

TOWN OF THOMPSON
-Meeting Agenda-

TUESDAY, DECEMBER 04, 2018

WORK-SESSION: 6:30 P.M.

MEETING: 7:00 P.M.

**PUBLIC HEARING: PROPOSED LOCAL LAW NO. 09: ZONE CHANGE REQUEST – ARTHUR & MAUREEN GLICK,
OLD ROUTE 17, MONTICELLO, SBL #31.-1-56 FROM SR TO HC-2 ZONE**

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: November 20, 2018 Regular Town Board Meeting

PUBLIC COMMENT:

CORRESPONDENCE:

- **Freda C. Eisenberg, Commissioner, SC Division of Planning & Community Development:** Letter dated 11/16/18 to Supervisor Rieber Re: GML-239 County Review – Proposed Local Law No. 09 of 2018 Arthur & Maureen Glick Zone Change Request, SBL #31.-1-56.
- **Chris J. Coddington, District Director, NYS DOH:** Letter dated 11/26/18 to Supervisor Rieber Re: Notification of Boil Water Order for the Melody Lake Acres Water District.
- **NYS Dept. of Taxation & Finance:** Dept. of Environmental Conservation – Check #06786879 dated 11/20/18 in the amount of \$14,609.27 – Grant Funding for Electronic Vehicle Charging Station.
- **Town of Thompson Planning Board:** Notice of Intent & Lead Agency Designation dated 11/20/18 to Town Board and Other Interested/Involved Agencies Re: Conroc LLC for Thompson Ridge Residential Apartments Project, Rock Ridge Drive, Monticello, NY, SBL # 13.-3-10.1 for Final Site Plan Approval.

AGENDA ITEMS:

- 1) ACTION: PROPOSED LOCAL LAW NO. 9: ZONE CHANGE REQUEST – ARTHUR & MAUREEN GLICK, OLD ROUTE 17, MONTICELLO, SBL #31.-1-56 FROM SR TO HC-2 ZONE – RESOLUTION TO ENACT LOCAL LAW NO. 10 OF 2018.**
- 2) NOB HILL COUNTRY CLUB, INC.: REVIEW & DISCUSS DEVELOPER'S AGREEMENT AND FORMATION OF SEWER-WORKS CORPORATION AND WATER-WORKS CORPORATION**
- 3) AUTHORIZE CONTRACT WITH HUMANE SOCIETY OF MIDDLETOWN, INC. FOR DOG SHELTER SERVICES (2019)**
- 4) PRIVATE ROAD NAME REQUEST – MAKOVIC BLVD, MONTICELLO, SBL #31.-1-67**
- 5) DILLON FARMS SEWER DISTRICT – JAMES AND ANN MARIE REGAN CONNECTION**
- 6) YO1 CATSKILLS – APPROVE RETURN OF CASH PERFORMANCE BOND FOR \$2,000.00**
- 7) DASNY – STATE AND MUNICIPAL FACILITIES PROGRAM (“SAM”) GRANT \$100,000.00 FOR DILLON FARMS WATER DISTRICT IMPROVEMENTS – AUTHORIZE EXECUTION OF GRANT DISBURSEMENT AGREEMENT**
- 8) ESTABLISH DATE FOR FY 2019 ORGANIZATIONAL MEETING: TUESDAY, JANUARY 8TH, 2018 @ 7PM**

9) TOWN PARK: REVIEW & APPROVE PROPOSALS FOR ROLL OFF DUMPSTERS/CONTAINERS (F/K/A CAMP JENED PROPERTY) 01/01/2019 – 12/31/2019

10) BILLS OVER \$2,500.00

11) BUDGET TRANSFERS & AMENDMENTS

12) ORDER BILLS PAID

REPORTS: SUPERVISOR, COUNCILMEN & DEPARTMENT HEADS

OLD BUSINESS

NEW BUSINESS

PUBLIC COMMENT:

ADJOURN

PH

**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on November 05, 2018, a proposed Local Law No. 09 of 2018, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a public hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on December 04, 2018 at 7:00 P.M., or as soon thereafter as said public hearing shall be convened, at which time all persons interested will be heard.

The proposed Local Law will change the zone classification of SBL 31-1-56 currently zoned as Suburban Residential (SR) to Highway Commercial 2 (HC-2). Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a public hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: November 05, 2018

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN
TOWN CLERK

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Town of Thompson

Proposed
Local Law No. 09 of the year 2018

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real property which is currently classified on the zoning map of the Town of Thompson in the Suburban Residential (SR) district:

Only that portion of real property identified on the Town of Thompson Tax Map as parcel SBL 31-1-56, consisting of approximately 4.82 acres, currently zoned as Suburban Residential (SR), shall be reclassified on such zoning map as Highway Commercial-2 (HC-2) and shall hereafter be subject to the schedule of district regulations for such Highway Commercial-2 (HC-2) zone.

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the Town of Thompson was duly passed by the Town Board on _____ in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2018 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 2018, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2018 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 2018, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2018 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 2018 in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the City of _____ having been submitted to referendum pursuant to the provisions of sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 2018 became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2018 of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 2018, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, town, village clerk or officer designated by local legislative body~~

Date: _____, 2018

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

STATE OF NEW YORK
COUNTY OF SULLIVAN

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: _____, 2018

Attorney for Town of Thompson

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

November 16, 2018

Mr. William J. Rieber, Jr., Supervisor
Town of Thompson
4052 Route 42
Monticello, NY 12701

RE: **THO18-32: Town of Thompson (S.B.L. 31.-1-56)**
GML-239 County Review

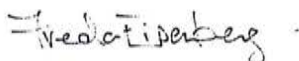
Dear Mr. Rieber:

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project:** Proposed Local Law 8-2018- Zone Change (Glick)
- II. **Applicant:** Town of Thompson
- III. **Action:** Amending Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development.
- IV. **Project description:** Only that portion of real property identified on the Town of Thompson Tax Map as parcel SBL 31.-1-56, consisting of approximately 4.82 acres, currently zoned as Suburban Residential (SR), shall be reclassified on such zoning map as Highway Commercial-2 (HC-2) and shall hereafter be subject to the schedule of district regulations for such Highway Commercial-2 (HC-2) zone.
- V. **Geographic qualification:** Municipal Boundary (Village of Monticello)
- VI. **The proposed action has been assessed for the following intercommunity and countywide impacts:**
 - a. Community character – The proposed action will have no negative impact on community character at an intercommunity or countywide level. The change in zoning is compatible with the East Broadway and Bridgeville Road commercial corridor.
 - b. Traffic – The proposed action will not adversely impact traffic patterns or infrastructure on a countywide or intermunicipal level.
 - c. Land use compatibility - The proposed action is compatible with existing adjacent land use patterns.
 - d. Public convenience or governmental efficiency– The proposed action will increase governmental efficiency. The Division of Planning supports code amendments to promote clarity, ease of use, and streamlined review processes such as this zoning change which will create more harmonious land use within the area as identified in the Grow the Gateways Plan.
- VII. **Recommendation:** Approval
- VIII. **Technical Comments:**

