

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 **November 08, 2017**.

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

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Richard L. Benjamin Jr., Highway Superintendent
Michael Messenger, Water & Sewer Superintendent
Glenn Somers, Parks & Recreation Superintendent
Patrice Chester, Deputy Administrator
James L. Carnell Jr., Director of Building, Planning, & Zoning
Gary J. Lasher, Town Comptroller
Richard McClernon, Zoning Board of Appeals Chairperson

PUBLIC HEARING: 2018 FISCAL YEAR PRELIMINARY BUDGET

Supervisor Rieber opened the Public Hearing at 7:03 PM.

Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 31, 2017 with same being posted at the Town Hall on October 31, 2017.

Supervisor Rieber provided an overview of the Proposed Preliminary Budget, which can be found appended to these minutes.

Supervisor Rieber thanked everyone that was involved, for all of their hard work and assistance put forth towards the creation of this budget.

Supervisor Rieber asked if the Town Board had any comments. The Board had no comments.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. There were no public comments made.

After an opportunity for all persons to be heard Supervisor Rieber entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:11 PM was made by Councilman Briggs and seconded by Councilman Sush.

PUBLIC HEARING: PURCHASE OF PROPERTY FORMERLY KNOWN AS “CAMP JENED”, SBL #25.-1-46

Supervisor Rieber opened the Public Hearing at 7:12 PM.

Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 20, 2017 and October 27, 2017 with same being posted at the Town Hall on October 16, 2017.

Supervisor Rieber explained the purpose for the public hearing, which is for the Town of Thompson to purchase a parcel of property F/K/A “Camp Jened” for the purpose of creating a Town Park, property identified as Tax Map SBL# 25.-1-46. Supervisor Rieber said that “Camp Jened” is an approximately 141 acre parcel located in Rock Hill, New York that was offered to the Town to purchase. The Town Board has started an initiative to upgrade our Park and Recreation system in the Town pursuant to a study that was completed last year to identify the need for more parkland and more recreation space in the Town. Also, part of the initiative is to incorporate the Somerville Field in Monticello that is owned by the Monticello Central School District and the Town is looking to take that over and incorporate it into the park system to create a nice healthy running track with lights, a good safe place for people to congregate and walk. That is part of the initiative; however the subject of the public hearing this evening is only the “Camp Jened” property acquisition. At this point the Town has an option to purchase the property and the Town Board still has to vote to approve the project. The purchase price of the property is \$1.5 Million Dollars. The appraisal is well in excess of the \$1.5 Million Dollars and about two-thirds of the assessed valuation is. Regarding the purchase price there is no funds to be borrowed from, the purchase would be paid for out of surplus funds, which are fund balances currently in the bank, a lot were generated from efficiencies, spending and increased revenues over the last few years with the economy going forward. This would not have a tax impact as far as the purchase is concerned whatsoever with no borrowing and no long-term debt at all. The operation and maintenance of the property would be done according to a plan that the Town Board would establish. Basically they would crawl before walk and hire a company to perform an analysis of the property itself and buildout to figure out the best option short and long term to establish the property as a good usable park facility for the taxpayers, residents and visitors to the Town. The Town anticipates paying as they go forward the Town has a fund for park and recreation fees, which for many years has run dormant in the Town. The Town Board has re-activated and updated the park and recreation fees. Basically any new residential construction for apartments and housing will be obligated to pay into a fund, which is dedicated solely for parks and recreation and cannot be spent anywhere else. The Town expects that fund to take care of most of the cost of operating, maintaining and improving the camp over the years.

Supervisor Rieber asked if the Town Board and anyone from the public would like to be heard on this matter. There were comments made as follows:

1) Leo Glass of Monticello expressed opposition to the property purchase stating we already have (1) Town Park that is currently under used/utilized and not needed.

2) Mark Newfield owner of Iroquois Springs, Rock Hill, expressed opposition to the property purchase stating that he has previously showed a particular interest in purchasing this property as well.

3) Bruce Reynolds, Associate Broker for R.J. Katz Realty expressed opposition to the property purchase and would like to see the property go back on the tax rolls.

4) Michael Taylor of Monticello expressed opposition to the property purchase stating that there are other important infrastructure needs to be put in place in the Town such as the condition of the Highway Department Maintenance Garage and the need for Town Hall expansion. He thinks that this is being based on future planned development. He commented further regarding various other topics pertaining to the subject as follows: changing demographics, long-term impacts, new jail, no written plan, expected costs, average household income, available public land and other local recreational areas in Rock Hill.

5) Pamela Zaitchick of Rock Hill asked if the funds that are going towards the purchase are funds that can only be used for recreation and how much is coming from those funds. Supervisor Rieber said that the \$1.5 Million would be coming from existing fund balances of cash that the Town currently has in the bank. The Town anticipates improvements over the years to not impact taxes whatsoever and to improve the quality of life and give the people an alternative outdoor recreation of various kinds. The current Town Park is rented almost every weekend through the spring, summer and fall seasons. The Town also runs a summer Day Camp at the current Town Park over the past several years and children have to be turned away every year, because it reaches capacity limits.

Pamela Zaitchick asked if the money that would be used for the purchase of the property couldn't actually be used for the Town Hall etc. Supervisor Rieber said that the money that would be used towards the property purchase could also be used towards a New Town Hall or Highway Facility. However ongoing any funds put in a dedicated park and recreation fund can only by State Law be spent on parks and recreation. The Towns vision is that when the park is acquired that it would be a pay as you go plan. The Town is not looking to dump Millions of dollars into the property instantly and to build it into a first class facility for people as they age out and grow and as our population increases. That is the intended plan moving forward.

6) Gordon MacAdam of Mongaup Valley asked if the Town expected the revenue from the parks and recreation fees that are instituted would cover the majority of funds of the cost in purchasing the property. Supervisor Rieber said that it should cover a good portion of the cost. It should generate over another Million Dollars in fees over the next 3 to 4 years maybe in excess just in that fund alone.

Gordon MacAdam asked how many acres there are at the current Town Park. Supervisor Rieber replied approximately 170 acres.

Gordon MacAdam asked how many acres of the 170 acres are being utilized. Supervisor Rieber and Park Superintendent Somers said that most of the Town Park property is being utilized, which was further explained.

7) Councilman Briggs asked Park Superintendent Somers if the general public was permitted to use the Town Park during the 7-week summer Day Camp program. Supt. Somers said due to safety of the children the upper portion of the Town Park is closed during camp hours. The lower area and hiking trails are still available for public use.

