



**SULLIVAN COUNTY LEGISLATURE**  
**Planning, Environmental Management and Real Property Committee**  
*Thursday, May 8, 2014 ~ 1:30 PM*

*Committee Members: Alan Sorensen (Chair); Ira Steingart (Vice Chair);  
Cora Edwards; Cindy Kurpil Geiger and Gene Benson*

**AGENDA**

**DISCUSSION:**

1. CFA

**PRESENTATIONS:** None

**RESOLUTIONS:**

COUNTY ATTORNEY - None

COUNTY TREASURER - None

PLANNING –

1. To authorize a Public Hearing for the inclusion of additional parcels into Agricultural District No. 4.

REAL PROPERTY – None

**DEPARTMENT/PROGRAM UPDATES AND REPORTS:**

County Attorney: - None

County Treasurer: - Update on Current Issues

Real Property: - Monthly Deed and Subdivision Report

DIVISION DISCUSSION ITEMS: None

PUBLIC COMMENTS:

**COMBINED: LEGISLATIVE MEMORANDUM,  
CERTIFICATE OF AVAILABILITY OF FUNDS  
AND RESOLUTION COVER MEMO**

**To:** Sullivan County Legislature

**Fr:** Melinda Meddaugh, Agricultural Planner, Division of Planning & Env. Management

**Re:** Request for Consideration of a Resolution: Agricultural District Public Hearing

**Date:** April 24, 2014

**Purpose of Resolution:** [Provide a detailed statement of what the Resolution will accomplish, as well as a justification for approval by the Sullivan County Legislature.]

Authorize holding a public hearing for inclusion of viable agricultural land into Sullivan County Agricultural Districts

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**Is subject of Resolution mandated? Explain:**

Yes, part of the SEQRA process to amend Agricultural Districts

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**Does Resolution require expenditure of funds? Yes \_\_\_ No**

**If "Yes, provide the following information:**

**Amount to be authorized by Resolution: \$** \_\_\_\_\_

**Are funds already budgeted? Yes \_\_\_ No \_\_\_**

**If "Yes" specify appropriation code(s):** \_\_\_\_\_

**If "No", specify proposed source of funds:** \_\_\_\_\_

**Estimated Cost Breakdown by Source:**

County	\$	_____	Grant(s)	\$	_____
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State	\$	_____	Other	\$	_____
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Federal Government	\$	_____	(Specify)	_____
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**Verified by Budget Office:** \_\_\_\_\_

**Does Resolution request Authority to Enter into a Contract? Yes \_\_\_ No**

**If "Yes", provide information requested on Pages 2. If "NO", please go straight to Page 3 and acquire all pre-legislative approvals.**

Request for Authority to Enter into Contract with \_\_\_\_\_ of  
\_\_\_\_\_

Nature of Other Party to Contract: .

Other:

Duration of Contract: From \_\_\_\_\_ To \_\_\_\_\_

Is this a renewal of a prior Contract? Yes \_\_\_ No \_\_\_

If "Yes" provide the following information:

Dates of prior contract(s): From \_\_\_\_\_ To \_\_\_\_\_

Amount authorized by prior contract(s): \_\_\_\_\_

Resolutions authorizing prior contracts (Resolution #s): \_\_\_\_\_

Future Renewal Options if any:

\_\_\_\_\_

Is Subject of Contract – i.e. – the goods and/or services Mandated? Yes \_\_\_ No \_\_\_

If "Yes" cite the mandate's source; describe how this contract satisfies the requirements:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If "No" provide other justification for County to enter into this Contract: [County does not have resources in-house, best source of the subject materials, required by grant, etc.]:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Total Contract Cost for [year or contract period]: (If specific sum is not known state maximum potential cost): \_\_\_\_\_

Efforts made to find Less Costly alternative:

\_\_\_\_\_  
\_\_\_\_\_

Efforts made to share costs with another agency or governmental entity:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Specify Compliance with Procurement Procedures (Bid, Request for Proposal, Quote, etc.)

