

**TOWN OF THOMPSON**  
**-Meeting Agenda-**

**TUESDAY, SEPTEMBER 03, 2019**

**7:00 P.M. MEETING**

**PUBLIC HEARING: MELODY LAKE WATER DISTRICT – WELL HOUSE & WATER TREATMENT SYSTEM IMPROVEMENT PROJECT**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE TO THE FLAG**

**APPROVAL OF PREVIOUS MINUTES:** August 20<sup>TH</sup>, 2019 Regular Town Board Meeting

**PUBLIC COMMENT**

**CORRESPONDENCE:**

- **Laurie Terry, Town of Lumberland:** Letter dated 08/21/19 to Town Clerk Calhoun Re: Town of Lumberland - Local Law 02 of 2019 – Impose 6-Month Moratorium - Solar Farms & Solar Power Plants
- **Brian P. Rourke, Supervisor, Town of Liberty:** Letter dated 08/21/19 to Supervisor Rieber Re: Congratulations on the Sullivan Renaissance Golden Feather Award
- **Laura Wigley, Sr. Claims Adjuster, Trident Public Risk Solutions:** Letter dated 08/16/2019 to Sobo & Sobo, LLP. Re: Noreen K. Padua vs. Village of Monticello
- **SC IDA:** 2019 Distribution of PILOT Payments – Check # 1420, \$6,009.91 (RHH Land, LLC.)

**AGENDA ITEMS:**

- 1) **MELODY LAKE WATER DISTRICT – WELL HOUSE & WATER TREATMENT SYSTEM – APPROVAL OF BOND RESOLUTION FOR PROPOSED INCREASE & IMPROVEMENTS**
- 2) **PATIO HOMES SEWAGE FORCE MAIN REPLACEMENT PROJECT – ESTABLISH DATE FOR BID OPENING – THURSDAY, 09/26/2019 AT 2PM**
- 3) **KIAMESHA WWTP – DISCUSS DRAFT UPGRADE REPORT**
- 4) **REVIEW & APPROVE FINAL AUCTION BIDS OF SURPLUS VEHICLES FOR WATER & SEWER DEPT AND PARKS & REC DEPT**
- 5) **BUILDING DEPT: APPROVE CODE ENFORCEMENT OFFICER RE-CLASSIFICATION FROM PROVISIONAL TO PERMANENT**
- 6) **ZONING AMENDMENTS DISCUSS POTENTIAL FUNDING**
- 7) **DISCUSS SAM’S GRANT FOR GOLDEN FEATHER AWARD**
- 8) **DISCUSS MONTICELLO CHAMBER REIMBURSEMENT FOR HONEST CREATIVE**
- 9) **ADOPT A ROAD – APPOINT PROGRAM COORDINATOR**
- 10) **BILLS OVER \$2,500.00**
- 11) **BUDGET TRANSFERS & AMENDMENTS**
- 12) **ORDER BILLS PAID**

**REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS**

**OLD BUSINESS**

**NEW BUSINESS**

**PUBLIC COMMENT**

**ADJOURN**



Sullivan County Democrat  
5 Lower Main St., PO Box 308  
Callicoon, NY 12723-0308  
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

State of New York

SS:

County of Sullivan

Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn,  
Depose and say: That I am the Publisher of  
Sullivan County Democrat, a twice weekly  
newspaper of general circulation published in  
Callicoon, County of Sullivan, State of New  
York; and that a notice, of which the annexed  
is a printed copy, was duly published in  
Sullivan County Democrat 8/23/19

Fred W. Stabbert, III

Sworn to before me this 23<sup>rd</sup> day of August, 2019

Susan M. Owens

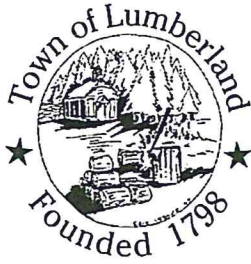
Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2023

**LEGAL NOTICE  
NOTICE OF  
PUBLIC HEARING**  
PLEASE TAKE  
NOTICE that the Town  
Board of the Town of  
Thompson, Sullivan  
County,  
New York, will meet at  
the Town Hall, in Mon-  
ticello, New York, in  
said Town, on Sep-  
tember 03, 2019, at  
7:00 o'clock P.M., Pre-  
vailing Time, for the  
purpose of conducting  
a public hearing relat-  
ing to the proposed  
increase and improve-  
ment of the facilities of  
the Melody Lake  
Water District (the  
"District") in said  
Town, consisting of  
the construction and  
equipping of a new  
well house and water  
treatment system in  
and for the Town's  
Melody Lake Water  
District, and improve-  
ments and expenses  
incidental thereto, at  
an estimated maxi-  
mum cost of  
\$725,000, at which  
time and place said  
Town Board will hear  
all persons interested  
in the subject thereof  
concerning the same.  
Such cost shall be  
annually apportioned,  
levied and collected in  
said District in the  
manner provided by  
law in an amount suffi-  
cient to pay the princi-  
pal and interest on  
said bonds as the  
same become due.  
The map, plan and  
report, including esti-  
mate of cost, relating  
to this project is on the  
file in the Office of the  
Town Clerk where it is  
available for public  
inspection during nor-  
mal business hours.  
Dated:  
Monticello, New York  
August 20, 2019  
BY ORDER OF THE  
TOWN BOARD  
OF THE TOWN OF  
THOMPSON,  
SULLIVAN COUNTY,  
NEW YORK  
Marilee J. Calhoun,  
Town Clerk 75945



**Town of Lumberland**  
**Town Clerk's Office**  
1054 Proctor Road  
Glen Spey, NY 12737  
townclerk@townoflumberland.org

**Laurie Terry**  
Town Clerk  
845-856-8600 x7  
Fax: 845-856-6080

August 21, 2019

Town of Thompson  
4052 NY 42  
Monticello, NY 12701  
Marilee Calhoun, Town Clerk



Dear Marilee,

Enclosed are copies of the Town of Lumberland's proposed resolution regarding Town of Lumberland's Local Law 2 of 2019, the proposed local law and a copy of the public hearing notice which will take place on September 10, 2019 at 7:05pm at 1054 Proctor Road, Glen Spey, NY 12737.

Please contact me if you have any questions.

Thank you,

*Laurie Terry*  
Laurie Terry  
Town Clerk

Solar Moratorium

**TOWN OF LUMBERLAND**  
**NOTICE OF PUBLIC HEARING**  
**PROPOSED LOCAL LAW #2, 2019**  
**ENTITLED "IMPOSING A SIX-MONTH MORATORIUM**  
**ON THE PROCESSING OF APPLICATIONS FOR, AND**  
**THE ISSUANCE OF ANY APPROVALS OR PERMITS**  
**FOR, SOLAR FARMS AND SOLAR POWER PLANTS IN**  
**THE TOWN OF LUMBERLAND"**

PLEASE TAKE NOTICE that a Public Hearing will be held by the Town Board of the Town of Lumberland on Wednesday, September 10, 2019 at 7:05 p.m., at the Town of Lumberland Town Hall located at 1054 Proctor Rd., Glen Spey, New York 12737 for the proposed LOCAL LAW #2, 2019 ENTITLED "IMPOSING A SIX-MONTH MORATORIUM ON THE PROCESSING OF APPLICATIONS FOR, AND THE ISSUANCE OF ANY APPROVALS OR PERMITS FOR, SOLAR FARMS AND SOLAR POWER PLANTS IN THE TOWN OF LUMBERLAND"

PLEASE TAKE FURTHER NOTICE that copies of this proposed law are available in the Town Clerk's Office, 1054 Proctor Road, Glen Spey, N.Y. 12737.

By order of the Town Board  
Town of Lumberland  
Laurie Terry, Town Clerk  
August 14, 2019

*Office of the Supervisor*



**Town of Liberty Government Center**  
120 North Main Street • Liberty, New York 12754

**Brian P. Rourke**  
*Supervisor*

**Keri-Ann Poley**  
*Confidential Secretary*

supervisor@townofliberty.org  
k.poley@townofliberty.org

www.townofliberty.org

TEL: 845-292-5111  
FAX: 845-292-1310

August 21, 2019

Town of Thompson Supervisor's Office  
Attn: William Rieber, Jr.  
4052 State Route 42  
Monticello, NY 12701

RE: 2019 Sullivan Renaissance

Dear Bill:

Congratulations on the Golden Feather Award in this year's Sullivan Renaissance Municipal Partnership Grant competition!

I know firsthand the dedication and hard work necessary to achieve this recognition. Your staff, volunteers and community should be proud of their accomplishments!

Yours truly,

A handwritten signature in black ink, appearing to read "B. Rourke".

**BRIAN P. ROURKE**  
Town of Liberty Supervisor

/kp



August 16, 2019

Sobo & Sobo, LLP  
Attn: Andrew L. Boughrum  
One Dolson Avenue  
Middletown, NY. 10940

RE: Our Insured: Town of Thompson  
Our File #: TNT-0155625  
Claimant: Noreen Padua  
Date of Loss: June 13, 2019

Dear Mr. Boughrum:

I am the claims examiner on behalf of our insured, Town of Thompson, with regard to the above captioned matter. We have concluded our investigation into this claim. Based on the facts we must conclude that the Town of Thompson is not liable for the damages you are requesting.

We find no evidence to suggest that the damages sustained are the result of any negligence on the part of the Town of Thompson. The Town of Thompson does not own, operate or maintain Fulton Street where this incident occurred. It appears that the area in question may be within Village of Monticello's right of way. We will, therefore, be unable to offer any settlement in this matter and respectfully deny any claims you may present.

We trust you will understand that our obligation as an insurer is to pay only those claims for which our insureds are legally liable. If you have further information which leads you to believe that the Town of Thompson has some involvement with or control over the subject location, please provide that information immediately.