8) Sean Rieber of Rock Hill expressed support of the property purchase stating that through his business he travels throughout the entire Hudson Valley and he is also a member of the local IDA Board and sees a lot of the Economic Development projects being proposed in the area and labor force issues the area is facing. He commends the Town Board for having the foresight to consider this. He feels that it was a big mistake when the Town sold Holiday Mountain and this property purchase would be an opportunity to partially fix that mistake. He hopes that if the Town purchases the property they could find a way to work with Mr. Newfield to improve his business and create open space and keep the park open for the public. This property to his understanding was only available to the Town to create open space. The property was never for sale or an option to the general public. He further explained why the Town Board should go forward with the purchase. He compared the parks and recreation facilities and programs that are available in other areas.

9) George Belcher of Rock Hill expressed support of the property purchase stating that the Town needs more recreational opportunities to allow residents places to spend time with their families.

10) Rachel Belcher of Rock Hill expressed support of the property purchase stating that they are attending functions at Circleville Park. There are many people who are employed in Sullivan County that live outside of the area. It would be monumental to have something like this close to home for the children.

11) Gordon MacAdam asked what the situation with Somerville Field is and how it relates to this proposal. Supervisor Rieber replied that the Town commissioned an outside Parks and Recreation Study that was performed, approved and accepted earlier this year. The study analyzed all of the park and recreational facilities in the Town including the School Districts and private facilities. Based on that study the Town Boards outtake was in speaking with the consultants and with other representatives have identified a need for a healthy alternative to sitting in front of the television playing video games all day long. One of the things is walking. The idea was made by the Village to try and work with the Monticello Central School District to acquire Somerville Field, which has been laying in waste over the past 8 to 10 years. We could take that property and make a facility to be used by the community to create a lighted track. The

Town would like to incorporate all of these things into initiative so that we have park space available for the residents of the Town and for the population. The current Town Park that we have covers everything from the Village out. The Town has approximately 15,000 people now and between Waverly Avenue and Town of Mamakating there are probably close to 4,000 people that live in that area compared to the Town census numbers. He would say that there are at least 3,000 residents of the Town that live between the Village boundary and the Town of Mamakating/Fallsburg on that end of Town and they are not really served well by a park near the Town of Liberty border as well as the people near the Liberty border are not really served well by a park on the other end of Town. The key is to integrate it all with the Village presence according to the positive meeting that was held today with the Monticello School Board and the Village officials regarding Somerville Field. The Town is planning to move forward with an Inter-Municipal Agreement. It is not just one thing it is an integrated effort to improve the quality of life and health of the people who live here now and who might come and stay here. We want the people to come and stay. Supervisor Rieber briefly discussed the anticipated growth once the Casino opens and how it affects the Town.

Gordon MacAdam asked how the park and recreation fees are levied. Supervisor Rieber explained how the park and recreation fees are determined and generated. Further discussion ensued regarding the subject.

12) Councilman Briggs said that the property would be for everyone to enjoy.

13) Councilman Sush said that over the years he has met with many developers who have advised him that they look for communities with amenities, good schools, good hospitals and good recreational facilities etc. In terms of populations today the park might not be needed, but later it will be necessary. The Town will be attracting more people to come here, we can't wait until the people are here to decide that we want to do this, it will be too late then. The Town has the opportunity and he thinks it's a good opportunity.

14) Councilman Mace said that for years this Board has been reactive rather than proactive. The Town is finally in a position to do something for the future and to look forward. He has heard comments for years such as what are doing for the children and for our families. He feels that this is a fantastic opportunity to do. The "Camp Jened" property you could go there today and utilize the property. He listed several ways that the property can be utilized by the public now and in the future. The recreational facilities at most of the Associations are only available to the members or property owners within those Associations and are not available to the general public.

15) A resident of the Town who did not state her name asked why the residents are not given the opportunity to vote on this matter. Attorney Mednick said that there is no Mandatory Referendum in connection with the purchase. The purchase is of the discretion of the Town Board, the Town Board is elected by the residents and in charge of spending the taxpayer dollars, which they are elected to do. Supervisor Rieber said that they are not allowed to have a Referendum for the purchase. This is where the

public puts their trust in the Town Board to make a decision that is right now and going forward and they will use their best discretion to make that decision. The Board has given this matter a lot of thought and is convinced that it is the right move for the future. It is not a heavy impact on the Town even in the short-term they do not see any perceived increase in taxes as a direct result of the purchase.

16) Mark Newfield said that there was a provision in the contract regarding a bond being passed in order to fund the purchase. He wanted to make sure it is clear that there would be no debt financing to do this project whatsoever. Supervisor Rieber said that they are not planning on issuing a bond, a bond would require a referendum.

Mark Newfield also asked about renovation costs and liability issues. Supervisor Rieber replied to both comments.

17) A resident of Adams Road located next to the property asked if the Town would have a caretaker on the property at all times. Supervisor Rieber would expect to have a caretaker just as the Town has for the current park. The resident also commented on traffic concerns and road improvements along Adams Road if the property is purchased by the Town and utilized. Highway Superintendent Richard Benjamin responded to the road improvement comments.

18) Richard Baum, Esq. of Rock Hill expressed his concern in the way that the Board is describing the impact or lack of impact. It appears to him that this is a foregone conclusion that we are going to get a park and the public hearing you will hear what's happening and hear the public input, but the system essentially is that we have already established funds that are designated to be spent on parks. We are now imposing park and recreation fees filling the coffers with park and recreation fees and we are saying that there is no impact, because there is going to be no taxes, because we already have the funds. If you are adding \$150,000 to this project, \$150,000 to that project, while you may see this park built and spending \$1.5 Million or \$3 Million or whatever the cost might be, unfortunately these things tend to have mission creep. He thinks that we are missing the bigger point, because there is a bias in the system. We had the study as to parks and recreation and we are not going to have a study where a parks and recreation expert is going to come in and say you know what there is plenty of parks and recreation, you are going to add. You would go and do a study, we have this property what can be do with it and how can be best utilize it, well you are going to use a parks and recreation expert to make that evaluation. What you have is a bias a municipal against private. Private is going to be on the tax rolls and he always hears that we want more ratables, ratables comes from private business. He said that we need to think going forward whether the municipality should be saying my camp is full while we hear the trend in the County is putting more Moratoriums on camps. He just sees that we have a very nice tidy ball that is going to reach the conclusion and easy can be done and justified, because all of the funds are in place, you can say that it is not going to be funded by taxes, but this is funded by public money. These funds are the tax payers' dollars and whether you take it away from someone you perceive as a rich out of town developer or you take it from a local person it's going to be paid for by a

local person. Someone will move into that apartment, condo whatever and eventually it will get paid for by the little guy. He would just ask the Board to take these things into consideration and think about how it is. They talk about 50-years from now; my great-grandchildren will be here enjoying this park the other side of it is they are also going to be paying for it.

19) Paul Walsh of Rock Hill expressed his support of the property purchase he said that the Town is starting to plan for a great better community and this park property would only be one small amenity for people coming here and a reason for our children and grandchildren to stay. It will be a start of a great thing for the community.

