Upper Delaware Council
PROJECT REVIEW COMMITTEE MEETING MINUTES
October 28, 2025

Committee Members Present:	Larry Richardson, Al Henry, Aaron Robinson, Harold Roeder, Jim Rodgers, Ginny Dudko, Jeff Dexter, Christine Martin (Zoom)
Committee Members Absent:	None
Staff:	Laurie Ramie, Kerry Engelhardt, Stephanie Driscoll
NPS Partners:	None
Guests:	Bill Dudko

The UDC's Project Review Committee held its monthly meeting on Tuesday, October 28, 2025. Chairperson Richardson called the meeting to order at 6:30 p.m. There was no public comment on the agenda.

Approval of September 23, 2025 Meeting Minutes: A motion by Robinson seconded by Rodgers to approve the 9/23 meeting minutes, carried.

Resources and Land Use Specialist Update:

New York State Projects
DRBC Dockets – The DRBC Notice of Applications Received has not yet been posted for October.

Open Substantial Conformance Reviews

Project ID	Project Name	Municipality	Action	Status
2025-04	Golden Horde Farm and Campground	Cochecton, NY	Class II – Site Plan	Council recommended substantial conformance on 10/2. NPS determination delayed due to federal government shutdown.
2025-07	Rosen Garage Apartment	Lumberland, NY	Use Variance/Site Plan Review	Full council recommended substantial conformance 9/4, sent to NPS 9/8. NPS confirmed with recommendation of substantial conformance 9/12. **Closed.**

Additional Comments:
Golden Horde Farm and Campground – The public hearing was held. The town will be sending the application to the County for their 239 review. After speaking with the Board Engineer, Engelhardt does not expect the board to vote until at least the November meeting.

FY 2025 Technical Assistance Grants
We have received completion documentation from all three grant recipients. We will discuss more later in the agenda.

Applicant	Project Description	Award	Project Status
2025-01 Town of Tusten	Pt II of Open Space and Recreation Plan Development	$9,740	Contract extended until plan is adopted by town.
2025-02 Town of Deerpark	Town Brochure	$3,000	Completion Form submitted, check issued to Deerpark. **Closed.**
2025-03 Berlin Township	Tax Maps	$260	Completion Form submitted, check issued to Berlin. **Closed.**

FY 2026 Technical Assistance Grants
Engelhardt said she made changes for the Fiscal Year 2026 Technical Assistance Grant (TAG) contracts to include clear language on requirements.

Additional Comments:
Town of Tusten – Engelhardt said she spoke with Jane Luchsinger to let her know that we would award the grant once the plan was adopted by the town.

Before the government shutdown, she and Marshall discussed the contract extension via phone. She does not have anything formal or in writing from the NPS on the matter. Marshall is confident that pushing the funding into the next fiscal year won't be a problem. She didn't see a reason to object to an extension. The public hearing is scheduled for 11/10 before the Town Board meeting. It will then come to the UDC for a Substantial Conformance Review.

New Business:
2023-2024 Code Enforcement Report: Engelhardt hopes to have the final report done next month, giving a few towns and townships one final time to respond. When we are aware of any personnel changes within municipalities' Code Enforcement offices, we should reach out to them to let them know what to keep track of within the corridor. She sends out a letter every year about UDC review responsibilities, but she'll make sure it goes out in January from now on. Town of Fremont Town Clerk said they would send information, but she hasn't followed up. Delaware, Cochecton, Tusten have submitted everything she needs. Highland sent their permit information for 2023-2024 for the entire town. They only sent the open permits, and she needs closed permits as well. Hancock had no permits or variances. She will ask them to add the river corridor to their database going forward. Damascus, Shohola, and Westfall sent all their information. Westfall has a lot going on, but very little of it is in the corridor.

Rodgers asked if the new Town of Fremont Code Enforcement Officer has reached out? Engelhardt said she got an email from Fremont's Town Clerk saying she would soon receive an email from the new Code Enforcement Officer Mr. Kline. However, he wasn't cc'ed and she isn't sure how to reach out to him since he hasn't. She reached out to the Town Clerk again.