Thank you for your attention to this matter. Please call me if you have any questions or wish to discuss this matter further.

Respectfully,  
*Laura Wigley*

Laura Wigley  
Sr. Claims Adjuster  
(210) 366-5740

[lwigley@tridentpublicrisk.com](mailto:lwigley@tridentpublicrisk.com)

cc: Town of Thompson  
Attn: Michael Mednick  
4052 Route 42  
Monticello, NY 12701

**COUNTY OF SULLIVAN**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
ONE CABLEVISION CENTER  
FERNDALE, NY 12734



8/19/2019

PAY TO THE ORDER OF Town of Thompson

\$ \*\*6,009.91

Six Thousand Nine and 91/100\*\*\*\*\*

DOLLARS

Town of Thompson  
2052 Route 42  
Monticello, New York 12701

AUTHORIZED SIGNATURE

MEMO RHH LAND

**COUNTY OF SULLIVAN**

**INDUSTRIAL DEVELOPMENT AGENCY**

1420

Town of Thompson					8/19/2019		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment	
8/19/2019	Bill	2019 PILOT DIST 7	6,009.91	6,009.91		6,009.91	
					Check Amount	6,009.91	

FNB NEW IDA Chec RHH LAND

6,009.91



548 Broadway  
Monticello, New York 12701  
(845) 428-7575  
(845) 428-7577  
TTY 711



August 19, 2019

Mr. William Rieber, Jr., Supervisor  
Town of Thompson  
4052 Route 42  
Monticello, New York 12701

**Re: 2019 Distribution of PILOT Payments**

Dear Supervisor Rieber,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # 1420 dated August 19, 2019 in the amount of \$6,009.91, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

<b>Project Name</b>	<b>PILOT Payment Due Town of Thompson</b>
RHH Land, LLC.	\$ 6,009.91
<b>TOTAL</b>	<b>\$ 6,009.91</b>

Please do not hesitate to contact me if you have any questions. Thank you.

Sincerely,  
County of Sullivan Industrial Development Agency

  
Julio Garaicoechea, Project Manager

enclosures

**2019 PILOT CALCULATION**  
**COUNTY OF SULLIVAN**  
**INDUSTRIAL DEVELOPMENT AGENCY**

with  
RHH Land, LLC

Town of Thompson SBL# 35.-1-7.1, 35.-1-7.4, 51.-2-12

TOTAL VALUE SUBJECT TO PILOT	EQUALIZATION RATE	VALUE SUBJECT TO TAX RATES	COUNTY	SCHOOL	TOWN
\$1,357,160.00	86.00%	\$1,167,157.60	0.0095678970	0.0213108230	0.0024950980
					TOWN TO HWY
					0.0021311770 HWY OUTSIDE VILLAGE
					0.0000001230 GENERAL FUND OUTSIDE VILLAGE

TAX RATE TOTALS 0.0095678970 0.0213108230 0.0046263980

AMOUNT OF TAX TO BE PAID TO MUNICIPALITIES \$11,167.24 \$24,873.09 \$5,399.74

<b>TOTAL PILOT DUE</b>	<b>\$41,440.07</b>
<b>LATE PENALTY</b>	<b>\$2,072.00</b>
<b>INTEREST</b>	<b>\$2,610.72</b>
<b>TOTAL AMOUNT DUE</b>	<b>\$46,122.80</b>

VIA EMAIL: [mdemarmels@townofthompson.com](mailto:mdemarmels@townofthompson.com)

Norton Rose Fulbright US LLP  
1301 Avenue of the Americas  
New York, New York 10019-6022  
United States

August 29, 2019

Ms. Melissa De Marmels  
Comptroller  
Town of Thompson  
Town Hall  
4052 Route 42  
Monticello, New York 12701-3221

Randolph J. Mayer  
Of Counsel  
Direct line +1 212 318 3383  
[randolph.mayer@nortonrosefulbright.com](mailto:randolph.mayer@nortonrosefulbright.com)

Tel +1 212 318 3000  
Fax +1 212 318 3400  
[nortonrosefulbright.com](http://nortonrosefulbright.com)

Re: Town of Thompson, Sullivan County, New York  
Melody Lake Water District – 202-b – Well House and Treatment System \$725,000 Bonds  
Our File: 10604802.13

Dear Melissa:

Enclosed is a form of Public Interest Order and bond resolution for adoption by the affirmative vote of at least four of the five members of the Town Board at its September 3, 2019 meeting. A certified copy of the Order must be recorded in the Office of the County Clerk within ten days of adoption pursuant to Section 195(1) of the Town Law. The summary legal notice of estoppel thereof (a form of which I enclose for your convenience) must be published once in the official newspaper of the Town. The Public Interest Order and bond resolution are effective immediately.

When available please furnish me with the following:

1. Printer's affidavit of publication of the Notice of Public Hearing.
2. Certified copy of the Order Calling Public Hearing.
3. Certified copy of the Public Interest Order.
4. Proof of recording of the Public Interest Order in the Office of the County Clerk.
5. Certified copy of the bond resolution.
6. Original printer's affidavit of publication of the Legal Notice of Estoppel of the resolution.

Please do not hesitate to call if you have any questions.

Very truly yours,

Randolph J. Mayer  
RJM:jv

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WHEREAS, the estimated maximum cost to said District of such increase and improvement of facilities according to said map, plan and report is \$725,000; and

WHEREAS, such cost shall be annually apportioned and assessed upon the several lots and parcels of land within said District in the manner provided by law in an amount sufficient to pay the principal and interest on bonds issued for the aforesaid increase and improvement as the same become due; and

WHEREAS, at a meeting of said Town Board duly called and held on August 20, 2019, an order was duly adopted by it and entered in the minutes specifying the said Town Board would meet to consider the increase and improvement of the Melody Lake Water District in said Town at an estimated maximum cost of \$725,000 and to hear all persons interested in the subject thereof concerning the same at the Town Hall, in Monticello, New York, in said Town, on September 3, 2019, at 7:00 P.M., Prevailing Time; and

WHEREAS, said order duly certified by the Town Clerk was duly published and posted at least ten, but not more than twenty, days prior to the date of the public hearing, as required by law; and

WHEREAS, a public hearing was duly held at the time and place set forth in said notice, at which all persons desiring to be heard were duly heard; and NOW, THEREFORE, BE IT

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. Upon the evidence given at the aforesaid public hearing, it is hereby found and determined that it is in the public interest to increase and improvement of the facilities of the Melody Lake Water District, in said Town, consisting of the construction and equipping of a new well house and water treatment system in and for the Melody Lake Water District, and improvements and expenses incidental thereto, at an estimated maximum cost of \$725,000.

Section 2. This order shall take effect immediately.

The question of the adoption of the foregoing order was duly put to a vote on roll call, which resulted as follows:

\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_

The order was thereupon declared duly adopted.

\* \* \*

STATE OF NEW YORK     )  
                                  ) ss.:  
COUNTY OF SULLIVAN    )

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board  
of said Town, including the order contained therein, held on September 3, 2019, the original thereof  
on file in my office, and that the same is a true and correct transcript therefrom and of the whole of  
said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open  
Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public  
notice of the time and place of said meeting to be given to the following newspaper and/or other  
news media as follows:

Newspaper and/or Other News Media

Date Given

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices

Date of Posting

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town, on September \_\_, 2019.

(SEAL)

\_\_\_\_\_  
Town Clerk



At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, New York, in said Town, on September 3, 2019, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by \_\_\_\_\_, and upon roll being called, the following were

PRESENT:

ABSENT:

The following resolution was offered by Councilman \_\_\_\_\_ who moved its adoption, seconded by Councilman \_\_\_\_\_, to-wit:

BOND RESOLUTION DATED SEPTEMBER 3, 2019.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$725,000 BONDS OF THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, TO PAY COSTS OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE MELODY LAKE WATER DISTRICT, IN SAID TOWN, CONSISTING OF THE CONSTRUCTION AND EQUIPPING OF A NEW WELL HOUSE AND WATER TREATMENT SYSTEM, IN AND FOR THE MELODY LAKE WATER DISTRICT, AND IMPROVEMENTS AND EXPENSES INCIDENTAL THERETO.

WHEREAS, pursuant to the provisions heretofore duly had and taken in accordance with the provisions of Section 202-b of the Town Law, and more particularly an order dated September 3, 2019, said Town Board has determined it to be in the public interest to increase and improve the facilities of the Melody Lake Water District (the "District") in the Town of Thompson, Sullivan County, New York, at an estimated maximum cost of \$725,000; and

WHEREAS, it is now desired to provide funding for such capital project; NOW, THEREFORE, BE IT

RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. For the class of objects or purposes of paying costs of the increase and improvement of the facilities of the Melody Lake Water District, in said Town, consisting of the construction and equipping of a new well house and water treatment system in and for the District, and improvements and expenses incidental thereto, there are hereby authorized to be issued \$725,000 bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$725,000 and that the plan for the financing thereof is by the issuance of the \$725,000 bonds of said Town authorized to be issued pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is forty years, pursuant to subdivision one of paragraph a of

Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds herein authorized will exceed five years.

Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Thompson, Sullivan County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. To the extent not provided for from other sources, an annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year. Such cost shall be annually apportioned and assessed upon the several lots and parcels of land within the Melody Lake Water District in the manner provided by law in an amount sufficient to pay the principal and interest on said bonds as the same become due.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Thompson, Sullivan County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he shall deem best for the interests of the Town; provided, however, that in the exercise of these delegated powers, he shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full

acquittance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining annual debt service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 10. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.150 - 2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 11. This resolution, which takes effect immediately, shall be published in summary in \_\_\_\_\_, a newspaper having general circulation in said Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call,  
which resulted as follows:

\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_  
\_\_\_\_\_ VOTING \_\_\_\_\_

The resolution was thereupon declared duly adopted.

