

Upper Delaware Council
PROJECT REVIEW COMMITTEE MEETING MINUTES
September 28, 2021

Committee Members Present: Jeff Dexter, Fred Peckham (Zoom), David Dean (Zoom), Jim Greier (Zoom), Al Henry, Aaron Robinson, Susan Sullivan
Committee Members Absent: Larry Richardson
Staff: Laurie Ramie, Shannon Cilento, Ashley Hall-Bagdonas (Zoom)
NPS Partners: Absent
Guests: Roger Saumure- Shohola Township Alternate

The UDC's Project Review Committee held its monthly meeting on Tuesday, September 28, 2021 at the Council office in Narrowsburg, NY. Vice-Chairperson Robinson called the meeting to order at 7:44 p.m. There was no public comment on the agenda.

Approval of the August 24, 2021 Meeting Minutes and September 14, 2021 Special Meeting Minutes: A motion by Dexter seconded by Dean to approve the August 24, 2021 Meeting Minutes and September 14, 2021 Special Meeting Minutes carried.

Resources and Land Use Specialist Update:

New York State Town Projects

Town of Hancock: Community Profile- The Hancock Partners have recently published a new *Hancock Community Profile*, prepared by Tom Shepstone. The guide was completed concurrently with the Town & Village Joint Master Plan (FY2021 TAG) with an anticipated audience of realtors, new and prospective business owners, and others who need a portrait of the area before investing. It includes a section dedicated to commercial land and space available as well to assist in connecting investors with opportunities.

Junction Pool- On 9/15, Ramie and Cilento met with Valerie Senese of Hancock Partners and planners Shanasia Sylman and Tomas Deza of the Rivers, Trails and Conservation Assistance (RTCA) Program of the NPS about the plan for Junction Pool River Access for which an NPS grant was received by Hancock Partners. The grant is to provide design and technical assistance to National Park Service unit-adjacent communities and spaces. Once the site plan is further refined, Hancock Partners will submit to the UDC for preliminary comments on its compliance with the RMP. The project plans to accomplish the following: Knotweed remediation in partnership with FUDR; increased parking at access; mud-free infrastructure for a kayak and boat launch; ADA-accessible parking and access to water and additional and improved wayfinding signage.

Town of Tusten: Bar Veloce, Bridge Street, Narrowsburg- We reviewed this project for substantial conformance as UDC 2020-01 in July 2020. The project was a special use permit to operate a café in the Narrowsburg Motors property. The applicant/building owner has since completed major construction on the rooftop which was not part of the original site plan review or special use permit application. The Town and its engineer are now reviewing the rooftop as there will be a live-load on top that has not been yet approved. Sullivan heard they did not have a Certificate of Occupancy and parking issues.

Artist Space & Studios, 2nd Street, Narrowsburg- This project is located at the former shop of Art Peck in the Flats. The proposal is to establish multiple artist studios, a plant shop, and a temporary living space for visiting artists. The property is located in the General-Residential (GR) District in which retail shops are not an allowable nor special use. This project would not be considered a home occupation as there would not be a permanent resident, and the proposed rental unit space is only a small portion of the building, not a principal use. It is on the agenda for the 9/28 Tusten Planning Board meeting. Cilento shared that information with Hendrix and will update the committee if she hears back from the Town.

Former Rasmussen Building, Main Street, Narrowsburg- This project is on the 9/28 Planning Board agenda as more of a discussion item according to Ed Jackson. The current plan is to develop a brewery and restaurant in the rehabilitated building with rooftop dining overlooking the river off the back of the building.

Town of Highland: The Barnes Landfill remediation project in Barryville is slowly moving along. The County and Tectonic Engineering are still trying to gain site access and are working with their attorneys to do so. Tectonic plans to assess the landfill liner and potential leaks once they can get on the property.

Broadband Access: NYS Comptroller Thomas DiNapoli announced that over 1 million households in the state are currently without broadband connection. Cilento's Resources and Land Use Specialist Update provided images showing that 15-20% of households in Delaware County lack broadband access within their homes while Sullivan and Orange have 6-14.9% of their households without broadband. The second shows that in Delaware and Orange Counties, 1-5% of households lack even the ability to have broadband even if they wanted to or could pay for it. Surprisingly, the map shows only less than 1% of Sullivan County's population is without availability.

Commonwealth of Pennsylvania Projects

Westfall Township: In the June 2021 discussion items, it was reported that a group of Mill Rift residents expressed concern over the new owner of the former Glenwood Hotel damming a tributary of the Delaware. On Sept. 6, as reported by the Pike County Dispatch, residents reported more complaints of continued illegal construction. The property's waters are also listed as a protected Class A stream and the construction has been reported to multiple state and local agencies. According to Michele Long of Pike County Conservation District in a 9/23 email, "Our office has been working with the consultant and contractors on this project since the beginning of August – which only got an approved E&S plan before Labor Day – but with the caveat to complete the work in low flow, which they did not do and the contractor has not followed the plan. The Fish and Boat Commission has also been out there as well as Army Corp of Engineers and DEP. It's my understanding that the dam needs to be fixed and the current dredging project – which was to be done during low flow – is to get to the dam, inspect it and provide design for fixing it to DEP Dam Safety. It is a wild trout-producing stream so they will need to either complete the work by October 1st or get a waiver from Fish and Boat Commission to complete it."

