

**Orange County Planning Board
Meeting Minutes
April 6, 2021**

Board Member Participants: E. McClung, M. Sweeton, T. Gottlieb, C. Best, S. Turner, D. Niemotko, E. Hart

Staff Participants: A. Sorensen, J. Richmond, M. Tennermann, J. MacLeod, Z. Coleman, E. Russell

Meeting was called to order at 4:30 PM.

E. Hart was welcomed as new Board Member.

The minutes from the March 2, 2021 meeting were accepted as circulated.

Review of General Municipal Law Planning and Zoning Permit Reviews – M. Tennermann gave a summary of the GML 239 referrals from March 2021. There were 54 mandatory GML 239 referrals sent to the Department by municipalities throughout the County. Noteworthy referrals include 300,000 sq. ft. warehouse in Town of Goshen; site plan for 246 apartment units project in the Town of Newburgh; and construction of two warehouse distribution structures totaling 1,130,000 sq ft in the Town of Newburgh.

Discussion of Large Housing Developments – Planning Department has received many large housing projects this year. Anything over 25 units is considered a large project.

Village of Florida – Village Drive Commons. This project includes retail and office space on the ground floor with 34 apartments above. This project is close to the end of the established sidewalk system and we requested them to extend sidewalks to connect to the current system. They will have public water and sewer.

Town of Newburgh – Hudson Place/Overlook Farms. This project includes 15 buildings consisting of 203 units. There are wetlands on site and traffic issues on 9W. The property will need to be removed from Agricultural District.

Town of Newburgh – Polo Club. This project includes 21 buildings consisting of 242 units, clubhouse, pool and play area. There are wetlands on property which are part of Quassaick Creek watershed and traffic issue on Route 300.

Town of Wallkill – Slatewood Apartments. This project includes workforce, senior and affordable housing. It's located on East Main Street near Dunning Road. There are wetlands on site and traffic in the area. They will have public water and sewer. The development will be set back, so it won't be overwhelming from the street.

Town of Wallkill – Galleria Residences. We received a pre-application last month. It includes 244 units and is located across from the mall. They will provide sidewalks with connection to the train station. Public services are available. Ten percent workforce housing will be integrated in the development.

Department Updates:

Agriculture and Farmland Protection Board: Open Enrollment Period for County Agricultural District – The open enrollment period is during the month of March. This year there were 6 applicants. The Ag Board will have site visits and evaluate the proposed properties. They will make recommendations to the County Legislature regarding which properties should be included in the Ag District. The Legislature will review the information, hold public hearings and issue a resolution. Information will then be sent to NYS Agriculture and Markets for final determination.

Continued Discussion on County Comprehensive Plan Updates:

Open Space - The Greenway Grant funding is available. Planning Department will partner with Orange County Land Trust and submit a grant application. The deadline is May 7 and awards should be announced in July. The department has started the process of reviewing the 2004 Open Space Plan. The project has been broken into seven phases: I. Project Initiation; II. Stakeholder Engagement Plan; III. Data Analysis & Research; IV. Asset Prioritization; V. Recommendations for Preservation; VI. Policy Recommendations; VI. Drafting and Adopting the Plan; and VII. Informing the Public. There will be three different public meetings scheduled throughout the process. There will be three layers of stakeholder involvement: 1. Professional Advisory Committee; 2. Partnerships with agencies that can contribute certain knowledge and specialties; 3. Interested agencies that want to be involved. We identified some agencies, but more can be added. PAC: Orange County Planning Department, Orange County Land Trust, NY/NJ Trail, Palisades Park Commission and Planning Board. Key Partners: Open Space Institute, Scenic Hudson, Orange County Municipal Planning Federation, and Pathways. We will establish a meeting schedule and check in with the Planning Board once per month. We will be developing a vision statement with the PAC. We have been doing some background research and collecting data for a database and determining what needs to be updated. J. MacLeod has been and will continue to research many existing plans from various sources. Z. Coleman is creating a database to assist in developing priority growth areas. He prepared a map showing recreation, agriculture, natural resources, biodiversity and historical and cultural sites. He discussed the Hub page, which will be a good way to share information with the public. J. Richmond discussed the timeline. This is a 24-month project and Phase I has started.

County-wide Resiliency Plan - The RFP was issued for this project and we received eight proposals. The proposals were reviewed and we are working with General Services and the County Attorney's office to get a contract in place.

West Point Military Installation Resiliency (MIR) Grant and Study – The initial focus is on electrical supply to West Point and the surrounding communities. An RFP has been prepared and should be issued by the end of the month. The second phase will include resiliency of natural gas to these important facilities.

Census - Transmittal of data to the President was delayed from December 31, 2020 and is now scheduled to be sent by April 30, 2021. The data should be available by the end of September. Data is used to determine legislative districts.

The next meeting of the Planning Board is scheduled for May 4, 2021. The meeting was adjourned at 5:45 PM.