

“Minutes are not official until approved by their respective board.”

## **TOWN OF FALLSBURG COMPERHENSIVE PLAN COMMITTEE**

**December 1st, 2016**

**Gerald Skoda, Steve Altman, Mike Weber, Rebecca Pratt, Rabbi Larry Zeirler, Eric Boles, Joe Rausch, Ellyane Hutchinson, Allison Brundage, Bonnie Franson**

### **INTRODUCTION**

- Bonnie Franson: The minutes are being recorder. I haven't received the minutes of the first meeting but when I do I will circulate them. Good evening everyone, this is meeting number 2. At this point you should all have a handout that is the package of materials for this evening. A couple of follow up items that we can go over after we meet with our guests, I did get some information on total assessment value versus what it is off the tax rolls. I will scan this and put it in the Dropbox but we can quickly go over it tonight with you.
- Steve Altman: I have a question on the handout. I noticed all the foldouts of all the maps. Is there such a thing of a map of the properties off the tax roll?
- Bonnie Franson: I can see if the tax mapping information has the assessed values on it. At some point it will say zero for an exemption in one of the columns. I can try to develop that if we have the information. We just have to link the tax rolling to the map. Interestingly, I think the highest percentage off the tax rolls is probably the correctional facility. The other thing we did in the package of maps, there was a concern about agricultural districts and what is agricultural land. We did go through the tax assessment roll, and wherever there was a property that had an agricultural exemption, assessment of some sort, we identified them. It still doesn't look right to me. I think at some point it means going to the ad district and doing a drive by.
- Ellyane Hutchinson: On that map it said district 1 and district 4. What is that?
- Bonnie Franson: Those are state agricultural districts, they are specially established for protective services of the agricultural lands there and you may get a tax exemption when you are in that agricultural district.
- Gerald Skoda: There are 2 ad districts left in Sullivan County now. Some were

fairly small and we combined them. I think there were 8. There is district 1, that has a 8 year new renewal date, and district 4 that has a different 8 year renewal date.

- Mike Weber: They're not necessarily continuous.
- Gerald Skoda: No.
- Bonnie Franson: When we looked at the land use codes for those parcels, some were showing up as rural vacant, some were showing up as seasonal residents or residents. We're going to amend the land use and zoning map to reflect the parcels we did pick up. I think there may still be some missing given the locations of the agricultural district boundaries and what is showing up as agricultural land, either through the land use code or the exemptions. We have 2 guests here. You had suggested and recommended. Emily and Jay Quaintance. I don't know if either of you have time constraints, if not, Emily you are first on the list.
- Emily: I am from Cornell Cooperative Extension in Ferndale. A little about what I do, I am a healthy community coordinator under the Creating Healthy Schools and Communities that Cornell has acquired from the New York State Department of Health. The overall initiative of this grant is to increase access to help your foods and opportunities for physical activities within Monticello, Fallsburg, and Liberty school districts. One of the strategies on the community's side is to adopt and implement a complete streets policy, plans, and practices to increase access to walk, bike, and roll. I am here to see how we can assist with our technical assistance and resources that we may have. I have some more pages that explain the grant.
- Bonnie Franson: It's a grant?
- Emily: It's a 5 year public health initiative and we are currently in our 2<sup>nd</sup> year. We have a school portion also, one of our coordinators works within those 3 school districts as well.
- Bonnie Franson: What are examples of some of the projects you may be assisting other municipalities with?
- Emily: One of our other coordinators is currently sitting with another municipality that is undergoing a comprehensive plan. As of now we are just seeing where we can be of assistance. We have guidelines within the grant, we can't do capital constructions. I know this is a small piece of the comprehensive plan review, the complete street might be able to assist, every community is different. It is hard to say.
- Larry Zeirler: Based on what we decide we want our community to look like will affect the need for your program to roll out. You said walk, bike, and roll. How we design our land and we design our future will impact your program. We facilitate a lot of what you want to do.
- Emily: Yes, so making things like crosswalks or different areas more accessible for all ages and abilities, some places are difficult to get to. Especially such a rural area, where it's a big focus on transportation by car. It's to make it so people can travel easier, I'm not a planner but through this grant we can attempt

to assist and provide technical assistance.

- Rebecca Pratt: We would need to prioritize where this would be most useful.
- Emily: A lot of what we can do is a lot with this one page, it's a lot of helping with our resources and adopting the clean streets policies, plans, and practices. Say you want to increase the number of people that can bike. Back in January, Mark Fenton came and did walking audits within Liberty and Monticello to see what methods would get people to go out and walk. The overall program is trying to see what's needed in the community to get out and get access to different resources in the community. I know this is the second meeting, I'm not up to date on what's been discussed. Your needs might be different from other communities. It's hard to answer that question now because a lot more information is needed.
- Bonnie Franson: We had the kick off meeting in October, and the group is getting familiar with the previous comprehensive plan prepared in 2006 and adopted. This is an update to that, this will review what measures were implemented, what haven't been, what's still relevant, and related to the first plan update, there was a transportation component which talks about roads and rail trails. That's still going to continue being a component of the comprehensive plan update. I think, it's good to have an understanding of programs offered at the state or county level, which may be related to healthy initiatives including what you are expressing.
- Rebecca Pratt: An example of that, in 2006 there was an initiative to have the bike along 42, and a pedestrian path. That's something that wasn't implemented and that is something that could be considered in terms of the smart streets.
- Bonnie Franson: In terms of a grant, could grant be used for doing design work, or doing a plan for moving. Again you said capital costs are not part of the program.
- Emily: Paying for a sidewalk to be put in, we can't do.
- Steve Altman: A traffic study you can pay for.
- Emily: I'd have to ask about that. This is a 1 page on a little more information the complete streets. It explains a little more about what a complete street is. This will make it easier. A lot of the stuff we can do, ideally we want that sustainable change, the grant won't be forever. We want to work toward creating a sustainable change so it will be easier for people over time to look at these changes. We're looking to assist the municipality and different communities.
- Bonnie Franson: I saw on the handouts, all the communities included, how are they participating at this point in time?
- Emily: The complete street strategy is one of many we work on, we also have a worksite, Wellness Initiative, Cornersource Initiative with just the community piece. Not all communities are working with the complete streets right now, Fallsburg is one of the communities we are talking with. A lot of it is in the discussion phase because it is a very in depth piece.
- Allison Brundage: Are you working with the school, I know they are working on

making trails behind the schools, making benches along the trail? Is that something you are involved in?

