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+1-646-558-8656

**TOWN OF THOMPSON
-Regular Meeting Agenda-****TUESDAY, JULY 21, 2020****7:00 PM MEETING******DUE TO THE COVID-19 PANDEMIC THIS MEETING WILL BE STREAMED LIVE ON ZOOM****TO JOIN: PLEASE SEE OUR TOWN WEBSITE: WWW.TOWNOFTHOMPSON.COM****OR FACEBOOK @ TOWN OF THOMPSON NY****CALL TO ORDER****ROLL CALL****PLEDGE TO THE FLAG****APPROVAL OF PREVIOUS MINUTES:** July 7th, 2020 Regular Town Board Meeting
July 14th, 2020 Special Town Board Meeting**PUBLIC COMMENT****CORRESPONDENCE:**

- **Genevieve Carr, Program Coordinator Loans & Grants, NYS Empire State Development:** Emails dated 07/10/20 to Town Clerk Calhoun Re: General Project Plan of the NYS Urban Development Corporation doing business as Empire State Development for The Research Institute for Brain and Body Health Capital Project and Children's Specialty Hospital at Rock Hill Capital Project (The Center for Discovery, Inc.), Public Comment Period for both Projects until 5:30 PM on July 21, 2020.
- **Town of Mamakating:** Notice of Public Hearing on Introductory Local Law entitled "Amending Vacation Campground Definition and Special Permit Requirements" to Amend Town Zoning Code – Hearing to be held on Tuesday, July 21, 2020 at 6pm.
- **SC IDA:** 2020 Distribution of PILOT Payments – Check # 1678, \$5,689.50 (RHH Land, LLC.)
- **Denise Frangipane, Executive Director, Sullivan Renaissance:** Letter dated 07/07/20 to Barbra Bivins, Harris Woods Homeowners Association Re: Notification of 2020 Neighborhood Revitalization Grant Program Award for matching grant of up to \$1,500.00.
- **Roger Better & Donna Nestler, Co-Directors, Columbia Hill Neighborhood Alliance:** Letter dated 07/10/20 to Mr. Lou Kiefer, Town of Thompson Planning Board Chairman Re: Gan Eden Estates Proposed Development Project – Comments for the record as part of the Project's Scoping Session before the Planning Board held on July 8th, 2020.
- **Cheryl Corning, Paralegal, Tooher & Barone, LLP:** Email dated 07/10/20 to Chair Kiefer and Members, Town of Thompson Planning Board Re: Gan Eden Estates Proposed Development Project – Public Comment Letter to Town on Draft Scoping Document.

AGENDA ITEMS:**1) KIAMESHA LAKE WWTP IMPROVEMENT PROJECT:**

- REVIEW & DISCUSS MAP, PLAN & REPORT – COMPLETED BY DELAWARE ENGINEERING, D.P.C.
- APPROVE ORDER CALLING PUBLIC HEARING FOR BONDING

2) EMERALD GREEN WWTP IMPROVEMENT PROJECT:

- REVIEW & DISCUSS MAP, PLAN & REPORT – COMPLETED BY DELAWARE ENGINEERING, D.P.C.
- APPROVE ORDER CALLING PUBLIC HEARING FOR BONDING

3) AUTHORIZE EXECUTION OF DOCUMENTATION IN CONNECTION WITH \$50,000.00 (SAM) GRANT FOR REPLACEMENT OF THE BATHROOMS AT THE TOWN PARK**4) BILLS OVER \$2,500.00**

5) BUDGET TRANSFERS & AMENDMENTS

6) ORDER BILLS PAID

7) UPDATE: CORONAVIRUS (COVID-19) PANDEMIC

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN



Town Supervisor
William J. Rieber, Jr.

Town Board Members
Deputy Supervisor Scott Mace
John Pavese
Melinda Meddaugh
Ryan Schock

**LEGAL NOTICE
TOWN OF THOMPSON
TOWN BOARD MEETINGS
VIDEO CONFERENCING**

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the Town Board will not be holding in-person meetings. Until further notice, all future Town Board meetings (including Public Hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the Town Board members will be situated. The public, however, will be able to fully observe the videoconferencing meeting and comment at appropriate times. To the extent internet access is not available; the public can attend via telephone by dialing (+1-646-558-8656). The Town Board's agenda is available online in advance of the meetings at www.townofthompson.com and the public can email written comments or questions by 4:30 pm on the day of the meeting addressed to supervisor@townofthompson.com. Any member of the public who has questions should contact the Secretary to the Supervisor in advance of the meeting at 845-794-2500 x306 or supervisor@townofthompson.com. Anyone having difficulty connecting to the meeting should contact Zoom for IT assistance during the meeting.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the board will be initiated with the Board first convening on the public videoconferencing site, adopting a motion to go into Executive Session and then returning to the public videoconferencing site once the Executive Session has concluded.

PLEASE TAKE FURTHER NOTICE, that the Town Board Meeting of Tuesday, July 21, 2020 at 7:00 PM can be accessed at:

Join Zoom Meeting

<https://us02web.zoom.us/j/82392587605>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 823 9258 7605

marilee (clerk-town of thompson)

From: Carr, Genevieve (ESD) <Genevieve.Carr@esd.ny.gov>
Sent: Friday, July 10, 2020 10:24 AM
To: marilee@townofthompson.com; Russell.Reeves@co.sullivan.ny.us
Cc: Warren, Eric (ESD); Vido, Jay (ESD)
Subject: RE: The Research Institute for Brain and Body Health Capital Project, Public Comment Period
Attachments: Brain and Body Health FINAL Directors' Materials w.o Resos - 132,655.pdf

"CERTIFIED MAIL"

Due to the COVID-19 Pandemic, ESD staff is restricted from its offices. Given this, and pursuant to NYS Executive Order 202.11, these materials are being transmitted via email. This process will continue until such time as ESD staff is permitted to return to its offices. No hardcopy of this transmittal will be mailed.

