

Upper Delaware Council  
**PROJECT REVIEW COMMITTEE MEETING MINUTES**  
**May 28, 2013**

Committee Members Present: Larry Richardson, Harold Roeder, Jr., George Fluhr, Debra Conway,  
Jeffrey Dexter, Nadia Rajsz  
Committee Members Absent: Fred Peckham  
NPS Partner: Sean McGuinness  
Staff: Laurie Ramie, Cindy Odell, Travis O'Dell  
Guests:

The UDC's Project Review Committee held its monthly meeting on Tuesday, May 28, 2013 at the Council office in Narrowsburg, NY. Chairperson Larry Richardson called the meeting to order at 8:59 p.m

A motion to approve the April 23 meeting minutes was made by Rajsz, seconded by Dexter and carried. There was no public comment on the agenda.

**Discussion Items Report**

**Substantial Conformance**

**Town of Hancock:** T. O'Dell reported that he has scheduled a meeting with Delaware County Chief Planner Shelly Johnson-Bennett, who works closely with the Town of Hancock planning board, to go over the substantial conformance checklist from the Project Review Workbook and discuss how the town does and does not meet the criteria for substantial conformance.

**Town of Delaware:** T. O'Dell said the town's 2006 Zoning Law and the current proposed amendments were reviewed according to the Principles and Objectives as described in the Project Review Workbook. Under new business a letter to the National Park Service with the Council's recommendation will be discussed. Attached to the letter is a copy of the Substantial Conformance review for the 2013 Zoning Amendments. On May 29<sup>th</sup>, there will be a public hearing at 7 p.m. on Local Law 4 of the year 2013 entitled "A local law amending the Zoning Law and Zoning Map of the Town of Delaware, Sullivan County, New York." O'Dell plans on attending this meeting

**Project Review Update**

**Upper Delaware Bridges:** T. O'Dell reported that several of the Upper Delaware bridges are slated for further repairs and construction in the near future. Most notably is the Narrowsburg Bridge which is expected to begin by mid-June and anticipated to remain a one-lane bridge until 2015 in order to design more long-term repairs. See the May 17<sup>th</sup> press release by Ramie for further information on the condition of the Upper Delaware Interstate bridges, O'Dell added. Rajsz questioned if the replacement of the Pond Eddy bridge is to begin in 2014. Ramie said the next step will be to reconvene the Design Advisory Committee and then the bridge will go to the final engineering phase. McGuinness noted that they will have to get all the permits in place. Ramie said construction is anticipated to take place during the construction seasons in 2014 and 2015, but noted that is subject to change. Dexter commented that the Skinner's Falls bridge has reopened. Ramie noted the Narrowsburg bridge repairs have not begun yet due to a delay in the manufacturing of the steel grate deck. She added that June 10<sup>th</sup> is the date we have heard that work is to begin there.

**Town of Deerpark:** T. O'Dell said that on May 13<sup>th</sup> the UDC received the Hawks Nest Cafe re-building plans from the project engineer John Fuller stating that this project is before the Town's planning board. The site plan is unchanged from 2010. A comment letter on the project was submitted to the Town planning board from the UDC on May 6, 2010 with comments in regards to the septic area, parking, lighting, and the design of the new structure.

O'Dell said that Deerpark Village, Inc. proposes to develop a 243 acre parcel into a 1,518 unit Planned Residential Community. The parcel is located on Wilson Road and the site is located in the Planned Residential Retirement District (PRRD) Zoning District. O'Dell noted that part of Wilson Road is in the corridor. The Supplemental Draft Environmental Impact Statement (SDEIS) describes a cluster building layout as its main subject and also includes a description of a conventional subdivision layout in the "Alternatives" Section. This development will provide townhouse style homes averaging 2 bedrooms in size and will be served by two loop roads both beginning and ending on Wilson Road. Included in the development is a 9.7 acre area to be used as a commercial/retail site. The development will also provide open space and on-site amenities. The project will be served by private, on-site community water and sewage disposal systems, including several wells and a surface discharge waste water treatment facility. Subsequent to such approval, no development can take place until the approval by the Planning Board of site plans and/or subdivision plans for individual stages of development, which review would in each instance also require further SEQRA review. A SDEIS has been completed and accepted for the proposed action along with the approval of a Comprehensive Development Plan by the Planning Board. O'Dell spoke with Planning Board Chairman Alan Schock about both of these projects and will arrange a meeting in the future to discuss the roles of the UDC and the planning board. Look for updates on these projects as they progress.

Fluhr asked if the Deerpark project is in the area of the "Lifting Rocks" on Wilson Road. O'Dell said he is not familiar with the "Lifting Rocks", therefore he is not sure. Fluhr noted that it is a prehistoric rock formation.

**City of Port Jervis:** O'Dell said a public hearing was being held May 28<sup>th</sup> at the Port Jervis City Hall to discuss the Port Jervis Whitewater Park. Permit applications to the Army Corps of Engineers, the New York State Department of Environmental Conservation, and the local floodplain manager will be submitted for the project by the end of the month. The project will span approximately .5 mile along the river on the Port Jervis side and offer kayaking, surfing, rafting, boogie boarding, swimming, fishing, canoeing, sunbathing, running, nature watching, and more.

**Shohola Township:** O'Dell reported that the township has adopted a Local Economic Revitalization Tax Assistance Act. It provides tax abatement for industrial and commercial improvements on properties within the township. The Act is supported by both the Pike County Commissioners and the Delaware Valley School District. The hope is to make the township more attractive for businesses. A brief discussion about the program took place.