- Emily: That would be per the school coordinator. It's a collaboration between....the complete street part of it is increasing access to different ways, from getting from one place to another. I know Fallsburg doesn't have large grocery stores, people go to corner stores, I'm pinpointing where or how it would be easier to walk or bike or roll to get to places they would get to on a day to day basis.
- Bonnie Franson: I think it's a good discussion, because we've also talked about how do you link hamlets, link schools to hamlets, link Sullivan Community College to hamlets? To do something alternative to getting into a vehicle, have other options, especially for younger adults who do not have access to cars or elders.
- Emily: That's the complete streets framework, they want to increase access to people of all ages and abilities. SmartGroup America and the National Complete Streets Coalition have a lot resources that are very informative on what their initiatives are working toward. They are example policies from other communities. It's a nationwide thing. We hosted a workshop in October where we had people from Smart Group America and the National Complete Streets Coalition, they came in and explained how it is applicable to rural communities. Every community is different. They hosted a workshop for that.
- Larry Zierler: Is there a quick way to find this information? A dvd or something?
- Bonnie Franson: I'm sure there are .
- Joe Rausch: Your grant is not to spend money on plans or...it's you promoting.
- Emily: And as the one page says, to adopt and implement complete street plans, policies, and practices to increase opportunity. That's the whole sustainable part of it. The idea is to make it sustainable so these ideas are considered over time to make it easier for people to walk, bike, and roll.
- Rebecca Pratt: How do you engage, as an example with this group, how would you engage with a process most specifically?
- Emily: Moving forward, I started reading the comprehensive plan from 2006, there were a lot of things about walking and trying to localize things. Just for now, listening to your conversation, attempting to establish how our grant would be of assistance, if you needed assistance I could look into what I have to help answer questions.
- Gerald Skoda: It's more to facilitate the discussion and activity and make sure it is addressed, you're not taking a specific project and see it through completion.
- Emily: Everyone sitting at this table would know the needs of the Town of Fallsburg than I would, for now in this moment in time, I will listen to the conversations about the town and the needs of the community. It is what everyone here would come up with, what's best for the community rather than me saying this would be best. The people here know the community very closely. The idea is to help where I can and try to see if there is an option.

- Ellyane Hutchinson: For example, if we decided we wanted to have a bus service or trolley service between hamlets, is that something where we would say we want to have that, would there be funding to help make that happen, or is the grant saying these are ways you can make that happen?
- Emily: That would be something I would have to go back and look into, but I can look into resources to see how other communities have structured it.
- Eric Boles: You're looking at different areas that people might have a harder time getting to different places, walking or whatever, and help plan that. Not really do anything, just plan it?
- Emily: Not just that, with the implementing policies, say you want to increase the number of people that use the public library that bike. We could assist in providing bike racks so people can lock their bikes. It's a way to promote people going out.
- Bonnie Franson: Some equipment then may be available?
- Emily: Again, it changes with every scenario when looking at it.
- Allison Brundage: So if we gave some ideas, we might be able to implement some of them after we brought them to you?
- Emily: We're there to assist and there are some things we are not capable of doing, it's hard for me to sit here and list what we can and can't do without a discussion on what the community needs.
- Rebecca Pratt: So basically we have a discussion on needs, then you jump in and may say this a resource you have or something you can facilitate?
- Emily: Or something I can look into, just jump into conversations where I think we can be of assistance.
- Bonnie Franson: And that might be a good segue to Jay Quaintance because you are a major facility in town.
- Jay Quaintance: This has been really interesting because since I have been down here, one of the primary concerns I have noticed is transportation. How do we get people from all the great resources that exist to the other resources that exist. Hearing this conversation has been enlightening and ties into things I have been thinking about. I know the County has applied for a Department of Transportation grant to create a bike lane along the Hurleyville Loch Sheldrake Road from Hillsdale Road to connect to the Milk Train bike path that the Town of Fallsburg will maintain as a rails trail path. We are also, with the help of Sullivan 180, to connect our campus bike system bike path down to Hillsdale Road so they can connect. They will go along the Route 104 into the hamlet of Hurleyville and that will tie into that rail trail. We're really interested in how the college can be connected to this alternative transportation systems that are starting to be developed and fleshed out. There are a lot existing currently but they are disconnected. How can we facilitate the connectivity? We expect to hear from that grant sometime this month or early next. It's a \$750,000.00 project. We did include new sidewalks in Hurleyville as well as the bike path along 104. It would stop at Hillsdale Road, the connectivity would go through the bike path that would

be part of the college, but then both College Road and Leeroy Road to the village of Loch Sheldrake. We want to create this kind of off-road road to allow students and people to get to both hamlets. We have a bike loan program for the students, we keep a fleet of bicycles students can use on campus. Unfortunately, if they want to leave the immediate vicinity of the college, they have to go out onto main streets with no bike paths. We're trying to create a safer alternative.

- Bonnie Franson: So is it the community college directly seeking the grant?
- Jay Quaintance: The County applied for the grant. I just followed up with the Department of Transportation, I waiting to here where that stands. It will be announced mid December or early January.
- Bonnie Franson: Did someone prepare a routing map for the grant application?
- Jay Quaintance: I can look for that, I don't have a copy.
- Bonnie Franson: That would be wonderful to see.
- Gerald Skoda: I think the toughest route to do anything with this kind of activity would be Route 42 because it is a rapid road, it is narrow, dangerous. I would say doing things like you are doing like connecting to rails to trails will be very important.
- Jay Quaintance: There are a great deal of those rail trails and within hamlets, bike lanes and path. There is no interconnectivity, and I think that filling in those small blanks to create a network would be really critical.
- Bonnie Franson: That's useful to know because as the town evolves and if there are any development projects, there is opportunity to insure that the interconnectivity happens. To have a map of that would be useful. Right now it sounds like with the community college, the connections are through the hamlet of Hurleyville, and then also trying to connect over to Loch Sheldrake.
- Jay Quaintance: We have to exits on our campus that enter into Loch Sheldrake, so we are already very connected in that direction. What we don't have is a less traffic form of a path into Hurleyville. We're hoping with the completion of this bike lane which would include full ADA accessible sidewalks, that we would be able to create that kind of interconnectivity. Obviously there is a lot of development in Hurleyville and we would like to have our students have access to that. One of my concerns as president of the college is that we have a great facility, we have outstanding programs, but many of them are isolated. Many of them are nonresident students and they don't have cars. There's about 200 students on campus at any given time that have very little access to the resources that are available within the town and various hamlets. Anything we can do to facilitate greater, safe transportation alternatives for the students would be fantastic.
- Eric Boles: This sounds like a lot of money. Even the road from Loch Sheldrake to Hurleyville is pretty narrow. You either cut a path on private property along the road or widen the road.
- Jay Quaintance: What this proposal would do, from where Hillsdale Road crosses the Loch Sheldrake Hurleyville Road would acquire right of way from

private land owners along the highway, County Road 104, create a bike path, a designated bike lane and sidewalks. That length, about a mile and a half, the grant would be for \$750,000.00. I know there is some inclination to redevelop the sidewalk structure within the hamlet of Hurleyville. That would connect that for ADA compliance.