\* \* \*

STATE OF NEW YORK     )  
                                          ) ss.:  
COUNTY OF SULLIVAN    )

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board  
of said Town, including the resolution contained therein, held on September 3, 2019, with the  
original thereof on file in my office, and that the same is a true and correct transcript therefrom and  
of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 103 of the Public Officers Law (Open  
Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that, PRIOR to the time of said meeting, I duly caused a public  
notice of the time and place of said meeting to be given to the following newspaper and/or other  
news media as follows:

Newspaper and/or Other News Media

Date Given

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s) of Posted Notices

Date of Posting

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town,  
on \_\_\_\_\_, 2019.

(SEAL)

\_\_\_\_\_  
Town Clerk



LEGAL NOTICE OF ESTOPPEL

NOTICE IS HEREBY GIVEN that the resolution, a summary of which is published herewith, has been adopted by the Town Board of the Town of Thompson, Sullivan County, New York, on September 3, 2019, and the validity of the obligations authorized by such resolution may be hereafter contested only if such obligations were authorized for an object or purpose for which said Town is not authorized to expend money, or if the provisions of law which should have been complied with as of the date of publication of this notice were not substantially complied with, and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of publication of this notice, or such obligations were authorized in violation of the provisions of the Constitution.

A summary of the aforesaid resolution is set forth below. The resolution provides as follows: that the faith and credit of the Town of Thompson, Sullivan County, New York (the "Town"), are irrevocably pledged for the payment of the principal of and interest on such obligations as the same respectively become due and payable; that an annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year; that the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds authorized by such resolution including renewals of such notes, is delegated to the Town Supervisor; that all other matters, except as provided in such resolution relating to the bonds authorized, including the date, denominations, maturities and interest payment dates, within the limitations prescribed in such resolution and the manner of the execution of the same and also including the consolidation with other issues, and the authority to issue such obligations on the basis of substantially level or declining annual debt service, is delegated to and shall be determined by the Town Supervisor; and that this LEGAL NOTICE shall be published.

A summary of the bond resolution follows:

BOND RESOLUTION DATED SEPTEMBER 3, 2019

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$725,000 BONDS OF THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, TO PAY COSTS OF THE INCREASE AND IMPROVEMENT OF THE FACILITIES OF THE MELODY LAKE WATER DISTRICT, IN SAID TOWN, CONSISTING OF THE CONSTRUCTION AND EQUIPPING OF A NEW WELL HOUSE AND WATER TREATMENT SYSTEM, IN AND FOR THE MELODY LAKE WATER DISTRICT, AND IMPROVEMENTS AND EXPENSES INCIDENTAL THERETO, IN SAID DISTRICT.

The period of probable usefulness of the aforesaid class of objects or purposes is forty years pursuant to subdivision one of paragraph a of Section 11.00 of the Local Finance Law.

THE FULL TEXT OF THIS BOND RESOLUTION IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE TOWN CLERK LOCATED AT 4052 ROUTE 42, MONTICELLO, NEW YORK, DURING NORMAL BUSINESS HOURS.

Dated: Monticello, New York  
September \_\_, 2019

\_\_\_\_\_  
Town Clerk

**marilee (clerk-town of thompson)**

---

**From:** Matthew Sickler <msickler@mhepc.com>  
**Sent:** Wednesday, August 21, 2019 2:40 PM  
**To:** Ana Nielsen; marilee@townofthompson.com  
**Cc:** Norbert Andryszak  
**Subject:** RE: Patio Homes

Hi Marilee,

We discussed with Mike Messenger having this placed on the Board's September 3<sup>rd</sup> agenda for approval. Please let us know if you need anything else in the meantime.

Thanks,

Matt



**McGoey, Hauser & Edsall  
 Consulting Engineers, D.P.C.**

111 Wheatfield Drive, Suite 1  
 Milford, PA 18337

**Matthew J. Sickler P.E.**

Office: (570) 296-2765

Fax: (570) 296-2767

[msickler@mhepc.com](mailto:msickler@mhepc.com) | [www.mhepc.com](http://www.mhepc.com)

---

**From:** Ana Nielsen <[anielsen@mhepc.com](mailto:anielsen@mhepc.com)>  
**Sent:** Wednesday, August 21, 2019 2:25 PM  
**To:** [marilee@townofthompson.com](mailto:marilee@townofthompson.com)  
**Cc:** Matthew Sickler <[msickler@mhepc.com](mailto:msickler@mhepc.com)>; Norbert Andryszak <[nandryszak@mhepc.com](mailto:nandryszak@mhepc.com)>  
**Subject:** Patio Homes

Marilee:

Attached please find the Advertisement for Bids for the Patio Homes Sewage Force Main Replacement Project to be placed in the Town's legal newspaper.

Thank you!



**McGoey, Hauser & Edsall  
 Consulting Engineers, D.P.C.**

111 Wheatfield Drive, Suite 1  
 Milford, PA 18337

**Ana Nielsen**  
 Administrative Assistant

Office: (570) 296-2765

Fax: (570) 296-2767

[anielsen@mhepc.com](mailto:anielsen@mhepc.com) | [www.mhepc.com](http://www.mhepc.com)

## marilee (clerk-town of thompson)

---

**From:** Ana Nielsen <anielsen@mhepc.com>  
**Sent:** Wednesday, August 21, 2019 2:25 PM  
**To:** marilee@townofthompson.com  
**Cc:** Matthew Sickler; Norbert Andryszak  
**Subject:** Patio Homes  
**Attachments:** ADVERTISEMENT FOR BIDS\_Newspaper.docx

Marilee:

Attached please find the Advertisement for Bids for the Patio Homes Sewage Force Main Replacement Project to be placed in the Town's legal newspaper.

Thank you!

  
**McGoey, Hauser & Edsall**  
**Consulting Engineers, D.P.C.**  
111 Wheatfield Drive, Suite 1  
Milford, PA 18337

**Ana Nielsen**  
Administrative Assistant  
Office: (570) 296-2765  
Fax: (570) 296-2767  
[anielsen@mhepc.com](mailto:anielsen@mhepc.com) | [www.mhepc.com](http://www.mhepc.com)

## ADVERTISEMENT FOR BIDS

Receipt of Bids: Sealed Bids on forms prepared by the Engineer will be received by the Town of Thompson until 2:00 p.m.(local time) on September 26, 2019 for the **Patio Homes Sewage Force Main Replacement Project** in accordance with the Drawings, Specifications, and other Contract Documents prepared by McGoey, Hauser and Edsall Consulting Engineers, D.P.C., 111 Wheatfield Drive, Suite 1, Milford, PA 18337.

Bids will be publicly opened and read at 2:00 p.m. (local time) on September 26, 2019 at the offices of the Town Clerk, Town of Thompson, 4052 Route 42, Monticello, NY 12701. **The Information for Bidders, Drawings, Specifications and other Contract Documents may be reviewed at the offices of McGoey, Hauser and Edsall Consulting Engineers, D.P.C., 111 Wheatfield Drive, Suite 1, Milford, PA 18337 and obtained from the Town of Thompson becoming available on 09 September 2019 upon payment of a deposit of \$50.00 per set.** Addenda, if any, will be issued to only those persons whose name and address are on record of having obtained the Contract Documents. The deposit shall be in check form and shall be drawn payable to "**Town of Thompson**".

**Contract Documents are available by mail, upon written request to the Engineer, and pre-payment, of an additional (non-refundable) charge of \$50.00 per set (\$20.00 handling and \$30.00 mail), payable to McGoey, Hauser and Edsall Consulting Engineers, D.P.C.** Documents will be forwarded via Federal Express.

The deposit for each set will be refunded upon return of the Contract Documents to the Owner in unmarked and good condition not later than fifteen (15) days following the opening of Bids.

Each bid shall be accompanied by an acceptable form of Bid Guarantee in an amount equal to at least five (5) percent of the amount of the Bid payable to the **Town of Thompson** as a guarantee that if the Bid is accepted, the Bidder will, within fifteen (15) days after the award of the Contract, execute the Contract and file acceptable Performance and Labor and Material Payment Bonds and Certificate(s) of Insurance.

**OWNERS RIGHTS RESERVED:** The **Town of Thompson**, hereinafter called the Owner, reserves the right to reject any or all Bids and to waive any informality or technicality in any Bid in the interest of the Owner.

**STATEMENT OF NON-COLLUSION:** Bidders on Contracts are required to execute a non-collusive bidding affidavit pursuant to Section 103d of the General Municipal Law of the State of New York.

Attention of bidders is particularly called to the requirement as to conditions of employment to be observed and the minimum wage rates to be paid under the Contract, Section 3, Segregated Facilities, Section 109, and Executive Order 11246.

Bidders are also required to comply with the provisions of Section 291-299 of the Executive Law of the State of New York.

No bidder may withdraw his bid within forty-five (45) days after the actual date of the opening thereof.

Subject to the provisions of Article 28, Part III of the New York State Tax Law and the provisions of the Contract Documents, the Owner is exempt from payment of sales and compensating use taxes of the State of New York and cities and counties on all materials supplied to the Owner pursuant to this contract.

The **Town of Thompson** hereby notifies all bidders that it will affirmatively insure that in regard to any contract entered into pursuant to this advertisement, minority business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the ground of race, gender, color or national origin in consideration of an award.

