

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

Committee Members Present: Larry Richardson, Fred Peckham (Zoom), Ginny Dudko, Jim Greier, Harold Roeder, Jeff Dexter (6:35 p.m.), Al Henry, Aaron Robinson  
 Committee Members Absent: Susan Sullivan  
 Staff: Laurie Ramie, Kerry Engelhardt, Ashley Hall-Bagdonas  
 NPS Partners: Cody Hendrix- Community & Land Use Planner  
 Guests: Bill Dudko- Town of Deerpark Alternate

The UDC’s Project Review Committee held its monthly meeting on Tuesday, March 22, 2022 at the UDC office in Narrowsburg, NY. Chairperson Richardson called the meeting to order at 6:31 p.m. There was no public comment on the agenda.

**Approval of the February 22, 2022 Meeting Minutes (0:30 time on recorded meeting):** A motion by Robinson seconded by Dudko to approve the February 22, 2022 meeting minutes carried.

**Resources and Land Use Specialist Update (:40):**

**New York State Projects**

**Town of Highland: Camp Fimfo:** Engelhardt was invited back to Kittatinny Canoes by the General Manager, Rocco, now that they have acquired Cedar Rapids. Cody Hendrix and Joe Salvatore accompanied her this time, on 3/11. They got a look inside one of the park model RVs, as well as the Cedar Rapids restaurant. She provided several photos from the site visit.

The developer has now made a formal submission to the Highland Planning Board. UDC received our submission 3/17 and they will be heard at the Highland Planning Board meeting on 3/23. At the Water Use/Resource Management Committee meeting last week (3/15), the committee brought up the project and their concerns about the impact of the proposed development on water quality and the river, particularly with respect to all the new septic systems that will be constructed. This will all be reviewed in-depth at next month’s meeting.

**Highland Access Project:** To be discussed under New Business.

**NY DEC Community Forest Conservation Grant Program:** Engelhardt provided a news release for members to reference. Grants are available to local governments to protect community forests, including funds to acquire, appraise, and survey land, as well as title searches, tax services, recording fees, and attorney fees. Recipients must provide a 10% cash match of the grant amount requested.

**Commonwealth of Pennsylvania Projects**

**Westfall Township:** A group of developers attended a Westfall Township Board of Supervisors workshop meeting on 2/23 and floated the idea of extending sewer service to “western Westfall” (article provided). Engelhardt said it’s unclear whether this would directly impact any properties within the Upper Delaware River Corridor; however it could be good for the township, even if it is mostly providing service to the commercial corridor and not so much residential areas.

**Open Substantial Conformance Reviews:**

Project Id	Project Name	Municipality	Action	Status
2020-05	Feagles Lake Subdivision	Tusten	Class II -Site Plan Review	Awaiting final plan submission from Town
2021-010	Heron Hill Hunt Club	Damascus	Variance review	Awaiting NPS Determination (sent by UDC on 1/10/22)

2022-002	Ten Mile River Scout Camp	Tusten	Class I	Approved by Tusten Planning Board 2/22/2022 (CLOSED)
2022-003	Camp Fimfo	Highland	To be reviewed	Submission received 3/17/2022
2022-004	Big Eddy Brewing	Tusten	Class II – Special Use	To be reviewed by PR Committee tonight. Also before the Tusten Planning Board tonight.
2022-005	90 Main Street (former Rasmussen building)	Tusten	Class II – Special Use	To be reviewed by PR Committee tonight. Also before the Tusten Planning Board tonight.
2022-006	Tusten Zoning Changes	Tusten	To be reviewed	Submission received 3/16/2022

The Boy Scouts' Ten Mile River property went before the Tusten Planning Board last month, directly after the Project Review Committee meeting. Engelhardt attended the meeting. There were a lot of people in attendance, and they were concerned about the future of the property, however they mostly seemed assuaged by the assurances of the applicant and the representatives from The Conservation Fund. The subdivision was approved. Hendrix said he believes the closing is in two weeks. Once it's finalized it will be an open record.

Camp Fimfo has submitted an application. They will be heard at the 3/23 meeting of the Highland Planning Board. We will discuss their application at the April Project Review Committee meeting.

Applications for Big Eddy Brewing and 90 Main Street will be reviewed under New Business tonight.

