

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on **September 20, 2016**.

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Richard Sush
Councilman Peter T. Briggs
Councilman John A. Pavese
Councilman Scott S. Mace

APPROVED
DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Richard L. Benjamin, Jr., Highway Superintendent
Keith Rieber, Assistant Water & Sewer Superintendent
Glenn Somers, Parks & Recreation Superintendent
James Carnell, Jr., Building, Planning & Zoning Director
Patrice Chester, Planning Board Chairperson

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:44 PM with the Pledge to the Flag.

APPROVAL OF MINUTES:

On a motion made by Councilman Mace and seconded by Councilman Sush the minutes of the September 06, 2016 Regular Town Board Meeting were approved with one correction as follows:

Page 12 – Resolution No. 253A – Last paragraph should read as follows: The Town Board shall place a motion to deny proposed Local Law No. 05 for the aforesaid zone change and a roll call vote shall be taken.

Vote: Ayes 4 Rieber, Pavese, Sush and Mace
Nays 0
Recused 1 Briggs (He was not present for the meeting.)

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

Supervisor Rieber reported on correspondence that was sent or received as follows:

- **Roger Betters & Donna Nestler, Co-Chairs, Columbia Hill Neighborhood Alliance:** Letter to SC Planning Dept. dated 09/02/16 Re: Gan-Eden Estates Residential Development Project – Request for County Wide Cumulative Traffic Study & Impacts
- **Golden Ridge Limited Partnership:** Check #2618 dated 09/01/16, \$16,200.00 for 2016 PILOT Fee Payment

- **Daniel Sturm, Supervisor Town of Bethel:** Letter to Ms. Michelle Glover-Brown, MPH, District Director, NYS DOH dated 08/21/16 Re: Toronto Reservoir East Access Area – Notice of Closure (P-10482)
- **Martha Johnson:** Report of Garbage & Debris at Freed’s Bungalow Colony and along Anawana Lake Road, Monticello
- **Martha Johnson:** Thank You Letter dated 09/18/16 Re: Removal of Garbage & Debris at Freed’s Bungalow Colony along Anawana Lake Road, Monticello. She also commented on abandoned shopping carts seen along driveways and roadways alongside Anawana Lake Road, Monticello.
- **Ruth & Tony Calandra:** Letter dated 09/01/16 of Support Re: Breezeway Farms Petting Zoo, 161 Anawana Lake Road, Monticello
- **John E. DeGennaro:** Letter of Complaint dated 08/30/16 Re: Hazardous Conditions along and at Intersection of Golden Ridge Road and NYS Route 42, Monticello

AGENDA ITEMS:

1. ACTION: APPROVE SUPPLEMENTAL/AMENDED APPLICATION WITH NYS DOT TO PURCHASE EXCESS STATE HIGHWAY LAND LOCATED AT ENTRANCE TO THE CASINO ACCESS ROADWAY

Attorney Mednick said that on December 1st, 2015 the Town Board approved the application to purchase excess state highway land located at the entrance to the Casino Access Roadway located just off NYS Route 17 Interchange 106. The property is located in the State Right-of-Way to allow the Casino project entrance sign. The application originally submitted to the NYS DOT had to be supplemented/amended.

The Following Resolution Was Duly Adopted: Res. No. 280 of the Year 2016.

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 September 20, 2016

RESOLUTION TO RE-AFFIRM ACCEPTANCE OF A PARCEL OF PROPERTY FROM NYS DEPARTMENT OF TRANSPORTATION

WHEREAS, New York State presently owns a parcel of property on the north side of Highway Route 17 near Exit 106 in the Town of Thompson, Sullivan County, as further depicted on the attached map, made a part hereof¹; and

WHEREAS, the New York State Department of Transportation has determined that the parcel is available for conveyance; and

WHEREAS, the New York State Department of Transportation requires that the Town

¹ ATTACHMENT: (2) PROPERTY BOUNDARY MAPS OF R.O.W. RE: LAND TRANSFER FROM NYSDOT TO TOWN OF THOMPSON.

