.5%
Hudson Valley	10,460	13,859	9,880	8,227	6,721	7,258	7,365	107	1.5%	-3,095	-29.6%

HV Regional Housing Market Report Q3 2025

INVENTORY OF HOMES FOR SALE



QUICK FACTS:

The regionwide inventory of homes for sale was also up modestly in Q3. The total number of homes for sale is still less than half of the pre-pandemic market, but the increase in three consecutive quarters could signal a slowly rebounding inventory.

								2024-2025		2019-2025	
	2019	2020	2021	2022	2023	2024	2025	# change	% change	# change	% change
Columbia	886	678	455	401	402	371	398	27	7.3%	-488	-55.1%
Dutchess	1,872	1,690	1,109	1052	889	793	799	6	0.8%	-1,073	-57.3%
Greene	863	677	509	471	433	516	464	-52	-10.1%	-399	-46.2%
Orange	2,223	1,703	1,470	1,272	986	983	1085	102	10.4%	-1,138	-51.2%
Putnam	711	545	381	328	243	231	240	9	3.9%	-471	-66.2%
Rockland	1,387	1,035	726	691	507	555	564	9	1.6%	-823	-59.3%
Sullivan	1,549	1,224	1,122	563	501	537	683	146	27.2%	-866	-55.9%
Ulster	1,562	1,147	835	800	701	725	769	44	6.1%	-793	-50.8%
Westchester	4,134	3,808	3,094	2,477	1,759	1,730	1,628	-102	-5.9%	-2,506	-60.6%
Hudson Valley	15,187	12,507	9,701	8,055	6,421	6,441	6,630	189	2.9%	-8,557	-56.3%

The Center for Housing Solutions and Community Initiatives Thanks Our Investors





HUDSON VALLEY PATTERN *for* PROGRESS

Hudson Valley Pattern for Progress is a nonprofit organization that provides objective research, planning and educational training throughout the region. Its work identifies civic challenges and promotes regional, equitable, and sustainable solutions to constantly improve the quality of life in Hudson Valley communities. Pattern develops its work upon a considerable foundation of facts and experience, without political aims or affiliations.

Pattern was founded in 1965 by the region's academic, business, and nonprofit leaders. Our work focuses on housing, community and urban planning, downtown revitalization, infrastructure, transportation, demographic change, and more. We serve the counties of Columbia, Dutchess, Greene, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester.

The Center for Housing Solutions & Community Initiatives was created by Pattern in 2012 to promote the regional significance of diverse housing through research, planning, and policy recommendations. We utilize our housing expertise in collaboration with public and private partners to create a positive impact for the Hudson Valley. Our research, technical assistance, planning, and innovative policy solutions have helped dozens of communities throughout the region learn about their housing needs and act to meet those needs.

Contact us:

(845) 565-4900

www.Pattern-for-Progress.org



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Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7864

Agenda Date: 11/6/2025

Agenda #: 2.

Division of Community Resources Monthly Report November 2025

Office for the Aging (OFA) – September 2025 Report

Serving older adults and caregivers with dignity, independence, and community connection.

- Hoot Newsletter – Now reaching over 1,000 direct subscribers.
- Ongoing interviews for the open Aging Services Aide position.
- Received Corrective Action Plan review from New York State Office for the Aging (NYSOFA) following August audit. Response due October 31; all items previously identified are already being addressed.
- 16 home visits for assessments, reassessments, and application assistance.
- 19 applications for SNAP, Medicaid, Medicare Savings, and Temporary Assistance.
- 1 application assisted for RUPCO's Restore Grant program.
- Participated in Sullivan County Coordinated Transportation Services Plan focus group.
- Conducted interviews for Administrative Secretary (Nick Wells, starting October 6).
- Volunteer Recognition Luncheon at Bethel Woods (9/16) – 100+ attendees.
- Hosted Alzheimer's Community Conversations Session (9/17) – 30+ attendees.