- Mike Weber: In the Hurleyville Senator, there was an article. In the last issue, it said there was funding for new sidewalks.
- Jay Quaintance: I think that is a \$3,000,000.00 project.
- Mike Weber: So far it is \$100,000.00.
- Jay Quaintance: And Senator Bonacic has been very helpful in thinking through some of this and there is a fair amount of money available at the state level, it's just really tapping into having the right idea. I think the work you are doing with having these conversations, and providing the research angle on that and really investigating what is available and what are the best ways to convince the state to invest will be critical.
- Gerald Skoda: The college owns the real estate down to Hillsdale right?
- Jay Quaintance: We pass through all college property. Along past the solar panels that are on the edge there.
- Bonnie Franson: One of the things that would be useful to understand would be the nature of enrollment and even employment to get an idea of the size of your campus and college. What type of students are we talking about? You start to talk about residents in dormitory, are they mostly nonresident? Are they here typically how many years?
- Jay Quaintance: So right now our enrollment, we have a total head count is about 1,600 students. What that works out in terms of full time and part time, that is about 1060 full time. We have about 500 that are part time in our high school and prison populations. From our high school, they take classes on our campus, but often times those are double enrollments that are taught in the local districts. We have about 240 student that live on campus as residents. A small portion of the residential population are Sullivan County resident students. About 25 or so, in a given semester that are actually Sullivan County residents. From parts of the County that are possibly too distant to commute on a regular basis or they come from a family that only have 1 vehicle and so commuting is not an option. We do have capacity for that. We are under subscribed in our residential facility right now, we have room for about 100 students in our residential facilities. Typically those are students from out of County, there's no exclusivity to that. If County residents had interest in living in the housing, that is fine. We have about 140 full time faculty and staff, many of them are residents of the County, and from all over the County. From as far away as Roscoe and many live down toward Middletown. Most are County residents and are interested in the kinds of things we are talking about. I would say they spend a lot of time on campus, anything that goes on within the Town of Fallsburg is going to have an effect on them. Any kind of transportation or development or downtown centered kinds of things are

going to be utilized by our faculty and staff. We all like to go to places close to work for lunch. With that in mind, there are 140 there almost all the time.

- Steve Altman: How many bicycles?
- Jay Quaintance: We only have 20 right now but we would like to increase that. If the grant goes through to connect us to Hurleyville, we would invest more.
- Steven Altman: Right now they are for on campus only?
- Jay Quaintance: Not necessarily, students can check them out and ride them where they choose, what we are really interested in is making sure they have a safe access point to other opportunities. If they wanted to, they could ride to Liberty or Monticello.
- Mike Weber: Are you in a shared program with Citibank?
- Jay Quaintance: It's a similar concept, we just don't really maintain the bikes ourselves. We would be interested in pursuing something like that. Those are very successful in the city.
- Mike Weber: I saw in Europe, it was interesting to see. In terms of capacity for students, in the bricks and mortars you have now, how much room do you have to grow?
- Jay Quaintance: We have quite a bit of room to grow, for a whole host of reasons, most economic, we have seen enrollment drop over the last 6 or 7 years. Without having to expand physical footprint in anyway, either in terms of housing or teaching facilities, we could probably grow in terms of FTEs of the 1060 that we now have to 1,400 without any problem.
- Mike Weber: I ask because I am curious, it's not for now, would there be any interest of having satellite locations for the college so we could pull the different districts together? Let's say we have the Maker's Lab in Hurleyville, maybe we could take an empty building in Fallsburg and turn that into an incubator that would carry the moniker of the college and then this is a way for the college to make its presence felt. Obviously you're going to have connectivity felt and visibly seen and appreciated in places like Hurleyville and Loch Sheldrake because of proximity. How do you get the other parts of the town? If you had a cooperative extension..
- Jay Quaintance: There's no philosophical opposition to that. We are bound by certain constraints in terms of we have to lease space or have access to space, historically the college have maintained classroom space in Monticello. We currently, for instance, rent some classroom space in Narrowsburg, we know students in that part of the county have a difficult time, especially in winter, accessing our programs. There's also a separate summer population that we want to reach in terms of noncredit programming.
- Bonnie Franson: It seems to be that you have a tremendous amount of property.
- Jay Quaintance: We have 400 acres.
- Bonnie Franson: A lot of it is just undeveloped. Long term, from a programmatic perspective, even if it's not bricks and mortar, do you have plans to use some of that land for either agricultural or...

- Jay Quaintance: We currently have a partnership with New Hope that has built a small garden and farm on the backside of our property which has been really wonderful for the residents of New Hope to come and use that facility, both in a therapeutic sense but also in a growing sense. We now have a flock of chickens. One of the benefits from an instructional point of view, it allows our students to have access to really go out and explore sustainable agriculture, what that means from a farm to table standpoint for our hospitality and culinary programs. They use the vegetables grown on site in the culinary program, when in season. We have a great deal of space. One of the things that we designate is that a fair amount of that space is Start Up New York available, which is a partnership program between the higher ed community and economic development at the New York State level, which allows a 10 year tax break for participating businesses who want to collocate on a college campus and want to offer both educational and potential employment opportunities for students from the college. We have a great deal of space for that and we are working with a number of potential businesses to locate on our campus. I don't know how much you all know about my prior experience, but I worked in the governor's office for 2 years, one of the projects I was part of was Start Up New York and working really close to figure out how we can use college campuses to be catalysts of economic development in the communities in which they exist. I know these plans, though seem very rigid when they are created, are also very flexible. For instance, if they is space to your point that within the hamlet of South Fallsburg, if we wanted to operate a college space there and have that be part of Start Up New York, that's something we could potentially do that could bring new business in terms of a revitalization project. It would be easy for us to lease a classroom space such as this and then be able to start a small upstart business associated with the college and our programs.
- Bonnie Franson: Is that program, that flexibility, available to all communities in Sullivan County, or focuses in Fallsburg?
- Jay Quaintance: It is really focused on wherever the college chooses to focus. It is wherever we want it to be. Because we do have some leased space in the Narrowsburg Union, we have a room in the Union that is designated as part of our Start Up New York plan. That doesn't mean it will entice a business to start up in Narrowsburg, it does allow us to have a different kind of conversation, the part I am most interested in, if we are going to do economic development, business development, how can we make sure it is sustainable in the long run and how can our students be participating that sustainability? We can educate all the students we want in Sullivan County, but if they leave because there are no opportunities, we aren't doing ourselves any favors. We need to make sure all of that happens in an integrated fashion. In an ideal situation, Start Up New York can be part of that integration but it can't happen without groups like this.
- Gerald Skoda: The Start Up New York program is several years old, I go back further than that and I remember seeing a map of the 400 acres laid out with

shovel ready industrial sites. Is that map discarded?

- Jay Quaintance: That map isn't discarded, we just took one of those sections and designated it as a Start Up New York venue.
- Gerald Skoda: There is a map that laid out and sized the lots, placed square footage of buildings, never got to the infrastructure of sewer water, electricity.
- Jay Quaintance: That is going to be the bigger issue in some of these. We are in conversations, for instance, with The Creamery that would like to build a milk processing plant on one corner of the college property. But access to water, transportation in and out, those are all concerns. We are working through those right now.
- Rebecca Pratt: How do you execute this?
- Jay Quaintance: The general idea now, it's morphed, if there is a business interested, we would work with the local IDA, or folks like you who may know of business starting up, the only constraint on the business is they be net new job creators. Even if this is a spin off of an existing business, it'd be a significant expansion of what they currently do. Then we start the conversation of making sure we have designated space that is appropriate and available, and there is a strong connection between the academic program we offer and opportunities for our students to participate in some way, typically through an internship. Also promises of hiring graduates or some kind of connection for post completion for our students to enter the workforce. If we don't have current space, we'd have to revise our plan, designate space that would be appropriate, then we start the process with Empire State Development Corporation, there's an application process, it comes through the college, it's recommended up to ESD, ESD goes through an approval process. Then it comes back and we can start the project.
- Gerald Skoda: To answer your question, the Partnership for Economic Development is basically a County agency and they keep track of the available real estate that is out there, the way it is zoned, the infrastructure arrangements there, their goal is to have several shovel ready sites but it takes a lot of money to create that infrastructure. Right now they are working on a strip between Liberty and Monticello on Old Route 17. If a company comes to Sullivan County and comes to that office, they know all about the college site. They have that map of the layout.
- Bonnie Franson: A couple thoughts. There was a shovel ready program that would do all the environmental work. In the end, if someone came to situate in the community, they didn't have to go through SEQR, it was truly shovel ready. I don't know if it went to that extent.
- Gerald Skoda: The goal is to do that, we don't have any that are.
- Jay Quaintance: Essentially pre-SEQR. You go through the process prior.
- Bonnie Franson: It's like a feasibility study, you eliminate areas you don't want to build. Define the wetlands, pick your core area and determine how much space can be accommodated then do a little traffic analysis. In the end, any improvements are identified, it is truly shovel ready.

