

**Upper Delaware Council**  
**PROJECT REVIEW COMMITTEE MEETING MINUTES**  
**October 22, 2024**

Committee Members Present: Larry Richardson, Al Henry, Fred Peckham (Zoom), Aaron Robinson, Christine Martin (Zoom), Ginny Dudko, Harold Roeder (Zoom)

Committee Members Absent: Jeff Dexter

Staff: Laurie Ramie, Kerry Engelhardt, Stephanie Driscoll

NPS Partners: Carly Marshall

Guests: Bill Dudko

The UDC's Project Review Committee held its monthly meeting on Tuesday, October 22, 2024. Chairperson Richardson called the meeting to order at 6:30 p.m. There was no public comment on the agenda.

**Approval of September 24, 2024:** A motion by Robinson seconded by G. Dudko to approve the 9/24 meeting minutes carried.

**Resources and Land Use Specialist Update:**

**New York State Projects**

The Notice of Applications Received of the DRBC has not yet been published for October.

**Town of Highland**

Camp FIMFO – Engelhardt reported that the applicants for the Camp FIMFO project accepted the comments the Town of Highland Planning Board made regarding the Draft Environmental Impact Statement (DEIS) at the September 24 planning board meeting. They had several questions about the comments. She had a virtual meeting with a few representatives of the applicant on October 9<sup>th</sup> to discuss our three outstanding comments so that they could clarify how to address them. Marshall had a similar conversation with the applicants to discuss the NPS comments as well. The next step is for the applicants to revise the DEIS and submit to the planning board, who will accept the report, and then it will be open to public comment.

Martin asked Engelhardt to elaborate. Engelhardt said the UDC had a few questions. The first question was about the blasting to be done. She wanted the applicant to explore alternative options that were better for the wildlife in our area. The applicant said NYS DEC makes the decision on blasting, which is satisfactory to her. Secondly, Engelhardt wanted them to do a scan and identify if there were any Hemlock or Ash trees in the area and address what would happen in the coming years if they are decimated by Emerald Ash Borer or Hemlock Woolly Adelgid. The third question was about Beaver Brook; to make sure that any tree removal near the brook wouldn't affect the temperature of the stream. The applicant wasn't sure how to address that. Engelhardt said she wasn't looking for a high level of detail about it. She just wanted to show if there would be clearing around the brook and to describe what the clearing would look like and for what purpose. Martin thanked Engelhardt for clearing that up.

Kate Project – Engelhardt stopped by the site today to take photos (shown during the meeting) of the large piece of coal that's been moved to its new location alongside the pedestrian pathway. Additionally, concrete wheel stops have been installed in the parking area at the Barbara Yeaman Eagle Observation Area and the wheelchair accessible path has been completed.

Highland Access – Engelhardt stopped by the site today and noticed that most of the signage has been installed. The sign for the access along Route 97, signage visible from the river, and other signage has been installed. The large, four-piece sign with NPS information still needs to be relocated. A photo was

shown during the meeting of a man-made looking rock wall formation in the shallow part of the river toward the bank next to the access ramp. Everyone agreed it looked manmade. Marshall said NPS will look into it.

### **Commonwealth of Pennsylvania Projects**

The Notice of Applications Received of the DRBC has not yet been published for October.

#### **Damascus Township**

Willow Wisp Farm – Engelhardt said she still has not received materials from Ed Lagarenne regarding this barn project. She plans to reach out to him.

Calkins Bridge Replacement – Engelhardt said PennDOT issued a press release regarding the replacement of a bridge over Calkins Creek in Milanville, right next to the Park Service’s Milanville office. They were seeking public comment. The project is still in very early stages. She did not offer any substantive comment, however she did inquire as to whether there was any information regarding an anticipated timeline for construction and received the following response from Justin R. Mitchell, PE, PTOE of SAI Consulting Engineers, Inc.:

“The project is currently scheduled to be Let in September 2026 with anticipated construction in 2027. We are still in the Preliminary Design stage, so the Let Date is still subject to change. The project is anticipated to be completed in one construction season (typically April through November).”