BY ORDER OF THE

Town of Thompson  
4052 Route 42  
Monticello, NY 12701

McGoey, Hauser and Edsall  
Consulting Engineers, D.P.C.  
111 Wheatfield Drive, Suite 1  
Milford, PA 18337  
(570) 296-3765

By \_\_\_\_\_

Date: 09 September 2019

"AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER"

**William J. Rieber, Jr.**

**From:** Dave Ohman <dohman@delawareengineering.com>  
**Sent:** Wednesday, August 28, 2019 11:42 AM  
**To:** William J. Rieber, Jr.  
**Cc:** 'Michael Messenger'; 'Patrice Chester (Town Of Thompson)'; 'Scott Mace'; Mary Beth Bianconi; Dan Fagnani; John Peterson  
**Subject:** RE: Kiamesha Lake WWTP EPG Study  
**Attachments:** Thompson(T) Kiamesha Lake WWTP Upgrade DRAFT Estimated Project Cost Sum....pdf; FIG 3 Site Upgrade 8-28-19.pdf

Hi Bill and all,

We have updated the project cost estimate and have attached it for your review and comment, along with an updated revised draft site plan.

We have highlighted the most significant changes on the cost table, including adding in the 8 bay maintenance shop and work related thereto. We met again with the sludge processing ATAD reps and discussed temperature impacts – resultant was to add in a chiller to mitigate that impact. We also added a 2 year cost escalation factor assuming construction starts fall 2021.

Adding the maintenance shop adds about 32,000 sf of disturbance which and impacts the ability to do site repaving; that is, to keep the area of disturbance <1 acre and avoid the need for having to add stormwater treatment and do a SWPPP, new paving will be limited to what is shown on the attached for around the new shop. As we discussed last week, we used a cost of about \$300/sf for the new maintenance shop – this has a concrete floor with floor heat, insulated walls and roof system, etc. - similar to the numerous highway garages we have done for other municipalities and what we believe you'd like to have built.

Rates for year 1 for 27M project after the project has been completed (which would reflect essentially current flows and loads and current contributions) are estimated to be as shown below. Note we have not included outside user (e.g., Adelaar) debt service contributions in the upgrade cost so the upgrade debt service is higher than what it actually should be. If the Town confirms that Adelaar pays for 38% of capital for all upgrades, we can adjust the rates (down for typical EDU user). EDU is an equivalent dwelling unit like a single family home.

	Debt Service Cost/EDU	O&M Cost/EDU	Total Cost/EDU	Additional Cost Increase	% Increase
Current Rates	\$40	\$605	\$645	-	-
Proposed Rates Year 1 \$27M Upgrade					
Market Rate (3.3%), No grant:	\$545	\$666	\$1,211	\$566	88%
Hardship (0%), No grant:	\$343	\$666	\$1,008	\$363	56%
Hardship (0%), 25% grant \$5M max grant:	\$279	\$666	\$945	\$300	46%

1- Figures assume a \$27M project and Year 1 rate changes at current flows and loads
2- Estimated increase of 10% O&M costs due to project upgrade
3- Debt service costs do not include outside user contributions (including Adelaar) to debt service payment
4- O&M costs assume outside users, including Adelaar, continue to pay at current O&M rates

As we discussed, the plan is to submit the full package in the Engineering Report with what we think are the highest rates and edit it back later if need be. We can always go down.

We continue to wrap up the Report and IUP listing with the above scope and cost for uploading Friday so please email us back or call if you have questions or comments.

*Dave Ohman*

**DELAWARE ENGINEERING, D.P.C.**

55 South Main Street  
Oneonta, NY 13820  
(607) 432-8073 Phone  
(607) 432-0432 Fax  
607-643-1356 cell  
[dohman@delawareengineering.com](mailto:dohman@delawareengineering.com)

**Table 2**  
**Town of Thompson, NY**  
**Kiameshia Lake WWTP Upgrade**  
**DRAFT Estimated Project Cost Summary**

Last Revised 08-30-2019

	Major Cost Items Included In Est.
<b>1.) Construction - All Trades (General, Electrical, HVAC, &amp; Plumbing)</b>	
a.) Influent Channel/Flow Splitter Box Process Improvements	\$ 34,000
b.) Mechanical Screen Process Improvements	\$ -
c.) Grit Removal Process Improvements	\$ -
d.) Oxidation Ditch D1 & D2 Process Improvements	\$ 949,140
e.) Oxidation Ditch D3 Process Improvements	\$ 330,925
f.) Blower Building Process Improvements	\$ 558,146
g.) Secondary Clarifier Process Improvements	\$ 1,200
h.) Filter Building Process Improvements	\$ 564,450
i.) UV Disinfection Process	\$ 1,043,250
j.) Polishing Lagoon Process Improvements	\$ -
k.) Sludge Holding Tank Process Improvements	\$ 267,250
l.) RAS/WAS Pump Process Improvements	\$ 355,200
m.) Aerobic Sludge Digester Process (Added chiller \$60,000)	\$ 5,171,780
n.) Sludge Dewatering Process Improvements and Sludge Tanker Truck	\$ 1,033,400
o.) Sludge Drying Bed Improvements	\$ 401,360
p.) Pump Station Process Improvements	\$ 46,400
q.) Control Building Improvements	\$ 191,305
r.) Grit Removal Building Improvements	\$ 28,150
s.) Filter Building Improvements	\$ 477,025
t.) Storage Building Improvements (old Blower Building)	\$ 40,400
u.) Blower Building Improvements	\$ 63,900
v.) WWTP Work Shop/8-Bay Maintenance Building (9,900 SF) - New Item	\$ 2,944,100
w.) Yard Piping	\$ 387,145
x.) Site Work (Revised to include Paving limited to WWTP Work Shop area, disturbance <1 AC, no SWPPP re	\$ 185,106
y.) SCADA	\$ 438,000
z.) Instrumentation	\$ 70,950
aa.) WWTP Emergency Generator	\$ 576,000
ab.) Other Expenses	\$ 85,200
ac.) NYSEFC Contract Compliance	\$ 38,500
ad.) Contractors Overhead and Profit (15% Max)	\$ 2,442,342
ae.) Mobilization/Demobilization/Bonds/Insurance (3% Max)	\$ 561,739
<b>Subtotal - All Construction</b>	<b>\$ 19,286,363</b>
<b>5.) Construction Cost Inflation Adjustment (@3% per year, August 2019 - Sept. 2021 Biding = 2 Years)</b>	<b>\$ 1,157,182</b>
<b>Subtotal - Construction Cost Inflation Adjustment</b>	<b>\$ 20,443,545</b>
<b>Subtotal - All Construction</b>	<b>\$ 20,443,545</b>
<b>6.) Other Costs (18%)</b>	<b>\$ 3,679,838</b>
a.) Engineering/Professional Services	\$ 3,483,934
<b>Subtotal - Engineering/Professional Services</b>	<b>\$ 3,483,934</b>
b.) Other Town Costs (includes short term financing for preconstruction phase \$1.5M @ 5% for 1 year)	\$ 97,952
<b>Subtotal - Other Town Costs</b>	<b>\$ 195,904</b>
<b>Subtotal - Other Costs</b>	<b>\$ 3,679,838</b>
<b>7.) Project Contingency (10% of Construction and Other Costs)</b>	<b>\$ 2,412,338</b>
<b>Subtotal - Project Contingency (10% of All Project Costs)</b>	<b>\$ 2,412,338</b>
<b>8.) SRF Issuance Costs (1.84%) (If hardship this goes to 0%)</b>	<b>\$ 488,257</b>
<b>Subtotal - SRF Issuance Cost (1.84% of All Project Costs)</b>	<b>\$ 488,257</b>
<b>Total Estimated Project Cost</b>	<b>\$ 27,023,978</b>



AI #4

We have changed the financial institution for direct deposits, ACH and wire transfer payments for your auction invoices - taking effect immediately.  
Please update your records to make sure all future payments are directed to our new Citizens Bank account.

For customer service after 5PM EST and Saturdays  
10AM-5PM call 800-536-1401 option 1 from the menu.



Dashboard

- [Auction Bid Gallery](#)
- [Download Catalog](#)
- [Increments Table](#)

Auction Information

**Town of Thompson Water and Sewer-NY #18662**

ONLINE-ONLY AUCTION with 4 lots

**Auction Bid Gallery**

Bidding Starts: Wednesday, August 14, 2019 at 10:02:00 am ET

Bidding Ends: Wednesday, August 28, 2019 between 07:55:00 pm and 07:58:44 pm ET

See individual items for exact closing times.

Location: **128 Rock Ridge Dr, Monticello, Sullivan, NY 12701**

Questions & Inspection: Please Sign In For Details

**Payment Terms:** Payment will be due immediately upon notification of seller approval by email invoice, after the Seller approves the bids. After you receive the invoice, you will have five (5) business days to get your payment mailed to our office, or your account will be suspended, and the item will be awarded to the backup-bidder, or re-listed. Please mail payment in certified funds or money order to: Auctions International, 11167 Big Tree Road, East Aurora, NY 14052. Payment questions? Please Call: 1-800-536-1401 x 201. GENERAL QUESTIONS: email [service@auctionsinternational.com](mailto:service@auctionsinternational.com)

**Payment Methods:** We accept cash, cashier's check, wire/bank transfer and credit cards.

**Out-of-State Buyers:** Buyers outside of New York State need to send us a completed **NY State DTF Form** before we can remove sales tax from their invoices.

**Successful High Bidders:** Please note when you are provided an invoice to pay, there are two different payment amounts.  
1) A non-discounted rate for payments made with credit/debit cards, and,  
2) A discounted rate for payments made with certified funds; cash, bank transfer, guaranteed funds or money order.

Please make sure your payment amount reflects your choice of payment method.