20) Councilman Mace said that these conversations started a few years ago, the camp was not being used and was in disrepair and the Town attempted to get the property back on the tax rolls. The property owner's answer was to bring some livestock up for the summer and obtained the tax exemption back. Then through casual conversations this entire thing started. This is not something that the Town looked for it was something that was offered to the Town. The reason why they talked to the Town is because they want the property to remain public, which was their main goal. Supervisor Rieber said yes they wanted it to remain as public space and the property is currently off of the tax rolls and there would be nothing coming off of the tax rolls. He said that granted if it was sold certain camp operators it probably would be on the tax rolls, but the Town does not have control over who buys it we don't.

Supervisor Rieber thanked the public for all of their input he said that the Board really appreciates the comments.

After an opportunity for all persons to be heard Supervisor Rieber entertained a motion that the public hearing be closed.

Supervisor Rieber advised that a he has received a GML-239 Review from the County of Sullivan Division of Planning & Environmental Management regarding the proposed purchase of "Camp Jened". The review supported the conversion of the "Camp Jened" property into a Town Park. A copy of the review has been filed with the Town Clerk.

A motion to close the Public Hearing at 7:53 PM was made by Councilman Mace and seconded by Councilman Briggs.

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:54 PM with the Pledge to the Flag. He welcomed the Participation in Government Students to the meeting.

MONTHLY REPORTS FOR OCTOBER 2017 RECEIVED AND FILED

Building Department & Code Enforcement Officer's Report
Dog Control Officer's Report
Comptroller's Budgetary Report

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Mace the minutes of the October 17, 2017 Reconvened Meeting & Budget Work-Session, Regular Town Board Meeting and the Minutes of the October 25, 2017 Reconvened Meeting & Budget Work-Session were all approved as presented.

Vote: Ayes 5 Rieber, Sush, Briggs, Pavese, and Mace
 Nays 0

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- 1) **Town Clerk Calhoun:** Letter to Mr. Richard Wood, President, Monticello Fire Dept. – General Election Tuesday, 11/07/17.
- 2) **Town Clerk Calhoun:** Letter to Mr. Chester Smith, House Committee Chairman, Rock Hill Fire Dept. – General Election Tuesday, 11/07/17.
- 3) **Town Clerk Calhoun:** Letter to Mr. David Sager, Manager, Village of Monticello – General Election Tuesday, 11/07/17.
- 4) **Ethelbert B. Crawford Public Library:** Trustee & Budget Vote Results and Adopted 2018 Budget.
- 5) **Ethelbert B. Crawford Public Library:** Letter to Town Clerk Calhoun Re: Notification of the 2018 Library tax levy.
- 6) **Town Clerk Calhoun:** Letter to Mr. Ed Homenick of Sullivan County Real Property, E911 Addressing regarding “Kinnebrook Mobile Home Park” (15) Road Names.
- 7) **NYS Dept. of Financial Services:** Letter dated 10/23/17 Re: New Legislation regarding Vacant & Abandoned Properties. Director Carnell briefly reported on the subject.
- 8) **Marvin Newberg, Esq.:** Letter to Jim Carnell, Director of Planning Re: Sean Menon, SBL #36.-8-1, requesting return of building permit fees. Director Carnell explained the current situation and reason for request. Attorney Mednick will review the matter and provide his recommendation for consideration at the next Town Board meeting.
- 9) **Al Etkin, Master of Ceremonies:** Invitation to Veteran’s Day Service on Saturday, Nov. 11th, 2017 @ 10:30, Sullivan County Government Center.
- 10) **Computel Consultants:** Letter to Supervisor Rieber Re: Audit of Cable Franchise Agreement w/Charter Communications. Supervisor Rieber briefly reported on the audit status.
- 11) **Thompson Town Court:** Letter to Supervisor Rieber Re: Annual Audit of Justice Court records and dockets.
- 12) **Charter Communications:** Letter Including Check for \$40,879.97 – 2nd Quarter Franchise Fee (04/01/17 – 06/30/17).

- 13) **NYS DEC:** Letter dated 11/02/17 to Supt. Michael Messenger Re: Notice of Intent to Modify Kiamesha Lake Sewer District (SPDES) Discharge Permit No. NY0030724. Supt. Messenger provided a brief report on the subject.

AGENDA ITEMS

1. ACTION: ADOPTION OF THE 2018 FISCAL YEAR FINAL TOWN BUDGET

The Following Resolution Was Duly Adopted: Res. No. 336 of the Year 2017.

Resolved, that the 2018 Fiscal Year Preliminary Budget as filed in the Town Clerk's Office be adopted as presented as the 2018 Fiscal Year Final Budget. A copy of the Adopted Budget is hereby appended to these minutes.¹

Motion by: Councilman Mace Seconded by: Councilman Mace

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

 Nays 0

2. ACTION: RESOLUTION TO AUTHORIZE PURCHASE OF PROPERTY KNOWN AS "CAMP JENED"

The Following Resolution Was Duly Adopted: Res. No. 337 of the Year 2017.

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 08,
2017

RESOLUTION FOR A NEGATIVE DECLARATION PURSUANT TO SEQRA FOR THE PURCHASE OF PROPERTY COMMONLY KNOWN AS 15-52 CAMP JENED DRIVE, ROCK HILL, NEW YORK

WHEREAS, the Town of Thompson has entered into an Agreement with United Cerebral Palsy Association of New York State, Inc. to purchase property known as 15-52 Camp Jened Drive in Rock Hill, New York, consisting of approximately 141 acres of land which has been used in the past as a sleep-away camp for handicapped children, in order to preserve the open space and beauty of the property for the future use as a Town Park facility; and

WHEREAS, the Town of Thompson has commissioned and adopted on June 20, 2017 a study entitled "Town of Thompson Parks & Recreation Study" which concluded in relevant part that there was a concrete need for additional parks and recreation facilities to support future recreational demands because of new residential developments that contribute to population growth as a result of the new Casino Project due to open in March, 2018, and thus there is a significant need for additional parks and recreational space in the Town of Thompson; and

WHEREAS, the Town intends to utilize the property in the same general manner as the previous owner did for several decades by preserving the pristine open space; upgrading the

¹ ATTACHMENT: 2018 FISCAL YEAR ADOPTED BUDGET.

recreational and athletic fields, and providing access to the pristine open space and waterways that exist on the property; and

WHEREAS, the property is intended to be used as a park and recreational facility and shall be listed on the Town inventory of park and recreational properties and no commercial development shall be allowed on said property, and the Town shall maintain all open spaces currently existing; and

WHEREAS, the Town has conducted a Public Hearing where all members of the public were able to be heard. All statements made during the Public Hearing have been heard and considered by the Town Board; and

WHEREAS, the Town has completed an engineering review of the current facilities and the proposed use as a Town Park and said use has been deemed proper and consistent with the property's current use; and

WHEREAS, the Town has completed a Short Environmental Assessment Form, a copy of which shall be attached to this Resolution as Exhibit "A", confirming that the purchase of this property does not result in any significant adverse environmental impacts.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson that:

1. That the Town Board of the Town of Thompson, as Lead Agency, does hereby make a negative declaration that the purchase of property known as 15-52 Camp Jened Drive, Rock Hill, New York for future use as a Town Park, will not result in any significant adverse environmental impacts; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Thompson does hereby adopt and incorporate all statements previously made in this Resolution as if same were repeated herein at length; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Thompson confirms that the aforementioned real property purchase will be in the best interest of the residents of the Town of Thompson and shall act to preserve the open space and natural beauty of the aforesaid real property for the enjoyment of future generations to come.

