

**Upper Delaware Council
PROJECT REVIEW COMMITTEE MEETING MINUTES
November 22, 2022**

Committee Members Present: Larry Richardson, Andy Boyar, Jim Greier, Fred Peckham (Zoom), Harold Roeder, Sue Sullivan, Ginny Dudko (Zoom), Al Henry, Aaron Robinson (Zoom)

Committee Members Absent: Jeff Dexter

Staff: Laurie Ramie, Kerry Engelhardt, Ashley Hall-Bagdonas

NPS Partners: Cody Hendrix- Community & Land Use Planner (Zoom)

Guests: Bill Dudko (Zoom)

The UDC’s Project Review Committee held its monthly meeting on Tuesday, November 22, 2022 at the UDC office in Narrowsburg, NY. Chairperson Richardson called the meeting to order at 6:32 p.m. There was no public comment on the agenda.

October 25, 2022 Meeting: A motion by Roeder seconded by Henry to approve the October 25, 2022 meeting minutes carried.

Resources and Land Use Specialist Update:

New York State Projects

Listed in the Notices of Applications Received by the DRBC in the corridor in New York this month: Deposit Village, D-1999-064 CP-3. An application to renew the approval of an existing groundwater withdrawal of up to 15.5 mgm of water from Wells 1, 2, 4, and 5 used for public water supply. Wells 1, 2, and 4 are screened in glacial outwash deposits and Well 5 is cased into the Devonian-aged Upper Walton Formation. The wells are located in the West Branch Delaware River Watershed in the Village of Deposit, Broome and Delaware Counties, New York within the drainage area to the section of the non-tidal Delaware River known as the Upper Delaware, which the Commission has designated as Special Protection Waters.

Town of Highland -Highland Access: Heather Jacksy informed Engelhardt that work was only stopped for one day, and construction has been proceeding and she’s happy with how things are going. When she drove by last week on the way home from “GIS Day” Engelhardt noticed soil erosion mats placed at the site, but she wasn’t able to stop by as the work day was concluded.

Commonwealth of Pennsylvania Projects

Berlin Township: We received notice that Berlin Township is seeking a grant for \$154,642 to support the cost of the construction of a Materials Storage Shed. The associated resolution is attached. Henry said that the building will be located outside of the corridor, near Marshall’s Machinery.

Open Substantial Conformance Reviews

Project Id	Project Name	Municipality	Action	Status
2022-03	Camp Fimfo	Highland	Special Use Permit	NPS issued a letter 11/9/22 indicating that more information is needed before they can make a determination.
2022-11	Lackawaxen Zoning Ordinance Amendment	Lackawaxen	Zoning Ordinance Amendment to add a new use to the schedule	Received 11/16/22. To be discussed tonight.

Camp FIMFO – The second public hearing was held 10/26. Engelhardt attended via Zoom. Some industry representatives spoke in favor of the project, but once again most residents spoke against it. The mountain coaster has been removed from the project. The NPS issued a letter dated 11/9, indicating that they do not have enough information to make a determination. The next part of the recessed public hearing will be held 11/30. Engelhardt was asked to look into Zoning definition and issues regarding park model RV units, which could be a new land use in the river corridor.

FY 2023 Technical Assistance Grant Town of Tusten: On 10/27 Engelhardt emailed the Grant Contract for Grant No. 2023-01 to Supervisor Ben Johnson for his signature. She is still waiting for the signed copies to be returned.

Old Business

11/3 UDC-NPS Telecommunications Subcommittee Report: Ramie said the Subcommittee will next meet on 12/1 at 6 p.m. with a focus on discussing goals to determine compatibility or conditions for cell towers in certain segments of the river corridor. Ramie will Reach out to a county 9-1-1 coordinator to ask whether this emergency call system is accessible through any carrier in the river valley area or what conditions are required for its functionality.

11/9 NPS Letter: 2022-03 Camp Fimfo Substantial Conformance: A copy of the 11/9 letter was provided in the meeting packets. Hendrix said when he, Don Hamilton, and Acting Superintendent Kara Deutsch sat down and further reviewed the storm water floodplain and other issues, as well as the Highland Planning Boards requests for additional information, they felt the plans could change so NPS has suspended their review.

Engelhardt will send a letter to the Town of Highland Planning Board formally requesting that they share the updated plans they receive for the Camp Fimfo Catskills project based on the town engineer’s list seeking additional information, as the National Park Service has also requested in their 11/9 letter delaying any determination, along with a notice that the UDC reserves the right to conduct a new substantial conformance review if warranted. Attend the planning board’s next public hearing on 11/30 at which the applicant is expected to provide additional information.

11/16 GIS Day Report: Engelhardt attended GIS Day at the Sullivan County Government Center. The theme was “GIS Is Everywhere”. She had several people tabling. She showed the GIS Mapping Tool Presentation she gave last month and also had the Town of Tusten river corridor map for reference that the Sullivan County GIS has printed.

River Corridor Maps: Sullivan was asked to present the framed river corridor boundary map to the Tusten Town Board at their next meeting and submit a photo to Ramie if possible. Engelhardt will continue on preparing the additional 11 maps for presentations to UDC member towns and townships, with Cohecton and Tusten completed to date.

Other: None.

New Business

Substantial Conformance Review 2022-11 – Zoning Ordinance Amendment – Lackawaxen Township:

Engelhardt said Lackawaxen Township is proposing a Zoning Ordinance Amendment that will add Boat, Golf Cart and RV Storage/Winterization Business as a Conditional Use in the Schedule of Uses in the RU (Rural), RV (Recreational Vehicle Park), and ND (Neighborhood Development) zoning districts. It will be prohibited in the R-1 (Low Density Residential) District. The proposed amendment also includes a definition of the new use, and standards for minimum lot area, minimum setbacks, and screening. She said this specific use is not defined in the River Management Plan and went over relevant definitions with committee members. Her conclusion, as currently written, the proposed Zoning Ordinance Amendment would allow Boat, Golf Cart and RV Storage/Winterization Businesses in the Scenic Segments of the Upper Delaware Scenic and Recreational River Corridor, which would not conform to the requirements of the River Management Plan. The Amendment must include revisions to Section 536 of the Lackawaxen Zoning Ordinance, to list the use as “prohibited” in Scenic segments of the corridor. The section should also be amended to address the objectives listed above. While it does not currently conform by her recommendation, the proposed zoning amendment could easily be brought into conformance with the additional amendments to Section 536. The committee opted against forwarding to NPS at this time.

Engelhardt will provide her Lackawaxen Zoning Ordinance Amendment Substantial Conformance Review preliminary findings report to the township, specifying the provisions that do not currently conform with the Land and Water Use Guidelines, while asking for the motivation to add Boat, Golf Cart and RV Storage/Winterization Businesses as a conditional use in three zoning districts and confirming the timetable for action on the proposal.

Other: None.

Adjournment: A Motion by Greier, seconded by Henry, to adjourn the meeting at 7:54 p.m. carried.

Minutes prepared by Ashley Hall-Bagdonas, 12/6/2022