Individuals who pay the non-discounted rate with cash or guaranteed funds will have a one-time, courtesy refund issued for the overpayment. Subsequent overpayments will have a \$35 administrative fee deducted from the remittance amount (or charged against) the invoiced buyer. Please make sure you are paying the

**Town of Thompson Water and Sewer-NY #18662**



All items closed

Page 1 of 1



Sort by [Lot Number](#)

Lot #0001	Lot #0002	Lot #0003	Lot #0004
			
<b>2004 Chevy Silverado 3500</b>	<b>2011 Ford F250 Super Duty</b>	<b>2011 Ford F250 Super Duty</b>	<b>2013 Ram 1500 Tradesman</b>
#1 bones123	#1 autopaul1	#1 diggindirt	#1 autopaul1
Current \$4,500.00	Current \$12,300.00	Current \$12,600.00	Current \$14,300.00
Min. Bid \$4,550.00	Min. Bid \$12,400.00	Min. Bid \$12,700.00	Min. Bid \$14,400.00
<b>closed (bidding was extended)</b>	<b>closed</b>	<b>closed (bidding was extended)</b>	<b>closed (bidding was extended)</b>
<a href="#">More Info...</a>	<a href="#">More Info...</a>	<a href="#">More Info...</a>	<a href="#">More Info...</a>

Page 1 of 1



Sort by [Lot Number](#)

Resolved, that the Town Board of the Town of Thompson hereby approve the purchase request for a Wet Well Wizard Aeration System from Troup Environmental Alternatives LLC (Authorized Distributor for Reliant Water Technologies) at a cost of \$7,933.00 plus shipping cost of \$350.00 for a total cost of \$8,283.00.

Moved by: Councilman Pavese                      Seconded by: Councilman Briggs

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

Nays 0

(Note: (1) Price Quotation obtained, Sole Source Procurement.)



**10) PARKS & RECREATION DEPT.: DECLARE SURPLUS EQUIPMENT – TRUCK #53, 2011 FORD F250, VIN#1FT7WZB66BEA75317**

**The Following Resolution Was Duly Adopted: Res. No. 330 of the Year 2019.**

Resolved, that the following vehicle from the Parks & Recreation Department hereby be declared surplus and that the Parks & Recreation Superintendent be authorized to either sell at auction, bid or scrap said vehicle, whichever is best financially. The vehicle is listed as follows:

- 1) Parks & Recreation Dept. – Truck # TN 53 – 2011 FORD F250, VIN#1FT7WZB66BEA75317

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Briggs

Vote: Ayes 5

Rieber, Pavese, Briggs, Meddaugh, and Mace

Nays 0

**11) PARKS & RECREATION DEPT.: PURCHASE REQUEST FOR 2019 JOHN DEERE GATOR, XUV825M (MY19) – NYS LANDSCAPING GROUNDS PC68131 (PG XN CG 22) BID CONTRACT LIST**

Parks & Recreation Superintendent Somers submitted a purchase request for (1) 2019 John Deere Gator, XUV825M under NYS Landscaping Grounds PC68131 (PGXN CG 22) Contract at a cost of \$16,541.05 for the Department of Parks and Recreation. There are funds budgeted for this purchase.

**The Following Resolution Was Duly Adopted: Res. No. 331 of the Year 2019.**

Resolved that purchase request of Superintendent Glenn Somers for (1) 2019 John Deere Gator, XUV825M under NYS Landscaping Grounds PC68131 (PGXN CG 22) Contract at a cost of \$16,541.05 for the Department of Parks and Recreation hereby be approved.

Moved by: Councilman Mace

Seconded by: Councilwoman Meddaugh

Vote: Ayes 5

Rieber, Pavese, Briggs, Meddaugh and Mace

Nays 0

**William J. Rieber, Jr.**

---

**From:** Patrice Chester (Town Of Thompson) <pchester@townofthompson.com>  
**Sent:** Wednesday, August 28, 2019 2:30 PM  
**To:** Supervisor Rieber  
**Subject:** FW: Funding for zoning code amendments- DRAFT

Should I schedule a meeting with Heather, Jim, you and I to see if this is something we want to move forward with?

Patrice

**From:** Jacksy, Heather K. <Heather.Jacksy@co.sullivan.ny.us>  
**Sent:** Tuesday, August 20, 2019 1:53 PM  
**To:** 'supervisor@townofthompson.com' <supervisor@townofthompson.com>  
**Cc:** pchester@townofthompson.com; Eisenberg, Freda C. <Freda.Eisenberg@co.sullivan.ny.us>; Johnstone, Kassondra M <Kassondra.Johnstone@co.sullivan.ny.us>  
**Subject:** FW: Funding for zoning code amendments- DRAFT

Good afternoon,

Natural Lands had provided Thompson with a review of the zoning code and recommendations on how improve how the code addresses water quality. The funding available from Natural Lands to implement any of the recommendations needs to be obligated by the first week of September. For Thompson, this would mean officially notifying Natural Lands Trust by September 4<sup>th</sup> if Thompson plans to move forward with a zoning code amendment and desires a subsidy of \$5,000 to offset the costs (the Town is required to provide a 25% match).

Some of the NLT recommendations include:

- Adding incentives for innovative stormwater solutions
- Adjusting the parking requirements
- Adjusting sidewalk and street tree requirements

In addition, other conservation-minded ordinance changes, such as steep slope, woodlands and stream corridor protection; and, conservation subdivision design would be eligible for the funding.

Natural Lands and/or Planning are available to go over all of the recommendations with the Town if desired.

This funding will be de-obligated if the Town does not officially give notification of its intent by September. \

Please feel free to reach out to me or Kassondra with any questions.

Thank you,

Heather

**Heather K. Jacksy, AICP**  
Senior Planner  
Sullivan County Division of Planning + Community Development  
100 North Street, P.O. Box 5012, Monticello, NY 12701  
(845) 807-0531 | [heather.jacksy@co.sullivan.ny.us](mailto:heather.jacksy@co.sullivan.ny.us)

AI #6

## Deputy Clerk (Town of Thompson)

---

**From:** Patrice Chester (Town Of Thompson) <pchester@townofthompson.com>  
**Sent:** Friday, August 30, 2019 10:21 AM  
**To:** John A. Pavese Sr.; Melinda Meddaugh ; Peter T. Briggs ; Scott Mace; Supervisor Rieber  
**Cc:** marilee (clerk-town of thompson); 'Deputy Clerk (Town of Thompson)'; 'Jim Carnell (Town of Thompson Building Dept.)'  
**Subject:** Agenda Item #6 Funding for Zoning Code Amendments.pdf  
**Attachments:** Agenda Item #6 Funding for Zoning Code Amendments.pdf

Good Morning-

Attached is the background information for Agenda Item #6 for Tuesday's Town Board Meeting. Please let me know if you have any questions.

Have a nice weekend!

*Patrice*

Deputy Administrator  
Town of Thompson  
4052 Route 42  
Monticello, NY 12701  
Phone: 845-794-2500 Ext. 304  
Fax: 845-794-8600



Agenda Item #6  
Tuesday, September 3, 2019

**Patrice Chester (Town Of Thompson)**

---

**From:** Jacksy, Heather K. <Heather.Jacksy@co.sullivan.ny.us>  
**Sent:** Tuesday, August 20, 2019 1:53 PM  
**To:** 'supervisor@townofthompson.com'  
**Cc:** pchester@townofthompson.com; Eisenberg, Freda C.; Johnstone, Kassondra M  
**Subject:** FW: Funding for zoning code amendments- DRAFT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Red Category

Good afternoon,

Natural Lands had provided Thompson with a review of the zoning code and recommendations on how improve how the code addresses water quality. The funding available from Natural Lands to implement any of the recommendations needs to be obligated by the first week of September. For Thompson, this would mean officially notifying Natural Lands Trust by September 4<sup>th</sup> if Thompson plans to move forward with a zoning code amendment and desires a subsidy of \$5,000 to offset the costs (the Town is required to provide a 25% match).

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Please feel free to reach out to me or Kassondra with any questions.

Thank you,

Heather

**Heather K. Jacksy, AICP**

Senior Planner

Sullivan County Division of Planning + Community Development

100 North Street, P.O. Box 5012, Monticello, NY 12701

(845) 807-0531 | [heather.jacksy@co.sullivan.ny.us](mailto:heather.jacksy@co.sullivan.ny.us)



# Natural Lands

Hildacy Preserve  
1031 Palmers Mill Rd  
Media, PA 19063

## Memo

TO: Heather Jacksy, AICP, Associate Planner  
Kassondra O'Brien-Ambrosi, MPA, Planner  
Sullivan County Division of Planning, Community Development  
and Real Property

FROM: Kate Raman, AICP, Conservation Project Manager  
Ann Hutchinson, AICP, Senior Director Municipal Planning

DATE: March 15, 2019

RE: Town of Thompson Land Use Ordinance Review

Natural Lands has reviewed the Town of Thompson Zoning Ordinance, Subdivision and Land Development Ordinance (SLDO). In addition, we reviewed the *Town of Thompson, Village of Monticello Comprehensive Plan (1999)* and the *Grow the Gateways, Thompson and Monticello: A Strategic Plan for the Gateway Corridor (2017)*, hereafter referred to as the "Gateway Plan." Our review focuses on encouraging standards that contribute to improvements in both water quality and the built environment, ensuring that Thompson is an attractive place to live and visit. *The following assessment summarizes the key findings and offers recommendations that the Town may consider implementing in order to improve water quality and the quality of the built environment.*

### 1. OVERVIEW

We believe that by implementing two strategies in the Gateway Plan, the Town can address water quality and help meet economic development goals. The Gateway Plan States:

- 1) Adopt Design Guidelines, as noted above, to help streamline reviews by establishing clear expectations.
  - a. Establish a Design Guideline Committee to finalize the draft guidelines with each municipality, and to develop standards
  - b. Integrate Low-Impact Development techniques to manage stormwater runoff.
- 2) Coordinate zoning in the corridor along the municipal boundary, potentially through the creation of identical zoning districts along the corridor for the Town and the Village.