- Gerald Skoda: The closest park in the Town of Fallsburg is the Resnick Park. There was a company, that is building a building now that is closed in, they make airplane parts. They came here over lots of other places in America because our site was ready to go and had everything done, in 3 weeks they had approval from the town.
- Bonnie Franson: There had been discussion of creating a business park in town and I think there were ideas of where it would be, but I don't know that it actually landed. There are nonresidential zones that could accommodate those uses but not a designated park. It sound like a lot of...
- Jay Quaintance: A portion of the college could be that depending.
- Bonnie Franson: If it's on the community college site, do they have pilots? Do they generate tax revenue?
- Jay Quaintance: If they were on the site....it depends on how the lease would be structured. The benefit to locating in a Start Up New York designated space associated with the college, the business is 10 years state tax free operation and also no employee tax, no personal income tax for their employees. It's easier for employees to work in these environments as well. Ideally if we could with Sullivan County IDA to provide other tax abatements on the County level, then we can really create a package. Also there are some financial issues.
- Larry Zeirler: Let's say we get a business model and we identify certain parts of your property and other parts of the township that may have collaborative business. Then you have a problem with housing stock. That's a problem on multiple levels. Right now with infrastructure, we would like to grow housing stock for what we would like to be an increased population. We are going to have to deal with that issue in terms of infrastructure. In addition to that, having a plan for attractive housing, let's say we create the incubators. We need to create communities people will want to live in. We have an underpopulated school system. We have empty classrooms. I had an idea, forget about Silicon Valley, let's have Silicon Mountain. Let's bring Google up here. We don't have a plan for how to house these people. This will be my obsession is going to be housing that is attractive so they will want homes here. We have a mélange of neighborhoods.
- Bonnie Franson: You talked about Google Mountain, what programs is the college offering? What is its focus? What is it innovating?
- Jay Quaintance: We're currently going through a process, we had a retreat about a month ago with the board of trustees and the senior staff. What will the college wrap itself around the upcoming years? We are looking at our historical strengths, what our strengths of faculty are, and what the needs in the County are as we perceive them. We are talking to other people as well. Obviously healthcare is going to continue to be the number 1 employment opportunity and training opportunity within the County. Second will be hospitality and tourism, culinary arts, which is a historical strength. Third, under a large umbrella, sustainability. Sustainable communities, sustainable in terms of access to alternative energy production. Sustainable in terms of health communities,

vitality, and how do we make sure that the people that live in our community have access that create a sustainable life. Those are our three main areas, most of our programs that are not transfer oriented stem from those areas. We also maintain a strong liberal arts agenda for students that do plan to transfer to a 4 year school. My concern in Sullivan County is one of brain draining. We can do a fantastic job of educating, we can do a fantastic job at the community college level of getting them through an applied or occupational program that would allow them to enter the work force within Sullivan County upon completion. For those students, especially Sullivan County residents, that want to go on and get a Bachelor's, that we have a way to lure them back. We need something here for them to come back to. We would like to be part of that. We need to think of how we are building, housing is part of the community. It is the part we go home to at night. There is also of how interact during the day. Where we push our strollers when we start to have children. How can we make that enticing to come back to? We want the people to become educated, we want them to be part of the larger world and conversation, but we want them to come home and bring attitude and strength with them.

- Bonnie Franson: Do you think the college could be a 4 year program? Would you have to have this community you envision to be able to support?
- Jay Quaintance: Honestly, nursing is the primary way we could expand into the 4 year, and that's mostly because of regulatory actions of the state education department that is now requiring nurses to have a 4 year degree or a pathway to that degree. Within 5 years they need to complete a Bachelors. We have a very strong 2 year nursing program, all of our graduates are hired, we were just reaccredited at the national level, it's a fantastic program. It only gets people into that initial level. If we were to partner with a school such as Binghamton University or another 4 year school where they offer a 4 year nursing program on site, then a student could earn a 4 year Binghamton nursing degree at Sullivan Community. From a transportation, that would be a huge benefit. I used to work Schenectady Community College, we had similar kinds of programs in business and criminal justice with Delhi. Students could complete a Delhi degree and never leave Schenectady. Once they were established, those programs were incredibly robust and useful. We could also work with Cornell with hospitality.
- Bonnie Franson: Do you have to work with a public, or could you do private?
- Jay Quaintance: We could do either, it's much easier to work with a Suny school because Suny already has in place a seamless transfer program. Any credits earned on a Suny campus are applicable all Suny campuses. We could on a one off basis negotiate articulation agreements with other schools, but I would rather work with Suny.
- Bonnie Franson: I thought of Mount Saint Mary.
- Jay Quaintance: That could be a potential partner. Honestly, I am assuming, I found that the private colleges are much easier to work with in terms of creating those articulation agreements. They are much more anxious to bend a little

where they need to and make sure the students have access where they need.

- Bonnie Franson: I know something about Mount Saint Mary, at some point they are somewhat limited in growth because they are surrounded by city. If they wanted to expand their curriculum or course work, that might be something that would be beneficial.
- Jay Quaintance: Some of this was aimed at Narrowsburg and how can we increase secondary education in that part of the County. There is no upper limit in terms of educating.
- Ellyane Hutchinson: We do need young people, and I think it would be interesting to know from students what they would want in this community, what would attract them. Jobs of course, complete streets is interesting. We have talked about we don't even have a coffee shop. We don't have means of connection.
- Bonnie Franson: Yeah that was a conversation at the kick off meeting, was there thoughts of a college town or hamlet?
- Jay Quaintance: At this point, Hurleyville has the best potential with the art center, it is underutilized at this point. We're looking at ways that we can work with them in terms of our art curriculum. For instance, one of the things I'd like to do is an art contest for high school students. We would have a show at the art center, it would be judged, then the winner would receive a scholarship to come to the college. Those kinds of things that get people moving, people of a similar mindset moving between facilities is really helpful to them to create a cognitive map of the area for them and their friends. They start to talk about, hey down in Hurleyville there is this great art center where they will show films, then across the street you can get a cup of coffee.
- Rebecca Pratt: We want to create opportunity with new businesses coming so they want to come back.
- Bonnie Franson: Do you have any questions of the committee or information that would be useful for you to have?
- Jay Quaintance: It is helpful to know this is your second meeting, I used to sit on the Schenectady Town Board, the Comprehensive Planning Committee, I know what you are up against and thank you for working on it. It was quite a task to dust off the old and figure out what needs to be there. I would like to put the college to your disposal and see if we can be a partner in this. I think we could all benefit.
- Gerald Skoda: I don't know if anyone pointed it out, your original campus was 2 doors down.
- Jay Quaintance: They actual have
- Gerald Skoda: Transportation has been studied a lot in Sullivan County and recognized as being very important, but to provide public transportation is very expensive. Counties that have done it...one thing we do have is we have Shortline Bus that comes through the town and goes to the college. Is that mapped? You might want to put a map. The other bus service part of the year is Excellent Bus Service. You folks know more about that service and whether it is

accessible to more than just the summer community and whether that is an actual additional transformational system.