Dear Clerks:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for The Research Institute for Brain and Body Health Capital Project in Sullivan County. This material is being filed pursuant to Section 16(2) of the UDC Act.

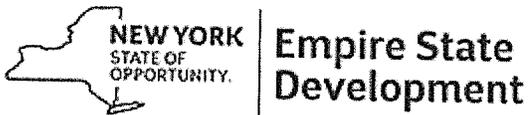
A public comment period, which is required by the UDC Act, as modified by Executive Order 202.11, has been established to consider this General Project Plan. Statements about the project, are welcome and can be made by sending an email to: Landgprojectcomments@esd.ny.gov Subject: Comment- The Research Institute for Brain and Body Health Capital Project, by 5:30 p.m. on July 21, 2020.

ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Regards,

Genevieve Carr

Program Coordinator | Loans & Grants
Empire State Development
633 Third Avenue, 34th Fl., New York, NY 10017
212-803-2464 | Genevieve.Carr@esd.ny.gov



IMPORTANT: This e-mail message and any attachments contain information intended for the exclusive use of the individual(s) or entity to whom it is addressed and may contain information that is proprietary, privileged, confidential and/or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that any viewing, copying, disclosure or distribution of this information may be subject to legal restriction or sanction. Please immediately notify the sender by electronic mail or notify the System

FOR CONSIDERATION

June 25, 2020

TO: The Directors

FROM: Eric J. Gertler

SUBJECT: Regional Council Award – Rock Hill (Mid-Hudson Region – Sullivan County) – The Research Institute for Brain and Body Health Capital – Regional Council Capital Fund (Capital Grant)

REQUEST FOR: Findings and Determinations Pursuant to Section 10(g) of the Act;
Authorization to Adopt the Proposed General Project Plan;
Authorization to Make a Grant and to Take Related Actions

General Project Plan

I. Project Summary

Grantee: The Center for Discovery, Inc. (“TFCD,” or the “Organization”)

ESD Investment: A grant of up to \$1,000,000 to be used for a portion of the cost of construction and renovation

* The New York State Urban Development Corporation doing business as Empire State Development (“ESD” or the “Corporation”)

Project Location: 195 Lake Louise Marie Road, Rock Hill, Sullivan County

Proposed Project: Construction and renovation of a 50,000 square foot space to establish a new research institute for Brain and Body Health (the “Research Institute”)

Project Type: Capital

Regional Council: The Mid-Hudson Regional Economic Development Council has been made aware of this item. The project is consistent with the Mid-Hudson Regional Economic Development Council’s Plan to better understand the current and long-term child care needs of the region’s work force and future work force.

II. Project Cost and Financing Sources

<u>Financing Uses</u>	<u>Amount</u>
Construction/Renovation	\$3,000,000
Lab Fixtures/Equipment	1,020,000
Advanced IT	500,000
Architectural/Soft Costs	<u>240,000</u>

Total Project Costs \$4,760,000

<u>Financing Sources</u>	<u>Amount</u>	<u>Percent</u>	<u>Rate/Term/Lien</u>
ESD-Grant	\$1,000,000	21%	
Sullivan County Funding Corp. Bond	2,000,000	16%	
Private Donations	1,000,000	42%	
Grantee Equity	<u>760,000</u>	<u>21%</u>	
Total Project Financing	<u>\$4,760,000</u>	<u>100%</u>	

III. Project Description

A. Company

Industry: Education, Research, Medical

Organization

History: The Center for Discovery, Inc. has grown from its roots in 1948 as United Cerebral Palsy of Sullivan County to become a statewide Center of Excellence providing residential, health, and educational services for children and adults with significant disabilities and complex medical frailties. Each year, TCFD serves over 1,200 children and adults, including their families, offering a variety of transformative programs that facilitate health and increase function. Over the past four decades, TCFD has grown from a facility with 30 employees to more than 1,700 full-time staff.

Ownership: TCFD is a not-for-profit organization.

Size: The Organization has approximately 1,700 full-time employees and 200 facilities. All facilities are located in New York State.

ESD Involvement: The Organization applied through Round 8 of the Consolidated Funding Application for financial assistance to transform a vacant property in Rock Hill in Sullivan County into a state-of-the-art bio-behavioral and healthcare facility including a Children's Specialty Hospital and special education school program. This project was selected by the Mid-Hudson Regional Economic Development Council for funding in March 2019, and

the Organization accepted ESD’s offer for a grant totaling \$1,000,000 in May 2019. Without financial assistance from ESD, this project would not have been feasible.

Past ESD Support: Funding for the past five years to the Grantee is summarized in the following chart:

Program	Project #	Amount	Date Start (ESD Directors’ Approval date)	Date End (Project Completion: Contract Expiration)	Purpose
Regional Council Capital Fund - RC 2	AB292	\$2,500,000	August 17, 2017	December 31, 2021	Capital - non-residential construction and renovations associated with the expansion of the Center’s services.

B. The Project

Completion: September 2020

Activity: TCFD is purchasing the 164,000 square foot Frontier Building, located at 195 Lake Louise Marie Road, Rock Hill, NY. The 50,000-sq foot 3rd floor will be converted into the Research Institute for Brain & Body Health. Six new laboratories will allow TCFD's research faculty to conduct pioneering studies to advance the care and treatments of individuals with chronic, complex conditions such as Autism Spectrum Disorders, complex medical frailties, Alzheimer's and dementia, and more. The 50,000 square foot Research Institute is part of a broader adaptive reuse project that will transform the former Frontier headquarters into a Life Sciences hub that also includes a Children’s Specialty Hospital, outpatient medical clinic, and special education school.