**Berlin and Damascus Townships:** O'Dell said these townships have updated their floodplain ordinances. These updated ordinances are mandatory in order for the municipality to be enrolled in the National Flood Insurance Program, otherwise known as NFIP. In addition to the insurance, the township also needs to be in compliance with the updated ordinance in order to receive disaster relief funding from FEMA in times of emergency. The municipalities were required to have these updated ordinances adopted by May 16, 2013.

**Lackawaxen Township:** O'Dell noted that PA DEP District Mining Manager Michael Menghini has all the information and bonding for the Holbert Quarry permit and therefore would like to schedule a meeting with the NPS and UDC at the site to go over the permit and site requirements per our last meeting on September 20, 2012. Tentative dates for the meeting are 6/20, 6/21 or 7/2.

**PA DEP:** O'Dell said that in regards to the Draft Sewage Facilities Planning Module Review for Onlot Sewage Systems Proposed in High Quality and Exceptional Value Watersheds, there is now legislation making its way through the Pennsylvania House of Representatives which could render the new rules moot. However, the DEP will continue with making appropriate changes to the document and will publish a revised guidance document and open another public comment period should the legislation be delayed or unsuccessful. Dexter reported that he met DEP representatives in Harrisburg earlier in the month to receive an update about this policy.

**TAG Update:** T. O'Dell reminded members that the deadline for project completion is July 26, 2013 and that date is strict. Fluhr asked what is the deadline for applications for the next round of TAGs. He was told August 30, 2013.

**Training Update:** T. O'Dell reported he has been participating in a Climate Solutions University Model Forest Policy Program as part of a team from the Common Waters Partnership. He said on May 10<sup>th</sup> he attended a meeting with other team members at the Pike County Planning Department. The group is actively seeking participants to assist with the development of a Climate Adaption Plan for the Upper Delaware region. O'Dell told members to contact him for more information.

O'Dell noted that on April 29, 30 and May 1, he, Ramie and Dexter attended the NPS Foundation Document Workshop. The workshop was held to identify priority areas of focus for planning efforts in the Upper Delaware unit. He said some examples of priority areas included scientific studies, data management, and recreational studies to name a few.

### **New Business**

**Review Draft FY 2014 Work Plan:** Richardson referenced the draft copy of the Work Plan in members' packets. Ramie noted the most significant change is that "Complete the substantial conformance review in the Town of Hancock" has been crossed out as T. O'Dell is committed to having that done this fiscal year. A motion to recommend the FY 2014 Work Plan to the full Council for approval was made by Rajsasz, seconded by Conway and carried unanimously.

**Town of Delaware Zoning Amendments Recommendation:** T. O'Dell said this letter is being presented to follow procedure from the Project Review Workbook concerning ordinance amendments. The amendments prompt the re-evaluation of substantial conformance status. The attachment to the letter shows how each principle and objective has been met. This letter is an action item, O'Dell stated, as the Town of Delaware has a public hearing scheduled for May 29<sup>th</sup>, and if it passes he will e-mail it to Supervisor Sykes. O'Dell said he does plan on attending the public hearing. Ramie said the letter states that the UDC is acknowledging that the Town of Delaware is still in substantial conformance as a result of amending their ordinance. A motion by Roeder to approve the letter was seconded by Dexter. Richardson asked for clarification of the attachment. Ramie said the reference cited is the section of the zoning that covers a particular principle. The letter is addressed to the Park Service advising them of the Council's recommendation and the town is copied on it, she added. The motion carried unanimously.

**Draft Memo to UDC Towns and Townships: Identify Open Space Parcels:** T. O'Dell said this memo is the result of discussion that took place last month about the UDC creating a list of significant areas that would be appropriate for such plans as New York State's Open Space Plan. O'Dell said it was his opinion that a request should go to the towns to ask that they identify such areas in their towns. Rajsasz agreed this was the way to approach this issue. Ramie said some towns may already have a list like this and that we are looking to gather all that information in one place so that when an entity like the NYS DEC does their Open Space Plan we can provide information on parcels that our member towns are interested in protecting. The idea behind the memo is to create an inventory of information and nothing more. Fluhr referenced paragraph four and said he did not care for the use of the word "acquisition." O'Dell said the end of that sentence does say "on a willing seller-willing buyer basis." After a brief discussion, it was decided to change that sentence before that memo went out. A motion to send that memo with the change was made by Rajsasz and seconded by Conway. Fluhr asked who the memo would be sent to and suggested that perhaps the UDC representatives should bring it to their town/township supervisors for an explanation. The motion carried unanimously. After a brief discussion, it was decided that the memo be sent to the town/township supervisor and the UDC representatives be copied on it. O'Dell agreed it would be great if the UDC representatives could explain the memo to the town/township. Richardson noted that he personally provides a UDC report, both written and oral, to his town every month.

**Other:** Rajsasz asked Ramie if a date had been set for the re-convening of the Pond Eddy Bridge Design Advisory Committee. Ramie said it was stated "early summer."

### **Old Business**

**Use of the 1988 Project Review Workbook:** The consensus of the committee was to table this review until next month due to the time.

**Other:** None

**Public Comment:**

**Adjournment:** A motion by Rajs, seconded by Roeder to adjourn the meeting at 9:33 p.m. was carried unanimously.

*Minutes prepared by Cindy Odell, 5/31/13*