The agenda for the 3/14 meeting of the Tusten Zoning Board indicated that the matter of Bar Veloce (a/k/a Narrowsburg Motors Café, UDC 2020-001)'s Certificate of Occupancy (which was being challenged by the Weidens) would be heard. Engelhardt had intended to attend the meeting via Zoom, however 30 minutes before the meeting was to begin, an update was posted to the Tusten Twitter account, announcing that the meeting would not be broadcast and the board would immediately go into a (private) executive session. She saw chatter on Instagram that the issue would be discussed at tonight's Planning Board meeting, however the agenda doesn't have this issue listed, but it does indicate that there's an application from the Weidens for a Day Care Center at the Union. She will attend and find out what's going on.

The Town of Tusten has submitted the revisions to their Local Zoning Law (UDC 2022-06). They are having a public meeting on 4/12 at 6:15pm. Engelhardt will review the zoning changes for Substantial Conformance before then. The revised regulations (and zoning map) are posted on the front page of the Town of Tusten website ([www.townoftusten.org](http://www.townoftusten.org)).

**2021 Code Enforcement Reports:** Engelhardt has heard back from 12 of the 13 towns and townships. She only has yet to hear from Highland. She will reach out by phone this week (they are currently without a code officer, but they do have clerks she can reach out to) and then begin to collate the responses. Engelhardt said it doesn't appear that there was much activity in the corridor in 2021.

### New Business

**Substantial Conformance Review 2022-05 – Rasmussen Building - Town of Tusten (21:00):** Engelhardt said the property in question is located at 90 Main Street in Narrowsburg, NY; Section 9, Block 10, Lots 11.2 and 12 on the Town of Tusten tax map. It is located in the Downtown Business (DB) zoning district and has frontage on Fifth Street as well as on Main Street. It is bordered to the west by the Delaware River; to the southwest by the Laundrette restaurant; to the northeast by a small public park owned by the Town of Tusten; and across Main Street to the east is the Narrowsburg Post Office, a closed/vacant bank, and retail stores. The property "surrounds" an art studio which is located on the corner of Main Street and Fifth Street. The subject property contains a large building that formerly housed the Rasmussen Funeral Home and Rasmussen Furniture, and was severely damaged by fire in 2018.

The proposed business is Big Eddy Brewing; it has been submitted to the Tusten Planning Board as a separate application and will therefore be reviewed separately by the UDC. This report covers the other uses proposed in the building and does not address Big Eddy Brewing.

The applicant will require special use permit(s) for this project, as the only uses permitted in the DB zoning district are: 1 and 2 family dwelling units on less than 15% slope; and arts, crafts and antique shops. There are several Special Uses listed for the DB zoning district which apply to this application: Eating and Drinking Establishments; Mixed Uses; Professional Offices and Retail Shops. Engelhardt distributed copies of the architectural plans. The applicant (90 Main St 150 Corp) is proposing to renovate the existing structure for use as a mixed-use development. The application proposes the following: Basement level: garage; food and beverage area for brewery (1,842 square feet); and 1,615 square feet of flexible retail space. Lower level: 1,215 square feet of prep area (most of this level is open to the basement level). First floor (street level): four (4) units of retail space; one (1) unit of office space (presumed to be used by the proposed brewery); and one (1) area of food and beverage space. Second floor: four (4) apartment units and a large shared deck. Third floor: a second level for each of the 4 apartment units, and another large shared deck.

The proposed uses require special use permits from the Tusten Planning Board, and one of the proposed uses in this mixed-use development (for Garden Apartments) is listed as an Appropriate Special Use in the Schedule of Uses in the Land and Water Use Guidelines. All other uses are listed as Compatible. Therefore, the project is reviewable as a Significant Project. Since the project requires a special use permit under local ordinances, it is reviewable as a Class II project.

The Project Review forms from the Project Review Workbook are attached to Engelhardt's report. She read and reviewed the Schedule of Uses Comparison with committee members, saying the project conforms to the objectives of Criterion 1. There will be limited proposed development on the lot itself, as most of the proposed development is in the renovation of the existing building. The proposed "garden apartments" are an appropriate special use, and their number (4) is well-suited to a building of this size. In accordance with the Land and Water Use Guidelines, in general, development is encouraged in hamlet areas. Engelhardt said we do not find the proposed uses to be objectionable in the proposed location in the Narrowsburg hamlet. She finds that this project substantially conforms to the River Management Plan, and recommends submitting a finding of substantial conformance to the National Park Service. A Motion by Dudko seconded by Henry to move the recommendation to full Council carried.