Results: The Research Institute will facilitate pioneering studies that will inform interventions, techniques, and tools for individuals with a range of complex conditions, including Autism Spectrum Disorders, medical frailties, Alzheimer’s and dementia, and more. This project is fully aligned with the Strategic Plan for the Mid-Hudson Region and with New York State’s vision to create a research corridor to strengthen the regional economy. TCFD seeks to broadly share learnings and best practices through lectures, conferences, publications, and other means to solidify the Mid-Hudson Region as the premier biomedical and research destination. By establishing an integrated research environment where no boundaries exist between science, medicine, and application of clinical practice, this project will advance new treatments, medicines, and technologies, while also saving millions in

Medicaid dollars related to complex care.

Economic Growth

Investment Project: No Benefit-Cost Analysis (“BCA”) is required since these projects generate long-term benefits not captured in the short-term period used for the BCA and may involve no permanent job commitments.

Grantee Contact: Helena le Roux Ohm, Vice President of Strategic Partnerships
641 Old Route 17
Monticello, NY, 12701
Phone: 845-707-8435
E-mail: hleroux@tcfcd.org

ESD Project No.: 132,655

Project Team:	Origination	Monique Le Gendre
	Project Management	Jay Vido
	Contractor & Supplier Diversity	Denise Ross
	Finance	Tim Anderson
	Environmental	Soo Kang

C. Financial Terms and Conditions

1. Upon execution of the grant disbursement agreement, the Grantee shall pay a commitment fee of 1% of the \$1,000,000 capital grant (\$10,000) and reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Grantee will demonstrate no materially adverse changes in its financial condition prior to disbursement.
3. The Grantee will be required to contribute a minimum of 10% of the total project cost in the form of equity contributed after the Grantee’s acceptance of ESD’s offer. Equity is defined as cash injected into the project by the Grantee or by investors, and should be auditable through Grantee financial statements or Grantee accounts, if so requested by ESD. Equity cannot be borrowed money secured by the assets in the project.
4. Up to \$1,000,000 will be disbursed to Grantee upon completion of the project substantially as described in these materials, documentation of total eligible project costs totaling \$4,760,000, and a Certificate of Occupancy, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. Expenses must be incurred on or after December 18, 2018, to be considered eligible project costs. All disbursements must be requested by April 1, 2022.

5. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$1,000,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Grantee and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

IV. Statutory Basis – Regional Council Capital Fund

The funding was authorized in the 2018 - 2019 New York State budget and reappropriated in the 2019 – 2020 and 2020-2021 New York State budget . No residential relocation is required as there are no families or individuals residing on the site.

V. Environmental Review

ESD staff has determined that the project constitutes a Type II action as defined by the New York State Environmental Quality Review Act and the implementing regulations of the New York State Department of Environmental Conservation. No further environmental review is required in connection with the project.

VI. Non-Discrimination and Contractor & Supplier Diversity

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. The Center shall be required to include minorities and women in any job opportunities created, to solicit and utilize Minority and Women-owned Business Enterprises ("MWBEs") for any contractual opportunities generated in connection with the Project and to use Good Faith Efforts (pursuant to 5 NYCRR §142.8) to achieve an overall MWBE Participation Goal of 30% related to the total value of ESD's funding.

VII. ESD Employment Enforcement Policy

ESD's Employment Enforcement Policy will not apply since the project will not directly create or retain jobs.

VIII. ESD Financial Assistance Subject to Availability of Funds and Additional Approval

The provision of ESD financial assistance is contingent upon the availability of funds and the approval of the State Division of the Budget.

IX. Additional Submissions to Directors

Resolutions
New York State Map
Project Finance Memorandum

marilee (clerk-town of thompson)

From: Carr, Genevieve (ESD) <Genevieve.Carr@esd.ny.gov>
Sent: Friday, July 10, 2020 10:13 AM
To: marilee@townofthompson.com; Russell.Reeves@co.sullivan.ny.us
Cc: Warren, Eric (ESD); Vido, Jay (ESD)
Subject: RE: Children's Specialty Hospital at Rock Hill Capital Project, Public Hearing
Attachments: Children's Specialty Hospital- FINAL Directors' Materials - 133,690.pdf

"CERTIFIED MAIL"

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Dear Clerks:

I am hereby transmitting, for filing in your office, the General Project Plan of the New York State Urban Development Corporation ("UDC"), doing business as Empire State Development (the "Corporation"), together with the findings required pursuant to Sections 16-m and 10(g) of the UDC Act, for the Children's Specialty Hospital at Rock Hill Capital Project in Sullivan County. This material is being filed pursuant to Section 16(2) of the UDC Act.

A public comment period, which is required by the UDC Act, as modified by Executive Order 202.11, has been established to consider this General Project Plan. Statements about the project, are welcome and can be made by sending an email to: Landgprojectcomments@esd.ny.gov Subject: Comment- Children's Specialty Hospital at Rock Hill Capital Project by 5:30 p.m. on July 21, 2020.

ESD is a corporate governmental agency and public benefit corporation of the State of New York created by the New York Urban Development Corporation Act of 1968 as amended. Therefore, pursuant to CPLR Section 8017, ESD is exempt from any fee which may be imposed in connection with your receipt of these materials.

Regards,

Genevieve Carr

Program Coordinator | Loans & Grants

Empire State Development

633 Third Avenue, 34th Flr., New York, NY 10017

212-803-2464 | Genevieve.Carr@esd.ny.gov



**Empire State
Development**

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Administrator by telephone (518)292-5180 or e-mail (administrator@esd.ny.gov) and delete the message.
Thank you.

B. Children's Specialty Hospital at Rock Hill Capital (133,690)

June 25, 2020

General Project Plan

- Grantee:** The Center for Discovery, Inc. ("TFCD," or the "Center")
- ESD Investment:** A grant of up to \$1,000,000 to be used for a portion of the soft costs associated with the design phase of the Children's Specialty Hospital at Rock Hill (the "Hospital")
- Project Location:** 195 Lake Louise Marie Road, Rock Hill, Sullivan County
- Proposed Project:** Design phase of the Children's Specialty Hospital at Rock Hill
- Project Type:** Capital
- Regional Council:** The Mid-Hudson Regional Economic Development Council has been made aware of this item.