of Thompson re-affirm the Town's willingness to assume ownership and accept all maintenance responsibilities for the subject parcel and that the parcel is to be used for non-propietary, not-for-profit public purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson that the Town of Thompson, New York, upon conveyance of the parcel from New York State, will assume ownership and maintenance of the above-referenced parcel of property located on the north side of Highway Route 17 near Exit 106; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that Supervisor William J. Rieber, Jr. is authorized to execute any supplemental/amended agreements or other documents necessary to effectuate the conveyance of the property from the State of New York to the Town of Thompson.

Adopted the 1st day of December, 2015.

Moved by: Councilman Richard Sush
Seconded by: Councilman Scott S. Mace

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

2. DISCUSS & REVIEW DRAFT MAP, PLAN & REPORT FOR COLD SPRING ROAD SEWER DISTRICT EXTENSION #4 (F/K/A POFO REALTY LLC)

A draft Map, Plan & Report was completed by McGoey, Hauser & Edsall Consulting Engineers DPC, which has been received for the Cold Spring Road Sewer District Extension #4 (F/K/A POFO Realty LLC). Supervisor Rieber asked if approval of the Village Board is required based on our current Inter-Municipal Agreement. Attorney Mednick said that he believes as long as the Town is within the authorized allocated gallons then approval is not necessary. If we are utilizing less than the 400,000 allocated gallons then the Town does not need the Village's approval. Supervisor Rieber was under the impression that Village approval was required. Attorney Mednick will review the agreement again to determine if an approval is necessary or not. Joel Kohn, a representative of the applicant/property owner was present to discuss the intended plans for the property. A brief discussion was held regarding the screening, setbacks, proposed units and demolition of current structures. Supervisor Rieber clarified that the property would be annexed into the Town Sewer District if approved and the sewer would be processed through the Village pursuant to an Inter-Municipal Agreement between the Town and Village approximately 10-years ago. Mr. Kohn said that the Map, Plan & Report was revised approximately 1-week ago to include the proposed Thompson Heights Development Project. A revision to the number of units

proposed is also required. Attorney Mednick was directed to prepare the necessary documents to proceed with the extension process. Attorney Mednick said that the Map, Plan & Report needs to be revised to reflect the actual number of units and once it has been received action can be taken to proceed with the extension. Attorney Mednick will also take the property description to the Sullivan County Real Property Tax Office to obtain their approval of description. If approval of property description is granted and the Map, Plan & Report Revision has been received then action to establish a date for a public hearing could be taken at the next Town Board Meeting. Attorney Mednick will also send the Revised Map, Plan & Report once it has been received to the Sullivan County Division of Planning & Environmental Management for the GML-239 Review. Supervisor Rieber will re-schedule the matter on the next Town Board Meeting Agenda. There was no action taken at this time.

3. TOWN PARK: DISCUSS PROPOSED EQUIPMENT PURCHASES (LIST OF NEEDED EQUIPMENT PROVIDED)

Park & Recreation Supt. Glenn Somers provided a list of needed equipment in prioritized order for the Town Park. 1) Loader/Backhoe - \$94,500.00 (Applied for a State & Municipal Capital Improvement Facilities Grant), 2) 2017 3500 4-Wheel Drive Pickup Truck with Plow - \$46,000.00, 3) 2017 997 Z-Track Zero Turn Mower - \$18,600.24 and 4) Add (1) Additional Bay on to Existing Garage - \$25,000.00. There were also three other equipment items listed that would be equally shared between the Parks & Recreation Department and Water & Sewer Department. Supt. Somers said that there is some funding budgeted, which could be used towards the equipment, but funding has also been allocated towards the main pavilion roof replacement, which is a main priority. After much discussion it was agreed that items 2, 3 & 4 would be approved for purchase and item 1 would await a decision on the State & Municipal Capital Improvement Facilities Grant that has been applied for.