- Larry Zeirler: We use it for our children when they go and come from Toronto. It is a long distant thing, it is very private. Maybe there could be some community collaborative effort with Shortline. I was at another meeting this week, they were talking about the prices Shortline charges are exorbitant. One of the things we need to do is create affordable transportation using the economies of scale. It will only benefit them to have increased ridership but they have to discount it to the population.
- Bonnie Franson: We're talking to them if they can have programs. We're going to have a transportation component, which will be what's in the old plan, but we will update it. We talked about, for instance, showing ADTs, average daily traffic counts, so you can see which roads have the heaviest loads. We're going to map the trails, the sidewalks we can try to work that in. Although Fallsburg is very large, I don't know that there are that many sidewalks except in the hamlets. Also we can show transportation routes and bus routes, to see how it connects or doesn't connect.
- Ellyane Hutchinson: There's also ride sharing. You're not beholden to Shortline, but it still organized in some way.
- Jay Quaintance: I know the County is hiring a transformational specialist, I don't think she started yet, but she is going to have quite a job. I would certainly, as this process goes forward, think about what their resources could be and how they could be utilized for the town. I had an interesting conversation with Jonathan Tracken today about transportation in the County. He used to be County Manager, he used a car program that I don't know anything about. I want to look into that more. It is something that predates the app revolution.
- Eric Boles: You talk about the price of a ride on Shortline, they're a profit company. You run that bus around this county and pick up 10 passengers, they better cover that cost unless they are going to subsidize it.
- Steve Altman: At one time the County had the blue route and it was a disaster, it would often have 1 or 2 people would be riding it. In a year the whole thing went out because no one was using it.
- Bonnie Franson: Any other questions, comments, or thoughts?
- Rebecca Pratt: Something that interests me is solar. How could we bring solar to the county which isn't supplying an industrial solar power, but how do we have some kind of zoning that protects away from taking down massive forests but also serves individuals as well as have solar farms for local communities?
- Jay Quaintance: I have a question. Have any of the school districts entered into a power purchase agreement with using solar? There is some state money available offered to PTA with solar providers. My way of looking at some of these, if kids grow up looking at solar panels they will be far less opposed 20 years from now when it comes time to erect them somewhere else. Sometimes there is a public pushback against things because they seem outside the norm. If

we start growing a population that it is part of their natural life, that can go a long way toward developing a longer term planning process.

- Steve Altman: These things are evolving, now having panels that if you put them on a home they look like shingles. My building is solar paneled because it is a flat roof and no one can see them.
- Jay Quaintance: Our solar field is pretty hidden honestly, you have to really look for it if you want to find it. It's 9 acres, it's not a small spot.
- Rebecca Pratt: I've often wondered, they have those large utility lines, in their set path. Could we expand it out a bit and put solar?
- Jay Quaintance: Some of these new technologies will be the real solution to that.
- Ellyane Hutchinson: There are still a lot of policy issues preventing it getting bigger.
- Jay Quaintance: There are 40 year old policies that prevented it from getting bigger on a national level.
- Gerald Skoda: We have to have solar as part of our plan. That is the newest thing that was not addressed
- Bonnie Franson: It is not, the selection of the site. If it is an agriculture field and it is fit, it's better than clear cut. There's places that could accommodate it.
- Steve Altman: If the County had a solar farm, sell the electric back to the grid and use the money to subsidize transportation.
- Jay Quaintance: If you do it in a really creative public private partnership, you get somebody else to pay for it and you get the benefit, put it back into something else. Honestly there's a lot of money out there for this.
- Bonnie Franson: I thank you, you're welcome to stick around if you want to listen to the continued conversation. I think we will move our agenda along and go into environmental resources.
- Jay Quaintance: I am going to run, I would be happy to come back for another conversation.
- Emily: I am staying.
- Bonnie Franson: The next item on our agenda is environmental resources. The pack that you have is the first beginning draft of an environmental section. What we have covered, we have taken the 2006 update, some of that data and added to it. We will continue to add to it. We touched upon geology, topography, and soils. We're getting to ecology and ecological habitat, significant species. In regards to significant species, we have not heard back yet from the National Heritage Program. There are 2 programs that we reach out to find out what species may be present. One if the US Fish and Wildlife Service, they have a program called IPac. Your package should include, after the first 15 pages, you have this IPac trust report. It talks about any species that have been documented within the panel. There aren't that many as far as the US Fish and Wildlife is concerned. They do identify migratory birds, but the dwarf wedge mussel, a clam may be present.
- Steve Altman: Doesn't the state know more?

- Bonnie Franson: That's why we reached out to them, but their lag time is longer to get data back. We're still getting that information. Mammals, Indiana bat and Northern Longroot Bat, which is this entire forested Hudson Valley area in some way is within a foraging habitat if there are no mines present. Habitat for those 2 species, 1 endangered and 1 threatened. Also on the state's list. There is also a series of migratory birds that are known to inhabit this area and may be present in this town seasonally.
- Gerald Skoda: I was looking to see if Canadian Geese were endangered.
- Discussion.
- Bonnie Franson: I did bring some larger scale maps. If we go to the maps, we'll go a little through the narrative. The very first map, this was the map I was referencing in terms of adding sites to the agricultural sites to agricultural sites to what we could find. If I look at what the agricultural out of district area what it contains versus what is shown as what is an agricultural use, there's still a mismatch. I will follow up with that. Related also to that, we provided a map of soil farm land classification. The reason we are mapping environmental resources is because ultimately we are going to put all these resources together that may be better suited for development. Those areas that might not be as well suited for a variety of reasons. One of them is agricultural land. You will find an 11 by 17 map, this is also in DropBox, any of the soils in the town that are identified as prime farm land or farm land of statewide importance. They are soils that are more or most productive to crop production. Where you see the darker greens are the soils that are primed farmland. It's mostly the Neversink river valley. The statewide soils are pretty ubiquitous, they are scattered about the town. You should have that map. This is some of the soil specific information we have put together. We can provide you a soil map but it isn't significant unless we know....
- Ellyane Hutchinson: This doesn't mean it is being used?
- Bonnie Franson: No but these can be conducive to agricultural production. Again, ultimately when we translate to zoning, we might look where is agriculture going on now, where is soil suitable, where is low density. You may want to preserve some of these lands. If a residential subdivision is proposed, you could say well we want it clustered. It keeps part of that property available to agricultural production. If you try to keep it on a single site by clustering some of the housing. I don't know if we discussed it at the kick off, but clustering is a zoning tool where you can layout a subdivision and let's say you have 2 acre zoning and a 20 acre property, you normally would get 10 lots, you could take the lots and put the houses on 1 acre if it can be sustained from a septic and well perspective. If you have those 10 houses on 10 acres on 10 lots, you're preserving the other 10 acres as open space. That open space doesn't have to be just don't touch it, it can be used for agricultural production, it can be habitat, open space for passive recreation. If we're looking at the town and its resources, you want to look at some tools like cluster subdivision or lowering density may make sense. There

are a variety of options to preserve these features.