Background:

Industry – Education, Research, Medical

Company History – The Center for Discovery, Inc. has grown from its roots in 1948 as United Cerebral Palsy of Sullivan County to become a statewide Center of Excellence providing residential, health, and educational services for children and adults with significant disabilities and complex medical frailties. Each year, TCFD serves over 1,200 children and adults, including their families, offering a variety of transformative programs that facilitate health and increase function. Over the past four decades, TCFD has grown from a facility with 30 employees to more than 1,700 full-time staff.

Ownership – TCFD is a not-for-profit organization.

Size – TCFD has approximately 1,700 full-time employees and 200 facilities. All facilities are located in New York State.

ESD Involvement - A \$1,000,000 appropriation was included in the FY 2019-2020 New York State budget.

Past ESD Support - Funding for the past five years to the Grantee is summarized in the following chart:

Children's Specialty Hospital at Rock Hill Capital (133,690)

June 25, 2020

Program	Project #	Amount	Date Start (ESD Directors' Approval date)	Date End (Project Completion: Contract Expiration)	Purpose
Regional Council Capital Fund- RC 2	AB292	\$2,500,000	August 17, 2017	December 31, 2021	Capital - non-residential construction and renovations associated with the expansion of the Center's services.

The Project:

Completion – May 2020

Activity – The Center intends to build a new Children’s Specialty Hospital (the “Hospital”) at Rock Hill, which will allow for provision of specialized, short-term hospital care for children with significant physical disabilities and complex autism, as well as support and training for their families, caregivers, and school districts. New York State does not currently have any short-term inpatient assessment programs for children with complex developmental disabilities, including Autism Spectrum Disorders and medical frailties. The Hospital will conduct comprehensive medical and clinical assessments over a maximum of six months. Staff will engage parents, caregivers, and school district personnel as partners in the process.

Renovations to the existing space will ultimately feature a six-bed neighborhood for medically fragile patients, a neighborhood (with a separate entrance as part of new construction to the first floor), and a twelve-bed neighborhood for the Autism Spectrum Disorder patients. The design also includes additional renovations, providing the opportunity for the hospital to expand in the future to serve additional individuals.

Results – To date, TCFD has an approved site plan and completed design and construction documents. Additionally, a building permit application and plans have been submitted to the Town of Thompson Building Department, and Construction Management contractors for a CM-GMP process have been pre-qualified and narrowed. Construction is expected to begin in September 2020.

Upon completion of the project, the Grantee will furnish a final report describing the impact and effectiveness of the project.

Children's Specialty Hospital at Rock Hill Capital (133,690)

June 25, 2020

Financing Uses	Amount	Financing Sources	Amount	Percent
Soft Costs	\$1,000,000	ESD Grant	\$1,000,000	100%
Total Project Costs	\$1,000,000	Total Project Financing	\$1,000,000	100%

Grantee Contact - Helena le Roux Ohm, Vice President of Strategic Partnerships
 641 Old Route 17
 Monticello, NY, 12701
 Phone: 845-707-8435
 E-mail: hleroux@tcfcd.org

Project Team - Project Management Jay Vido
 Contractor & Supplier Diversity Denise Ross
 Environmental Soo Kang

Financial Terms and Conditions:

1. Upon execution of the grant disbursement agreement, the Grantee shall reimburse ESD for all out-of-pocket expenses incurred in connection with the project.
2. The Grantee will be obligated to advise ESD of any materially adverse changes in its financial condition prior to disbursement.
3. Up to \$1,000,000 will be disbursed to Grantee upon, documentation of soft project costs totaling \$1,000,000, assuming that all project approvals have been completed and funds are available. Payment will be made upon presentation to ESD of an invoice and such other documentation as ESD may reasonably require. All project expenditures must have been incurred after April 1, 2019, the date that the New York State budget, in which the project is authorized, was passed.
4. ESD may reallocate the project funds to another form of assistance, at an amount no greater than \$1,000,000, for this project if ESD determines that the reallocation of the assistance would better serve the needs of the Grantee and the State of New York. In no event shall the total amount of any assistance to be so reallocated exceed the total amount of assistance approved by the Directors.

Non-Discrimination and Contractor & Supplier Diversity:

ESD's Non-Discrimination and Contractor & Supplier Diversity policies will apply to this Project. The Center shall be required to include minorities and women in any job opportunities created, to solicit and utilize Minority and Women-owned Business Enterprises ("MWBEs") for any contractual opportunities generated in connection with the Project and to use Good Faith

Children's Specialty Hospital at Rock Hill Capital (133,690)

June 25, 2020

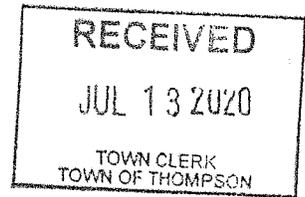
Efforts (pursuant to 5 NYCRR §142.8) to achieve an overall MWBE Participation Goal of 50% related to the total value of ESD's funding.

Statutory Basis – Local Assistance:

The funding was authorized in the 2019-2020 and reappropriated in the 2020-2021 New York State budget. No residential relocation is required as there are no families or individuals residing on the site.

Disclosure and Accountability Certifications:

The Grantee has provided ESD with the required Disclosure and Accountability Certifications. Grantee's certifications indicate that Grantee has no conflict of interest or good standing violations and, therefore, staff recommends that the Corporation authorize the grant to the Grantee as described in these materials.



**TOWN OF MAMAKATING
NOTICE OF HEARING
INTRODUCTORY LOCAL LAW**

PUBLIC NOTICE is hereby given that there has been introduced before the Town Board of the Town of Mamakating, New York, on July 7, 2020, a local law entitled “Amending Vacation Campground Definition and Special Permit Requirements,” which local law would amend the Town Zoning Code by amending the definition of “Vacation Campground” and adding a special permit use condition for Vacation Campgrounds, each amendment stating that a Vacation Campground may be operated only during the time period from May 15 to October 15 in any year. A complete copy of the Introductory Local Law is available for inspection at the Clerk's Office.