The Following Resolution Was Duly Adopted: Res. No. 281 of the Year 2016.

Resolved, that a motion authorizing Town Comptroller Gary J. Lasher to prepare a budget transfer of \$100,000.00 out of the General A Fund Balance to the Town of Thompson Department of Parks and Recreation for the following purchases: 1) 2017 3500 4-Wheel Drive Pickup Truck with Plow - \$46,000.00, 2) 2017 997 Z-Track Zero Turn Mower - \$18,600.24 and 3) Add (1) Additional Bay on to Existing Garage - \$25,000.00 hereby be approved.

Moved by: Councilman Briggs

Seconded by: Councilman Pavese

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

4A. DISCUSS POTENTIAL SCHEDULING FOR BUDGET WORK-SESSIONS

Supervisor Rieber said that once the Budget Officer files the 2017 Fiscal Year Tentative Budget with the Town Clerk, she will present it to the Town Board at the October 4th, 2016 Town Board Meeting. At that October 4th Town Board Meeting dates for Budget Work-Sessions would be scheduled. The Town Board said that 5PM works for their schedules and Supervisor Rieber will look at the calendar to determine, which days,

Rick Newman Signs **\$1,335.00 TOTAL COST**
Invoice # 1348 – Road Signs
Motion by: Councilman Briggs Seconded by: Councilman Pavese
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

6. ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 285 of the Year 2016.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.²

Motion by: Councilman Briggs Seconded by: Councilman Mace
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush, and Mace
 Nays 0

7. PERSONNEL MATTERS – Executive Session is necessary to discuss personnel matters involving several particular employees, which will take place at the end of the meeting.

SUPERVISOR REPORT

- Fall Genealogy Program at the Ethelbert B. Crawford Public Library on Thursday, September 29th, 2016 from 6pm to 7:30pm.
- Applied for a State & Municipal Capital Improvement Facilities Grant Application with the NYS Dormitory Authority submitted through NYS Senator John Bonacic's Office for the purchase of a new loader/backhoe for the Town Park at an estimated cost of \$94,500.00.
- Sullivan County Partnership for Economic Development Annual Meeting/Dinner on October 06, 2016 at the Ramada Inn, Rock Hill. Supervisor Rieber said that the Town is currently a member and he recommended that the Town pay the cost of (1) ticket to attend the event. The Town Supervisor is planning to attend if he is unable then he would appoint another Town Representative to attend in his absence.

The Following Resolution Was Duly Adopted: Res. No. 286 of the Year 2016.

Resolved, that the Town of Thompson Town Board hereby agrees to pay the cost of \$125.00 for (1) ticket to attend the Sullivan County Partnership for Economic Development Annual Meeting/Dinner to be held on October 06, 2016.

Motion by: Councilman Sush Seconded by: Councilman Briggs
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

² ATTACHMENT: ORDER BILLS PAID

- Received NYS DEC approval of the updated Inflow and Infiltration (I&I) Report for the Sackett Lake Sewer District that was updated June 29, 2016.
- Receipt of NYS DEC SPDES Permit Renewal for the Sackett Lake Sewer District Sewer Treatment Plant issued 08/29/2016, Permit Effective Date: 04/01/2017, Permit Expiration Date: 03/31/2022.
- Sullivan Renaissance Meeting – Thursday, September 22nd, 2016 to accept the \$5,000.00 Phase 1 & \$15,000.00 Phase 2 awarded grant funds and to provide a letter of the Town's intended use for those awarded grant funds.

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Asst. Supt. Keith Rieber reported on the Mr. Manhole projects that the Water & Sewer Department is currently working on.

Superintendent Benjamin reported that the Highway Department has started paving Joyland Road, Monticello.

Councilman Mace reported that the Shred Day Event has been scheduled for Saturday, October 15th, 2016 from 9am to 12pm (Noon). It will be held in the Thompson Square Parking Lot. Both he and Councilman Pavese will be co-hosting the event with the Town.