#### **Lackawaxen Township**

Two Rivers Anglers, LLC – At Thursday’s Lackawaxen Township Zoning Hearing Board meeting, there will be an appeal heard from Two Rivers Anglers. This property is located on the north side of Scenic Drive, on the banks of the Lackawaxen River, just upstream of the confluence with the Upper Delaware River. Among other existing buildings, the property contained a pre-existing, nonconforming wooden deck, which included a gazebo, fence and dining tables. The applicants removed this deck. They applied for a zoning permit to construct a steel frame and concrete block deck in what they claimed was the same footprint.

The zoning permit was denied: setbacks from the Lackawaxen River and from the property line are not met, a portion of the construction is on another parcel of land owned by others, and the burden of proving that a pre-existing structure existed in the same footprint was not met. The deck was constructed anyway. The applicants are appealing the zoning permit denial. Engelhardt plans to attend the meeting on Thursday.

### **Open Substantial Conformance Reviews**

Project ID	Project Name	Municipality	Action	Status
2024-05	Kate Project	Town of Highland, NY	Class II – Constructed by a government agency	Recommendation of Substantial Conformance sent to NPS on 9/6/24.
2024-06	Freeman Garage	Town of Lumberland, NY	Class II – Special Use Permit	Recommendation of Substantial Conformance sent to NPS on 9/9/24.
2024-07	Saint Shohola Deli	Shohola Township, PA	Class II – Conditional Use Permit	To be discussed tonight.
2024-08	The Hamlet Dream	Town of Highland, NY	Class II – Special Use Permit	To be discussed tonight.
2024-09	Julius Robinson	Town of Highland, NY	Class II – Special Use Permit	Received application materials 10/21/24. To be reviewed at next month’s meeting.

Additional Comments:

1. Marshall received information regarding boulders at the top of the ramp at the Highland Greenspace area and included that information in her submission to Region.
2. There is an application in front of the Town of Highland Planning Board for Julius Robinson to construct an accessory structure on a vacant lot. This requires a Special Use Permit. We will be reviewing at next month's Project Review Committee meeting.

### **FY 2025 Technical Assistance Grants**

We have received a signed contract from the Town of Deerpark for their FY 2025 Technical Assistance Grant. We have yet to hear from Berlin Township or the Town of Tusten with their signed copies of the contract. Contracts were emailed to applicants October 4<sup>th</sup>. Engelhardt said she will reach out to Berlin and Tusten.

### **New Business:**

**Substantial Conformance Review 2024-07: Saint Shohola Deli, Shohola Township:** Engelhardt said she was present at a couple of the Shohola Planning Commission meetings where the applicant for the Saint Shohola Deli was on the agenda. At the time, he had some work to complete before the application could move forward. The applicant received approval at the September Shohola Planning Commission meeting. When the Planning Commission secretary sent Engelhardt the information on the application to her, they had said it would be a topic on the next Board of Supervisors meeting agenda. However, when Engelhardt looked up the agenda she didn't see the deli listed. She plans to reach out to the secretary to find out more.

The property is located at 117 Richardson Ave in Shohola, Pennsylvania; TAX ID 021.03-01-33 on the Pike County tax map. It is located in the GC General Commercial zoning district in and on the west side of Richardson Avenue. It is in a "hamlet" area of downtown Shohola, across the street from the Post Office and in an area of small businesses and some residential dwellings. The applicant's mother has moved out and he is proposing to convert the dwelling to a deli-sandwich shop. In order to meet local zoning requirements, a gravel parking lot area will be constructed with twelve parking spaces. A porch will also be added to the building. Engelhardt added up the porch to be installed and existing dwellings on the property, which came in below the 10% impervious coverage. In the Land and Water Use Guidelines of the River Management Plan, Eating and Drinking Establishments is defined as *A facility open to the public, which serves prepared food and beverages*. Eating and drinking establishments are a Compatible Use in Hamlets and an Appropriate Conditional Use in Recreational Segments. She has filled out a Substantial Conformance Review from the Project Review Workbook. We have received no signage for the deli and there is no current signage. She will reach out to request signage when it's available. The business seems to be appropriate in the location. She included an ariel photo of where the property is located on the tax map. She also provided some photos she took this morning of the property and its view from the street to show the surrounding uses. The area is very flat and some of the lawn grass will be replaced with gravel at the location to provide room for parking.

Robinson pointed out that there are a few errors in the Substantial Conformance Review appendix. Engelhardt noted them and will make those updates. Robinson said the Planning Commission sent it to the Board of Supervisors for Conditional Use. He commented that the applicant has come through with every request the Planning Commission has made.