As you are aware, the zoning on both the Town of Thompson and Village of Monticello sides of the East Broadway corridor will be analyzed over the next several months by a consultant as part of the Grow the Gateways Plan implementation. This consultant will be hired with funding from a USDA Rural Business Development Grant and is expected to recommend further zoning code changes to promote land use consistency and economic development along the corridor. We believe the proposed action, though occurring before the upcoming zoning project, is not inconsistent with it anticipated outcomes.

Sincerely,



Freda C. Eisenberg, AICP
Commissioner

cc: Alan Sorensen, Legislator

Please be advised that the Town Board is required by Section 239-m of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Real Property with regard to this application. To facilitate this process, a form to report such action is enclosed.

**SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & REAL PROPERTY
GENERAL MUNICIPAL LAW REFERRAL
REPORT OF FINAL LOCAL ACTION**

Section 239-m of the General Municipal Law of the State of New York requires that, within thirty days of final municipal action on a zoning matter which has been reviewed by the Sullivan County Division of Planning, Community Development & Real Property, the municipal body having jurisdiction must file a report of the final action it has taken with the Division. This form can serve as that report.

NAME OF MUNICIPALITY: _____

NAME OF MUNICIPAL AGENCY: _____

NAME OF APPLICANT: _____

TYPE OF REFERRAL:

- Amendment of Zoning Ordinance or Map
- Rezoning Special Use Permit Use Variance
- Site Plan Area Variance Subdivision

FINAL MUNICIPAL ACTION:

- Approved Denied
- Approved subject to the following conditions:

If the municipal body having jurisdiction has acted contrary to the recommendation of the Sullivan County Division of Planning, Community Development & Real Property, please attach a resolution setting forth the reasons for such contrary action. Please note that Section 239-m of the General Municipal Law also requires that such contrary action must be adopted by a vote of a majority plus one of all the members of the municipal body.

Please mail this form to the Sullivan County Division of Planning, Community Development & Real Property, 100 North Street, Monticello, NY 12701. Thank you for your cooperation.

marilee (clerk-town of thompson)

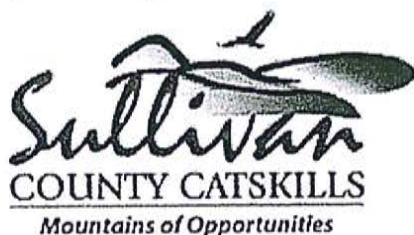
From: O'Brien-Ambrosi, Kassondra M <Kassondra.O'Brien-Ambrosi@co.sullivan.ny.us>
Sent: Friday, November 16, 2018 2:10 PM
To: marilee@townofthompson.com; Supervisor@townofthompson.com
Cc: Barschow, April A.
Subject: GML 239 Determination- Proposed Local Law 8-2018-Zone Change
Attachments: THO18-33.pdf

Good afternoon Marilee,

Please find attached the County's determination letter for GML 239 THO18-33, for GML 239 Determination- Proposed Local Law 8-2018-Zone Change.

Thank you,

Kassondra O'Brien-Ambrosi
Planner
Sullivan County Division of Planning + Community Development
100 North Street, P.O. Box 5012, Monticello, NY 12701
(845) 807-0533 | Kassondra.O'Brien-Ambrosi@co.sullivan.ny.us





Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

November 26, 2018

William Rieber
Town of Thompson
4052 Route 42
Monticello, NY 12701

Re: Melody Lake Acres
Town of Thompson
Boil Water Order

Dear Mr. Rieber:

You are hereby directed to discontinue use of this water supply for human consumption, and post the enclosed "Boil Water Order" until the Department has determined that adequate correction and/or controls are in place and that the water is of an acceptable bacteriological quality.

As a result, you are hereby directed to discontinue normal use of this water supply as a potable source of drinking water, and post the enclosed "Boil Water Order" at all taps until otherwise notified by this office.


Public notification must be made in a manner reasonably calculated to reach all persons served by the water supply within 24 hours. One or more of the following forms of delivery are acceptable:

- 1) local broadcast media such as radio or television
- 2) hand delivery of notice to persons served by the water system
- 3) posting the of the notice in conspicuous locations throughout the area served by the water system

In addition, the results of microbiological analysis from **water samples collected on two (2) consecutive days** must be submitted to this office **no later than December 6, 2018**, or as otherwise directed by the Department to confirm satisfactory water quality prior to rescinding the Boil Water Order. **Systems using chlorine disinfection must include the chlorine residual at the time of sampling on the chain of custody form submitted to the lab. You can write it next to the exact location of the sample.**

If you have any questions concerning the above, please feel free to contact this office at (845) 794-2045.

Sincerely,



Chris J. Coddington
District Director

CJC:cz
Enclosure
cc: Michael Messenger



Department of Health

ANDREW M. CUOMO
Governor

HOWARD A. ZUCKER, M.D., J.D.
Commissioner

SALLY DRESLIN, M.S., R.N.
Executive Deputy Commissioner

BOIL WATER ORDER ISSUED ON NOVEMBER 26, 2018

Loss of pressure in Melody Lake Acre's water supply

BOIL YOUR WATER BEFORE USING

CUSTOMERS OF THE MELODY LAKE ACRE'S WATER SUPPLY IN THE TOWN OF THOMPSON, NEW YORK, ARE HEREBY ORDERED BY THE NEW YORK STATE DEPARTMENT OF HEALTH, MONTICELLO DISTRICT OFFICE TO BOIL ALL WATER FOR DRINKING AND CULINARY PURPOSES.

Chris J. Coddington
District Director

Around 9:30 a.m. on Sunday, November 25, 2018, the water system lost pressure at the above noted location due to a fitting failure in an underground storage tank. When the distribution pipes and mains lose pressure, it increases the chance that untreated water and harmful microbes could enter the system.

DO NOT DRINK THE WATER WITHOUT BOILING IT FIRST. Bring all water to a boil, let it boil for one minute, and let it cool before using, or use bottled water certified for sale by the New York State Department of Health. Boiled or bottled water should be used for drinking, making ice, brushing teeth, washing dishes, and food preparation **until further notice**. Boiling kills most bacteria and other organisms in the water.