Moved by: Councilman Richard Sush
Seconded by: Councilman Peter T. Briggs

Adopted the 8th of November, 2017.

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
Councilman JOHN A. PAVESE

Yes No
Yes No

The Following Resolution Was Duly Adopted: Res. No. 338 of the Year 2017.

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 08,
2017

**RESOLUTION AUTHORIZING THE TOWN TO PURCHASE PROPERTY
COMMONLY KNOWN AS 15-52 CAMP JENED DRIVE, ROCK HILL, NEW YORK,
FOR FUTURE USE AS A TOWN PARK**

WHEREAS, the Town of Thompson has entered into an Agreement with United Cerebral Palsy Association of New York State, Inc. to purchase property known as 15-52 Camp Jened Drive in Rock Hill, New York, consisting of approximately 141 acres of land in the amount of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars; and

WHEREAS, the aforesaid Agreement was conditioned upon several prerequisites, including an appraisal of the property, a public hearing by the Town Board, completion of SEQRA, good title, and Town Board approval of the transaction; and

WHEREAS, the Town of Thompson is interested in purchasing this property to preserve and develop for future use as a Town Park for the benefit of all Town residents; and

WHEREAS, the Town of Thompson has received a completed appraisal of the proposed property whose value exceeds the agreed upon purchase price. Said appraisal indicates the property has a value of One Million Six Hundred Twenty-Five Thousand and 00/100 (\$1,625,000.00) Dollars, which is greater than the purchase price; and

WHEREAS, the Town of Thompson has completed SEQRA review and has determined that there are no significant environmental effects of completing this transaction and have declared a negative declaration for same prior to adopting this Resolution; and

WHEREAS, the Town Board of the Town of Thompson conducted a public hearing on November 8, 2017 at 7:00 P.M. at the Town Hall where the Board heard all interested persons and their comments and concerns. Said comments were accepted and made part of the record and were considered by the Board; and

WHEREAS, as part of the environmental review, the Town commissioned a Town of Thompson Parks & Recreation Study which findings were adopted by the Town Board on June 20, 2017, which indicated, in part, that there was a concrete need for additional parks and recreation facilities to support future recreational demands because of new residential developments that contribute to population growth as a result of the Adelaar/Resorts World

Planned Resort Development that is due to open in March, 2018. A copy of said Study is available for review at the Town Clerk's Office; and

WHEREAS, the Town has ordered title and the title search is currently being completed by B&K Abstract, who have confirmed verbally that title is clear and no title obstacles exist preventing the Town from completing this transaction.

NOW, THEREFORE, the Town Board of the Town of Thompson makes the following findings:

1. That the Town Board of the Town of Thompson does hereby acknowledge receipt of a completed appraisal from Valuation Consultants, Inc. dated September 21, 2017 and said appraisal confirms a value in excess of the proposed purchase price for the aforesaid property, and same has been accepted and filed with the Town Clerk and has been made available for public inspection and remains part of the record for this transaction and is incorporated as part of this Resolution; and

2. The Town Board of the Town of Thompson does acknowledge all comments and statements made at the Public Hearing conducted on November 8, 2017 at 7:00 P.M. at 4052 Route 42, Monticello, New York 12701, and all said comments have been considered and made part of the record for this transaction; and

3. The Town Board of the Town of Thompson has adopted the completed Parks & Recreation Study entitled "Town of Thompson Parks & Recreation Study" and said findings are made a part of the record for this transaction and has been filed with the Town Clerk and said findings are incorporated as part of this transaction and was made part of the Town's SEQRA Negative Declaration which was resolved on November 8, 2017 immediately prior to adoption of this Resolution; and

4. The Town Board of the Town of Thompson has been given a verbal clearance from B&K Abstract that title is clear and all obstacles are clear for the completion of the purchase transaction of the aforesaid park property; and

5. The Town Board of the Thompson finds that the completion of this purchase of property for the future use as a Town Park is in the best interest of the community and the residents of the Town of Thompson, and same will enhance the lives of Town of Thompson residents for generations to come.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson does hereby accept, incorporate and adopt all findings previously made in the "Whereas" statements in this Resolution as if same were repeated herein at length; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Thompson hereby approves the purchase of property known as 15-52 Camp Jened Drive in Rock Hill, New York from the United Cerebral Palsy Association of New York, Inc. in the amount of One Million Five Hundred Thousand and 00/100 (\$1,500,000.00) Dollars; and

BE IT FURTHER RESOLVED, that the Supervisor of the Town of Thompson is hereby directed and authorized to execute all transfer documents and cause payment for all closing expenses, including the purchase price, in order to complete the real property purchase; and

BE IT FURTHER RESOLVED, that upon completion of the purchase of the real property, said property shall be listed in the Town of Thompson Parks & Recreation property inventory as a Town Parkland.

Moved by: Councilman Richard Sush
Seconded by: Councilman Peter T. Briggs

Adopted the 8th of November, 2017.

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 type="checkbox"/> No <input checked="" type="checkbox"/>

3A. ACTION: RESOLUTION OF ACCEPTING DEDICATION OF RESORT ROADS, EASEMENTS AND UTILITIES CONSTRUCTED IN CONNECTION WITH THE ADELAAR RESORT DEVELOPMENT PROJECT

Highway Superintendent Richard L. Benjamin, Jr. made the recommendation that the Town Board accept the Irrevocable Offer of Dedication of the Resort Roads as presented. He also said that the Adelaar Road Improvement District was created so that all of the road maintenance and care of said roads will be paid for by that district. Attorney Mednick advised that the Resolution to Accept the Roads and An Irrevocable Offer of Dedication that was provided by the developers EPR Properties, which has been filed and recorded today in the Sullivan County Clerk's Office, have both been provided to the Board for acceptance.

The Following Resolution Was Duly Adopted: Res. No. 339 of the Year 2017.