- Larry Zeirler: There is a concept I am trying to foster called chapter 3 housing, housing built for a person 55 or over for people to age into. That's the kind of house you don't want on a big piece of land. You would want to build them together so there is the support from having neighbors, social functions of having the houses closer together. Where you could put on 2 acres, 4 houses. If there is latitude, to be able with what exists now in the books. Sometimes it can be punitive, you have to build on a certain amount of land and that precludes from you having useful housing for other populations.
- Bonnie Franson: That's why we will put together a section on demography based on the tables we provided at the previous meeting. We will look at the trends within the community. The other several maps to point out, draft aquifer map. We were talking about water resources in the town. The town is home to a primary aquifer and there is a discussion and description of this aquifer, it is larger than many people may think of. Many people think of aquifer of that area that is primarily associated with the area near the Neversink, with a lot of sand gravel. If you go to the USGS website which is noted in the narrative, the New York State DEC and the United States Geological Survey perform mapping, they specifically looked at all soil and soil areas that contribute to this aquifer. It's not just the land over but ultimately all lands that flow and influence this system. We are going to insert for comparative purposes, a map of the older aquifer. It illustrated an aquifer that followed the main streams and the Neversink down. This is a much larger area that contributes. We want to know where these areas are relative to what you ultimately allow within your aquifer areas. That map is provided to you. Another map that is in your packet, are your surface waters and streams. The map I provided in the packet also should have water quality designations. Second to the end.
- Joe Rausch: This has nothing to do with infrastructure.
- Bonnie Franson: Utility, no. This is pure natural.
- Joe Rausch: I'd like to invite Will Illing.
- Bonnie Franson: Sure. Utilities is a top to cover. The first topic is demography and who inhabits Fallsburg. The next is what that framework you are operating within, that is natural resources. Because you have a large aquifer, it would appear you have an ample water supply. But that supply can be vulnerable depending on what occurs there.
- Rebecca Pratt: That was my question, how do we know what is vulnerable. I think Will could help.
- Larry Zeirler: You have to make extrapolations, is there a process of making extrapolations from the amount of water to...
- Bonnie Franson: Yes. I think Will can help because he has even more detailed engineering type data on water as it relates to water supply. What we know, for some time, the original plan and the plan update talked about having an aquifer protection or ground water protection, a zoning overlay district. It hasn't been

adopted it. Will did pull it out so you could consider it and whether it is necessary at this point and time to protect the town's water supply sources.

- Joe Rausch: Why wasn't it adopted? Cost?
- Bonnie Franson: I don't know that it was event cost, sometimes plans get adopted and they work on regulations or some just get dropped over a time people. Honestly, over time, other issues come up in a community and somethings are put to the side. Related to water sources, we have provided the map, you have quite a number of New York State DEC fresh water wetlands, which are surface waters. They are the hatched areas, that are shown on the map. Each of these areas have a regulated 100 foot adjacent area. If any activity occurs within 100 feet of a New York State wetland, it is regulated by the DEC. What is interesting is that the Town's code also indicates that you are regulating the wetlands as well. There was a provision in New York State DEC regulations where a local community could take over regulations of wetlands, the Town at that time had adopted those provision. I don't know to what extent they are issuing permits and enforcing, but it is on the books.
- Ellyane Hutchinson: Does that mean the Town is the primary responsible person to enforce that?
- Bonnie Franson: I think the DEC is doing that. I don't think it is being used in the way it was intended to. At one point DEC regulations, the intent was for the local municipality to do the regulating. There are also smaller wetlands, New York DEC wetlands are 12.4 acers and large in size. DEC doesn't regulate all the wetlands. They do regulate smaller wetlands if they are unique. Smaller wetlands are shown on this plan, they're called NWI wetlands. They have some patterns in here you can see. Those are the wetlands regulated by the US Army Corps of Engineers. If anyone is proposing to fill or do an activity that within an area that is a fresh water wetland, they may need a US Army Corps of Engineers permit. The NWI maps, National Wetland Inventory maps, those are based on aerial photographs. The reality is an indication of where the wetlands are, but it's not the only indication. On a site specific basis, people have to go out and check to see if wetlands are present if the development proposal is before the municipality. We also noted the streams, you'll see letters associated with each stream. The letters like BT, and BTS, those are the water quality classifications for those streams. Streams, fresh water streams, can be regulated from AA which is water supply purposes, all the way down to D which can be recreational but is not drinking quality. The water quality classifications are in the narrative for environmental resources so you will see what they mean. When you see a T after the ABCD, that means it is a trout stream. That means it has fresh running cold water to support trout. If you see a stream that says TS, that means it is trout spawning. Not only can support trout, but trout could be spawning. This is your quality of waters within the Town, for the most part your waters tend to be B or higher. They are clean and high quality. Many of them are trout productions, BT. When we look at the big picture of the Town and production, this will help

you see that pattern. You should be aware, if you have any stream between A and CT stream, those levels are also regulated by New York State DEC. If you want to do anything with 50 feet of a bank of a stream, you will need a protection waters permit. This is just another resource if you know activities going on in the community, it may be regulated. Those are water resources. There is another map, I didn't print out a large scale version, but it's another soil related map called hydric soil. Hydric soils are soils that are indicative of fresh water wetlands as well. It is a soils map, it's going to be very difficult to read because there are so many soil mapping units. In future iterations for utility purposes, we will highlight those soils if they are slight, moderate, or severe for septic. For building purposes for we will point that out in the mapping. Hydric soils is a soil that has a high water table, it is inundated for a defined amount of time and it is suitable for supporting hydrophytic vegetation which is wetland vegetation. If you take those water resource map and the fresh water wetland map, and take this map that represented the hydric soils, this is just one more additional indication of where there may be wetlands. We are playing with the maps to see what is most informative, what we need to do is take the hydric soil map and put it on the fresh water map and see the whole pattern of fresh water wetlands in the municipality. We have also included in your packet, this is just background information to understand the bones of what you are working with, these are the elevations of your municipality. Where you see the blue colors, those are the lower elevations, as the elevation increases they go to a red color. You see contours which are indicating beneath sea level. You will see 400, 450, those are above sea level. Your highest points are up in your northwest corner of your town, where you are up in the 555 foot above sea level. Your lower points are along Neversink river. Your low is 250. The grade change in your municipality is about 300 feet. This is the pattern that shows where your high points are. I don't know if we included in the packet, but we wanted to show ridge lines. For visual purposes, scenic purposes, ridge lines are the highest points in the municipality, those are likely the most visible from certain locations. If the town is interested in preserving some of the natural topography in the elevations and the high points in the community, you could identify the ridgeline so it is evident when the project comes in, which ones may be visible from other locations.