Harmful microbes in drinking water can cause diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a special health risk for infants, some elderly, and people with severely compromised immune systems. The symptoms above are not just caused by organisms in drinking water. If you experience any of these symptoms and they persist, you may want to seek medical advice.

What is being done?

Water pressure has been restored as of 7:00 p.m. on November 25, 2018. Waterline replacements on Pine and Maple Tree Lane are also planned during the week of November 25, 2018. You will be informed when tests confirm that no harmful bacteria are in the system and you no longer need to boil your water.

For more information, please contact Michael Messenger at the Town of Thompson Water & Sewer Department at 845-794-5280 or the New York State Department of Health at 845-794-2045.

Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

Monticello District Office, 50 North Street, Suite 2, Monticello, NY, 12701 | health.ny.gov

State of New York

REMITTANCE ADVICE for CHECK NO. 06786879

A

NOTICE: To access remittance information on any one of your NYS payments, visit <https://esupplier.sfs.ny.gov/>

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
DEC01 Dept of Environ Conservatio	518/402-9310	AF00558	T00312G-1	08/13/18	14,609.27

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:

Non-Negotiable

Check Total

\$14,609.27

Go to <http://www.osc.state.ny.us/epay/index.htm> for Electronic Payments information

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

THIS DOCUMENT HAS MULTIPLE SECURITY FEATURES INCLUDING HEAT SENSITIVE, COLOR CHANGING INK ON THE BACK OF THE DOCUMENT

Security Features Included (B) Details on back

03921659

State of New York

Check No. 06786879

\$14,609.27

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

29-55
213

A

NOVEMBER 20, 2018

DEC01

KNOW YOUR ENDORSER

Pay to the Order of: **THOMPSON TOWN OF**

\$14,609.27

Thomas P. DiNapoli
Thomas P. DiNapoli
State Comptroller

KeyBank N.A.

Nonic Manion
Nonic Manion
Exec. Deputy Commissioner, Dept. of Taxation and Finance

GRANT for charging State

TOWN OF THOMPSON PLANNING BOARD

County of Sullivan
Louis Kiefer, Chairman
4052 Route 42
Monticello, NY 12701

(845) 794-2500 x 312
Fax: (845) 794-8600

Dated: November 20, 2018

To: Interested or Involved Agencies

Town of Thompson Town Board
Town Hall
4052 Route 42
Monticello, NY 12701
Attn: William J. Rieber, Supervisor

Sullivan Co. Dept. of Plan. and
Environmental Management
Sullivan Co. Government Center
100 North Street
Monticello, NY 12701

Delaware River Basin Commission
PO Box 7360
25 State Police Drive
West Trenton, NJ 08628

NYS Dept. of Environ. Conservation
Office of Environmental Permits
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

NYS Department of Health
50 North Street
Suite 2
Monticello, NY 12701

US Army Corps of Engineers
26 Federal Plaza
Room 1937
New York, NY 10278

Sullivan Co. Dept. of Public Works
Sullivan Co. Government Center
100 North Street
Monticello, NY 12701
Attn: Edward McAndrew, P.E., Comm.

Town of Thompson Highway Dept.
4052 Route 42
Monticello, NY 12701
Attn: Richard Benjamin, Jr.

NYS Dept. of Transportation
44 Hawley Street
Binghamton, NY 13901

Re: Proposed Unlisted Action
Thompson Ridge Residential Apartments Project

Applicant: Conroc LLC
Location: Rock Ridge Drive, Town of Thompson
Sullivan County, New York

LEAD AGENCY DESIGNATION

The Town of Thompson Planning Board has received a site plan application and Part 1 Full EAF and is reviewing the above-noted proposed site plans. A tentative determination that the project is an Unlisted Action has been made.

Please take notice that within thirty (30) days of the date that this document is mailed to you, a Lead Agency for this project must be designated by agreement among the involved agencies.

Under the applicable standards of Title 5 NYCRR Section 617.6(b), the Town Planning Board concludes that it is the appropriate agency to serve as Lead Agency in the environmental review of the proposed actions.

This notification is being sent to involved agencies with the request that you consent to the Town Planning Board serving as Lead Agency. In the event that you, as an involved agency, do not agree with the Planning Board's designation as Lead Agency, you may follow procedures outlined in NYCRR 617.6(b)(5).

If you have any questions or comments, please contact Mr. Louis Kiefer, Planning Board Chairman, Town Hall, 4052 Route 42, Monticello, New York, 12701, Phone 845-794-2500.

This notice is being mailed on November 20, 2018. Your agreement or disagreement with the Town Planning Board serving as Lead Agency is requested on or before December 20, 2018. Please send your response to Mr. Louis Kiefer at the above address.

If no response is received from your agency within thirty (30) days, it will be assumed that you are in agreement with the designation of the Town Planning Board as Lead Agency. You will continue to be notified of SEQR determinations and hearings and copies of all environmental documents will be made available to you.

Thank you for your cooperation.

Town of Thompson Planning Board
Louis Kiefer, Chairman

ATTACHMENTS:

- a) Full EAF – Part 1, dated August 13, 2018
- b) "Overall Site Plan", sheet C-03