### 2. IDENTIFYING NATURAL FEATURES

The first step to ensuring preservation of natural features is to require that developers document natural features on a plan, referred to as an Existing Features and Site Analysis Plan in our model ordinances. Sketch plans, minor subdivision plats and site plans address some natural features, but with separate requirements. In the SLDO Major Subdivisions Section 212-13, the pre-application requires a sketch plan of the proposed layout showing proposed distribution of lots, streets and other features of the proposal accompanied by data on existing topography. The SLDO Section 212-8.B. (15&16) requires the following information on minor subdivision plats: rock outcrops, isolated trees over 24 inches in diameter measured at a point four feet above the base of the trunk, orchards, hedges and other ornamental landscaping, wooded areas, existing structures, stone walls, roads or lanes, power lines,

easements and other existing improvements within the portion to be subdivided and within 200 feet thereof as well as location of floodplains, federal wetlands, Department of Environmental Conservation (DEC) designated wetlands and buffers with boundaries certified to by the DEC. Zoning section 250-50.E. (2) site development plan elements require the following natural features to be shown: (a) Existing contours with intervals of five feet; (b) approximate boundaries of any areas subject to flooding and/or ponding; and, (c) Location of existing watercourses, marshes, wooded areas, rock outcrops, and isolated trees with a diameter of 12 inches or more measured three feet above the ground, and any other existing features deemed appropriate.

The inventory requirements for sketch plans, subdivision plats and site plans should mirror each other. The Town should consider a more thorough list of natural resources to be shown, including vegetative cover type, soil type and characteristics, historic resources, scenic views, and tree species. Many communities calculate the maximum number of homes, or density, based on the land that is free of environmental constraints, an approach we recommend for Thompson. This "net out" approach is another reason to document natural features on all development plans. Sample ordinance language for a natural features inventory, is attached to this memo.

In addition to the thorough natural resources inventory that applicants would provide on subdivision and site plans, Natural Lands and Sullivan County are preparing a Natural Resource Inventory for the Town of Thompson and the Town of Monticello. This more general inventory, while no substitute for a site survey of natural features, can serve as a reference for Planning Board members, whenever development applications are filed. Such maps will provide the planning board with Town-wide context, such as the extent of forest cover, proximity to parks and town centers, etc., during development plan reviews.

### 3. NATURAL RESOURCE PROTECTION

Preserving natural vegetation, waterways and slopes, conserves water quality by reducing the amount of sediment and nutrients (Nitrogen and Phosphorus) flowing into streams; and encourages groundwater infiltration. One of the most effective ways to address natural features conservation, is through a separate article in the Zoning Ordinance, "one-stop shopping" where an applicant sees the natural resource protection standards in one location. As Zoning applies to individual parcels, we suggest a threshold at which the standards are triggered and enforced by the Town. For example, it is logical to apply the standards to all major subdivision and land development applications, and to applications requiring stormwater permits, such as building additions. Or, to set an impervious cover threshold, such as 5,000 square feet, where the standards apply. Such standards would address:

#### Slopes over 20%

Slopes occur throughout out the town and there are particularly steep slopes flanking the Neversink River in the eastern portion of town. Contour elevations range between 1,000 and 1,660 feet. A Natural Features article in Zoning would prohibit disturbance of slopes over 20%, with the exception of driveway crossings.

#### Rivers, Streams and Wetlands

There are several rivers in Town including the Neversink River, the East Mongaup River, Fowlwood Brook, Kiamesha Creek, Kinne Brook, Mercer Brook, Sheldrake Stream, Spring Brook, Turner Brook, and many unnamed tributaries. There are over 4,700 acres of wetlands dispersed throughout the Town.

Vegetative buffers along waterways, in the form of trees, shrubs and tall grasses, are critical to removing sediment before it reaches waterways and to stabilizing slopes. Wider buffers enhance groundwater infiltration as well as sediment, nutrient and pollutant filtration. Based on a study published in the American Journal of Water Resources Association (June 2014, Stroud Water Research Center) we recommend a 100' wide buffer be required from the banks of streams and 50' wide buffer be required for wetlands in the Natural Features article created. For subdivision and land development applications, the buffer should be planted with deciduous trees where gaps exist, so that a canopy forms to shade the stream and stabilize the stream bank.

#### Woodland Conservation

Thompson is still largely forested and protections can be put in place to ensure that the potential for clearing is limited and trees are replaced.

Creating a conservation standard in Natural Features zoning article should limit tree clearing on new subdivision and land development applications. The current SLDO requires that existing isolated trees over 24 inches in diameter be identified. As a general rule, when more than 25% of trees over 10 inches in caliper are removed from a development tract, one for one replacement, with 2 ½ inch caliper deciduous, native trees, should be required. Street trees, another important "green" element, are discussed later in this memo.

### 4. RESIDENTIAL CONSERVATION SUBDIVISION DESIGN

In managing residential growth, we typically suggest refining the cluster option, so that new development will contribute substantially to the community's overall conservation objectives. The resulting "conservation subdivision" standards add design standards for the quantity, quality, and configuration of subdivision open space that must be delineated, conserved, and related to the Town's open space network. The Thompson ordinances do not yet contain as many standards as we suggest pertaining to the amount, type and pattern of open space required in the subdivision.

The highlights of this part of the work would include the following elements in the SLDO:

#### Existing Resources & Site Analysis Plans

This plan, discussed in Section 2, provides the information needed to identify open space first, thereby conserving highest priority natural and cultural features as new development occurs.

#### On-Site Visit:

With the *Existing Resources/Site Analysis Plan* in hand, Town staff, consultants and officials would walk the property with a view toward offering suggestions about the recommended location of open space. Without the benefit of experiencing the property in a three-dimensional manner (as opposed to reading a two-dimensional plan in a meeting room), it is extremely difficult to evaluate the proposed layouts.

#### Sketch Plan Overlay Sheet:

Apart from the *Existing Resources/Site Analysis Plan*, the Sketch Plan is perhaps the second most important document in the entire subdivision process. The Town's ordinance already requires a sketch plan, so the only update would be to strongly encourage submission of the *Existing Resources and Site*



Analysis Plan, which could simply be an overlay on the Sketch Plan. This step is important because once an applicant has spent large sums fully-engineering a plan, they are understandably reluctant to modify the drawings in any way. The Sketch Plan process, combined with a Site Visit and Four-Step Design approach mentioned below, mean that open space is considered first, and not as an afterthought in the design process.

#### Four-Step Design Approach:

We believe that the most effective methodology for producing subdivision layouts which are centered on the principle of land conservation is one that begins with the determination of open space as the first step. If this is done, and if the ordinance requires that a significant proportion of the unconstrained land be designated as open space, it is nearly impossible to produce a truly inferior plan. In fact, to the extent that the property contains elements of the Town's network of conservation lands, the plan is likely to be at least fairly good. The logical second step, after locating the open space areas, is to select house locations, with homes positioned to take maximum advantage of the open space in neighborhood squares, commons, greens, playing fields, greenways, farmland, or forest preserves. The third step involves "connecting the dots" by aligning the streets and trails to serve the new homes. Drawing in the lot lines, Step Four, is the least significant part of the process.

#### Design of Conservation Lands

Establishing standards for what to include in conservation lands and how they should be configured is just as logical and essential as setting standards for development areas, such as front yard setbacks and side yards. The standards would require that the open space contain all constrained land (floodplain, wetlands and slopes over 20%), plus a substantial percentage, usually 50% of the net tract area, of secondary features such as woodlands, scenic views, meadows and other elements identified as important to the quality of life in Thompson in plans and studies.

## 5. ZONING: A MENU OF CHOICES

We suggest the Town consider updating its current "cluster" option, in several residential zoning districts and replace several overlay districts with conservation subdivision design, an approach that could conserve more of the local landscape of forested hillsides and lakes that draw people to the region. The current cluster option states that "The maximum number of dwelling units that may be approved in a cluster development shall be computed by multiplying the total acreage of the site after subtracting the areas that are unsuitable for development by the appropriate number of dwelling units per acre for the district in which the site is located..." We commend the Township for determining maximum density based on the carrying capacity, or amount of environmentally-constrained lands. The amount of open space required in both cluster and PUD ordinances is, in our view, too low, at only 35% of the gross area. The most significant change we suggest to cluster, PUD and other overlay districts is that the open space consist of at least 50% of the "net" or "adjusted" tract area, plus the constrained land that is floodplain, wetlands and slopes over 20%.

#### Net or Adjusted Tract Acreage

Many communities calculate the maximum number of homes, or density, based on the land that is free of environmental constraints, an approach we recommend for Thompson. This "net out" approach is already applied to the cluster option and could more consistently be incorporated to all development,

such as the Planned Business Park Zone, the Planned Resort Development zone and the Planned Unit Development zone where this concept could be incorporated.

#### Applying Conservation Subdivision to Residential Zoning Districts

Substituting a conservation subdivision overlay district, for your current cluster standards, would go a long way towards ensuring that new residential development conserved the wooded hillsides and stream valleys that enhance water quality and the quality of life for town residents. The RR-2 zone currently requires two acres for each dwelling unit. The Growing Greener booklet, attached to this memo, describes five zoning Options, that can be adapted to Thompson. In this two acre zoning district, the Town could preserve half of the buildable ground, plus all land constrained by wetlands, floodplains and steep slopes by adopting Zoning Option 1. An applicant would be permitted the same number of homes as the current RR2 allows, provided the homes occupied half of the "net" area and the remainder is preserved as open space. The resulting lots would be in the 30,000 square feet to one acre range, large enough for on-site septic systems as the district lacks public sewer. Thompson might also consider a second development pattern, Country Properties (Option 4 in the summary booklet), where a landowner receives a density penalty and no open space is required. The resulting ten acre or larger lots reduce the ultimate burden on the school district, and may be attractive as small hobby farms.