G. Dudko asked why Delaware and Lackawaxen have so many permits? Engelhardt said Lackawaxen is always like that, probably having to do with the Masthope Community. G. Dudko said a lot of people just build things and don't bother applying for permits.

Richardson said most towns are very busy, maybe we should reach out mid-year to remind them what we'll need. If you have over 100 permits to sort through, it can get frustrating. Engelhardt said if they have their database set up correctly, it's easy to sort through. She agreed that she could reach out mid-year as a reminder.

Rodgers said Engelhardt will be hearing from the Fremont Code Enforcement Officer (who is also the Building Inspector) in 2026 about the former Delaware Valley Central School. He only knows information from conversation after a Town Board meeting, but he understands that an individual had bought the school and about 60 acres. That person turned around and put the school and approximately 11 acres back on the market, retaining about 40 acres. There may be some development there. He thought that if they planned to do something with that acreage, they would need a major subdivision. Someone told him it's 10 parcels or more. He thought it was 5 or more. In 2016 they amended it to 10 parcels. He isn't sure if that property is in the River Conservation district or not. Engelhardt said they will still need to go before board for a minor subdivision. Rodgers said yes, but it will be less hurdles. Robinson said he's seen a lot of town/townships use 10 or less. In Shohola if you do that, you still have rigid road specs and lot sizes. It doesn't mean it will become a haphazard development. There is less engineering work but there is still a lot to it. Once you get into major subdivision, it gets complicated. Rodgers said someone had gutted the old Delaware Valley School and planned to open a boarding school for girls in the U.S., then Covid happened and the redevelopment did not happen. The developer never made any money off of it.

Other: None.

Old Business:

Local Waterfront Revitalization Plan for the Upper Delaware Corridor Follow Up: Engelhardt said she still doesn't have an answer on this. She meant to speak with Heather Jacksy of Sullivan County Planning at the Upper Delaware Rendezvous but didn't get a chance, and then she was out of the office today at the Highland River Access dedication. Ramie asked Engelhardt what she plans to ask Jacksy? Engelhardt wants to know if the Callicoon Riverside Park is part of this plan, and if this plan involves Ten Mile River, then they should be aware of all the issues with that and that the River Management Plan (RMP) needs to be followed. Henry said in the RMP, under Facilities, it specifically says if it is not listed by either the state or federal government, the only way you can increase it is to amend the RMP. That hasn't been done by the NPS for anything. He recommends everyone reads that section. It's enlightening. Richardson said what he took away that part of the RMP's goals are is to increase public access to the river. It's a broad concept, but he believes that's the overall picture. We didn't know there would be solar during the conception of the RMP and they couldn't predict where all accesses would be. It's worth reading that section over again. Henry said the NPS has requested that the council amend the plan if they wanted to make a change. It should be reviewed according to the plan. He isn't opposed to new accesses, but you either follow the RMP or come up with a good excuse why you don't have to. If you do come up with an excuse, what's the value of the RMP and why would we have to follow it if the government doesn't have to? The government hasn't followed it before, Henry said.

Land Use Complaints: Engelhardt said not much has changed. She sent Martin a copy of the review letter that Lumberland's engineering consultant Tim Gottlieb prepared on The Outpost. The letter is from 6/5 and they haven't been back before the board since then. Richardson asked if there was anything new about the woman who planned to approach the council about fishing and navigation rights? Ramie said we discussed that topic at the 10/21 WU/RM Committee and it is summarized in those meeting minutes. B. Dudko said several people have harassed fishing guide Evan Padua while on the river regarding that subject, according to what Padua said at WU/RM. Henry said it's not just an East/West Branch issue; there were issues on the main stem Delaware also.

Other:

Public Comment: None.

Adjournment: A motion moved by G. Dudko, seconded by Henry to adjourn at 6:59 p.m. carried.

Minutes prepared by Stephanie Driscoll, 11/3/2025