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

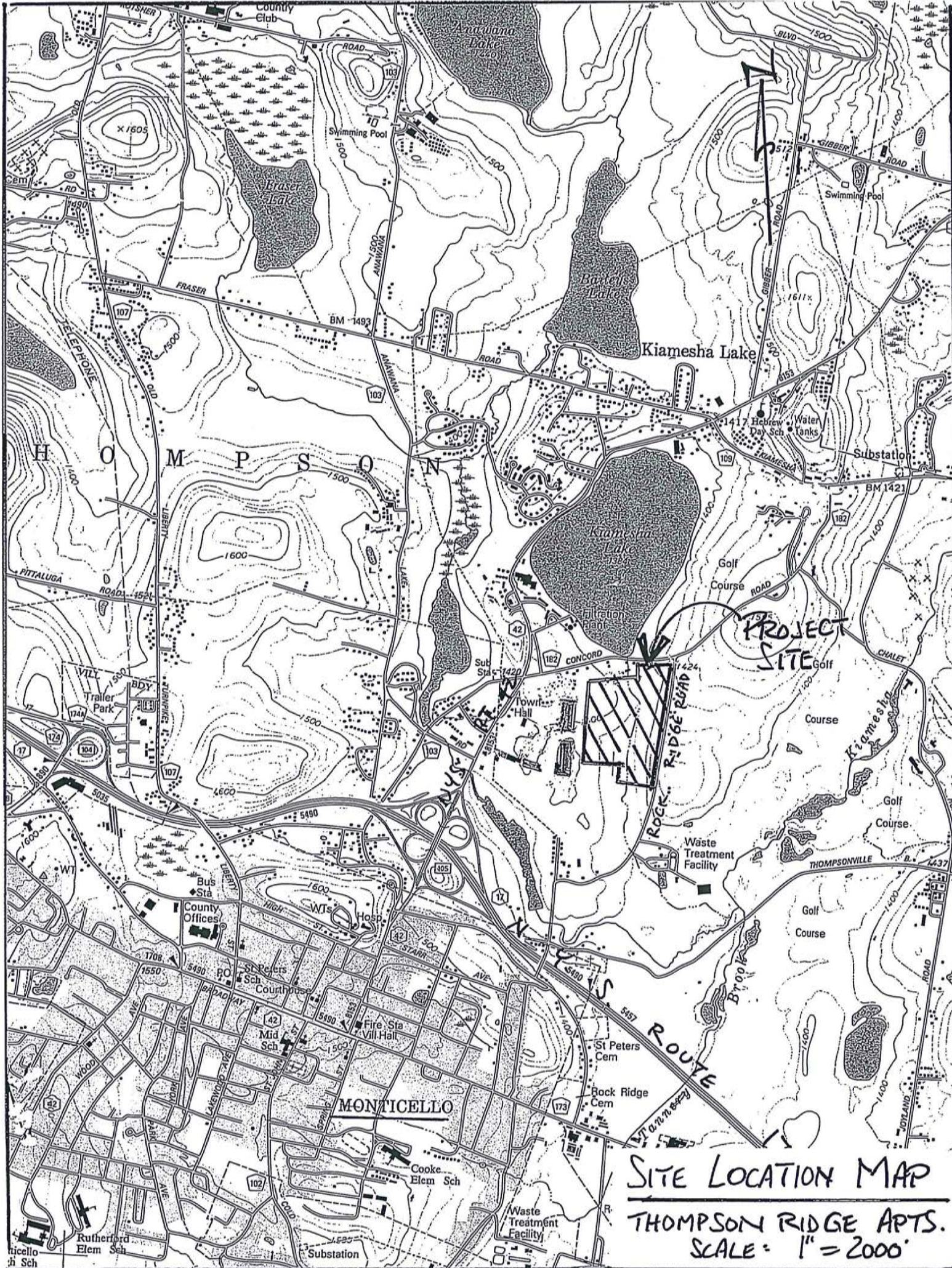
Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Thompson Ridge		
Project Location (describe, and attach a general location map): Concord Road, Town of Thompson, Sullivan County, New York (Section 13, Block 3, Lot 10.1)		
Brief Description of Proposed Action (include purpose or need): Conroc, LLC (the Applicant) propose Final Site Plan approval for the development of 30.07 acres of a 64.84-acre parcel of land (Section 13, Block 3, Lot 10.1) in SR Zoning District with an approximate maximum of 416 apartment units to be located in 14 separate buildings (the Proposed Action). The Proposed Action also entails the construction of approximately 1.6 miles of circulation roadways, a clubhouse, walkways, tennis courts, playground, a pool, and utility infrastructure. A total of 946 parking spaces are proposed. Circulation roads within the community will be asphalt with curbs and runoff from the pavements will be collected through swales, and a closed stormwater drainage system. Building rooftop runoff will be disconnected from other impervious surfaces and conveyed to designated pervious areas to reduce runoff volumes and rates.		
Name of Applicant/Sponsor: Conroc LLC	Telephone:	E-Mail:
Address: 58 Vanderbilt Motor Parkway, Suite 100		
City/PO: Commack	State: NY	Zip Code: 11725
Project Contact (if not same as sponsor; give name and title/role): Douglas Partrick	Telephone:	E-Mail:
Address: see Applicant/Sponsor above		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): see Applicant/Sponsor above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

*Rec'd
11/7/18*



PROJECT SITE

THOMPSON RIDGE ARTS.

SCALE: 1" = 2000'

AI

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York, on November 20, 2018

RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR FOR PROPOSED LOCAL LAW NO. 09 OF 2018

WHEREAS, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated November 20, 2018 in connection with the review of the local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development; and

WHEREAS, a Short Form Environmental Assessment Form has been filed in connection with the proposed revisions the Town Code; and

WHEREAS, a public hearing was conducted in connection with amendment of Chapter 250 of the Town Code on November 20, 2018, wherein said public hearing was closed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson determines that there are no negative environmental impacts that would be caused as a result of the enacting of Local Law ____ of 2018 entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development"; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson makes a negative declaration with regard to any environmental impacts caused as a result of the enacting of Local Law No. ____ of 2018.

Moved by _____
Seconded by _____
Adopted the 20th day of November, 2018.

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [] No []
Councilman PETER BRIGGS	Yes [] No []
Councilperson SCOTT MACE	Yes [] No []
Councilman JOHN A. PAVESE	Yes [] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [] No []

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution annexed hereto declaring negative declaration for proposed Local Law No. _____ of 2018 was adopted by said Town Board on November 20, 2018, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on November ____, 2018.

Town Clerk

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: Town of Thompson Zone Change for SBL 31-1-56			
Project Location (describe, and attach a location map): SBL 31-1-56 in Town of Thompson			
Brief Description of Proposed Action: The Town of Thompson proposes to amend the Town Zoning Map for SBL 31-1-56 from Suburban Residential (SR) zone to Highway Commercial 2 (HC-2) zone.			
Name of Applicant or Sponsor: Town of Thompson		Telephone: 845-794-2500	
		E-Mail:	
Address: 4052 Route 42			
City/PO: Monticello		State: NY	Zip Code: 12701
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Town of Thompson/William J. Rieber, Jr., Supervisor Date: 11/20/18
 Signature: _____

Agency Use Only [If applicable]

Project:

Date:

*Short Environmental Assessment Form
Part 2 - Impact Assessment*

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Thompson Town Board

11/20/18

Name of Lead Agency

Date

William J. Rieber, Jr.

Supervisor

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Michael B. Mednick, Esq.