Sullivan Volunteers

- Volunteer Appreciation Luncheon on September 16 with 107 attendees.
- One new volunteer enrolled.
- 1,829 volunteer hours valued at \$70,380 (per IndependentSector.org).
- 71 medical transport rides provided.
- New Memorandum of Understanding (MOU) to be distributed to partner sites.
- Implementing fingerprinting and background checks with Human Resources.
- Finalizing Volunteer Handbook and developing new partnerships.

🔗 Nutrition Program

<u>Service Type</u>	<u>Meals Served</u>	<u>Clients Served</u>	<u>Contributions</u>
Home-Delivered	2,531	124	\$1,352.01
Congregate Site	598	84	\$743.51
Total	3,129	208	\$2,095.52

🔗 Transportation Services

- 134 medical trips Sullivan County Transportation (SCT).
- 173 shopping trips (SCT).
- 71 volunteer medical transports.
- 1 medical transport by OFA staff.
- 63 rides to congregate meal sites.

🔗 Home Energy Assistance Program (HEAP)

101 applications received and reviewed.

🔗 Legal Assistance

4 households assisted through Rural Law Center of NY.



Caregiver Resource Center (CRC)

- Wellness Initiative for Senior Education (WISE) program underway at Cornell Cooperative Extension (CCE) (Sept 15–Oct 27).
- Tai Chi for Arthritis & Fall Prevention – Sept 9–Nov 4 (18 participants).
- Bone Builders Fall Series – Sept 18–Nov 20.
- 3 caregiver support groups held (Café, Virtual, Parkinson's).
- 39 information & assistance calls handled.
- Workshops: Alzheimer's Community Conversations (9/17), FarmNet Mental Health First Aid (9/24).



NY Connects

223 individuals served in September.

HEALTH INSURANCE & INFORMATION COUNSELING ASSISTANCE PROGRAM (HIICAP)

32 clients counseled.

PERS (PERSONAL EMERGENCY RESPONSE SYSTEM)

21 clients currently enrolled through a variety of programs.

Expanded In-Home Services for the Elderly Program (EISEP)

<u>Status</u>	<u>Number</u>
Active Cases (as of 9/30/25)	27
Closed Cases	1
Waitlist	21
Hours Authorized (Sept)	801.95
Hours Provided (Sept)	636



Sullivan County Youth Bureau

- Nick Wells hired as Administrative Secretary (shared with OFA), starting October 6.
- Participated in United Sullivan and Hudson Valley Youth Bureau Association meetings.
- Collaborated with Ulster County Youth Bureau on regional trainings.
- Met with Legislators on possible ice-skating program for youth.
- All contracts for July–Dec 2025 received.
- 41 NYS Office of Children and Family Services (OCFS) funding applications totaling \$407,504 with \$187,786 available; County contribution of \$130,000 closed gap.
- Quality Youth Development System (QYDS) submissions completed early; 40 awaiting State approval.
- NYS OCFS shifting to quarterly claims; OFA working with Audit to prepare vendor training.
- Youth Bureau Facebook engagement: 3,982 views, 30 interactions (up from Sept 2024).
- Working with Grants Department to help partners access outside funding.
- Attended Healthier Generation Celebration – Cooke Elementary (\$75k) and Rutherford Elementary (\$50k) recognized.

Community Assistance Center (CAC)

- ✓ Through our partnership with the Hudson Valley Food Bank, we average 20 food pantries who attend our monthly food distributions at the Transportation building.
- ✓ There are three (3) food distribution days per month.
- ✓ Support HV Food Bank monthly mobile pantry efforts in town of Freemont.
- ✓ Outreach is ongoing to determine needs of pantries.
- ✓ The team continues to provide referral and assistance to callers looking information and/or resources.
- ✓ The CAC has seen an increase in requests for food assistance deliveries as well as connections to community resources.

Transportation

The work is underway to update the County's Coordinated Transportation Plan.