Superintendent Somers reported that both himself and one other employee would be available to help assist with the October 15th Shred Day Event if necessary.

Director Carnell provided updates regarding the Montreign Resort Casino Project, the Veria Lifestyles Project and the Catskill Regional Medical Office Building Project.

Councilman Pavese reported on recent commencement of the Monticello Exxon/Mobil Project along the intersection of NYS Route 42 and Anawana Lake Road, Monticello.

OLD BUSINESS:

GENERAL CODE CODIFICATION PROJECT – ORGANIZATIONAL ANALYSIS

General Code has started reviewing the Town's Legislation in preparation for the new Town Code as part of the Codification Project. General Code provided the Town with a listing of the proposed Table of Contents and Organizational Analysis, which they are asking that the Town review and respond by October 4th, 2016. After this stage is complete, then an Editorial and Legal Analysis will follow after an in-depth review has been completed. The Town Clerk provided copies of the proposed Table of Contents and Organizational Analysis has been provided to the Town Board, Town Attorneys, Director of Building Planning & Zoning as well as other Town Department Heads for their review and response.

NEW BUSINESS:

ACTION: ESTABLISH DATE FOR PUBLIC HEARING – AMEND PROCUREMENT REGULATIONS REVISING MAXIMUM PUBLIC BIDDING THRESHOLDS

Attorney Mednick reported that the maximum thresholds for all estimated public works contracts should be \$35,000.00 pursuant to General Municipal Law §103. The Town currently has it as \$50,000.00 and was advised of the error by the Town Auditors. Attorney Mednick prepared Proposed Local Law No. 07 of 2016 to change the amounts, which has been introduced to the Town Board. The Town Board took action to establish a date for a public hearing on the Proposed Local Law as follows:

The Following Resolution Was Duly Adopted: Res. No. 287 of the Year 2016.

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 September 20, 2016

RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on September 20, 2016, a proposed Local Law No. 07 of 2016, entitled "A local law amending Chapter 56 of the Town of Thompson Code entitled 'Procurement' by revising maximum thresholds requiring public bidding".

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held on said proposed local law by the Town Board of the Town of Thompson on October 04, 2016 at 7:30 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

Moved by: Councilman John A. Pavese

Seconded by: Councilman Richard Sush

Adopted on Motion September 20, 2016

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Town of Thompson

Proposed Local Law No. 07 of the year 2016

A local law amending Chapter 56 of the Town of Thompson Code entitled 'Procurement' by revising maximum thresholds requiring public bidding

Be it enacted by the Town Board of the

Town of Thompson

1. §56.2 and §56-3 B.(1) are amended to read:

§56-2. Formal bids required.

All purchase of supplies or equipment which will exceed \$20,000 in the fiscal year or public works contracts over \$35,000 shall be formally bid pursuant to General Municipal Law §103.

§56-3 Methods of obtaining quotes.

B. (1) Less than \$35,000 but greater than \$15,000 require a written RFP be done and fax/written or email quotes from at least three contractors.

2. If any section, part or provision of this local law or the application thereof to any person, property or circumstance is adjudged invalid by any court of competent jurisdiction, such judgment shall be confined in its operation to the section, part, provision or application directly and expressly adjudged invalid and shall not affect or impair the validity of the remainder of this local law or the application thereof.

3. Except as herein specifically amended, the remainder of Chapter 56 of such code shall remain in full force and effect.

4. This local law shall take effect immediately upon filing with the Secretary of State.

BRIAN SOLLER: LETTER OF RESIGNATION FROM ZONING BOARD OF APPEALS

Received a letter of Resignation dated 09/13/16 sent via email from Brian Soller resigning as a member of the Zoning Board of Appeals effective immediately. Due to Mr. Soller's very busy schedule he will no longer be able to serve on the Zoning Board. He has served on the Thompson Zoning Board of Appeals since 2014 and will be greatly missed. Supervisor Rieber replied to his email acknowledging his Resignation and thanking him for his service to the Town.