\_\_\_\_\_ *Not Applicable* \_\_\_\_\_

Person(s) responsible for monitoring contract (Title): \_\_\_\_\_

**Pre-Legislative Approvals:**

- A. Director of Purchasing: *[Signature]* Date 5/6/14
- B. Management and Budget: *[Signature]* Date 5/6/14
- C. Law Department: *[Signature]* Date 5/7/14
- D. County Manager: *[Signature]* Date 5/7/14
- E. Other as Required: \_\_\_\_\_ Date \_\_\_\_\_

Vetted in Planning, Environmental Management & Committee on \_\_\_\_\_

**RESOLUTION NO. \_\_\_\_ -14 INTRODUCED BY PLANNING, ENVIRONMENTAL  
MANAGEMENT AND REAL PROPERTY COMMITTEE TO AUTHORIZE A PUBLIC  
HEARING FOR THE INCLUSION OF ADDITIONAL PARCELS INTO  
AGRICULTURAL DISTRICT NO. 4.**

**WHEREAS**, the Sullivan County Legislature has the authority under Article 25-AA, Section 303-b of New York State Agriculture and Markets Law to amend the Sullivan County Agricultural Districts on a yearly basis; and

**WHEREAS**, the Sullivan County Agricultural & Farmland Protection Board has recommended that the Legislature amend Sullivan County Agricultural District No. 4 to include additional parcels as listed in Schedule A attached hereto and made a part hereof; and

**WHEREAS**, prior to authorizing the inclusion of additional parcels into an Agricultural District it is necessary to conduct a public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that the Sullivan County Legislature does hereby authorize holding a public hearing on Thursday, June 19, 2014 at 4:15 pm in the Legislative Hearing Room of the Sullivan County Government Center, 100 North Street, Monticello, New York regarding the inclusion of the parcels listed on Schedule A into Agricultural District No. 4; and

**BE IT FURTHER RESOLVED**, that the Clerk to the Legislature is hereby authorized and directed to publish a notice of such public hearing in the official newspapers of the County and to provide such notice in writing directly to those municipalities whose territory encompasses the lands which are proposed to be included in Agricultural District No. 4 and to the Commissioner of Agriculture and Markets.

**COUNTY OF SULLIVAN  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Sullivan County Legislature on Thursday, June 19, 2014 at 4:15 pm in the Legislative Hearing Room of the Sullivan County Government Center, Monticello, New York to consider the recommendations of the Agricultural and Farmland Protection Board and the County Planning Commissioner to modify the Agricultural District No. 4 to add parcels as contained on the Sullivan County Tax Maps on May 1, 2014 and designated as follows:

Town of Highland: 10.-1-48

Town of Fallsburg: 41.-1-35 and 41.-1-36

Town of Thompson: 7.-1-13.3, 7.-1-13.4, 7.-1-26.1, 2.-1-12.1, 12.-1-12.2 and 2.-1-39

## SCHEDULE A

Town of Highland: 10.-1-48

Town of Fallsburg: 41.-1-35 and 41.-1-36

Town of Thompson: 7.-1-13.3, 7.-1-13.4, 7.-1-26.1, 2.-1-12.1, 12.-1-12.2 and 2.-1-39

As portrayed on the Sullivan County Tax Maps on May 1, 2014.

# Projects & Status

as of May 2, 2014

Task	Current Status	Next Steps	Notes/Issues
Planner hire	<ul style="list-style-type: none"> <li>Position offered to candidate with dual degree in Planning &amp; Landscape Architecture from Cornell, experience in comprehensive planning in upstate NY, and strong written and graphic skills.</li> </ul>	<ul style="list-style-type: none"> <li>Pending confirmation of acceptance on Monday May 5<sup>th</sup>, plan for space arrangements, etc.</li> </ul>	

## Grants - Applications Pending

Project Name	Description	Sponsoring Agency/\$	Lead	Due date	Current Status	Next Steps	Notes/Issues
Health Impact Assessment	Preapplication HIA for food policies & projects (ie. Hub)	PEW Charitable Trust	EC	April 2 <sup>nd</sup>	<ul style="list-style-type: none"> <li>unsuccessful</li> </ul>	<ul style="list-style-type: none"> <li>maintain health issues on division agenda; identify additional opportunities</li> </ul>	
RBEG Small Business Development	Preapplication	USDA	JW	April 2 <sup>nd</sup>	<ul style="list-style-type: none"> <li>Completed</li> </ul>	<ul style="list-style-type: none"> <li>USDA Rep says he will be asking for letters of support; no date given</li> </ul>	
Common Waters Appalachian Gateway Communities Oral Histories Project	Supported B-Traditions in pursuing grants to create a pilot for tourism project to create oral histories along Upper Delaware accessible by cell phone	Appalachian Gateway Communities Initiative Seed Grant	HJ	April 25 <sup>th</sup>	Completed	<ul style="list-style-type: none"> <li>B-Trads is lead, Pinchot Institute will act as pass through for funds.</li> <li>Outreach to NY communities, possible UDC TAG grants</li> </ul>	
Trailkeeper	CMK submitted for a Northface grant to increase programming associated with Trailkeeper	Northface	CMK				D