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

PRINT FORM

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on December 04,
2018

RESOLUTION TO ENACT LOCAL LAW NO. ____ OF 2018

WHEREAS, proposed Local Law No. 09 of the year 2018 entitled, "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development" was introduced to the Town Board at a meeting held November 05, 2018, at the Town Hall, Monticello, New York, to consider said proposed local law and notice of public hearing having been duly published and posted as required by law, and said public hearing having been held and all persons appearing at said public hearing deeming to be heard having been heard, and

WHEREAS, said local law was duly adopted after a public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. ____ for the year 2018, Town of Thompson, State of New York, which local law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion December 04, 2018

Supervisor WILLIAM J. RIEBER JR.	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Councilwoman MELINDA S. MEDDAUGH	Yes <input type="checkbox"/>	No <input type="checkbox"/>

STATE OF NEW YORK)

COUNTY OF SULLIVAN (ss.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution annexed hereto to enact Local Law No. ____ of 2018 was adopted by said Town Board on December 04, 2018, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on December ____, 2018.

Marilee J. Calhoun, Town Clerk

DEVELOPER'S AGREEMENT - NOB HILL DEVELOPMENT

THIS DEVELOPER'S AGREEMENT (the "Agreement") is made and entered into this ___ day of December, 2018, between Nob Hill Country Club, Inc., a New York corporation, having an address at PO Box 040308, Brooklyn, New York 11204 (the "Company"), and the Town of Thompson, Town of Thompson Town Hall, 4052 Route 42, Monticello, New York 12701 (the "Town") (collectively known as the "Parties").

W I T N E S S E T H

WHEREAS, on February 28, 2018, the Town Planning Board adopted a resolution granting Preliminary Site Plan Approval with conditions for the Nob Hill Development located at 4599 State Route 42, in the Town of Thompson (the "Project") which is owned by the Company; and

WHEREAS, consistent with Section 250-52.1 of the Town of Thompson Town Code, infrastructure inspection fees are required to be paid to the Town as part of its authorization to proceed with construction activities; and

WHEREAS, in order to determine the inspection fee amount, the Company shall provide the Town with a Schedule of Values for the infrastructure work for the entire project, and after it is approved, such schedule shall be annexed hereto and made a part hereof; and

WHEREAS, after reviewing the recreational facilities located within the Company's Site Plan, the Planning Board has set the recreation fees pursuant to 52-3(e) and 250-152 of the Town Code, in the amount of \$1,500.00 per unit for 17 units; and

WHEREAS, the Company shall establish a performance bond and a restoration bond in the amount and format that is acceptable to the Town Engineer.

NOW, THEREFORE, in consideration of the recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. In furtherance of the aforementioned, the Town acknowledges receipt of \$53,477.82 from the Company. This sum represents the Site Inspection Fee for the Project.
2. The Park and Recreation Fees in the amount of \$25,500.00 (\$1,500.00 per Unit for 17 Units), which sum has been set by the Planning Board, shall be paid when the Company receives Final Approval on the application.
3. The Town acknowledges receipt of \$157,630.00 from the Company, this sum represents the agreed upon restoration bond amount for the Project; a performance bond, which has been set by the Town Engineer at \$1,336,945.50, shall be issued to the Town when the Company receives Final Approval from the Planning Board on the application.

4. Once the Town receives the Infrastructure Inspection Fee and the restoration bond, the Company may begin construction prior to Final Approval being issued by the Planning Board.

5. Once the Planning Board issues Final Conditional Approval on the application, no maps shall be signed and no building permits shall be issued unless and until all fees are paid, all Town Consultant comments have been addressed, and all additional bonds or securities have been provided to the Town.

6. The Town agrees to use the Site Inspection Fees for the Town's expenses associated with the cost of certain professional engineering, legal, and other professional services (the "Town's Consultants") and the administration and site inspection consistent with Section 250-52.1 of the Town of Thompson Town Code. To the extent possible, the Town shall maintain invoices from the Town's Consultants reasonably sufficient to demonstrate that all expenses and costs of such Town's Consultants were associated with the Town's review and administration of the Project. In the event the Company decides not to pursue the Project, the parties agree to negotiate in good faith to develop a reasonable estimate of the unused Site Inspection Fees. After a mutually agreeable estimation of the unused Site Inspection Fees has been agreed upon by the Parties, and after all of the Town's Consultants invoices have been paid, the Town shall promptly refund any unused portions of the Site Inspection Fees to the Company.

7. The Town Building Department performed a property inspection on July 11, 2018 and June 20, 2017 and September 12 and 13, 2017, which inspection noted several deficiencies at the Project, including work performed without the required permits (collectively the "Deficiencies"). A schedule of the Deficiencies is annexed to this Agreement. Regarding the Deficiencies, the parties hereto agree as follows:

(a) Simultaneously with the execution of this Agreement, the Company shall pay to the Town the sum of \$4,000.00 representing fines and permit fees for work performed without the required permits.

(b) Simultaneously with the execution of this Agreement, the Company shall pay to the Town a cash bond of \$81,000.00 to secure the obligations of the Company to correct all of the Deficiencies applicable to the common areas of the Project in a timely manner.

(c) The Deficiencies shall be corrected within the time periods hereinafter set forth:

(i) The repairs to the water and sewer infrastructure shall be completed on or before May 15, 2019, and when completed, power will be turned on so the system can be tested by the Town engineer and the Town water and sewer department.

(ii) All of the common area Deficiencies shall be corrected prior to occupancy of any of the homes within the development.

(iii) The Deficiencies applicable to each home shall be corrected prior to occupancy of such home.

8. Notwithstanding that Preliminary Site Plan approval has been obtained and that the Town will allow work to be performed as set forth herein, the Company has been advised by the Town that deficiencies exist regarding the water supply source for the Project, to be provided by Kiamesha Water Supply ("KW"), and that until such time as KW corrects its deficiencies to the satisfaction of the Town, building permits to construct any new homes for the Project may be withheld or delayed.

9. This Agreement may be executed in multiple counterpart signature pages original, facsimile, or scanned electronic version, which taken together shall constitute a single document.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed and its seal to be affixed thereto as of the day and year first above written.

NOB HILL COUNTRY CLUB, INC.

