

**Orange County Planning Board
Meeting Minutes
September 14, 2021**

Board Member Participants: E. McClung, E. Hart; C. Best, D. Niemotko, S. Turner

Climate Smart Communities Task Force: C. Castillo

Guest: S. Soons

Staff Participants: A. Sorensen, J. Richmond, M. Tennermann, J. Ridgeway, K. Schmidt, E. Russell

Meeting was called to order at 4:30 PM.

The minutes from the July 6, 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 July and August 2021. In July, there were 58 mandatory GML 239 referrals sent to the Department by municipalities throughout the County. A total of 269 dwelling units and 136,456 sq. ft. of non-residential development were proposed. In August, there were 44 referrals for a total of 26 dwelling units and 1,385,374 sq. ft. of non-residential development proposed. There were three significant referrals in July: 1) Deerpark (T) – New Century Restaurant: site plan for new construction of mixed-use building with 22-room hotel on the first floor and 50-seat restaurant and 2,808 sq. ft. of retail on the second floor; 2) Maybrook (V) – Bluestone Phase 3: 40 age-restricted housing units; and 3) Newburgh (T) - Overlook Farms: New construction of 203 residential units and a 25,000 sq. ft. retail building. There were three significant referrals in August: 1) Mount Hope (T) – Pine Grove Major Subdivision: creation of 16 single family lots from one existing 113 acre parcel; 2) Newburgh (T) – Matrix Logistics Corporation: Site Plan for construction of two warehouses, one 927,000 sq. ft. and one 215,200 sq. ft., with appurtenant site development; and 3) Wallkill (T) – Orange County Dinosaur Park: dinosaur-themed educational and entertainment park covering 34.8 acres of 137.5 acre parcel. The Planning Department would like to mandate a policy requiring roof top solar and dark sky compliant lighting for large warehouses. The CPace program would be available and allows for up to 100% financing for up to a 30 year term. A motion was made by S. Turner and seconded by C. Best in support of the Planning Department policy to require installment of roof top solar on big box warehouses and all lighting to be energy efficient and dark sky compliant. Motion carried. These requirements will be communicated with the 239 reviews. If they want to override it, the local planning boards will need a majority plus one vote.

Presentation: Gateway Meetings

Planning Department held a gateway meeting recently regarding Royal Wine Corp. Lead Agency for site plan was submitted by the Village of Goshen. Representatives were in attendance from NYSDOT, Orange County DPW, local Planning Board, Planning Department and the applicant. The purpose was to review the sketch at this early stage with all the stakeholders involved to try to identify and mitigate any possible issues. It was good to have DOT's input on traffic issues. The possibility of including a traffic circle was discussed and getting right of ways in place now, which might not be available in 5 or 10 years. Non-motorized connections were discussed. It's a good location to connect to the Heritage Trail. The CPace program was discussed with the applicant.

Department Updates:

Census 2020: Redistricting Date Summary

M. Tennermann prepared spreadsheets comparing 2010 and 2020 data. Town of Monroe lost almost half of their population, but that was due to the development of the new Town of Palm Tree. There was a 63% increase in the Village of Kiryas Joel which was due to better reporting. The County had a 5.1% increase in response rate. Mt. Hope and Otisville showed a decrease due to COVID decarceration.

County-wide Resiliency

Planning Department is working on two resiliency plans. An RFP was issued for the West Point Military Installation Resiliency project. We have received eight responses and are reviewing them now. We will be meeting to review them with the technical advisory committee and will be making the selection soon. For the County-Wide Resiliency project WSP USA, Inc. has been chosen as consultant. We now have a contract in place and the first meeting was held last week.

Planning Department has been working on the Open Space Plan update. We would like to make a presentation at the October meeting. The Board will receive some materials before the meeting.

Planning Department initiated Heritage Trail Counts to monitor usage which will help identify need for future investments and where there is a need for improvements. We will be expanding to four locations this year. The dates are 9/19/21 and 9/22/21. We are looking for volunteers to fill all the time slots.

Joint Convening CSC Advisory Task Force and Orange County Planning Board

K. Schmidt gave updates on the projects of the committees. Materials management group sold over 150 composters. The Goshen market has compost education on Fridays. The Open Space and Agriculture group's major project is the Community Preservation Act. They would like to get support letters from the Planning Board and Planning Department. They are working on NRI maps for Town of Wallkill and Town of Woodbury. Hudson Valley Regional Sustainability Group is promoting Hudson Valley Climate Solutions Week from October 17 through 24. The Energy and Transportation Group in Newburgh is trying to work with the Bridge Authority to eliminate the curfew for walking and biking on the bridge. There is a shortage of vehicles for proceeding with the Electric Vehicle Campaign. They held a NYS Stretch Code training class on 8/13/21, which is a CEC action. One of the summer interns worked over the summer with 13 municipalities on electric benchmarking. NYSERDA and OC DPW are interested in pursuing 6 MW solar facility on OC landfill. NYSERDA would get all the permitting in place. Then they put the project out to bid for a private developer. The County works out a lease agreement. The County is moving ahead with development of new Medical Examiners building and they are striving for it to be LEED certified building.

The County owns 7.8 miles from Unionville to Slate Hill and there is potential for acquisition from Slate Hill to Middletown. In the West Central study, rail trails are touched upon in the renewed focus on non-motorized transportation.

The next meeting of the Planning Board is scheduled for October 5, 2021. The meeting was adjourned at 6:10 PM.