**Grants - Upcoming Opportunities**

Project Name	Description	Sponsoring Agency/\$	Lead	Due date	Current Status	Next Steps	Notes/Issues
CFA	Projects tbd	TBD	FE	June 16	<ul style="list-style-type: none"> <li>Program announcement issued April 28</li> <li>Public workshop being planned with Partnership for 5/8 (not State workshops to Counties this year)</li> <li>B&amp;L grant pipeline project contract completed; staff interviews nearly complete</li> <li>DPEM staff initiated internal project list; being refined</li> <li>Grant development and submission process reviewed with DGA, and</li> <li>on matching project ideas to CFA opportunities</li> </ul>	<ul style="list-style-type: none"> <li>B&amp;L initial report due 5/13</li> <li>Continue work matching projects with funding opportunities</li> <li>List of proposed DPEM projects to be discussed at 5/8 Legislative PEMRP meeting</li> <li>Promote and plan for 5/8 workshop</li> </ul>	<ul style="list-style-type: none"> <li>Initial targets include LWRP River Access development, Jeffersonville Main Streets, and shovel ready site development</li> </ul>
TAP	Project tbd	NYS DOT	EC/HJ	June 11	<ul style="list-style-type: none"> <li>Ideas reviewed with PEMRP staff, County mng'r, DPW Commissioner and Legislators Sorenson and Samuelson</li> <li>Jill &amp; Heather attended mandatory workshop on 4/18</li> </ul>	<ul style="list-style-type: none"> <li>Finalize project/approach</li> </ul>	<ul style="list-style-type: none"> <li>County trail planning not eligible due to recreation, not transportation, orientation</li> <li>Pedestrian improvements to Exit 106 area in Monticello being considered, as is supporting Narrowsburg application for Master Plan implementation, and Livingston Main Street sidewalks</li> </ul>
RBOG	Rural Business Opportunity	USDA			Next round anticipated shortly	<ul style="list-style-type: none"> <li>Identify potential projects through B&amp;L consulting project</li> </ul>	

**Grants - Upcoming Opportunities**

Health Food Financing Initiative (HFFI)	Eliminate food deserts through construction and non-construction projects	USDA & Treasure	tbd	6/16	<ul style="list-style-type: none"> <li>Floated to potential projectpartners</li> </ul>	<ul style="list-style-type: none"> <li>Firm up with PHS and DGA if this is worth exploring (possibly with college)</li> <li>Requires a non-profit lead/sponsor</li> </ul>	Awards range \$125-\$800k; nationally competitive; bonus points for Reap
NYS CDBG	Public Infrastructure, Small Business Assistance, Microenterprise	NYS Homes & Community Renewal		6/30	<ul style="list-style-type: none"> <li>Public hearing set for 5/15</li> </ul>	<ul style="list-style-type: none"> <li>Identify potential applications</li> <li>Prep "scoping" narrative for hearing</li> <li>Do press release/email blast re: hearing</li> </ul>	
Common Waters Oral Histories	Opportunity to bring template to NY side of the river	TAG from UDC			<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	Can be by town or by county
Grant Calendar	Joint project of Planning, Grants & County Manager			ongoing	<ul style="list-style-type: none"> <li>DPEM project list in development through CFA work, and other projects; being shared with DGA</li> </ul>	<ul style="list-style-type: none"> <li>Ongoing, through CFA activity</li> </ul>	

Project Name	Description	Sponsoring Agency/\$	Lead	Due date	Current Status	Next Steps	Notes/Issues
Microenterprise Assistance Program		CDBG	JW		<ul style="list-style-type: none"> <li>Close out "imminent"</li> </ul>	Monitoring visit needed – get files in order	Program oversubscribed – market loan programs to those who did not get grants?
RBOG-CEDS	Ec Dev Plan	USDA	JW/FE	Needs close out; see below		Evaluation to USDA prior to 10/14	