By: _____
NAME: DAVID SPIER, PRESIDENT

TOWN OF THOMPSON

NAME: WILLIAM J. RIEBER, JR.,
TOWN SUPERVISOR

NOB HILL RESTORATION COST ESTIMATE - 8/22/18

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
20	TREE & BLDG. REMOVAL	1	lump sum	\$ 20,000.00	\$ 20,000.00
30	EROSION AND SEDIMENT CONTROL	1	lump sum	\$ 32,000.00	\$ 32,000.00
41	DETENTION BASIN NO. 2	1	lump sum	\$ 30,000.00	\$ 30,000.00
380	TOPSOIL, SEEDING AND MULCH RESTORATION	1	lump sum	\$ 20,000.00	\$ 20,000.00
390	LANDSCAPING - TOTAL # OF TREES	28	each	\$ 650.00	\$ 18,200.00
395	LANDSCAPING - TOTAL # OF SHRUBS	9	each	\$ 200.00	\$ 1,800.00
430	PERMAHEDGE	710	lineal feet	\$ 30.00	\$ 21,300.00
	SUBTOTAL				\$ 143,300.00
	10% CONTINGENCY				\$ 14,330.00
	TOTAL COST				\$ 157,630.00

NOB HILL COST ESTIMATE - 8/21/18

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST	UNIT COST REV	TOTAL COST REV
20	CLEARING, GRUBBING & BLDG. REMOVAL	1	lump sum	\$ 10,000.00	\$ 10,000.00	\$ 45,000.00	\$ 45,000.00
30	EROSION AND SEDIMENT CONTROL	1	lump sum	\$ 15,000.00	\$ 15,000.00	\$ 32,000.00	\$ 32,000.00
40	DETENTION BASIN NO. 1	1	lump sum	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
41	DETENTION BASIN NO. 2	1	lump sum	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
50	ITEM 4 BASE COURSE	9,260	square yards	\$ 10.00	\$ 92,600.00	\$ 12.00	\$ 111,120.00
60	BITUMINOUS PAVEMENT - TYPE 3 BINDER	9,260	square yards	\$ 15.00	\$ 138,900.00	\$ 20.00	\$ 185,200.00
70	BITUMINOUS PAVEMENT - TYPE 6 TOP	9,260	square yards	\$ 10.00	\$ 92,600.00	\$ 12.00	\$ 111,120.00
80	8" GRAVITY SEWER, SDR 35	1,553	lineal feet	\$ 35.00	\$ 54,355.00	\$ 100.00	\$ 155,300.00
90	4" GRAVITY SEWER LATERAL, SDR 35	926	lineal feet	\$ 30.00	\$ 27,780.00	\$ 30.00	\$ 27,780.00
100	TESTING GRAVITY SEWER MAIN	1,553	lineal feet	\$ 1.00	\$ 1,553.00	\$ 1.00	\$ 1,553.00
110	4' DIAMETER PRECAST CONCRETE MANHOLES	8	each	\$ 2,600.00	\$ 20,800.00	\$ 5,000.00	\$ 40,000.00
120	6" SDR 18 - C900 WATER MAIN	195	lineal feet	\$ 40.00	\$ 7,800.00	\$ 75.00	\$ 14,625.00
130	8" SDR 18 - C900 WATER MAIN	1,254	lineal feet	\$ 45.00	\$ 56,430.00	\$ 80.00	\$ 100,320.00
170	6" MAIN LINE WATER VALVES	2	each	\$ 1,800.00	\$ 3,600.00	\$ 1,800.00	\$ 3,600.00
180	8" MAIN LINE WATER VALVES	2	each	\$ 2,200.00	\$ 4,400.00	\$ 2,200.00	\$ 4,400.00
200	6" HYDRANT AND VALVE	4	each	\$ 2,800.00	\$ 11,200.00	\$ 5,500.00	\$ 22,000.00
230	3/4" PEX WATER SERVICE	1,474	lineal feet	\$ 20.00	\$ 29,480.00	\$ 20.00	\$ 29,480.00
240	TESTING WATER MAINS AND SERVICES	2,923	lineal feet	\$ 1.00	\$ 2,923.00	\$ 1.00	\$ 2,923.00
250	WATER METER PIT	1	each	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
270	15" HDPE CULVERT PIPE	643	lineal feet	\$ 30.00	\$ 19,290.00	\$ 58.00	\$ 37,294.00
280	18" HDPE CULVERT PIPE	395	lineal feet	\$ 35.00	\$ 13,825.00	\$ 72.00	\$ 28,440.00
290	24" HDPE CULVERT PIPE	265	lineal feet	\$ 40.00	\$ 10,600.00	\$ 79.00	\$ 20,935.00
320	TYPE A - PRECAST CONCRETE CATCH BASIN	5	each	\$ 1,800.00	\$ 9,000.00	\$ 3,500.00	\$ 17,500.00
330	TYPE B - PRECAST CONCRETE CATCH BASIN	5	each	\$ 1,800.00	\$ 9,000.00	\$ 3,500.00	\$ 17,500.00
340	ENTRANCE TRENCH DRAIN	40	lineal feet	\$ 75.00	\$ 3,000.00	\$ 75.00	\$ 3,000.00
370	RIP RAP LINED SWALES	289	lineal feet	\$ 10.00	\$ 2,890.00	\$ 65.00	\$ 18,785.00
380	TOPSOIL, SEEDING AND MULCH RESTORATION	1	lump sum	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
390	LANDSCAPING - TOTAL # OF TREES	71	each	\$ 400.00	\$ 28,400.00	\$ 650.00	\$ 46,150.00
395	LANDSCAPING - TOTAL # OF SHRUBS	9	each	\$ 200.00	\$ 1,800.00	\$ 200.00	\$ 1,800.00
420	ASPHALT SIDEWALKS	1,564	square yards	\$ 20.00	\$ 31,280.00	\$ 20.00	\$ 31,280.00
430	PERMAHEDGE	710	lineal feet	\$ 30.00	\$ 21,300.00	\$ 30.00	\$ 21,300.00
	10% CONTINGENCY				\$ 804,806.00		\$ 1,215,405.00
	TOTAL COST				\$ 80,480.60		\$ 121,540.50
					\$ 885,286.60		\$ 1,336,945.50

142 Bloomingburg Road
Middletown, New York 10940

Tel: 845-361-1861

Fax: 845-361-5881

September 26, 2018



Open Daily
12 Noon - 4pm

adoptmhs@gmail.com

www.middletownhumanesociety.com

William J Rieber, Jr., Supervisor
Town of Thompson
4052 Rte 42
Monticello, NY 12701

Dear Supervisor:

We are pleased to extend our services to you for 2019.

As you may know, the Humane Society of Middletown has gone to great lengths to increase significantly adoption of animals received from your town/city to permanent, loving families. In addition, we have improved the quality of life for the animals at the Humane Society while they await their new families. We appreciate your support, and hope that the Humane Society will continue to provide your residents with a source of affordable rabies vaccinations. Residents can learn more about Humane Society activities and services, as well as the loving animals that are available for adoption, by going to our website, www.middletownhumanesociety.com.

