

Upper Delaware Council  
**PROJECT REVIEW COMMITTEE MEETING MINUTES**  
**February 25, 2014**

Committee Members Present: Larry Richardson, George Fluhr, Fred Peckham, Nadia Rajs, Jeff Dexter  
Committee Members Absent: Debra Conway, David Dean, Harold Roeder, Jr.  
NPS Partner: Malcolm Wilbur, Carla Hahn  
Staff: Laurie Ramie, Cindy Odell, Travis O'Dell  
Guests: Rick Lander, Cheryl Korotky, Andy Boyar (7:00p.m.)

The UDC's Project Review Committee held its monthly meeting on Tuesday, February 25, 2014 at the Council office in Narrowsburg, NY. Chairperson Larry Richardson called the meeting to order at 6:30 p.m.

**Presentation by Rick Lander: Proposed Uses for Narrowsburg Central School Building:** Rick Lander stated he was the Town of Tusten supervisor in the 1980's and was on the school board for 14 years during which time three school districts were merged into one high school. Due to declining elementary school enrollment, the Delaware Valley and Narrowsburg schools were closed. The Narrowsburg School had \$5 million worth of upgrades done in 2003, he added. Lander shared some of his ideas for the shuttered school which include a visitor's center for the river valley, environmental conference center, space for the National Park Service, the UDC, and Upper Delaware Scenic Byway. He shared his ideas for uses of the auditorium, classrooms, and the kitchen and cafeteria. Lander suggested that the Upper Delaware Council or the Scenic Byway be the lead on this project. Ramie offered some specifics of the school that she found in the real estate listing on-line. She noted it is listed at \$700,000 and has 18,000 square feet. Rajs questioned who owns the school currently. Lander said it is owned by the Sullivan West School District. She stated this issue requires a lot more discussion and said a feasibility study is a very important step. Richardson agreed this concept requires much more discussion. Peckham suggested that some "hard numbers" are required such as operational and maintenance costs before this proposal could be considered. Rajs questioned Lander about the Town of Tusten purchasing the property. He said the town does not have the money to do that. A discussion took place about grant monies and their availability. Richardson noted this issue would be put on the Project Review Committee agenda next month for discussion.

A motion to approve the January 28 meeting minutes was made by Rajs, seconded by Peckman and carried. There was no public comment on the agenda.

### **Discussion Items Report**

#### **Project Review Update**

**Lackawaxen Township:** T. O'Dell reported that on February 24, Lackawaxen Township held a public hearing for a proposed amendment to section 508 of their zoning ordinance. The proposed amendment would change the required setback from waterways for residential developments from 100 feet to 50 feet. After speaking with the Township's solicitor, O'Dell was informed that the proposed revision would not change the standards of section 536 of the Township's zoning ordinance which still requires a 100 foot setback from the Upper Delaware and tributaries for residential development.

**Damascus Township:** T. O'Dell noted that on February 3, UDC staff sent a letter to the Township requesting further negotiations with Verizon Wireless in an effort to locate alternative sites for two telecommunications towers that are not located within the federal designated river corridor. A copy of said letter was provided in members' packets.

**PA DEP:** The Pennsylvania Department of Environmental Protection's proposed Chapter 78 oil and gas regulation comment period has been extended until March 14, 2014. A second draft comment letter will be discussed under new business, O'Dell noted.

**Communication Tower Workshop:** The date for the workshop is Saturday, March 29, from 9 a.m. – 12 p.m. at the Tusten Town Hall. The draft agenda includes Frank Yoder, Pennsylvania State Police Broadband Services Manager; Richard Comi from the Center for Municipal Solutions; and David Church, Commissioner for Orange County Planning Department. A draft workshop announcement was provided in members' packets for review and input. O'Dell said he is researching the possibility of continuing education credits being available for planning and zoning board members. He believes that ultimately it is up to the individual town whether they are acceptable or not. This topic will be further discussed under old business, O'Dell stated.

#### **TAG Update:**

T. O'Dell noted that the Towns of Cochection and Highland recently completed their projects and they will be addressed under new business. He said he has received mid-term progress reports from the Town of Tusten, one of the Town of Lumberland's, and Shohola Township. O'Dell stated that mid-term progress reports are due February 28. He asked members to remind their town or township. The forms are available at [www.upperdelawarecouncil.org](http://www.upperdelawarecouncil.org).

O'Dell told members that his Project Review presentation that will be shared with participating towns and townships still needs some more work. He will let members know when he is ready to take this "show on the road." Ramie said the presentation will be shared with the Council before it goes out to the towns and townships.

#### **New Business**

**2<sup>nd</sup> Draft Letter: Comments on PA Chapter 78 Regulations:** Richardson noted that this letter was sent back to the committee from the full Council on February 6 for further discussion. T. O'Dell noted that he will edit the first paragraph to remove "and National Park Service are", so that the sentence reads, "The Delaware River Basin Commission is a non-voting member." O'Dell reiterated that the deadline has been extended until March 14<sup>th</sup>. With no further discussion, a motion to forward the letter with the noted change to the full Council for consideration was made by Rajs, seconded by Richardson and carried with Peckham abstaining.

**Draft Letter: GIS Map Request for Upper Delaware Corridor:** T. O'Dell said it had been recommended that the Council send a letter to Acting Superintendent Wilbur requesting a modern map of the Upper Delaware, created with Geographic Information Systems software. The letter states that "This information would ideally depict the federally designated corridor boundary, layers for each municipality's zoning, hamlet names, tax parcel, floodplains, waterways, roadways, and elevations." A motion to send the letter was made by Rajs, seconded by Peckham and carried.

**Approval of TAG 2014-01: Town of Highland, Purchase Topographic Maps:** A motion to approve the Town of Highland's TAG project was made by Rajs, seconded by Dexter and carried unanimously.

**Approval of TAG 2014-04: Town of Cochection, Purchase Topo and Soil Maps:** A motion to approve the Town of Cochection's TAG project was made by Rajs, seconded by Fluhr and carried unanimously. O'Dell said he would prefer digital copies of these maps when available.

**Other:** None

#### **Old Business**

**Cell Tower Workshop Update:** Ramie asked members to review the flyer provided in their packets and offer any suggestions. She said it is the promotional piece that will be used in addition to a news release and possible paid ads. Richardson said it would be good to confirm if educational credits could be available. Peckham stated that a master plan ultimately needs to be developed for towers in the area. Richardson said the value in this workshop is that it will educate attendees and give them tools for reviewing proposed towers.

Lander spoke of a meeting he attended earlier in the day of the Sullivan County Visitors Association where towers were discussed. He noted that coordination could prevent a lot of the visual impacts of the towers in the area.

**Use of 1988 Project Review Workbook:** Members resumed their page-by-page review of the workbook beginning on Page SP-1 (Review of Significant Projects) and ending at SP-5 just above Alternative B. Hahn commented that much of the Project Review Handbook is repetitive. Rajsz questioned if the forms that are referred to can be made available in a digital format. Hahn said they have been digitized in a fillable format.

**Other:** Boyar asked if the 2<sup>nd</sup> draft letter regarding the Comments on PA Chapter 78 Regulations will be sent out to all members in advance of the March full Council meeting. Ramie said it will and that is our practice when the letter is available in advance.

**Public Comment:** None

**Adjournment:** A motion by Peckham, seconded by Rajsz to adjourn the meeting at 7:44 p.m. was carried unanimously.

*Minutes prepared by Cindy Odell, 2/28/14*