Sullivan County Transportation Department:

Month 2025	Veterans Medical Centers	Veterans In- County Medical	Senior Medicals	Shopping Buses	Seniors to Congregate Sites	Meals Delivered
January	40	31	101	160	32	467
February	37	20	89	132	26	497
March	41	35	121	177	53	618
April	48	32	123	182	60	641
May	39	16	116	187	41	583
June	39	26	137	190	44	604
July	49	25	122	195	48	631
August	48	31	117	173	38	591
September	52	23	124	174	40	631
October						
November						
December						

Move Sullivan Public Transit:

Move Sullivan 2025	Average Daily Ridership	Monthly Ridership	Monthly Paratransit
January	480 (21 days)	10,073	245
February	521 (18 days)	9,381	272
March	557 (21 days)	11,686	292
1st Quarter Totals		31,140	809
April	599 (22 days)	13,176	367
May	558 (21 days)	11,715	332
June	587 (21 days)	12,319	285
2nd Quarter Totals		37,210	984
July	636 (22 days)	13,994	329
August	660 (21 days)	13,879	411
September	917 (21 days)	12,958	365
3rd Quarter Totals		40,831	1,102
October			
November			
December			
4th Quarter Totals			
Annual Totals			

Sullivan County

Legislative Memorandum

File #: ID-7851

Agenda Date: 11/6/2025

Agenda #: 1.

Narrative of Resolution:

RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: Click or tap here to enter text.

Are funds already budgeted? Yes

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

WHEREAS, Resolution #389-25 was approved by the Sullivan County Legislature on September 18, 2025, for the County of Sullivan to allocate County funds to eligible community entities for youth programming; and

WHEREAS, a modification to this resolution is required to change the name from Livingston Manor Library to Livingston Manor-Roscoe Library due to their merger; and

WHEREAS Mamakating Library was unable to fulfill the terms of their contract; and

WHEREAS, a modification to this resolution is required to reallocate funds from Mamakating Library to Bethel Woods in the amount of \$1,800.00, decreasing Mamakating Library to 0.00 and increasing Bethel Woods to \$3,800.00.

NOW, THEREFORE, BE IT RESOLVED, the Sullivan County Legislature authorizes the modification of said contracts to reflect the change in name and reallocation of funds; and

BE IT FURTHER RESOLVED, , that the County Manager be and hereby is authorized to execute any and all agreements to, in such form as the County Attorney shall approve.



Sullivan County

Legislative Memorandum

100 North Street
Monticello, NY 12701

File #: ID-7856

Agenda Date: 11/6/2025

Agenda #: 2.

Narrative of Resolution:

RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

If Resolution requires expenditure of County Funds, provide the following information:

Amount to be authorized by Resolution: Click or tap here to enter text.

Are funds already budgeted? Choose an item.

If 'Yes,' specify appropriation code(s): Click or tap here to enter text.

If 'No,' specify proposed source of funds: Click or tap here to enter text.

Specify Compliance with Procurement Procedures:

RESOLUTION INTRODUCED BY THE PLANNING AND COMMUNITY RESOURCES COMMITTEE TO AUTHORIZE A MODIFICATION OF RESOLUTION NUMBER 389-25 ADOPTED ON SEPTEMBER 18, 2025.

WHEREAS, Resolution #389-25 was approved by the Sullivan County Legislature on September 18, 2025, for the County of Sullivan to allocate County funds to eligible community entities for youth programming; and

WHEREAS, Fallsburg Library and The Valley Fellowship, Ltd were unable to fulfill the terms of their contracts, and

WHEREAS, a modification to this resolution is required to reduce the allocation made to Fallsburg Library by \$3,000.00 and reduce the allocation to The Valley Fellowship, Ltd. by \$2,000.00, and

WHEREAS, a modification to this resolution is required to increase the allocation made to the Town of Wallkill Boys & Girls Club-Monticello and to increase Catskill Fly Fishing Center and Museum by \$2,000.00.

NOW, THEREFORE, BE IT RESOLVED, the Sullivan County Legislature authorizes the modification of said contracts to reflect the change in reallocation of funds; and

BE IT FURTHER RESOLVED, , that the County Manager be and hereby is authorized to execute any and all agreements to, in such form as the County Attorney shall approve.