RESOLUTION TO HIRE/APPOINT DEPUTY ADMINISTRATOR – PATRICE CHESTER

The Following Resolution Was Duly Adopted: Res. No. 288 of the Year 2016.

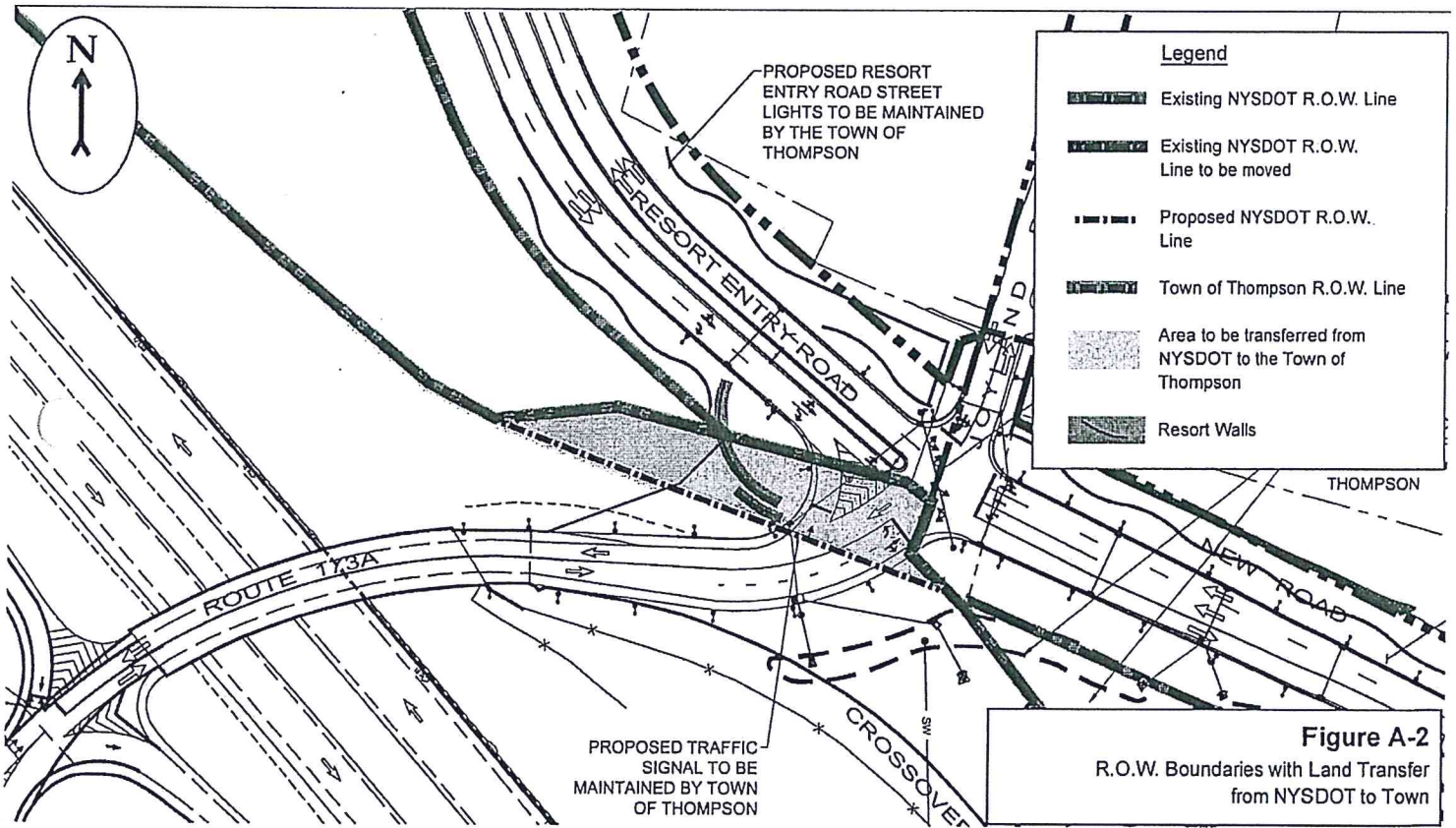
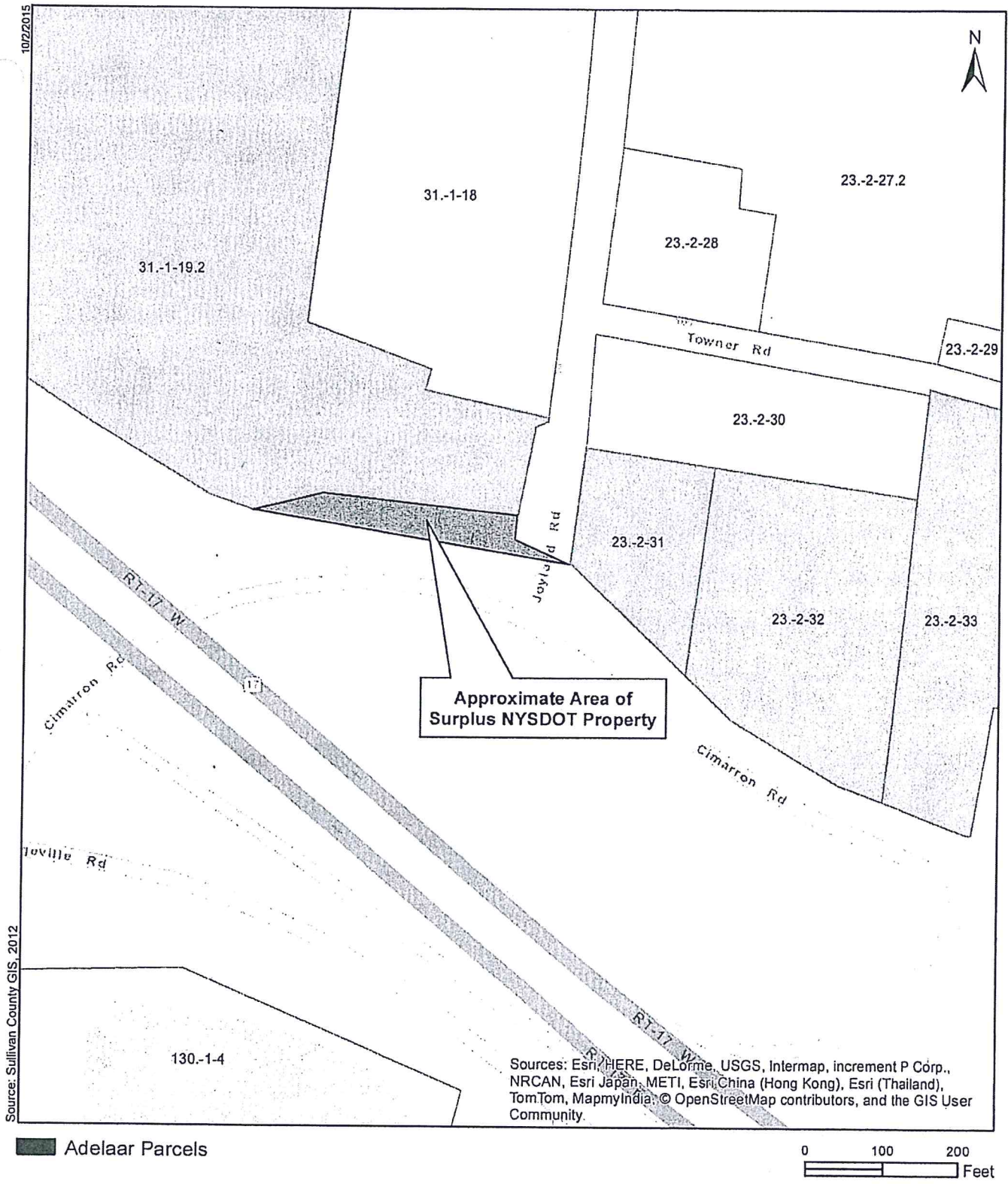