- Gerald Skoda: You show Woodridge as a color on every map, but then you show a red line around it and call that the Town of Fallsburg. Is Woodridge exempt from the Town of Fallsburg?
- Bonnie Franson: Woodridge is part of the Town of Fallsburg. It's probably reading as if...is that a particular map?
- Gerald Skoda: They're all that way.
- Mike Weber: It's entirely questioned especially there has been discussion it should be abolished or not.
- Bonnie Franson: I didn't realize that. This is a good question, we don't show the village of Woodridge because this planning effort...they have their own boards. I

can tell you once upon a time, Mamakating when they did their comprehensive plan, they did it with the village. Their plan includes the villages of Wurtsboro and Bloominberg. They were supposed to go off and adopt their own zoning, Mamakating did, Wurtsboro and Bloomingberg didn't. In this instance, this plan is being planned for the unincorporated area. The reality is there is an incorporated village in the middle of the town, we don't control the land use within that village but it is part of...

- Larry Zeirler: It is something we have to keep in mind, in general in this area, I lived in Northern New Jersey where there were 70 municipalities in Bergen County. I grew up in Toronto where they created the GTA, the Greater Toronto Authority. They took these massive boroughs and put them together.
- Ellyane Hutchinson: That is a question I have too. Woodridge has water issues and things like that, wells running dry.
- Gerald Skoda: Is that exempt?
- Bonnie Franson: That's not part of the scope that was provided by the Town. It's a good point. It's not part of the scope or process, ultimately the focus of this is to then look at your land use regulations and the Town's regulations related to the unincorporated area. I think we should make the Town aware of that. We can take this grey layer out and show what is underneath it. Every municipality is different, in Monroe they have greyed out Harriman, the village on Monroe and the village of Kiryas Joel because there, they are strictly dealing with the unincorporated area with the land use issues. Every municipality is different, and every board is different.
- Gerald Skoda: Is there a line around South Fallsburg?
- Bonnie Franson: No.
- Steve Altman: The only incorporated village in the Town of Fallsburg is Woodridge.
- Bonnie Franson: Some people think Mountindale is a village but it's not, it's a hamlet. Just like Hurleyville. Woodbourne. I actually listed as a map to put together is a map of the places. Though you are all in the Town of Fallsburg, you may relate to a different hamlet area, Hasbrouck, Loch Sheldrake, Mountindale, or one of the original hamlets. The census does have a general area, if you look at census data, you can find data for Hurleyville because it will select a boundary that generally represents what they see as a concentration of population. It might be interesting to see that as part of the demographics, to see what they think of as. The other way you can show areas is zip codes. There are numerous post offices covering Fallsburg, people may not relate to Fallsburg but a place because the fact that their mail goes to Mountindale or a different location. It is about placemaking.
- Audience: The town has 6 fire districts, and each district is distinctly to a population. That gives you all 6 of the districts.
- Bonnie Franson: So another area that addressed as part of your comprehensive plan is community facilities. When we put the facility map together, school

districts, fire districts, the police. We will interview them determine what their needs are. That's a section that will be part of this.

- Rebecca Pratt: I also think when we look at Hamlets, and we're thinking of complete streets, I think that is important to understand. What are the hamlets and how do we look at it with the component of complete streets.
- Bonnie Franson: If you look at the 2006 plan update, there was an intent to specifically focus development around the existing hamlet centers. Where that is focused isn't really what people consider to be the hamlet. In your packet, related to the contours and elevations and topography are some slopes, this particular breakdown we have 0 to 15, 15 to 20, 20 to 35 and above 35. A lot of the land, according to this map, is 0 to 15%. The reason we broke these ranges is after the last plan update in 2006 the Town adopted regulations where you subtract or eliminate lands that are environmentally constrained when you are calculating density, residential, noncommercial or commercial. If your property has a floodplain you may only count 50% of the property as part of the development intensity or density. Again, this is just showing patterns of steep slopes, again this is done at a more global, broader scale. If you get into site plans that are done at a scale from 1 to 10 feet or 1 to 25 feet, they will be more than shown here.
- Eric Boles: So you're saying that if it is a steep slope, you can't build on it, and you can't farm on it, it is subtracted.
- Bonnie Franson: I don't think it applies to farming, it applies when people are proposing residential subdivisions. They don't get even get credit toward calculating the density. If you have a property that is 10 acres and let's say 5 of it has environmentally constrained land, you can't even include a portion of that.
- Mike Weber: Slope of more than 15 degrees don't count.
- Bonnie Franson: I defined them in here, it depends on whether or not the use is residential or not. On page 85, the reasons we broke out these ranges is when you are calculating development yield, the following areas are subtracted from the gross acreage to establish a minimum lot area for intensity or density. Not more than 50% of the land area of a lot is counted if it's for residential zoned property slopes over 20%, nonresidential slopes over 15%. Nothing is permitted on slopes in excess of over 35%. That was an addition made after the 2006 plan update. You have the slopes in your environmental resources package. The maps I bring here I leave behind in case anyone from the public. Again, you have the Dropbox and the smaller scale maps. There are bedrock and surficial geology maps here, just background with regard to where there may be bedrock. The Town's bedrock is essentially shale. It's throughout the whole town. Surficial geology, there is some bedrock outcrop, there is a lot of sand and gravel. Areas that are easier to develop within the town. Another map we provided are your FEMA flood zones. FEMA flood zones is the 100 year floodplain. That's a resource subtracted out when calculating development. This is just to make you aware where the 100 year floodplain. Within the Town, if you want to build within

the 100 year floodplain, you need a floodplain permit. You can't just build.

- Allison Brundage: What are the different determinations?
- Bonnie Franson: The A and AE are the 100 year and the X is outside the 100 year. I will fix that legend. There is a very complicated map, which we will update, which is called the Draft USGS National Gap Analysis Land Use Ecologic Systems. There are some communities that have had the opportunity to map the habitat within their community. For instance, Bard College, Hudsonia, they have mapped large areas of Marble Town, Pine Planes. They have mapped the habitat, and that is used to document where there may be sensitive species depending on the habitat. That is an expensive process and the Town has to pay for it and most Town's don't have an ecological habitat map. The USGS, using aerial photography has mapped habitats kind of a different system basis. This is the map, it identifies all of the different hardwood forests, if you have cropland, if it's developed with high intensity or if it is open space, they are shown in different colors on this map and something you can see much better on a larger scale map. We are going to take this and define the acreage of each of the categories are, and in particular how much hardwood you have to understand the amount of woodland in the Town. We have some links for anybody that does look at this, if you see that you are within a particular type of hardwood forest, you can go to that resource and there is a link that tells you what animal species that are likely to be present within that particular ecological habitat. It's an interactive resource and it is useful for anyone interested in understanding what species may be present within the municipality. We did include, this is related to our conversation from last month, there is a map of publicly owned land within the Town. We pulled up, it looks like this...
- Eric Boles: So those lands are off the tax roll?
- Bonnie Franson: Yes they are. Did you see? It's in the packet. So, the types of properties are shown in color and we tried to color code them depending on whether they were a school district, a fire district, the water district, a US Postal Service property. I think it's evident here that the Woodbourne Correctional Facility is your major land owner in town. City of New York and City of New York DEP manager showed up differently in the tax roll so we kept those differences, you are up near the reservoir and so you do have New York City DEP watershed lands. Some of the properties up in this area have been purchased by the City for watershed protection. Sullivan County Community College, Sullivan County, and Sullivan County IDA are shown in different pink colors. Of course that includes the Sullivan County Community college as well as some other properties. The village of Woodridge, they have a large property, we have to look at what that is next to the Correctional Facility. Does anyone know what that is?
- Gerald Skoda: That was a minimum security prison.
- Allison Brundage: On this map it doesn't show you the Woodbourne fire house.
- Bonnie Franson: It could be very tiny. There is a teeny tiny one here, it may not show it.