NOW, THEREFORE, pursuant to Section 20 of the Municipal Home Rule Law, the Town Board of the Town of Mamakating, New York, will hold a public hearing on the aforesaid Local Law at the Town Hall, 2948 Route 209, Wurtsboro, New York, on July 21, 2020, at 6:00 P.M., at which time all persons interested therein shall be heard.

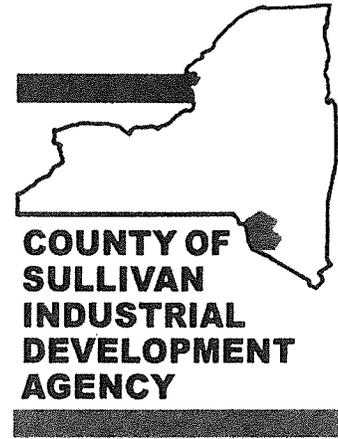
The Town of Mamakating will make every effort to assure that the hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

Dated: July 8, 2020

**BY ORDER OF THE TOWN BOARD OF THE
TOWN OF MAMAKATING**

JEAN M. DOUGHERTY, TOWN CLERK

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



June 29, 2020

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

Re: 2020 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 # ~~1678~~ dated June 29, 2020 in the amount of \$5,689.50, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
RHH Land	\$ 5,689.50
TOTAL	\$ 5,689.50

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

enc.

1678

JEFF BANK
www.jefbank.com

50-834/219

CHECK ARMOR
PROTECTION

COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
548 BROADWAY
MONTICELLO NY 12701

6/29/2020

PAY TO THE ORDER OF Town of Thompson

\$ **5,689.50

Five Thousand Six Hundred Eighty-Nine and 50/100***** DOLLARS

Town of Thompson
4052 Route 42
Monticello, New York 12701



AUTHORIZED SIGNATURE

MEMO

2020 PILOT Distrib. #6

⑈001678⑈

COUNTY OF SULLIVAN

1678

INDUSTRIAL DEVELOPMENT AGENCY

Town of Thompson
Date 6/29/2020
Type Bill
Reference

6/29/2020

Payment
5,689.50

Discount

Balance Due
5,689.50

Original Amt.
5,689.50

Check Amount
5,689.50

FNB NEW IDA Chec 2020 PILOT Distrib. #6

5,689.50

2020 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	(Thompson)
\$1,436,460.00	80.60%	\$1,157,786.76	0.0100478750	0.0215115000	0.0023595900	TOWN TO HWY

0.0021405100 HWY OUTSIDE VILLAGE
 0.0000000000 GENERAL FUND OUTSIDE VILLAGE

TAX RATE TOTALS	0.0100478750	0.0215115000	0.0045001000
AMOUNT OF TAX TO BE PAID TO MUNICIPALITIES	\$11,633.30	\$24,905.73	\$5,210.16
AMOUNT OF LATE PENALTY TO BE PAID TO MUNICIPALITIES	\$581.66	\$1,245.29	\$260.51
AMOUNT OF LATE INTEREST TO BE PAID TO MUNICIPALITIES	\$488.60	\$1,046.04	\$218.83
	\$12,703.56	\$27,197.06	\$5,689.50

TOTAL PILOT DUE 2/1/20	\$41,749.19
LATE PENALTY	\$2,087.46
LATE INTEREST	\$1,753.47
TOTAL	\$45,590.12



| Building beautiful, active communities

July 7, 2020

Sandra Geny, Chair

STEERING COMMITTEE

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Brian Scardafield

Gerald J. Skoda

Nicole Stevin

Fred Strabbert, III

Anna Lise Dylhr Vogel

Rebbi Larry Zierler

Barbra Bivins
Harris Woods Homeowners Assn.
142 Clearwater Drive
Monticello, NY 12701

Dear Barbra:

Thank you for submitting an application to the 2020 Neighborhood Revitalization Grant Program. We are pleased to award the Harris Woods Homeowner's Association a matching grant of up to \$1,500 to be applied to the cost of the benches, tables, new signage, and trail excavation as outlined in your grant application.

This is a matching, reimbursable grant. Upon completion of your project, and receipt of documentation of expenditures for the above stated project and completed w-9 form, your reimbursable grant will be disbursed. Unless other arrangements are made with Sullivan Renaissance, the work must be completed by October 1, 2020.

We ask that any documentation or publicity in connection with your project include the following language: **"Funding for this project was made possible in part by a Neighborhood Revitalization Grant from Sullivan Renaissance."**

Please keep us informed of your progress, and if you have any questions, do not hesitate to call the office at (845) 295-2445.

We appreciate your involvement and willingness to be an important part of Sullivan County's Renaissance and wish you the best of luck with your project!

Sincerely,

Denise Frangipane, Executive Director

cc: Juan Journet, Neighborhood Revitalization Coordinator
William J. Rieber, Jr., Town of Thompson Supervisor ✓

Encl.: w-9 Form

COLUMBIA HILL NEIGHBORHOOD ALLIANCE
Post Office Box 137
Hurleyville, New York 12747

www.columbiahill.org

July 10, 2020

VIA EMAIL (planning@townofthompson.com)
AND U.S. POSTAL SERVICE

Mr. Lou Kiefer
Chairman, Town of Thompson Planning Board
Thompson Town Hall
4052 Route 42
Monticello New York 12701

Re: Gan Eden Estates Development

Dear Chair Kiefer and the members of the Town of Thompson Planning Board:

The Columbia Hill Neighborhood Alliance (CHNA) was formed in 2012 as a grassroots group of alarmed Town of Thompson and Hurleyville residents upon first learning of this proposed development. CHNA has reviewed the following documents regarding the Gan Eden Estates project (the Project):

- Full Environmental Assessment Form (FEAF) Parts 1, 2 & 3 of January 29, 2020 prepared by Gan Eden Estates and the Planning Board;
- Thompson Planning Board (PB) Resolution of April 22, 2020 establishing Lead Agency and SEQRA Positive Declaration status;
- Memo dated April 22, 2020 by Mary Beth Bianconi of Delaware Engineering prepared for the Town of Thompson Planning Board Support Staff; and
- Draft Scoping Document dated June 10, 2020 for Gan Eden Estates Draft Environmental Impact Statement (DEIS).