**Substantial Conformance Review 2022-04 – "Big Eddy Brewing" - Town of Tusten (48:00):** Engelhardt said the property in question is located at 90 Main Street in Narrowsburg, NY; Section 9, Block 10, Lots 11.2 and 12 on the Town of Tusten tax map, with the same description as above. The applicant (AMJR LLC) is proposing to construct a brewery (Big Eddy Brewing Co.) and associated dining establishment within the existing structure which is to be renovated as a mixed-use development. The other uses within the building (retail space, office space, and apartments) have been submitted to the Tusten Planning Board as a separate application and will therefore be reviewed separately by the UDC. This report covers the proposed brewery and associated dining establishment only.

The applicant will require a special use permit for this project, as the only uses permitted in the DB zoning district are: 1 and 2 family dwelling units on less than 15% slope; and arts, crafts and antique shops. There are two Special Uses listed for the DB zoning district which apply to this application: Eating and Drinking Establishments and Light Industry. The brewery and brewing operations are considered Agribusiness, which is Light Industry. Therefore, these would appear to cover all of the proposed uses. The applicants must obtain special use permit(s) to allow their proposed development.

A meeting of the Town of Tusten Planning Board was held on 2/22. The Board heard a presentation from the applicant and named itself lead SEQRA agency. A review letter from an engineer was presented to the applicant. There were questions about the brewing facilities which the applicant addressed. There was much concern about parking for the brewery. The applicant has provided a plan to provide off-street parking. The matter was continued until 3/22. In the Land and Water Use Guidelines of the River Management Plan, Eating and Drinking Establishments are classified as "Compatible Uses" for Hamlets. Listed as "Appropriate Special Uses/Conditional Uses" are Light Industrial Uses.

There will be limited proposed development on the lot itself, as the existing building will be renovated. The proposed light industry (the brewery, which is considered an agribusiness) is an appropriate special use, and it appears to be well-suited to a building of this size. Breweries (and brewers) are licensed and regulated, and impacts on the environment are not anticipated. In accordance with the Land and Water Use Guidelines, development is generally encouraged in hamlet areas. UDC does not find the proposed uses to be objectionable in the proposed

location in the Narrowsburg hamlet. Project Review members had concern about adequate parking for the brewery. Committee members noted in the promotional ads that river users were not wearing Personal Flotation Devices and were carrying bottles on the river. Engelhardt finds that this project substantially conforms to the River Management Plan and recommends submitting a finding of substantial conformance to the National Park Service. A Motion by Dudko seconded by Henry to move the recommendation to full Council carried.

Richardson said he wanted to hear the formal substantial conformance review reports from Engelhardt because there had been claims from the NPS that certain projects were not reviewed over the years. He said he's been at UDC since 1989 and UDC has reviewed a lot of projects that NPS has sat-in on through this committee. Richardson said typically it was Dave Soete giving comments regarding his reviews to members and the committee would then vote. The problem was that there was no record that the committee went through the review process themselves. He said it may be repetitious but we will have a record going forward.

**Highland Access Project Bidding Update (64:15):** Ramie said that Sullivan County received a \$500,000 grant for the Highland Access Project upgrades to make it more user-friendly and decrease the slope to the river. We received correspondence from Heather Jacksy at Sullivan County Planning to say that unfortunately, it's been bid twice now unsuccessfully. Most recently they received two bids that exceeded the available funding amount. The next phase is to request contractors to itemize the breakdown of their costs. They do have a contract with Delta Engineering to help them with the construction stage.

**Other:** None.

**Old Business**

**River Corridor Maps (67:05):** Engelhardt will continue to seek assistance from Sullivan County with the production of six river corridor maps that the other four counties have agreed to provide for their towns and townships to depict the Upper Delaware Scenic and Recreational River boundaries.

**3/16 Penn State Extension Land Use Webinar Series Report (71:00):** Engelhardt said the webinar this month was on Crime Prevention Through Environmental Design (CPTED). There are four CPTED principles: surveillance; access management; territorial reinforcement; and quality environment. She will attend the 4<sup>th</sup> of the 5-part Penn State Extension Land Use webinar series on 4/20 and report back to the committee on information learned.

**Other:** None.

**Public Comment:** None.

**Adjournment:** A Motion by Greier, seconded by Henry, to adjourn the meeting at 7:46 p.m. carried.

*Minutes prepared by Ashley Hall-Bagdonas, 4/6/2022*