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 08,
2017

RESOLUTION ACCEPTING DEDICATION OF ROADS, EASEMENTS AND UTILITIES CONSTRUCTED IN CONNECTION WITH THE ADELAAR RESORT DEVELOPMENT PROJECT

WHEREAS, EPR Concord II, L.P., a Delaware limited partnership; EPT Concord II,

LLC, a Delaware limited liability company; and Adelaar Developer, LLC, a Delaware limited liability company (hereinafter collectively called “Applicant”) is the owner of certain parcels of real property in the Town of Thompson, Sullivan County, New York which totals approximately 1,675 acres of land (“Project Site”); and

WHEREAS, Applicant has developed the Project Site for the future use of a hotel/casino, waterpark and entertainment village and has designed, engineered, constructed and installed certain public infrastructure improvements at the Project Site, including but not limited to roadways called “Resort Entry ROW”, realigned Chalet Road and “New Road ROW” (hereinafter referred to as “Resort Roads”); and

WHEREAS, the Applicant has entered into a Lease to Agency agreement with the County of Sullivan Industrial Development Agency (“IDA”) for the construction of the aforesaid infrastructure, including but not limited to the Resort Roads; and

WHEREAS, pursuant to a certain Public Infrastructure Services Agreement made June 16, 2016 between the Town, Applicant, and the IDA, the Town, on behalf of the Adelaar Improvement Districts, agreed in part to maintain the Resort Roads and to accept dedication of said roads and all access utility and drainage easements for the public infrastructure improvements over said Resort Roads; and

WHEREAS, the Casino Developer has made an application to the Town of Thompson Building Department for a Temporary Certificate of Occupancy for the newly constructed casino resort and same is subject to and conditioned upon fulfillment of conditions set forth in the Town of Thompson Planning Board’s site plan approval, which includes the dedication of the roads, all in accordance with Town of Thompson Zoning Code, highway specifications and rules and regulations of the Town Code; and

WHEREAS, the Applicant has tendered to the Town of Thompson an Irrevocable Offer of Dedication dated October 31, 2017 which includes dedication of Resort Roads as described in the attached metes and bounds description and map, which was recorded in the Sullivan County Clerk’s Office on November 8, 2017 as Instrument No. 2017-8430, along with copies of Public Infrastructure Easement Agreement dated July 20, 2016, as amended, granting a perpetual, non-exclusive Access, Utility & Drainage Easement over the Public Infrastructure Improvements; and

WHEREAS, Applicant shall provide the Town of Thompson with an executed deed for road dedication of Resort Entry ROW and New Road ROW together with accompanying TP-584 and RP5217, and Applicant shall record said deed with the Sullivan County Clerk at a time after dedication of the Resort Roads is complete; and

WHEREAS, the Town Board has determined it is in the best interest of the residents of the Town of Thompson and the Adelaar Resort Road District to accept the roads, easements, utilities and other public improvements that have been constructed consisting of the Resort Roads; and

WHEREAS, the Town Highway Superintendent shall execute an Order consenting to the acceptance and dedication of the Resort Roads, confirming the dedicated roadways are constructed to meet all Town and Highway Law specifications, and has recommended to the Town Board acceptance of the Resort Roads; and

WHEREAS, it is a further requirement of the Town of Thompson that Applicant is required to guarantee that the quality and workmanship of the road improvements accepted by the Town will be free from defects in material and workmanship for a period of one (1) year from the date of acceptance by the Town.

NOW, THEREFORE, BE IT RESOLVED that:

1) The recitations set forth are incorporated in this Resolution as if fully set forth and adopted herein; and

2) The Town Board hereby determines that it is in the best interest of the residents of the Town of Thompson and on behalf of the Adelaar Resort Road District to accept the Resort Roads, which shall be known as “Resorts World Drive”, and all related easements, utilities and other public improvements made and constructed for the Adelaar Resort Project Site, and the Town Board hereby accepts same upon delivery of all deeds and transfer documents above mentioned; and

3) The Town Board authorizes the Supervisor to execute any and all documents and take whatever steps necessary to have the roadway dedication deed recorded with the Sullivan County Clerk upon determination that the aforesaid documents are delivered free and clear of any liens or encumbrances and are otherwise in compliance with the Town’s Zoning Code, highway specifications, and rules and regulations of the Town Code; and

4) The Town Board hereby acknowledge that the Superintendent of Highways shall make and execute an Order laying out the lands described in the aforesaid Irrevocable Offer of Dedication for public highway purposes in accordance with the provision of the Highway Law and other statutes applicable thereto, and the Town Attorney, upon receipt of a fully executed deed, shall record same at the Applicant’s expense.

Adopted the 8th day of November, 2017.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Peter T. Briggs

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"/>

3B. ACTION: RESOLUTION APPROVING “RESORTS WORLD DRIVE” LOCATED IN THE ADELAAR RESORT AREA

The Following Resolution Was Duly Adopted: Res. No. 340 of the Year 2017.

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 08, 2017

RESOLUTION TO APPROVE NAME FOR NEW ROAD IN THE ADELAAR RESORT AREA TO BE “RESORTS WORLD DRIVE”

WHEREAS, a request has been made by Entertainment Properties Resort (EPR), the Master Developer of the Adelaar Planned Resort Development (PRD) for the Town Board to name a newly constructed roadway within the PRD; and

WHEREAS, EPR has reconstructed and reconfigured a roadway that was previously known, in part, as Chalet Road. This portion of roadway was reconstructed to join and become a part of Resorts World Drive that connects the main entrance to the resort/casino with the future waterpark and other amenities within the PRD. A legal description of the new roadway is attached hereto and made a part hereof; and

WHEREAS, Resorts World Drive was previously named via Resolution No. 269 of 2017 and filed with Sullivan County Real Property Tax Services on September 26, 2017, and it is the desire of the applicant to name the portion of Chalet Road to Resorts World Drive since it now connects with the previously named section.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson that:

1. That the Town Board of the Town of Thompson does hereby rename that portion of Chalet Road which has been reconstructed and reconfigured to “Resorts World Drive”; and

BE IT FURTHER RESOLVED, by the Town Board of the Town of Thompson that:

1. The Town Clerk is hereby directed to notify the Sullivan County 911 Control Center of said change and request that it notify all property owners, Town of Thompson Highway Superintendent and Emergency Services accordingly.

Moved by: Councilman Peter T. Briggs
Seconded by: Councilman Richard Sush

Adopted the 8th of November, 2017.

RESOLUTION TO AUTHORIZE A PUBLIC HEARING RE: TIME WARNER CABLE NORTHEAST LLC A/K/A COMMUNICATIONS APPLICATION FOR A FRANCHISE IN THE TOWN OF THOMPSON

WHEREAS, Time Warner Cable Northeast LLC (“Time Warner”) has submitted an application to the Town Board for a cable television franchise agreement in the Town of Thompson; and

WHEREAS, said franchise agreement would allow Time Warner, its successors or assigns, the right to erect, construct, extend, operate and maintain in, upon, along, across, above, over and under any of the highways, streets and other public places in said Town, all equipment, including the cable system; and

WHEREAS, said franchise agreement would further allow Time Warner, its successors or assigns, to provide cable service in the public and private buildings and places within said Town, upon such terms and conditions as may be deemed proper and as may be permitted by law.