CHNA submits the following comments for inclusion in the record at the Project's Scoping Session before the Town of Thompson's Planning Board on July 8, 2020.

Comp Plan and Community Character

The Town of Thompson - Village of Monticello Joint Comprehensive Plan (Joint Comprehensive Plan) embraces a commitment to ensuring new development meets a higher standard which "reflects the community's commitment to preserve its natural environment and small town character" that are desirable to residents and visitors alike. Joint Comprehensive Plan, p.14, Section 2.1. The community character of the immediate area is rural and sparsely populated and local residents have repeatedly expressed their desire that it remain that way. This oversized project threatens to forever transform the community's way of life in all the ways that the Joint Comprehensive Plan sought to avoid, with no upside for those people that cherish living here. Any potential benefits from the Project such as tax revenue, primarily accrue to the Town of Thompson; while the majority of disadvantages, including well problems, flooding, and traffic increase, will be borne by the Town of Fallsburg and, in particular, the hamlet of Hurleyville. The Draft Scoping Document does not adequately evaluate the Community Character and likely impacts from the development, choosing instead to focus on the

questionable zoning of the property.¹ The Final Scope should require a comprehensive review of the elements that make up the small town community character of this area and how a residential development greater than the population of Hurleyville will permanently change that character.

Stormwater

Water and its respective sections in the applicant's FEAF and eventual DEIS constitute some of the most concerning aspects of this proposed development. The scoping document fails to address the historic problem of storm water runoff from this site which has plagued the downhill hamlet of Hurleyville for decades despite there being no structures or impervious surfaces on it at present. Placing 89 large structures, a community center, playgrounds, tennis courts, thousands of paved parking spaces and 2 miles of roads on the site will only exacerbate that situation. The applicant's contention that the use of retention ponds and vegetated swales will decrease the amount of such runoff fails to address the fact that these measures already exist on the site and have not diminished the problem.

Wastewater Discharge

A substantial error in the FEAF seems to be the repeated assertion that the Class B Stream the developer plans on discharging its treated wastewater into is "on site". A review of maps of the area delineating the property lines of Gan Eden Estates and its surrounding neighbors' lands clearly demonstrates this is not the case. In fact, an engineer representing Gan Eden Estates at a Thompson Planning Board meeting in July 2016 indicated that they did yet not have a general discharge route for its Wastewater Treatment Plant (WWTP). The Final Scope should require Gan Eden to provide detailed surveying of the Class B Stream's bed and banks to clearly establish whether the Class B Stream is in fact located on-site and for how far. The Town engineer expressed concern about obtaining an easement for that purpose and there is nothing in the scoping document to reflect that an easement has been obtained for that purpose. It is difficult to see how a project of this scale can proceed to obtain any of the numerous permits and approvals needed, while lacking this crucial component. The DEIS should determine whether an easement is necessary and possible.

It is still not clear as to the type of WWTP the Project will utilize. A large WWTP potentially will have performance problems with other on-site facilities both in function and longevity. Larger WWTP require a constant year-round flow in order to work correctly and the components are subject to failure if not operated and maintained diligently. When questioned by a Planning Board member in July 2016 about the expected life span of the WWTP components, the same engineer representing Gan Eden indicated a five year lifespan. The DEIS should describe in detail the WWTP, provide examples of its use in similar settings, describe the anticipated daily, weekly, monthly, and yearly maintenance, and discuss the anticipated lifespan for the system.

Water Usage and Supply

In the FEAF there is a calculation on estimated water usage of 147,250 gallons per day (gpd) in the first phase. We note that to our knowledge, the developer has yet to complete the NYS DEC Water Conservation Program Form for Public Water Supply (https://www.dec.ny.gov/docs/water_pdf/wcpf.pdf) that requires an indication of the total population of the project. Providing usage figures without revealing projected density per unit fails to provide any meaningful information to the public

¹ While understanding that it's a settled matter, we again feel it necessary to point out that, if not for the magnanimous zone changes from Rural Residential to Suburban Residential granted by a previous Thompson Town Board in 2005 and 2007 in what many local residents still consider a sneaky and improper fashion, this proposed development would be rendered moot. Nearby neighbors were never notified by mail of these actions and the new local law was never sent to Sullivan County for a Section 239 planning review as required.

or the Planning Board. The Project should be required to provide information regarding anticipated usage that is properly verified and sourced so that it can be effectively reviewed and evaluated.

The FEAF also states that Gan Eden's wells are capable of producing a sustained 205 gallons per minute. The town's own consultant, Miller Hydrogeologic Inc., has questioned the accuracy of the developer's 72 hour well testing done in October 2016 because the well test failed to follow established protocols and methodology. In preparing the DEIS, the developer should be compelled to redo the 72-hour well test during the peak summer season of July and August when the local population quadruples, to provide more accurate hydrological data than the 2016 pump test done in the fall months.

Safety

There is also insufficient information regarding the Project water system's ability to meet safety requirements, supply sprinkler systems and meet firefighting requirements. The Final Scope should require a detailed description of this system and require that the Hurleyville Fire Department be consulted and requested to weigh in on the adequacy of protective measures and water supply system at the Project site.