The Town could also include conservation subdivision as a preferred option in the RR-1 and SR zones. In both of those zones, where public sewer is available, conservation subdivision would preserve half of the "net" tract area and all constrained (floodplain, wetlands, slopes over 20%) land as permanently protected open space. The resulting lots would be less than ¼ acre, appropriate for small single-family homes and/or townhouses, depending upon the Town's preference. For those applicants who do not wish to provide the open space, conventional lots, at half the underlying density would be permitted (Option 3 in the summary booklet). The more challenging discussion would be whether to permit conservation design in areas where no public sewer exists and the underlying zoning is one dwelling per 40,000 square feet. With a resulting conservation subdivision lot area, of less than one half acre, on-site septic systems are not viable. If community package plants are the preferred sanitary sewer method, or if community septic systems are permitted in New York State, it would be logical to apply conservation subdivision to the unsewered portion of the RR-1 and SR districts.

#### Zoning Options and Current Overlay Districts

In considering conservation subdivision, we believe there are opportunities to apply the Village Concept (Option 5 in the summary booklet) to replace, or at least amend several PUD and overlay options. We commend the Township for creating a workforce housing overlay district, applicable to the two highway commercial zoning districts (HC-1 and HC-2). We also question whether the 16 dwelling per acre density, for the first 15 acres, is in keeping with market demands, as it appears higher than other local development products. Whatever appropriate density the Town decides upon, the Village Option 5, would provide standards for mixed-use development and open space, a form that might be well adapted to the commercial corridors as redevelopment occurs. Similar standards could be adapted to the Senior Citizen District providing older residents who may no longer drive, with areas to gather and walk, close to home. Both PUD options - Planned Unit Development and the Planned Resort Development District, require only 35% of the gross tract area as open space, in return for large density increases. The Planned Resort district requires 1,200 acres and a golf course. It appears that one Planned resort development has already been constructed (including the Monster golf course). If no further need for these districts exist, we suggest they be eliminated.

## 6. GREEN STORMWATER INFRASTRUCTURE

### Greening New Development and Redevelopment (Non-residential development)

Green infrastructure features provide water quality benefits and aesthetic benefits that make the Town more attractive for visitors and residents. The Gateway Plan recommends Low Impact Development (LID) standards to enhance green features in the Town. Opportunities exist for the expansion of current regulations and the addition of LID Standards to the recently adopted Design Guidelines. The City of Newburgh, New York, has a Green Infrastructure Guide, prepared by PACE University that illustrates, on pages 7-15, the types of practices that Thompson could encourage: <https://law.pace.edu/sites/default/files/LULC/CAC%20Green%20Infrastructure%20Guide.pdf>. A 2009 Low Impact Design Manual for the state of North Carolina includes a Site Checklist for LID (see Figure 3-22). A checklist, coupled with photographs, could serve as the LID Design Guidelines for the Town of Monticello. A few components of LID practices are discussed below.

Especially applicable to HC-1 and HC-2 Commercial zoning districts, Thompson could encourage innovative stormwater solutions in parking lots, along roadways, or as part of walkways. Bio-infiltration mechanisms, such as rain gardens and other vegetated basins may be particularly useful in Thompson. Pervious surfaces or landscaping should be encouraged (possibly with incentives) in all feasible environments. Green roofs, rooftop gardens and similar rooftop BMPs could be incentivized in the ordinances, typically by permitting increased height, or by reducing parking requirements.

### Parking Requirements

When municipalities require more parking than is necessary, excess impervious cover and associated stormwater runoff follows. The parking ratios that Thompson has established require one parking spot per 150 square feet of retail space. As so much of the parking spaces in Thompson appear to be lightly used, we recommend reducing this ratio to one spot per 250 square feet of retail space.

We suggest the Town consider two incentives to encourage redevelopment and improve water quality and aesthetics:

1. Shared parking requirements, further reducing the need for excess impervious cover; and,
2. Impervious cover credit for porous pavement. Sample wording: "Hard surface areas for parking that employ porous paving or are designed to be pervious with a runoff coefficient less than or equal to grass, shall not be counted towards the impervious coverage maximums, provided these surfaces occupy no more than ten percent of the lot area."

Where "big box" retail is likely to occur, we suggest a parking *maximum*, of no more than 120% of the requirement, to prevent overbuilding of parking not required for the retail use. Oversized parking lots produce more stormwater runoff and can pose a public safety threat where loitering or overnight parking occurs. For a discussion of unused parking spaces, see <https://www.strongtowns.org/journal/2015/12/1/so-many-shoppers-so-much-unused-parking>

### Parking Lot Enhancement

Water quality and aesthetics could improve if the ordinances contained stronger design standards for parking lot design in commercial districts. Such standards would be triggered when shopping plazas and

industrial sites are redeveloped serving as key locations where parking lot greening could take place. The Gateway Corridor Design Guidelines recommend 10% landscaped area within the interior of parking lots. At a minimum, section 250-21.1 should be amended to be consistent with the Design Guidelines. Regarding parking lot landscaping, we recommend a planted island, a minimum size of one parking stall, every 15 parking spaces. Such standards would require that planted islands have notched curbs or depressed areas to enhance stormwater absorption. The parking lot design standards should be included in the SLDO ordinance, to include a list of native plants, with an emphasis on those that tolerate salt; as well as design standards for landscaped areas and pedestrian circulation.

### Sidewalks and Street Trees

SLDO Section 212-12.B. (4), Major Subdivisions, Utility and Street Improvements sections states that the Planning Board “*may* require curbs, sidewalks and streetlighting standards as it deems necessary to protect the safety and general welfare of the Town.” We strongly encourage the Town to *require* sidewalks, waiving them only under unique circumstances such as steep slopes or where pedestrian access is undesirable. Sidewalks provide separation between motor vehicles and pedestrians, including school children walking to and from the school bus, parents pushing strollers, people with disabilities, couples out for an evening stroll and joggers. Certain portions of the corridor and the residential zones lack sidewalks as well as definition between the road and front yards. Sidewalks should be required wherever people walk, which is generally along any street lined with homes, shops and offices.

SLDO Section 212-11 G., Street Trees prohibits trees in the right of way. Tree lined streets create gateways into town and contribute to the sense of place. Trees located between pedestrians and streets provide a sense of separation and protection from vehicle traffic, defining the edge of the right-of-way, and creating leafy canopies to walk and drive under. For these reasons, we strongly encourage the Town to require street trees within the right of way. Street trees can also enhance property value. “Based on 2,608 real-estate transactions, researchers in Portland, Oregon, have documented that homes with trees between the sidewalk and the street sold, on average, for \$7,130 more than homes without street trees (Donovan and Butry, 2010).

Street trees should be required in both residential and commercial areas. The ordinance should specify planting native, deciduous shade trees, 2 ½ inch caliper at intervals of 40 feet or less on both sides of each street, in “tree lawns” at least 4 feet wide located between the edge of the pavement and the sidewalk. If no sidewalk exists, shade trees can be planted along the right of way. A list of suitable tree species, native to the region, should be developed and be accompanied by a list of prohibited species.

Stormwater infiltration is limited by curbs along roadways. Natural Lands recommends the use of curb cuts, flush curbs and depressed landscape areas so that runoff can be directed into the tree lawns, vegetated landscaped buffers or stormwater swales.

## MODEL NATURAL FEATURES INVENTORY

### A. Existing Resources and Site Analysis Plan (ER/SA Plan).

For all Preliminary Plats and Site Plans, an ER/SA Plan shall be prepared to provide the applicant and the Village with a comprehensive analysis of existing conditions, both on the proposed development site and within 500 feet of the site. Conditions beyond the parcel boundaries may be described based on existing published data available from governmental agencies, and from aerial photographs. The following information shall be shown:

1. Existing Natural Features
  - a. A vertical aerial photograph at a scale that matches the scale of the ER/SA Plan, with property lines shown.
  - b. Topography. Contour line intervals shall be not more than 2 feet, determined by photogrammetry, for land with average natural slope of 10 percent or less, and at intervals of not more than 5 feet for land with average slope exceeding 10 percent. Ten foot intervals interpolated from U.S.G.S. published maps are permissible beyond the parcel boundaries. Slopes between 15 and 25 percent and exceeding 25 percent shall be clearly indicated. Slope shall be measured over 3 or more 2-foot contour intervals. Topography shall be prepared by a professional land surveyor or professional engineer from an actual field survey of the site or from stereoscopic aerial photography and shall be coordinated with official U.S.G.S. benchmarks. Datum to which contour elevations refer shall be noted.
  - c. The location and delineation of wetlands, ponds, streams, ditches, drains, and natural drainage swales, as well as the 100-year floodplains.
  - d. Vegetative cover conditions on the property according to general cover type including cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland and wetland, specimen trees, the actual canopy line of existing trees and woodlands. Vegetative types shall be described by plant community, relative age and condition. For woodlands, a woodlands evaluation report shall be submitted meeting the requirements of Section \_\_\_\_.
  - e. Soil series, types and phases, as mapped by the U.S.D.A Natural Resources Conservation Service in the published soil survey for Sullivan County, and accompanying data tabulated for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability). The following soil types shall be specifically identified:
    - 1) Alluvial soils.
    - 2) Seasonal high water table soils.
    - 3) Hydric soils.