Engelhardt said the submission documents from the application included a site plan and narrative, which we don't always receive. The property has a private well and septic. At the Planning Commission meetings she attended where this application was on the agenda, the well and septic were a topic of discussion. The applicant understands that they need to be updated.

Ramie asked if the Department of Health is a component in this application, since it's a deli? Robinson said in PA, it's the Department of Agriculture that regulates food and beverage services. Ramie said if that didn't get approved, the business could not proceed. Robinson said yes.

Engelhardt recommends that the Saint Shohola Deli in Shohola Township does substantially conform to the River Management Plan. A motion by G. Dudko, seconded by Henry, to recommend substantial

conformance for Saint Shohola Deli to the National Park Service, carried. Engelhardt said we will await signage plan as well.

**Substantial Conformance Review 2024-08: The Hamlet Dream, Town of Highland:** Engelhardt did not have time to prepare a full report for The Hamlet Dream as she only received the full application yesterday, so there will be no vote on this tonight. The project is within the Town of Highland. The applicants would like to remove a load bearing wall downstairs to create a gift shop, and do some renovations upstairs to create two apartments.

Martin asked if the upstairs level were once apartments? Robinson said he doesn't believe there were any residential dwellings in that building. It was a real estate office previously. Martin asked who the applicants are? Engelhardt said Victor and Vanessa Mendes. This will be on next month's Project Review agenda.

**Other:** Richardson said since the passing of Town of Cochection's Planning Board Chairperson Earl Bertsch Robert Smith will now be serving as Chair. Jason Kraack will fill in for rest of Bertsch's term. Brenda Farmiloe will be "on call" as an alternate to fill in for members who cannot make it to meetings going forward.

Old Business:

**Camp FIMFO Project Update, Town of Highland:** Engelhardt said we are waiting for the applicant to revise their Draft Environmental Impact Statement (DEIS). G. Dudko asked how long it's been since this application was first reviewed? Engelhardt said the applicant made their first presentation to herself and Ramie in or around January of 2022. The UDC issued our recommendation of Substantial Conformance in September of 2022. The NPS issued their determination of Substantial non-conformance in July of 2023. Robinson said it's been mentioned that FIMFO is the largest project this corridor has ever seen but that isn't true. In 1887-1907 the Erie Railroad brought up over 1,000 people a day to visit the Shohola Glen Amusement Park in Shohola Township. The excursion was roundtrip and cost \$1. Just to sustain the ice demand for drinks, there were dozens of people employed over the winter. That's how large of an operation it was. It was truly amazing. G. Dudko asked if there was anyone local with knowledge on the Shohola Glen Amusement Park? It would be an interesting presentation for the UDC meeting. Robinson said Historian George Fluhr was the person who knew the most about it. He added that after the amusement park was gone, one of the largest sawmills in PA was established at the same site using the same infrastructure to ship lumber down Shohola Creek. Ramie said she remembers seeing a historic article in one of the old UDC newsletters on the Shohola Glen Amusement Park that George Fluhr may have written.

**UDC/NPS Project Review "Road Show" Update:** Marshall said they completed their last member town/township Road Show last night at Lackawaxen Township. They are scheduled to meet with Sullivan County Planning on November 4<sup>th</sup>. While they are there, they will try to schedule a presentation date with Sullivan County Legislature. Richardson asked if they got any response from Buckingham or Manchester? Marshall said they have communicated; for next month there are scheduling conflicts. She is going to try to get them scheduled for 2025. Richardson asked if NPS has had to review any projects this year in either of those townships? Marshall said no, only one solar ordinance. Ramie said that Lackawaxen Township livestreams their meetings, and the meeting last night that Marshall, Engelhardt, and Kurnath spoke at is available on their Facebook page. She watched the approximately 14- minute portion of the recording this morning and said so far there were 817 views. That's impressive outreach. She asked if any other towns or townships have livestreamed/recorded their meetings? Engelhardt said perhaps a few, definitely Tusten. Ramie asked if they had an introduction from Lackawaxen's UDC rep? Engelhardt said no, Doug Case wasn't able to make it.

**Other:** None.

**Public Comment:** None.

**Adjournment:** A Motion moved by G. Dudko, seconded by Henry to adjourn at 7:04 p.m. carried.

*Minutes prepared by Stephanie Driscoll, 10/23/2024*