Water Tank and Aesthetics

The applicant should also be required to provide detailed engineering information about the proposed 400,000-gallon water tank, particularly as regards functionality and location, the risk and impact of failure, and its aesthetic impacts. This tank will be a prominent eyesore not only for local residents, but will also be a scar upon area viewscapes near and far. Scoping should include the aesthetic impact of a 109' structure situated on top of a 1600' altitude hill, as well as requiring the applicant to determine if the tower requires red blinking aviation warning lights and FAA review under the recent FAA guidelines modifications that apply to towers between 50 and 200 feet

Light

Another issue that needs to be addressed in the scoping document is light pollution from all outside lighting. Currently neighbors can view a star-filled sky, including the Milky Way, on cloudless nights. What will be the impact of 24/7 lighting and how can these impacts even be mitigated? Light impacts must be an issue assessed by the DEIS.

Traffic

Another matter requiring greater attention in the scoping document is the estimated additional 500 plus resident vehicles the Project will add to local traffic, not to mention delivery and sanitation trucks, taxis, contractors and others service vehicles on a regular basis. The three proposed exits have line of sight issues and require entering and exiting from already heavily travelled County Roads 103, 104, and 107 with speed limits of 55mph. Traffic signals and signage will be necessary to protect the public from these inevitable hazards of increased traffic, especially during the summer and winter months. The Sullivan County Department of Public Works and NYS Department of Transportation should be consulted and asked to provide input on these potential hazards.

Flora and Fauna

The nature of the flora and fauna on the site has been misrepresented and understated. Many more species than those listed in the FEAF are present or pass through this property. The scoping document should include an evaluation of the Project's interference with the migration and movement patterns for predominant species. The scoping document must include an evaluation of any clear cutting of any forested parts of this site and, the impacts upon the nesting of the Federal and New York State protected Northern Long-Eared Bat or any other protected species' habitat.

Other Issues

There are other concerns yet to be addressed sufficiently. The scoping document needs to include an evaluation of Project impacts on the local power grid and the potential for increased brownouts and or blackouts in the area. The scoping document needs to evaluate additional infrastructure requirements such as substation, transformers, and power lines as well as the environmental and community impacts of such additions.

The scoping document fails to include the impact of architectural features at the site. Certain building features and their impacts need to be evaluated: peaked or flat roof construction, extensive decks, awnings and enclosed porches, type of gutter systems, lawn watering systems, and finished basements. Will the heat retention properties of paved surfaces and asphalt roofing materials exacerbate and accelerate climate change conditions? Will sod lawns and decorative landscaping utilizing extensive fertilizer and pesticide application present problems of nitrogen loading and runoff? Such substances as well as the application of road salt in the winter can seep into the ground water polluting local wells and the Class B Stream.

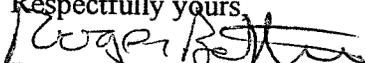
The developer fails to acknowledge on the FEAF Part 1 that there are facilities serving children, the elderly, and people with disabilities within 1500 feet. The Center for Discovery has multiple sites within that parameter. Failure to acknowledge these facilities is also a failure to evaluate the impacts on these facilities. The DEIS should provide a comprehensive identification of all facilities serving children, the elderly, and people with disabilities within a quarter-mile. The DEIS should also evaluate the frequency of vehicle traffic transporting children, elderly, and people with disabilities between facilities along the roads that will be heavily impacted due to the Project.

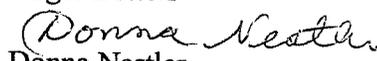
The adjoining Loch Sheldrake- Hurleyville Rod and Gun Club's members have deer hunting blinds in trees along the boundary line between the two parcels. Hunting happens not only at a lower elevation as stated in the FEAF, but all along that boundary.

Conclusion

Thank you for your attention to these and the many other concerns that will have to be addressed before a decision can be made on this proposed development. A thorough and careful review is paramount given the scope and complexity of this Project and its impacts upon the community and the environment. Scant attention has been paid by the developer to many of the mitigation steps necessary to address our environmental impact concerns. The Town must be sure that sufficient mitigation measures are in place prior to any approval on this Project. The Town should also consider what enforcement mechanisms are available to ensure compliance with these mitigation measures prior to allowing this Project to move forward.

Respectfully yours,


Roger Better


Donna Nestler

Co-Directors
Columbia Hill Neighborhood Alliance

Mr. Lou Kiefer
July 10, 2020

Page 5 of 5

Cc:

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

Mr. Steven Vegliante
Supervisor
Town of Fallsburg
PO Box 2019
South Fallsburg, New York
12779

Kelly Turturro
Regional Director
NYS DEC, Region III
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Commissioner Basil Seggos
NYS DEC, Albany
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NYS DOH
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Delaware River Basin
Commission
D-2017-002 CP-1
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08628-0360

Colonel Paul E. Owen
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Ms. Freda Eisenberg
Commissioner
Sullivan County Planning
Department
100 North Street
Monticello, New York 12701



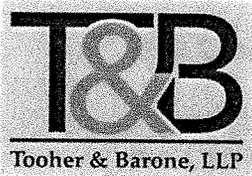
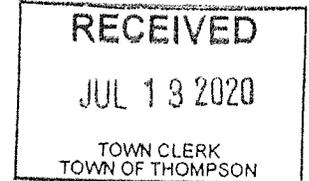
marilee (clerk-town of thompson)

From: Cheryl Corning <CCorning@tabllp.com>
Sent: Friday, July 10, 2020 6:52 PM
To: planning@townofthompson.com; marilee@townofthompson.com;
paulaelainekaylaw@gmail.com
Cc: John Barone
Subject: Gan Eden Estates Development Comments on Draft Scoping Document
Attachments: 20 07 10 Public Comment Letter to Town re Scoping.docx.pdf

Dear Chair Kiefer and the members of the Town of Thompson Planning Board:

Attached is the Comment Letter regarding the Draft Scoping Document.