If the enclosed agreement meets with your approval, kindly sign it and return an executed contract at your earliest convenience to the attention of Martha Gale, Financial Administrator at the above address.

If you have any questions, now or at any time, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in blue ink that reads 'Marlene K. Freehill'. The signature is written in a cursive style.

Marlene K. Freehill
President
Board of Directors

Enclosure

Humane Society of Middletown
142 Bloomingburg Road
Middletown, NY 10940
(845) 361-1861
Fax (845) 361-5881

Agreement between the Town of Thompson and the Humane Society of Middletown, Inc. for the period beginning January 1, 2019 and ending December 31, 2019.

The Humane Society of Middletown, Inc. agrees to accept any dog brought to our shelter by your Animal Control Officer (ACO), or Dog Control Officer (DCO), from your municipality space permitting.

The dogs, in accordance with New York State Agricultural law, must be held for the legal holding period, after which they may be put up for adoption if not claimed by the owner. If said dogs are not claimed or adopted, they may be humanely euthanized.

If the Shelter must hold a dog beyond the legal holding time for your municipality because of a pending court case, bite case, etc., we will charge your municipality \$25.00 per diem, per dog. We can only hold up to three (3) animals for your municipality when the animals are seized by an ACO/DCO in the event of a cruelty case.

When leaving a dog that the DCO/ACO believes may be dangerous, the dog must be kept in the outside only part of the ACO/DCO pen and follow the agreed upon protocol. Written information must be given to the shelter or the shelter manager that clearly communicates that the animal may be dangerous.

Since we do not have a veterinarian on premises, we are unable to accept any animal with suspected mange, rabies, distemper, parvovirus or an injury that requires immediate medical attention. These animals will have to be taken to a veterinarian by your ACO/DCO for treatment or euthanasia. Any resulting bills for these animals will be paid directly to the veterinarian by your Town/City.

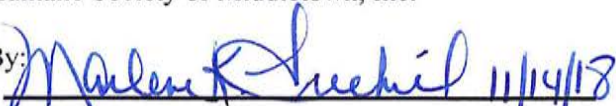
If the Humane Society assists your municipality due to the unavailability of your animal control officer or police department, your municipality will be billed an additional fee of \$100.00.

The municipality will pay a fee of \$300.00 per dog delivered to the Society.
The municipality will pay a fee of \$75.00 per cat delivered to the Society.
A flat rate of \$100.00 will be charged for each dog delivered DOA.
A flat rate of \$50.00 will be charged for each cat delivered DOA.

The Humane Society will send out vouchers once a month. A record of the disposition of the dogs from the prior month will be sent out by the end of the month.

Humane Society of Middletown, Inc.

By:


Board President

Date

_____ Municipality Supervisor

_____ Date

EDWARD HOMENICK
DIRECTOR

TEL. 845-807-0221
FAX 845-807-0232



**COUNTY OF SULLIVAN
REAL PROPERTY TAX SERVICES
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701**

November 26,

2018

To Whom It May Concern,

This letter will serve as notification that the following road names have been approved for use within the 911 Addressing System for Sullivan County, NY. The approved road names are:

Makovic Blvd

These road names have been approved for use in a private facility known as **Makovic Display Yard**, located on property identified for assessment purposes as **Thompson 31.-1-67**.

Please note that this office *must* be provided with a copy of the signed resolution and a map of the named roads before these roads can be added to the 911 system and/or used for addressing purposes.

If you have any questions please feel free to contact the 911 addressing department. Thank you for your cooperation and understanding while we work to provide our residents with the best emergency service response possible.

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer D. Stone", is written over a horizontal line.

Jennifer D. Stone
911 Addressing Lead
Sullivan County GIS & 911 Addressing

Cc: Town Clerk

GENERAL RELEASE

TO all to whom these Presents shall come or may Concern,

Know That James Regan and Ann Marie Regan, residing at
as RELEASOR,

in consideration of the sum of \$1.00 and other consideration, received from

TOWN OF THOMPSON, a municipal corporation, located at 4052 Route 42, Monticello, New York
12701, as RELEASEE,

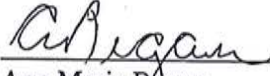
receipt of which is hereby acknowledged, releases and discharges the RELEASEE, RELEASEE'S heirs,
executors, administrators, successors and assigns from all actions, suits, debts, dues, sums of money,
accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises,
variances, trespasses, damages, judgments, extents, executions, claims, and demands whatsoever, in law,
admiralty or equity, which against the RELEASEE, the RELEASOR, RELEASOR'S heirs, executors,
administrators, successors and assigns ever had, now have or hereafter can, shall or may, have for, upon, or
by reason of any matter, cause or thing whatsoever from the beginning of the world to the day of the date
of this RELEASE.

Whenever the text hereof requires, the use of the singular number shall include the appropriate plural number
as the text of the within instrument may require.

This RELEASE may not be changed orally.

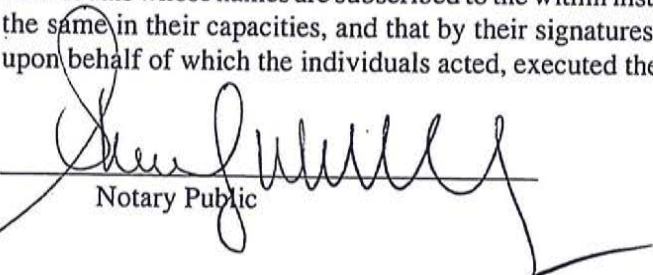
In Witness Whereof, the RELEASOR has caused this RELEASE to be executed ^{Nov} ~~October~~ ^{26th}, 2018.


James Regan


Ann Marie Regan

STATE OF NEW YORK)
Dutchess SS SS.:
COUNTY OF SULLIVAN)

On ^{November} ~~October~~ ²⁶, 2018, before me, the undersigned, personally appeared JAMES REGAN and ANN
MARIE REGAN, personally known to me or proved to me on the basis of satisfactory evidence to be the
individuals whose names are subscribed to the within instrument and acknowledged to me that they executed
the same in their capacities, and that by their signatures on the instrument, the individuals, or the persons
upon behalf of which the individuals acted, executed the instrument.