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held on said proposed franchise agreement by the Town Board of the Town of Thompson on December 05, 2017 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 ten (10) 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 Richard Sush
Seconded by: Councilman Scott S. Mace

Adopted the 8th of November, 2017.

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 RICHARH 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"/>

7. RESOLUTION SUPPORTING THE MONTICELLO BROADWAY THEATER RESTORATION PROJECT AND CORRESPONDING RESTORE NY GRANT APPLICATION

Deputy Administrator Patrice Chester explained the proposed resolution supporting the Monticello Broadway Theater Restoration Project and Corresponding Restore NY Grant Application as presented. Action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 343 of the Year 2017.

MUNICIPAL RESOLUTION SUPPORTING THE MONTICELLO BROADWAY THEATER RESTORATION PROJECT AND CORRESPONDING RESTORE NY GRANT APPLICATION

WHEREAS, the Town of Thompson is interested in promoting community and economic development, historic preservation, vacancy reduction, Main Street revitalization, small business development, and neighborhood stability; and

WHEREAS, the Town of Thompson's Joint Comprehensive Plan with the Village of Monticello numerates goals to: revitalize Broadway as a center of commerce and tourism by improving and making better use of its physical infrastructure, creating incentives for new investment, encouraging the restoration of the streetscape to its historical character, and improve the pedestrian experience with attractive shops, storefronts, and civic institutions; and

WHEREAS, the Town of Thompson is cooperating with and collaborating on the Restore NY Round 5 Grant application with Mark Anthony Rodriguez; and

WHEREAS Rodriguez will be financing the project with private and public grant and loan funding and personal investment,

NOW, THEREFORE, BE IT

RESOLVED that the Town of Thompson supports the revitalization of Monticello through the rehabilitation of 498 Broadway, the former Broadway Theater, as it is an important anchor project for Village, Town, and County revitalization, consistent with the Comprehensive Plan; and

RESOLVED that the proposed financing is appropriate for the rehabilitation project and poses no burden on the Town; and

RESOLVED that the project facilitates effective and efficient use of existing and future public resources so as to promote both economic development and preservation of community resources; and

RESOLVED that the project develops and enhances infrastructure and other facilities in a manner that will attract, create, and sustain employment opportunities; and

RESOLVED that the Town of Thompson supports the Restore NY grant application for which they are applying on behalf of Mark Anthony Rodriguez.

RESOLVED this 8th day of November, 2017.

MOTIONED BY: Councilman Scott S. Mace

SECONDED BY: Councilman Peter T. Briggs

VOTE: 5 AYES; 0 NAYS

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 RICHARH 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"/>

8. SCHEDULE PUBLIC HEARING: RESTORE NY GRANT APPLICATION,

11/21/2017 @ 7:30 PM

The Following Resolution Was Duly Adopted: Res. No. 344 of the Year 2017.

Resolved, that the Town Board of the Town of Thompson will hold a public hearing regarding participation and submittal of a Restore NY Grant Application in connection with the rehabilitation of the Monticello Broadway Theater Restoration Project and

Resolved, that said public hearing is scheduled to be held on Tuesday, November 21, 2017 at 7:30 P.M., or as soon thereafter as said public hearing shall be convened, at the Thompson Town Hall, 4052 State Route 42, Monticello, New York 12701.

Resolved, that all interested persons will be given an opportunity to be heard on this matter at the place and time aforesaid. Written comments must be received prior to the hearing.

Further Be It Resolved, that the Town Clerk be and is hereby directed to publish notice of such public hearing in the official newspaper of the Town and post on the Town Hall bulletin board.

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

Adopted on Motion: November 08, 2017

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 RICHARH 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"/>

**9. SCHEDULE PUBLIC HEARING: AMENDMENT TO PARKS & RECREATION
PROPOSED LOCAL LAW**

The Following Resolution Was Duly Adopted: Res. No. 345 of the Year 2017.

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 08,
2017

**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 November 08, 2017, a proposed Local Law No. 08 of 2017, entitled "A local law amending Chapter 52 of the Town of Thompson Code entitled 'Planning Board and Zoning Board of Appeals' and Chapter 250 entitled 'Zoning and Planned Unit Development' of the Town of Thompson Code".

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 December 19, 2017 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 Richard Sush

Seconded by: Councilman Peter T. Briggs

Adopted on Motion November 08, 2017

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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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. 08 of the year 2017

A local law amending Chapter 52 entitled “Planning Board and Zoning Board of Appeals” and Chapter 250 entitled “Zoning and Planned Unit Development” of the Town of Thompson Code

Be it enacted by the Town Board of the

Town of Thompson

1. §52-3 E. is hereby amended to read as follows:

E. Pursuant to the findings in the Town of Thompson Parks and Recreation Study, which was adopted by the Town Board on June 20, 2017, there is a concrete need for additional parks and recreation facilities to support future recreational demands: new residential developments that will contribute to the population growth, whether year-round or seasonal, will create a demand for parks and recreational facilities in addition to those that exist presently. New residential development should be reviewed by the Planning Board on an individualized basis to determine if suitable park and/or recreational facilities of adequate size to meet the demands of the new population associated with the development can be located on the site of the new development, If the Planning Board determines that a suitable park or parks of adequate size cannot be properly located in any plat showing lots, blocks or sites pursuant to Town Law §277(4) or any site plan pursuant to Town Law §274-a(6), or is otherwise not practical, the Planning Board shall require, as a condition of approval of any such plat, payment to the Town of a sum of money in lieu of park land on site. Any monies required by the Planning Board in lieu of land for parks, playground, or other recreational purposes shall be deposited in a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including acquisition of property. The fee for same shall be consistent with parkland fees as set in Article XIX of Chapter 250 of the Town Code.

2. §250-151 B. is amended to read as follows:

B. Land for such park, playground or other recreational purposes may not be required until the Planning Board has made a finding that a proper case exists for requiring that a park or parks be suitably located for playgrounds or other recreational purposes within the Town. Such findings shall include an evaluation of the present and anticipated future needs for park and recreational facilities in the Town based on projected population growth to which the particular subdivision plat will contribute.

3. §250-151 C. is amended to read as follows:

C. If the Planning Board determines that a suitable park or parks of adequate size cannot be properly located in any plat showing lots, blocks or sites pursuant to Town Law §277(4) or is otherwise not practical, the Planning Board shall require, as a condition of approval of any such plat, payment to the Town of a sum of money in lieu of park land on site. Any monies required by the Planning Board in lieu of land for parks, playground, or other recreational purposes shall be deposited in a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including acquisition of property. The fee for same shall be consistent with parkland fees as set in Article XIX of Chapter 250 of the Town Code.