- 4) Class I and II agricultural soils.
  - 5) Soil hydrologic group (i.e., Group A, B, C or D).
- f. Ridge lines and watershed boundaries
  - g. Geologic formations, including rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant.
  - h. Any portion of the tract identified on the most current edition of the New York State Rare Plant Status List of Rare Animal List.
  - i. A viewshed analysis showing the location and extent of views into the property from public roads and from public parks, public forests, and state game lands. Significant scenic views from the property shall also be delineated.
2. Existing Man-Made Features, including:
- a. Location, dimensions, and use of existing buildings, driveways and any other man-made features on the site.
  - b. Location, names, widths, centerline courses, paving widths, identification numbers, and rights-of-way, of existing streets and alleys.
  - c. Locations of trails that have been in public use (pedestrian, equestrian, bicycle) or are proposed on a Village of Monticello or Sullivan County Open Space or Greenway Plan.
  - d. Location and size of existing utilities.
  - e. Any easements, deed restrictions, rights-of-way, or any other encumbrances upon the land, including location, size and ownership.
  - f. Site features or conditions such as hazardous waste, dumps, underground tanks, active and abandoned wells, quarries, landfills, sand mounds, and artificial land conditions.
  - g. Locations of historically significant sites or structures on the tract, including, but not limited to foundations, cellar holes, stone walls, earthworks, and burial sites. Any portion of the site located within an Historic District, and historical resources identified in the (*insert source for documenting historic resources*).
3. Planned or Proposed Features. Streets, trails, utility corridors and other public infrastructure planned or proposed in (*insert Village, County or state sources that delineate these features*) plans.

# Town of Thompson

AI

Town Hall  
4052 State Route 42  
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

Email: [waterandsewer@townofthompson.com](mailto:waterandsewer@townofthompson.com)

Michael Messenger, Superintendent  
Keith Rieber, Assistant Superintendent

## **BILLS OVER \$2500.00**

We are requesting permission to pay the attached invoice for Slack Chemical Company, Inc. for the purchase of 440 gallons of Sternpac for Emerald Green Wastewater Facility. This includes a \$172.00 credit for 55 gallon drum returns.

**Slack Chemical Co. Inc. - Invoice #390182 = \$2755.80 &  
Credit Invoice #169062 – (\$172.00) = \$2,583.80**

**Grand total due: \$2,583.80**

**Procurement: Sole Source procurement.**



ISO 9001:2015

**CHEMICAL COMPANY Incorporated**

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



Customer Number	
4778	
Invoice Date	Invoice Number
8/13/2019	390182
Due Date	BL Number
9/12/2019	387392

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

**INVOICE**

**Sold To:**

\*\*Thompson Town  
 128 Rock Ridge Dr  
 \*\*Only 1 product per invoice\*\*  
 Monticello, NY 12701  
 MAIL ORIGINALS  
 Tel. No. 845-794-5280 , Fax No. 845-794-2777

**Ship To:**

\*\*Emerald Green Sewer  
 158 Lake Louise Marie Rd  
 Rock Hill, NY 12775

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS	
8/13/2019	Slack zv	NET 30	email	075	
QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
8	55 G DRUM-SP	440 G	SternPAC	5.3200 / G	2,340.80
Merchandise SubTotal					2,340.80
Fuel Surcharge					35.00
Total Container Deposit					360.00
Pallets Shipped: 2					20.00
<b>Total Invoice</b>					<b>2,755.80</b>
Tax Exempt: 14-6002141					

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





ISO 9001:2015

**CHEMICAL COMPANY Incorporated**

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



Customer Number	
4778	
Date	Number
8/13/2019	169062
Ship Date	Assoc. Number

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

**CREDIT MEMO**

S  
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 \*\*Thompson Town  
 128 Rock Ridge Dr  
 \*\*Only 1 product per invoice\*\*  
 Monticello, NY 12701  
 MAIL ORIGINALS

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 \*\*Emerald Green Sewer  
 158 Lake Louise Marie Rd  
 Rock Hill, NY 12775

CUSTOMER ORDER NUMBER	Order Number:	SHIPPED VIA	[075] SALES AGENT	TERMS
BOL 387392		Slack	Travis Rumble	

UNITS	PACKAGE	DESCRIPTION	TOTAL QUANTITY	UNIT PRICE	AMOUNT
		Drum Return Credit: Less Cleaning Charge CREDIT - DO NOT PAY			172.00 8.00
		Returns: 4 55GDRUM-SP, deposit 45			

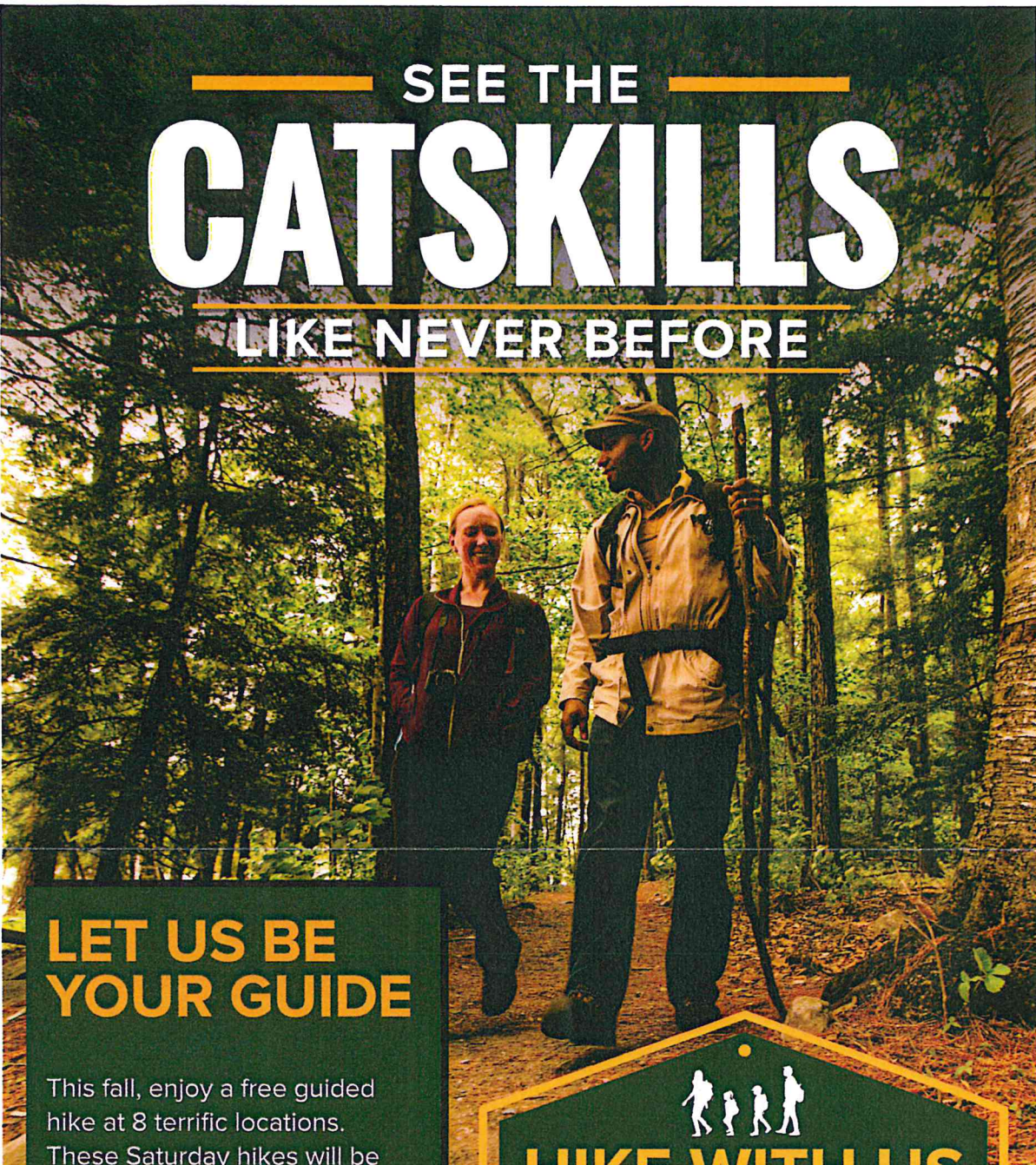
PLEASE REMIT TO: Slack Chemical Company, Inc.  
 P.O. Box 30  
 Carthage, NY 13619

<b>TOTAL</b>	<b>-172.00</b>
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CREDIT - DO NOT PAY



# SEE THE CATSKILLS LIKE NEVER BEFORE



## LET US BE YOUR GUIDE

This fall, enjoy a free guided hike at 8 terrific locations. These Saturday hikes will be led by expert hikers, and range from 2–6 miles.

Space is limited. Register today at [on.ny.gov/hikewithus](https://on.ny.gov/hikewithus).

DEC thanks our partners—Catskill Center, Catskill 3500 Club, Catskill Mountain Club, Catskill Country Walks, Catskill Mountainkeeper, and Hike On Guides—for leading hikes and collaborating with us to introduce more New Yorkers to the outdoors.

**HIKE WITH US**  
CATSKILLS

NEW YORK STATE | Department of Environmental Conservation | I ♥ NY

### SEPTEMBER 7

- North-South Lake
- North Point
- Alder Lake
- Cabot Mountain Lookout

### SEPTEMBER 14

- Onteora Lake

### SEPTEMBER 21

- Vernooy Kill Falls

### OCTOBER 26

- Trout Pond
- Overlook Mountain Fire Tower

FYI



August 19, 2019

Dear Public Organization,

Most residents do not realize that more than 70% of all fire and emergency response in the Empire State is handled by volunteers.

Unfortunately, over the last several years, New York has been experiencing a significant decline in the number of volunteer firefighters. Combined with more calls, increasingly complex responses and additional required training, the result is often longer response times and undue strain on our fire departments' resources.

In an effort to educate the public on the great need for additional volunteer firefighters, the Firemen's Association of the State of New York (FASNY) is conducting a statewide outreach campaign titled, "Is There A Fire In You?" Our goal is to spark interest in New Yorkers to give back to their communities as a volunteer firefighter.

We would appreciate your help in this important effort by displaying the two enclosed posters in a prominent location at your facility.

Sincerely,

John D'Alessandro  
Volunteer Programs Coordinator