Table 1: Project Status

Project Name	Description	Sponsoring Agency/\$	Lead	Due date	Current Status	Next Steps	Notes/Issues
Monticello: NY Main Streets Technical Assistance		FA	EC		<ul style="list-style-type: none"> <li>Restarted w/ Village mtgs wk of 4/28</li> </ul>	<ul style="list-style-type: none"> <li>Walk-thru 5/5</li> <li>Begin outreach to owners</li> </ul>	<ul style="list-style-type: none"> <li>Grant project coupled with tech assistance requests from Village on zoning amendments</li> <li>Link to other MOLifa initiatives</li> </ul>
HOME Rental Rehab	Rental Rehab	NYS HCR	HJ		In close out process		
HOME Homeowner Rehab	Homeowner Rehab	NYS HCR	EC	Extension through 5/31 received on 4/14	<ul style="list-style-type: none"> <li>Work on close out of Alcala</li> <li>Process interim payment</li> <li>Complete redo of mortgages (started)</li> <li>Radon test and final payments (2)</li> </ul>		NYS HCR
RBEG – Dairy Processing	Dairy Processing Equipment Lease	USDA-RD	JWMM	10/31/14	One application received on 5/2	<ul style="list-style-type: none"> <li>Award lease</li> <li>Consider additional funding sources to support project – e.g. CFA</li> </ul>	
NYMS – River Corridor	Downtown revitalization	DHCR	EC			Project closeout	
CDBG – Housing Rehab		DHCR	EC			Project close-out	Awaiting closeout documents from the State (4/21/14)
RBOG – Transportation	Coordinated Plan	USDA-RD	EC		See Transportation Plan below		
SC Farmland Protection Plan Update	Update 1999 Ag 7 Farmland Protection Plan	NYS Ag & Mkts	MM		See Ag Plan below		

Project Name	Description	Sponsoring Agency/\$	Lead	Due date	Current Status	Next Steps	Notes/Issues
LWRP 1, 2 & 3	River corridor focus	NYS DOS	HJ		See LWRP below		

**Table 4: LWRP 1, 2 & 3**

Project Name	Sponsoring Agency/\$	Lead	Start Date	Due date	Current Status	Next Steps & Due Date	Notes/Issues
Economic Development Strategic Plan	USDA - RBOG	JW/FE	Evaluation due 10/14		<ul style="list-style-type: none"> <li>Draft plan needs completion; edit in process</li> </ul>	<ul style="list-style-type: none"> <li>Complete edits</li> <li>Schedule Steering committee meeting to review final draft and discuss CFA priorities</li> </ul>	<ul style="list-style-type: none"> <li>B&amp;L to review for CFA and grants calendar</li> </ul>
Comprehensive Coordinated Transportation Plan (CCTP)	RBOG funded grant, \$75k	EC	4/1	12/31/2014	<ul style="list-style-type: none"> <li>Kick off meetings took place 4/23, 24</li> </ul>	<ul style="list-style-type: none"> <li>Follow up on GIS data request and survey/data collection – 5/5</li> </ul>	Preliminary recs pushed to late summer
Agricultural Protection Plan	NYS Ag & Mkts	MM	10/1/2013	2/1/2015	<ul style="list-style-type: none"> <li>All focus groups completed; summaries received for first half</li> </ul>	<ul style="list-style-type: none"> <li>Next Committee Meeting 5/19</li> </ul>	Project on track
LWRP	NYS DOS	HJ		4/30/14	<ul style="list-style-type: none"> <li>Draft completed, received initial internal review, edits ongoing</li> <li>Funding agency offered extension through end of year; and application made</li> </ul>	<ul style="list-style-type: none"> <li>Comb for projects for grant calendar &amp; CFA</li> </ul>	
LWRP River Access Plan	Under LWRP	HJ			<ul style="list-style-type: none"> <li>Concept plans published; public comments received and addressed</li> </ul>	<ul style="list-style-type: none"> <li>Consultant revisions to be reviewed at 6/12 meeting</li> <li>Prepare CFA grant for implementation</li> </ul>	
LWRP Parking Study	With Orange County				<ul style="list-style-type: none"> <li>Planning mtg with Orange County to work on RFP</li> </ul>	<ul style="list-style-type: none"> <li></li> </ul>	
Climate Action Plan	Prepared by SASD, with DPPEM involvement				<ul style="list-style-type: none"> <li>No action taken</li> </ul>	<ul style="list-style-type: none"> <li>Review for potential projects – CFA &amp; Grant Calendar</li> </ul>	

Project Name	Description	Lead	Start Date	Due date	Current Status	Next Steps	Notes/Issues
Emerald Corporate Center	Corporate Park Development	FCE			dormant	<ul style="list-style-type: none"> <li>Project needs revisiting; committee mtg, etc.</li> <li>Schedule board meeting</li> <li>Review of contracts needed</li> <li>ABO documents need to be filed                             <ul style="list-style-type: none"> <li>Annual, procurement, investment &amp; certified audit reports for 2012 &amp; 2013</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Project one of several noted in Ec Dev plan for marketing; consider RFEI</li> </ul>