Notary Public

SHARON J. WHITELEY
Notary Public, State of New York
Dutchess County, Reg. No. 10N16212483
Commission Expires October 13, 20 21



INDIA'S HOLISTIC
WELLNESS PROGRAM

VERIA LIFESTYLE INC.
420 Anawana Lake Rd.
Monticello, NY 12701
www.yo1.com

November 27, 2018

Town of Thompson
4252 Route 42
Monticello, NY 12701
Attn: William J. Rieber, Jr., Supervisor



Re: Performance Bond by Veria Lifestyle Inc., Town of Thompson, Sullivan County, NY

Dear Supervisor Rieber,

I am writing to request the return of the Veria Lifestyle, Inc. (Veria) cash bond, in the amount of two thousand dollars (\$2000.00), which was deposited with the Town of Thompson, pursuant to Veria's letter dated June 26, 2018.

The purpose of the cash bond was to ensure removal of a temporary office trailer and ramp from the Kutsher's Country Club, located at Kutsher Road, Town of Thompson, New York.

I appreciate your attention in this matter.

Sincerely,

Ben Lipschitz
General Counsel
Veria Lifestyle, Inc.

TOWN OF THOMPSON

Building Department
4052 Route 42
Monticello, New York 12701-3221

Phone: (845) 794-2500 Ext. 321
Fax: (845) 794-8600
www.townofthompson.com

CERTIFICATE OF COMPLIANCE

Veria Lifestyle Inc
163 Kutsher Rd
Monticello, NY 12701

CERTIFICATE NUMBER: 18-0287
SEC-BLK-LOT: 5.-1-18.1
PERMIT NO: 18-0287

CERTIFICATE DATE: 11/28/2018 11:16:33 AM
LOCATION: 688 Old liberty Rd

ZONE: SR With Central W/S

THIS CERTIFIES that the structure described herein, conforms substantially to the approved plans and specifications heretofore filed in this office with the Application for Building Permit dated 7/13/2018 pursuant to which Building Permit was issued, and conforms to all the requirements of the applicable provisions of the law.

The structure for which this certificate is issued is as follows :

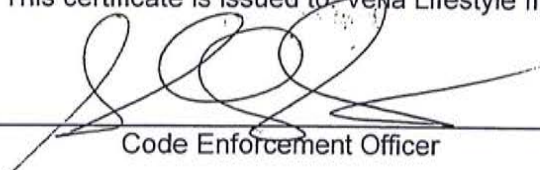
Unit No:
Construction Type: Manufactured
Dimensions of Building: 12'-0"x 56'-0"
Use of Permit: Temporary Trailer
Number of Stories: 1
Dimensions of Lot:

Number of Bedrooms: 0
Number of Bathrooms: 1
Number of Families: 0
Number of Toilets: 1
Approximate Cost:
Heating Plant: Electric

Remarks:

This permit is for a temporary trailer to be installed on the property for the golf course. Planning Board approval granted June 28, 2018.

This certificate is issued to Veria Lifestyle Inc


Code Enforcement Officer



DASNY

ANDREW M. CUOMO
Governor

ALFONSO L. CARNEY, JR.
Chair

GERRARD P. BUSHELL, Ph.D.
President & CEO

November 20, 2018

VIA OVERNIGHT MAIL

Ms. Patrice Chester
Deputy Administrator
Town of Thompson
4052 State Route 42
Monticello, NY 12701

SUBJECT: *State and Municipal Facilities Program ("SAM")
Improvements to the Dillion Farms Water District
Project ID: # 11662*

Dear Ms. Chester:

As you are aware, the Town of Thompson has been selected in accordance with procedures required to receive a State and Municipal Facilities Program ("SAM") grant in the amount of \$100,000. The project for which the Grant will be utilized is the improvements to the Dillion Farms Water District.

Our records indicate that you have fulfilled all of the criteria necessary to receive a SAM Grant as set forth in the authorizing legislation for SAM.

Enclosed please find two (2) execution copies of the Grant Disbursement Agreement (the "GDA"). For your convenience a *Grant Disbursement Agreement Checklist* is being provided to assist you. Please execute and date two (2) original GDAs and return them in their entirety to:

Grants Administration
DASNY
515 Broadway
Albany, New York 12207

Please note that certain exhibits to the Grant Disbursement Agreement must be completed prior to the disbursement of any grant funds, including:

CORPORATE HEADQUARTERS
515 Broadway
Albany, NY 12207-2964

T 518-257-3000
F 518-257-3100

NEW YORK CITY OFFICE
One Penn Plaza, 52nd Floor
New York, NY 10119-0098

T 212-273-5000
F 212-273-5121

BUFFALO OFFICE
539 Franklin Street
Buffalo, NY 14202-1109

T 716-884-9780
F 716-884-9787

DORMITORY AUTHORITY STATE OF NEW YORK

**WE FINANCE, BUILD AND
DELIVER.**

www.dasny.org

Town of Thompson

Town Hall
4052 State Route 42
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

Email: waterandsewer@townofthompson.com

Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

BILLS OVER \$2500.00

We are requesting permission to pay the attached invoice for Slack Chemical Co. Inc. for the purchase of 1350 lbs. of Sta Floc polymer for the Press Building at Kiamesha Wastewater Facility.

Slack Chemical Co., Inc. - Invoice #374789 - \$2,542.50

Grand total due: \$2,542.50

Procurement: Sole source procurement. We purchase 900 lbs. regularly but purchased 1350 lbs. to prevent running short, saving time and fuel surcharge savings.



ISO 9001:2015

CHEMICAL COMPANY Incorporated

465 South Clinton St., P.O. Box 30
 Carthage, NY 13619-0030 USA
 Federal I.D. # 15-0503203



Customer Number	
4778	
Invoice Date	Invoice Number
10/29/2018	374789
Due Date	BL Number
11/28/2018	371540

Phone: (315) 493-0430 Fax: (315) 493-3931

INVOICE

Sold To:

**Thompson Town
 4052 Route 42
 Only 1 product per invoice
 Monticello, NY 12701-3221
 MAIL ORIGINALS
 Tel. No. 845-794-5280 , Fax No. 845-794-2777

Ship To:

**Thompson Town
 Kiamesha WWTP
 128 Rock Ridge Drive
 Monticello, NY 12701-3221
 MAIL ORIGINALS

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS	
10/29/2018	SLACK ZV	NET 30	EMAIL	075	
QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
3	450 # DRUM	1,350 #	Sta Floc 8827	1.8500 / #	2,497.50
				Merchandise SubTotal	2,497.50
				Fuel Surcharge	35.00
				Pallets Shipped: 1	10.00
				Total Invoice	2,542.50
Tax Exempt: 14-6002141					

Please Remit Payment To: **Slack Chemical Company, Inc. · P.O. Box 30 · Carthage, NY · 13619**

All past due invoices are subject to FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE OF 18%)