3. §250-152 B. is amended to read as follows:

B. For all developments and subdivisions, other than up to a four-lot minor subdivision, if the Planning Board has required the incorporation of recreation facilities by the developer on his site, the parkland fee shall be \$2,500.00 per unit or lot, whichever is higher. The Planning Board may reduce this fee to a minimum of \$1,250.00 per unit or lot, whichever is higher, by reviewing, on a case by case basis the following criteria or any other relevant data to determine the proposed development's overall impact on the Town's recreational facilities:

Population/demographics of proposed development;

Types of recreational facilities proposed for the site, including whether passive or active, and the nature of the facilities proposed;

Number of housing units proposed;

Size/acres of proposed site;

Seasonality of the development's population, as well as seasonality of the on-site facilities;

Location of proposed development relative to other proposed or existing public recreational facilities.

4. §250-153 C. is amended to read as follows:

C. If the Planning Board determines that a suitable park or parks of adequate size cannot be properly located in any plat showing lots, blocks or sites pursuant to Town Law §274(A)(6) or is otherwise not practical, the Planning Board shall require, as a condition of approval of any such plat, payment to the Town of a sum of money in lieu of park land on site. Any monies required by the Planning Board in lieu of land for parks, playground, or other recreational purposes shall be deposited in a trust fund to be used by the Town exclusively for park, playground or other recreational purposes, including acquisition of property. The fee for same shall be consistent with parkland fees as set in Article XIX of Chapter 250 of the Town Code.

5. §250-154 B. is amended to read as follows:

B. For all developments and subdivisions, other than up to a four-lot minor subdivision, if

the Planning Board has required the incorporation of recreation facilities by the developer on his site, the parkland fee shall be \$2,500.00 per unit or lot, whichever is higher. The Planning Board may reduce the fee to a minimum of \$1,250.00 per unit or lot, whichever is higher, by reviewing, on a case by case basis the following criteria or any other relevant data to determine the proposed development's overall impact on the Town's recreational facilities:

Population/demographics of proposed development;

Types of recreational facilities proposed for the site, including whether passive or active, and the nature of the facilities proposed;

Number of housing units proposed;

Size/acres of proposed site;

Seasonality of the development's population, as well as seasonality of the on-site facilities;

Location of proposed development relative to other proposed or existing public recreational facilities.

6. Except as herein specifically amended, the remainder of Chapter 52 and Chapter 250 of such Code shall remain in full force and effect.
7. 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.
8. 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.
9. This local law shall take effect immediately upon filing with the Secretary of State.

**10. WATER & SEWER DEPARTMENT: REQUEST TO PURCHASE (2)
REFRIGERATED SAMPLERS**

The Following Resolution Was Duly Adopted: Res. No. 346 of the Year 2017.

Resolved, that the Town Board of the Town of Thompson hereby approves the purchase request for Quote #CZ103117-01 – (CPE) Corrosion Products & Equipment for (2) 5800 Refrigerated Sampler (115 VAC, 60 Hz) with pump heater at a total cost of \$14,325.00 for the Kiamesha Lake Wastewater Treatment Facility.

Moved by: Councilman Mace

Seconded by: Councilman Briggs

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

Nays 0

\$1,270.00 Total

(Note: Sole Source Procurement. Mandated for the installation of the Fuel Oil Tank and Propane Tanks at Kiamesha Wastewater Treatment Facility.)

Critex LLC **\$5,260.60 Total Cost**

Invoice # 1779

Material for Mr. Manhole-speed plate, rubber damper kit, & spring lock pin \$4,762.67

Shipping \$497.93

Total \$5,260.60

(Note: Sole Source Procurement. Critex LLC is the only distributor of Mr. Manhole products.)

Schmidt's Wholesale, Inc. **\$1,735.00 Total Cost**

Invoice # 984690

(7) 6" high 24" manhole frames & covers and (2) 4" high manhole frames & covers

(Note: Procurement not necessary, all unit prices are under \$1,250.00 each. For Emerald Green Sewer District Manhole Replacement Project.)

Schmidt's Wholesale, Inc. **\$2,670.00 Total Cost**

Invoice # 976369

(1) 40HP, 3PH Hostile Duty Construction Motor for Blower

(Note: For Emerald Green Wastewater Treatment Facility. Procurement: (4) Price quotes obtained, which were provided.)

Motion by: Councilman Briggs Seconded by: Councilman Mace

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

Nays 0

EMERALD CORPORATE CENTER LIGHTING DISTRICT ELECTRICAL LIGHTS REPAIR – AUTHORIZE PROPOSAL FOR HOURLY RATES OF WIRE PRO ELECTRIC FOR REPAIR OF LIGHTS AT COST OF \$2,048.00.

Supervisor Rieber reported on (2) proposals of the Hourly Rates for the repair of lights in the Emerald Corporate Center Lighting District. The proposals were received from Ross Electric and Wire Pro Electric. The Town Board took action to approve the proposal of Wire Pro Electric as follows:

The Following Resolution Was Duly Adopted: Res. No. 349 of the Year 2017.

Resolved, that the Proposal for Hourly Rates of Wire Pro Electric for repair of lights in the Emerald Corporate Center dated 11/05/2017 in the amount of \$2,048.00 hereby be approved for payment out of the Emerald Corporate Center Lighting District.

Motion by: Councilman Mace Seconded by: Councilman Sush

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

Nays 0

Highway Superintendent Benjamin said that the Town Highway Department obtained an Inspection License to allow the Town to inspect our own Commercial Trucks.

Parks & Recreation Supt. Somers said he has been in contact with Hudson Valley Environmental Company regarding the Asbestos Inspection of the Town Park Pavilion prior to demolition. The company has made arrangements to perform the inspection to certify that there is no Asbestos. He also reported on a meeting that he had with Sullivan Renaissance representatives and Deputy Administrator Chester last week involving an inspection of the Town Park Walking Trail Project.

Councilman Briggs reported that on Saturday, November 11th after the Veteran's Day Services at the Sullivan County Government Center the Monticello Elks Lodge will be having a Brunch commencing at 11:30 AM. He also reported on a comment he received from a local builder regarding recent interaction with the Town of Thompson Building Department who has found them to be very courteous and helpful.

Councilman Pavese reported that the Forestburgh Fire Department would be having their Annual Roast Beef Dinner this Saturday, November 11th, 2017 from 5PM to 8PM. Also, the Cliff Lodge Hunting Club will be having their Annual Pancake Breakfast this Sunday, November 12th, 2017.

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

HEALTH INSURANCE BUYOUT – REQUEST TO INCLUDE DEPENDENT CHILDREN COVERED UNDER PARENTS NYSHIP HEALTH INSURANCE

Supervisor Rieber reported on a request that he received from John Saunderson a Highway Department Employee regarding the Health Insurance Buyout to include dependent children currently covered under their parents NYSHIP Health Insurance Coverage. The Board discussed the matter, which according to Attorney Mednick is a unique situation. Attorney Mednick advised that the necessary change would have to be done by local law to amend the current regulations. A majority of the Town Board felt that it's a reasonable request. The Town Board directed Attorney Mednick to prepare a proposed local law to make the amendment. Attorney Mednick will prepare the proposed local law to introduce at the next Town Board meeting for consideration. There was no action taken at this time.