Department of Planning & Development

Legislative Committees							
Name	Lead	Agenda Discussion	Next Meeting	Notes/Issues			
CEDS Committee	FE/JW	--	6/5				
Ag & Sustainability Committee Mtg	MM	5/27	6/5				
Planning, Environmental Management & Real Property	FE	--	5/8	<ul style="list-style-type: none"> <li>Need to reestablish DP&amp;M mission, priorities</li> <li>Need to balance plan completion (EDev, LWRP, Ag, Trans) with current short-term focus (i.e. through July) on CFA &amp; Casino Impacts</li> </ul>			

Non Legislative Committees							
Name	Lead	Next Mtg Date	Notes/Issues				
Sullivan – Wawarsing REAP Corp		5/13/14					
Emerald Corporate Center	FE						
Emerald Springs Water Corp	FE						
Green Tourism Working Group	HJ		Green Tourism Conference 4/7-8				
Ag and Farmland Protection Board	MM	5/5	30 day window on ag district applications ended 4/30; review process to follow				
Ag Advisory Committee	MM	5/14	Some members serving as advisory committee to Ag plan, with Ag & Farmland protection Board				

Casino Impact Committee	FE/JW	5/5	
			<ul style="list-style-type: none"> <li>Applications due 6/30; time sensitive &amp; priority</li> <li>Neighborhood impacts subcommittee met developing draft Community &amp; Economic Development Fund agenda based on Sullivan Rebuild – draft due 5/5/</li> <li>Reviewing competitive advantage study draft</li> <li>Responding to inquiries from casino applicants (i.e. Foxwoods) on County plans</li> </ul>
Housing Task Force	EC		
Common Waters	HJ		Heather on Steering Committee, subgroup with Appalachian Gateway project
Upper Delaware Scenic byway	HJ		Heather on Board
Trailkeeper	HJ		
Upper Delaware Roundtable?	HJ		Usually attends, unless topic more relevant to other planner.
YEGG	HJ		

APR 2014

Project Name	Description	Community	Legislator	Receipt	Due Date	Current Status	Notes/Issues
Cordova-Rodas & Johany	Special Use Permit	Livingston Manor	Cora Edwards	4/10/2014		Letter completed	
Alumatech Designs	Special Use Permit	Town of Liberty	Cora Edwards	4/10/2014			
Camp Agudah	Special Use Permit	Town of Liberty	Cora Edwards	4/10/2014			
Mendel Guttman (Kiamasha Owners Corp)	Area Variance	Town of Thompson	Ira Steingart	4/11/2014			
Tianquis-Tengo Deli Grocery	Special Use Permit	Livingston Manor	Cora Edwards	4/14/2014		Letter completed	
Foxwoods DEIS Scoping document	Comments on draft scope	Town of Liberty	Cora Edwards		4/30	Letter submitted	Comments collected from CWD and DPW

APR 2014

- Site visits with two agri-businesses for potential projects. Assisting with resources from CCE and Hudson Valley Agri-Business.
- DPWM will market program to businesses attending CWD session on the Affordable Health Care Act 5/5
- Marketing needed; to be addressed after CFA round.

APR 2014

- Commissioner to attend monthly Town Supervisors meeting on May 7<sup>th</sup>
- Survey being planned assess constituent needs from the Division

# S.C.R.P.T.S. DEED/SUBDIVISION REPORT

MONTH OF			April		2014			
SUBDIVISION LOTS	DEEDS	TOWN	MONTH	DEEDS		SUBDIVISION LOTS		
				2013	2014	2013	2014	
	17	BETHEL	JANUARY	259	228	0	8	
4	5	CALLICOON	FEBRUARY	231	200	3	8	
	8	COCHECTON	MARCH	171	205	6	14	
	11	DELAWARE	APRIL	164	195	6	18	
5	22	FALLSBURG	MAY					
6	4	FORESTBURGH	JUNE					
	10	FREMONT	JULY					
	3	HIGHLAND	AUGUST					
	21	LIBERTY	SEPTEMBER					
3	16	LUMBERLAND	OCTOBER					
	27	MAMAKATING	NOVEMBER					
	8	NEVERSINK	DECEMBER					
	7	ROCKLAND	TOTAL	825	828	15	48	
	34	THOMPSON						
	2	TUSTEN						
18	195							
		<b>828 NEW DEEDS RECEIVED IN 2014</b>						
		<b>48 NEW SUBDIVISION LOTS FILED IN 2014</b>						

This report reflects the number of deeds received for processing during April 2014.

5 unit of the Subdivision lots total for April 2014 were Condominiums