Figure A-2
R.O.W. Boundaries with Land Transfer from NYSDOT to Town



ADELAAR

Figure A-3
Tax Parcels

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Vendor Code	Vendor Name	Voucher Amt.	Pay Due	Approved
Invoice Date	Batch	PO No.	PO Date	Check No.	Non Disc.	Cash Account
Invoice No.	Req. No.	Taxable	Ref No	Check Date	Disc. %	Disc. Amt.
	Recur Months		Ordered By	Fisc Year	Period	Contract No.
	Refund Year		Approved By			

I hereby certify that the vouchers listed on the attached abstracts of prepaid and

claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 26th day

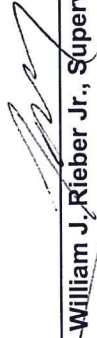
of SEP, 2016 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified

upon each claim stated.



Gary Lasher, Comptroller



William J. Rieber Jr., Supervisor



TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Voucher Amt.	Check Date	Approved	Pay Due	Cash Account
Invoice Date	Batch	Invoice No.	Recur Months	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Disc. %	Non Disc.	Disc. Amt.	
----- Direct Pay -----													
Fund				Regular	Wire Transfer	Prepaid	Outstanding	Paid	Total				
A - GENERAL FUND TOWN WIDE			TOWN	125,911.22	0.00	0.00	0.00	0.00	125,911.22				
B - GENERAL TOWN OUTSIDE			TOWN	55,848.01	0.00	0.00	0.00	0.00	55,848.01				
DA - HWY#3 / 4 - TOWN WIDE			TOWN	104,008.58	0.00	0.00	0.00	0.00	104,008.58				
DB - HWY#1 - TOWN OUTSIDE			TOWN	1,076.50	0.00	0.00	0.00	0.00	1,076.50				
SHW - HARRIS WOODS SEWER			TOWN	554.69	0.00	0.00	0.00	0.00	554.69				
SL9 - YESHIVA/KIAM. LIGHTING DISTRICT			TOWN	0.00	1,068.70	0.00	0.00	0.00	1,068.70				
SSA - ANAWANA SEWER DISTRICT			TOWN	562.72	0.00	0.00	0.00	0.00	562.72				
SSD - DILLON SEWER DISTRICT			TOWN	198.51	0.00	0.00	0.00	0.00	198.51				
SSG - EMERALD GREEN SEWER			TOWN	23,114.96	464.01	0.00	0.00	0.00	23,578.97				
SSH - HARRIS SEWER DISTRICT			TOWN	7,837.78	0.00	0.00	0.00	0.00	7,837.78				
SSK - KIAMESHA SEWER DISTRICT			TOWN	25,066.46	0.00	0.00	0.00	0.00	25,066.46				
SSM - MELODY LAKE SEWER DISTR.			TOWN	1,782.16	0.00	0.00	0.00	0.00	1,782.16				
SSR - ROCK HILL SEWER DISTRICT			TOWN	562.72	0.00	0.00	0.00	0.00	562.72				
SSS - SACKETT LAKE SEWER DISTR			TOWN	8,606.31	0.00	0.00	0.00	0.00	8,606.31				
SWC - COLD SPRING WATER			TOWN	145.00	221.66	0.00	0.00	0.00	366.66				
SWD - DILLON WATER DISTRICT			TOWN	182.00	221.67	0.00	0.00	0.00	403.67				
SWL - LUCKY LAKE WATER DISTR			TOWN	181.67	221.67	0.00	0.00	0.00	403.34				
T - TRUST & AGENCY FUND			TOWN	0.00	11,614.00	52,177.42	0.00	0.00	63,791.42				
Grand Totals				355,639.29	13,811.71	52,177.42	0.00	0.00	421,628.42				
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay													
421,628.42													