- Allison Brundage: That is the post office there.
- Bonnie Franson: So you have your fire district and fire department properties, Fallsburg, Hurleyville, Loch Sheldrake, Mountindale, South Fallsburg. Then you have your water districts that are the Town water districts.
- Discussion.
- Bonnie Franson: If it is a Town owned property, it would show up here. If it's a land trust, it's quasi public, we may not show it. We could show it.
- Rebecca Pratt: It was part of the 2006 plan, was having Fallsburg land trusts. It'd be interesting to see if that was implemented, and if that is a possibility to implement to protect some land.
- Bonnie Franson: We will add up these acreages to let you know how much of the land is publicly held.
- Ellyane Hutchinson: This is mostly trees, what about plants that may support species and migrant species?
- Bonnie Franson: There are different layers of the gap analysis program that are even more detailed, even though you see the major associations there, there are minor associations. It would be useful for you to go to that website and explore. I mentioned and thought I would provide, I will put it in DropBox, the assessor did an exemption impact report. The equalized, the total assessed value in the Town is \$1,371,394,482.00. The total exemptions, not just for property, there are veteran exemptions, there are others, the total are \$540,263,877.00. That equates to 39.4%.
- Steve Altman: 40% of the Town off the rolls.
- Bonnie Franson: Off the rolls, or some kind of exemption. You may have a reduced exemption. Including in them, New York State, the Correctional Facility is \$257,000,000. That's about 19% of the exemption. Another larger one is, religious educational. Religious is 7.48 and educational is 4.26. Those are percent.
- Steve Altman: Is there a way to track how it has progressed over the years.
- Bonnie Franson: I can ask the assessor to see if she has the stats. That's just a broad overview of the environmental resources, again because it is the framework when we talk about land use. When we talk about transportation connection and what communities are being connected. You want to know what that base is. In defining what uses are appropriate for certain areas. When we talk about preserving the rural character and preserving agricultural land, it is useful to know where the prime farm land and where existing agricultural areas are. Is there anything that we didn't cover from an environmental perspective that we need to consider? You can certainly let me know through email. We can talk about it at the next meeting. We covered the water resources, there is geology and soils, we'll get the ecological information from the National Heritage Program.
- Steve Altman: The DEC has given us, the Fallsburg Fishing and Boating Club, there is a bald eagle family up there and we are not able to within 300 feet of it.

There may be a number of these things.

- Gerald Skota: You're not allowed to use the property?
- Steve Altman: Yes.
- Allison Brundage: So whatever tree that they are on, you are not allowed to go within 300 feet of that tree.
- Ellyane Hutchinson: You're said you looking more into these, they are so little.
- Bonnie Franson: It is interesting, you don't have a low of parkland. I mean state parkland so there is less of a database. Unless an EIS has come up and discovered a rare and sensitive species. Although EIS tends to not come up with rare and sensitive species. They are done at a single time, a person goes out for a couple days. Natural Heritage Program, if there is anything here they are aware of, it will show up in that report.
- Ellyane Hutchinson: Is there a way to do a current study?
- Bonnie Franson: It would be a study of public lands. Again, I say state parkland, if you're the Highlands area, where Harriman and Sterling are, lots of species, information, and diversity. It's because you can get to these areas. I think we will hold off on the issues and opportunities. At the next meeting, we can do what are our 3 biggest issues and the 3 biggest opportunities. The way I like to do it is in the beginning I give you little notes, you write them down, put them in a box, and I summarize them. This way you have freedom to express, then compare that to what was in 2006 as far as the update, what they determined were issues and opportunities. Then to think about it when you go out to the public as far as issues and opportunities that need to be addressed for this next 10 year plan. Anything you want to bring up?
- Larry Zeirler: Will that be a regular exercise?
- Bonnie Franson: It will be at the next meeting, this particular meeting with the guests...
- Larry Zeirler: That will be a useful exercise, otherwise we are gathering input but no output.
- Bonnie Franson: You have had a lot of output, especially at the first meeting. It was a lot of great output. The fact that we had the Suny Sullivan Community College president here was a result of your...
- Larry Zeirler: So we have the balance of taking and expressing forth.
- Bonnie Franson: Part of this is, I think for those who have been in the community a long time or who have been on boards, it's a little rope because you are familiar. There are other members that don't know, so you may be surprised to find out you have a big aquifer. This is a process of building and data collecting to have that groundwork of information so you can feel you can speak to issues and opportunities. As you go through maps or read things, you can bring it up to the committee. With that, we do allot public input. Any comments or questions?
- Steve Gordon: I am from Hurleyville, Fallsburg teachers. When is this stuff going to be made accessible to the public?
- Bonnie Franson: We were told that the maps were going to be put on the

website. I will follow up. The agendas are all on the website. These are all in draft form right now, we will check to see what the Town wants to do as far as the timing, if they want us to straighten up the maps or if we can put the draft versions on the site.

- Brian Manown: Do you have a schedule yet for the stakeholder meetings?
- Bonnie Franson: We don't. We're trying to get through the background data. Maybe at the next meeting, we may try to double on information. Perhaps hit community facilities and utilities. Then do transportation. Then we'll really get to a point where we are really talking about issues and opportunities. What might need to be addressed, put that together, then start to elicit public input. I think the board needs to have enough information and be familiar with the Town before we open to the public. It would be within the next 4 months I would say, is my guess.
- Brian Manown: Do you know how many will be held?
- Bonnie Franson: That's something to discuss with the committee as well with the Town. We can do an open house session, inviting the public here, having the maps, identify areas that are of concern to you, accommodate housing , etc. The other thing is a public survey. We've done that on surveymonkey. That is an online tool, where people can take the survey from the comfort of their home. It's a little easier. We, then as a group, have to pick the questions you want to ask. It could be a combination of 2 meetings, it could be a combination of an open house and a public survey. That's something to work out and talk about. We are going to address utility and ask Will to join us. Part of it is we present as information becomes available, utilities takes longer to gather data. Again, utilities, transportation, and community facilities. We'll try to double on those for the next meeting. Other than Will, I don't think we'll have another speaker. Any questions?
- Larry Zeirler: This is really great. I wouldn't know where to start with all of this.
- Bonnie Franson: Thank you. These are drafts, we are going to add tables to them, we'll add additional information to support all the mapping and other information that has been done. Any issues, anything you want to bring up. Feel free to email me.