DISCUSSION: COLD WAR VETERANS' EXEMPTION RENEWAL

Attorney Mednick advised the Town Board that the Cold War Veterans' Property Exemption is coming due to expire. The Town Board has to consider if they would like to renew and continue the exemption. Attorney Mednick obtained information from Assessor Van B. Krzywicki regarding the exemption for review and consideration, which will be provided to the Town Board.

PUBLIC COMMENT:

Pamela Zaitchick of Rock Hill congratulated Councilman Pavese on his re-election and appreciates and respects him regarding how he voted earlier during the meeting. She also asked a question regarding the Restore NY Grant Application involving the Monticello Broadway Theater Restoration Project since the property is privately owned. Deputy Administrator Chester responded to the question explaining the details of the grant program.

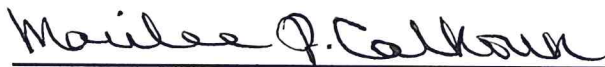
ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- November 11th: Veterans' Day Services, 10:30 AM at Sullivan County Government Center Lobby.
- November 21st: Regular Town Board Meeting @ 7:30 PM.
- November 21st: Public Hearing @ 7:30 PM – Participation and submittal of a Restore NY Grant Application in connection with the rehabilitation of the Monticello Broadway Theater Restoration Project.
- December 5th: Public Hearing @ 7:30 PM – Time Warner Franchise Agreement
- December 19th: Public Hearing @ 7:30 PM – Proposed Local Law No. 08 of 2017 – To Amend Chapters 52 & 250 of The Town of Thompson Town Code regarding Parks & Recreation.

ADJOURNMENT

On a motion made by Councilman Briggs and seconded by Councilman Sush the meeting was adjourned at 8:53 PM.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

TOWN OF THOMPSON

Voucher Detail Report

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


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 8th day

of NOV 2017 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. Months	Refund Year	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Check No.	Check Date	Approved Amt.	Pay Due	Approved
Invoice Date	Batch	Invoice No.	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Contract No.	Disc. %	Non Disc.	Cash Account	Disc. Amt.
----- Direct Pay -----														
Fund	Regular	Wire Transfer	Outstanding	Paid	Total									
A - GENERAL FUND TOWN WIDE	101,155.78	0.00	0.00	0.00	163,225.05									
B - GENERAL TOWN OUTSIDE	6,528.04	0.00	0.00	0.00	19,565.59									
DA - HWY#3 / 4 - TOWN WIDE	20,854.08	0.00	0.00	0.00	69,307.81									
DB - HWY#1 - TOWN OUTSIDE	63,008.16	0.00	0.00	0.00	63,008.16									
H - CAPITAL PROJECTS	41,310.35	0.00	0.00	0.00	41,310.35									
SAR - ADELAAR RESORT SEWER DISTRICT	76.60	0.00	0.00	0.00	80.64									
SHW - HARRIS WOODS SEWER	113.87	0.00	0.00	0.00	432.44									
SL1 - ROCK HILL LIGHTING	675.06	0.00	0.00	0.00	675.06									
SL10 - EMERALD CORP. PARK L/D#10	309.90	0.00	0.00	0.00	309.90									
SL2 - LUCKY LAKE LIGHTING	184.55	0.00	0.00	0.00	184.55									
SL3 - LAKE LOUISE MARIE	502.49	0.00	0.00	0.00	502.49									
SL4 - PATIO HOMES LIGHTING	1,175.31	0.00	0.00	0.00	1,175.31									
SL5 - KIAMESHA SHORES LIGHTING	155.22	0.00	0.00	0.00	155.22									
SL6 - EMERALD GREEN LIGHTING	5,418.60	0.00	0.00	0.00	5,418.60									
SL7 - TREASURE LAKE LIGHTING	30.81	0.00	0.00	0.00	30.81									
SL8 - CONGERO ROAD LIGHTING	96.81	0.00	0.00	0.00	96.81									
SL9 - YESHIVA/KIAM. LIGHTING DISTRICT	890.95	0.00	0.00	0.00	890.95									
SRH - ROCK HILL AMBULANCE DIST	7,213.91	0.00	0.00	0.00	7,213.91									
SSA - ANAWANA SEWER DISTRICT	1,213.38	0.00	0.00	0.00	1,540.68									
SSD - DILLON SEWER DISTRICT	152.82	0.00	0.00	0.00	234.53									
SSG - EMERALD GREEN SEWER	20,374.85	0.00	0.00	0.00	30,693.48									
SSH - HARRIS SEWER DISTRICT	3,655.03	0.00	0.00	0.00	7,117.53									
SSK - KIAMESHA SEWER DISTRICT	18,568.21	0.00	0.00	0.00	32,545.33									
SSM - MELODY LAKE SEWER DISTRICT	855.56	0.00	0.00	0.00	1,609.28									
SSR - ROCK HILL SEWER DISTRICT	451.14	0.00	0.00	0.00	777.77									
SSS - SACKETT LAKE SEWER DISTRICT	1,819.64	0.00	0.00	0.00	6,280.49									
SWA - ADELAAR RESORT WATER DISTRICT	923.04	0.00	0.00	0.00	927.06									
SWC - COLD SPRING WATER	171.02	0.00	0.00	0.00	252.73									
SWD - DILLON WATER DISTRICT	24.59	0.00	0.00	0.00	144.24									
SWK - KIAMESHA RT42 WATER	24.18	0.00	0.00	0.00	24.30									

TOWN OF THOMPSON

Voucher Detail Report

Voucher No. Invoice Date	Stub- Description Batch	Req. No. Invoice No.	Req. Date Recur Months	Refund Year	Vendor Code PO No. Taxable	Vendor Name PO Date Ref No	Ordered By Approved By	Fisc Year Period	Check ID Contract No.	Check No.	Check Date Disc. %	Pay Due		Approved Cash Account Disc. Amt.
												Non Disc.	Paid	
												----- Direct Pay -----		
Fund												Outstanding	Paid	Total
SWL - LUCKY LAKE WATER DISTR				TOWN		Regular 24.30	Prepaid 119.24		Wire Transfer 0.00			0.00	0.00	143.54
SWM - MELODY LAKE WATER				TOWN		23,580.43	0.45		0.00			0.00	0.00	23,580.88
T - TRUST & AGENCY FUND				TOWN		3,473.51	15,674.24		57,511.16			0.00	0.00	76,658.91
Grand Totals						325,012.19	173,591.05		57,511.16			0.00	0.00	556,114.40
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay														
<u>556,114.40</u>														