

**Orange County Planning Board
Meeting Minutes
June 2, 2020**

Members Participating: E. McClung, M. Sweeton, T. Gottlieb, D. Niemotko

Staff Participating: A. Sorensen, J. Richmond, F. Budde, M. Tennermann, E. Russell

Meeting was called to order at 4:30 PM.

The minutes from the minutes from the May 5, 2020 meeting were approved as corrected.

F. Budde was recognized for his 36 years of service in the Planning Department. He will be retiring on June 30, 2020.

Review of General Municipal Law Planning and Zoning Permit Reviews – F. Budde prepared a GML 239 referrals report for the month of May, 2020. There were 16 mandatory GML 239 referrals sent to the Department by municipalities throughout the County. A total of 56 dwelling units and 707 thousand square feet of nonresidential development were proposed. Noteworthy referrals include: site plan for 46 multi-family dwellings in the Town of Palm Tree; resubmission of site plan for 700 thousand square feet of retail shops in the Town of Newburgh; and site plan for 110-room hotel and 5 thousand square feet of retail in the Town of Wallkill.

Department Updates:

Revision of County's 239 Procedures

Planning Department is revising current 239 procedures. We would like Planning Board's input on whether some basic actions don't require submittal to the Department for review. For example, some basic area variances don't need to be referred to the County. There are some minor actions that do not have an intermunicipal or County wide impact and could be excluded. This will give the Department more time to spend on larger, more significant projects. F. Budde will research and present recommendations to Board. The Executive Order which details which projects need to be submitted will have to be amended. Board members agreed that it would be good to simplify the process.

Climate Smart Communities Task Force:

The Task Force met in May and reviewed the task force work plan which focuses the direction they will be going in. The Task Force will reconvene in the fall. The work plan outlines their priorities which revolve around the Climate Smart Communities priorities

Eight-year Review of Agricultural Districts

The annual review and the eight-year Agricultural District Review are well underway. There will be significant changes in the districts due to the more sophisticated GIS available which makes it easier to identify parcels that are no longer used for farming. By taking the 2016 aerial photos and overlaying the County tax parcel data, we are able to identify those parcels that have been developed since the last Ag District update. The Ag Board will review the list of parcels. Maps were sent out to municipalities requesting feedback for amendments to Ag Districts. The deadline is 6/30/20. The updates will be presented to the Ag Board, to the Legislature and then submitted to the Towns. Ag and Markets directs that 50% or more of the land in districts should be farmland. Our districts are 11% farmland in one and

16% in the other. We would like to be closer to the 50% mark. We will keep in any land with future potential for farms. We will remove property that has clearly been developed for non-farming.

Continued Discussion on County Comprehensive Plan Updates:

Housing – A. Sorensen is working on a policy paper to present the concept of work force housing on site. We looked at some of the projects and they have tens of acres surrounding. Some work force housing would make sense. Possibly some incentives could be offered by IDA's. We will work with the municipalities to develop some zoning to allow residential and commercial.

Open Space – The Hudson River Valley Greenway grant funding was suspended. Open Space funding is on hold.

Census - M. Tennermann said that the response in Orange County is 58.3%. The response rate in the Country is 60.5%; New York State is 55.6%; Unionville is the lowest at 31.4%; Newburgh 37.3%; Kiryas Joel is 45.5%; Port Jervis is 55.2%; Deerpark is 50.1%; Goshen is 65% and Washingtonville is 71.9%.

Water Sense – Planning Department submitted a legislative request for Orange County to become a Water Sense Community.

Letter to IDA's – A. Sorensen is working on a letter to the IDA's to encourage them to include in their program a series of point awards to include things like work force housing or solar arrays to be worked into projects. There is a County IDA and local IDA's in Montgomery and Wallkill. We will circulate the letter to the Planning Board when it is completed.

The next meeting of the Planning Board is scheduled for July 7, 2020. The meeting was adjourned at 5:46 PM.