Cilento said all of the FY2021 TAGs have been submitted and were reimbursed.

Old Business

Land Use Complaint 2021-11: Tow Path Road, Lumberland: Cilento has no further updates. This was intended for Hendrix who is on leave currently.

Land Use Complaint 2021-12: River's Edge Road, Damascus: Cilento contacted Ed Lagarenne the Zoning officer for Damascus and Dexter was copied on most of that correspondence. Lagarenne asked her to reach out to Keith Pierson from Wayne Conservation District and he said he had reviewed the site. It had trees and brush removed and some disturbance at the time of inspection. Pierson contacted the parties involved and they cleaned up the site and seeded it and got grass growing. It was a bit early in the germination cycle to determine if the vegetative stabilization meets the regulatory requirements. Pierson will be going back to the site to reassess. The proposed plan for the site is to have three cabins placed on helical piles for foundations. Pierson has been in touch with the township and we will be asking for submission of an Erosion and Sediment Control plan prior to starting construction of the cabins, etc. He also provided Cilento photos of before they reseeded and after. Cilento said that Pierson and Lagarenne are on top of it and she's closing out this complaint.

NPS 9/16 Memo: UDC Definition of Substantial Conformance: Robinson said we have received a 9/16 Memo on UDC's interpretation of Substantial Conformance. Ramie said this is out of the blue because it was back in April that UDC passed this position about Substantial Conformance and NPS was involved and at the table when it was developed. Ramie said she doesn't know what prompted this or why it came through the mail so formally. Cilento said she also finds it odd that every memo we get from NPS is sent by email but this came by mail. Greier said substantial conformance is written well in the River Management Plan (RMP) and it's been working for 34 years. It's interpretive the way it's written. Saumure said the RMP could have left out the word substantial and it could have been stronger stating conformance. Robinson said NPS has our position in writing and we will see what they communicate.

Our written position was based on a prior superintendent suggesting that substantial conformance translated to, matching 100% of the Land and Water Use Guidelines principles and objectives.

Other: None.

New Business

FY 2022 TAG- Town of Tusten Revised Application: After our Special TAG meeting on 9/14 Cilento and Hendrix reviewed the application and asked the Town of Tusten to revise and further explain what the focused project portion of Peter Manning's work was going to be. Provided in the meeting packet is a revised application. The focused project is going to be establishment of Conservation Advisory Council and advancement of Open Space Planning which is part of the newly adopted Conservation Plan that sets to reactivate the Conservation Advisory Council (CAC). The Town's CAC was originally formed in 2007 and spearheaded the Tusten Natural Resources and Open Space Inventory (2011). The original application requested \$15,000 and this application is requesting \$4,700 for Manning's consultant work on implementing zoning changes with the Zoning Review Committee, the adoption process of the Town's zoning amendment, and establishing the Conservation Advisory Council and Advancement of Open Space Planning. Cilento said this is UDC's only TAG this year. Cilento reviewed this. They are implementing things from the Town's Comprehensive Plan and updating their Natural Resource Plan and that can be easily justified to NPS. A Motion by Henry seconded by Sullivan to recommend approval of the revised application carried unanimously. Ramie said there will be a resolution at the 10/7 UDC meeting so there will be another chance to discuss this committee's recommendation to full Council if needed.

Skidders Falls-Milanville Bridge 9/23 PAC Notes: Ramie said we will probably share this at the 10/7 meeting as well. This second Project Advisory Committee meeting happened on 9/23. Ramie participated virtually on UDC's behalf. Her notes are provided in the meeting packet. PennDOT primarily stressed they are not at the stage of developing alternatives, meaning repair, replace or remove. They are at the stage of preparing the Purpose and Need Document. They reviewed what studies have been taking place. One important part of this was the public comment process and they assured that if you submitted a comment via email, called the hotline, or mailed them, PennDOT received the comment and will be responding to all of them in a comprehensive summary document that will be posted to the project webpage in the near future. During their PowerPoint they provided graphs on public input and Ramie provided one slide she had later requested to committee members. She said you can graphically see restoration and rehabilitation of the bridge came up on top in terms of people's concerns. It's in the information gathering and research phase now but they did say the Purpose and Need Document will come with a 30-day comment period. The estimated timeframe for that document is by the end of this year.

Other: None.

Public Comment: None.

Adjournment: A Motion by Dean, seconded by Henry, to adjourn the meeting at 8:27 p.m. was carried.

Minutes prepared by Ashley Hall-Bagdonas, 10/5/2021