Thank you



Cheryl Corning, Paralegal
Robinson Square – 313 Hamilton Street
Albany, New York 12210
Phone: (518) 432-4100 ext. 1
Fax: (518) 432-4200
<https://www.tabllp.com/>

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AEI
#1

TOWN OF THOMPSON, NY

SULLIVAN COUNTY, NEW YORK

KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE MAP, PLAN, & REPORT

PREPARED FOR:

TOWN OF THOMPSON, NY

4052 STATE ROUTE 42
MONTICELLO, NY 12701

PREPARED BY:

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

55 SOUTH MAIN STREET
ONEONTA, NEW YORK 13820
607-432-8073

JULY 1, 2020



1.0 Introduction

This Map, Plan, and Report (MPR) has been prepared as required by, and in accordance with New York State Town Law 202b, and is intended to assist Town officials and residents in evaluating the public benefit of a project that will upgrade the wastewater treatment plant (WWTP) serving the Kiamesha Lake Sewer District. Completion of the MPR is required whenever a town resolves to undertake a project to improve or reconstruct existing facilities and appurtenances on behalf of a sewer district.

A comprehensive upgrade of the 65 year-old facility is necessary to meet recently updated water quality standards, to improve and expand bio-solids processing capacity, and to ensure the plant's long-term viability.

In February 2020, the Town was informed by the New York State Environmental Facilities Corporation (NYSEFC) that this upgrade project is eligible for interest-free ("hardship") financing for a term of up to 30 years through the Clean Water State Revolving Fund (CWSRF).

The Town intends to seek additional financial support for this upgrade through other funding programs. However, since funding from those sources has not yet been secured, this MPR assumes that the CWSRF will be the sole source of funding.

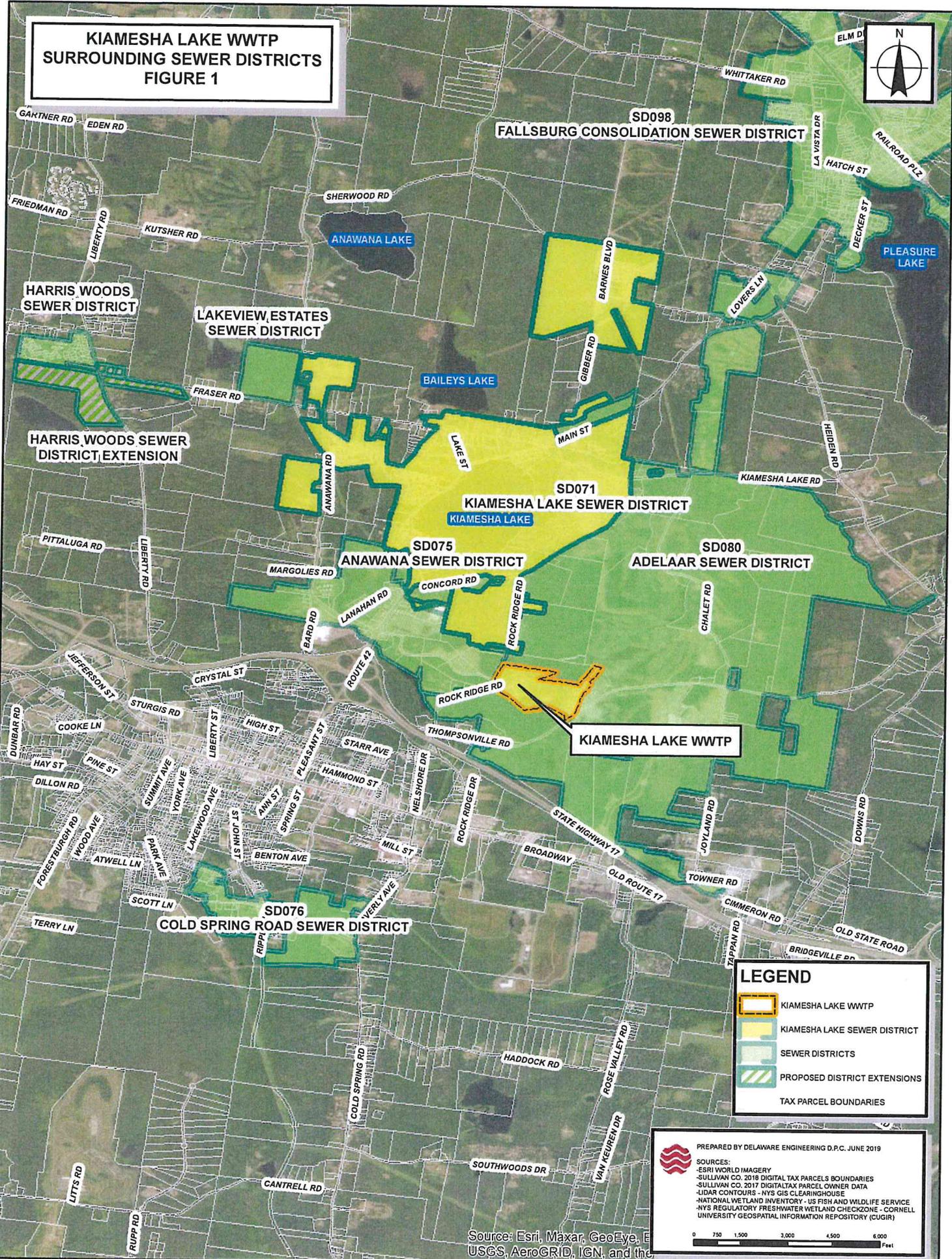
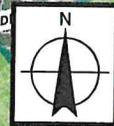
1.1 Background

The Town of Thompson, Sullivan County, is located in the foothills of New York State's Catskill Mountain region. The Town owns and operates the Kiamesha Lake wastewater treatment plant (WWTP) which is located on a 48.3-acre parcel along Rock Ridge Road, northeast of the NYS Route 17/42 interchange. A map identifying the Kiamesha Lake WWTP site and sewer district boundaries is included as **Figure 1 – Location Map**.

The WWTP serves residents and businesses in the hamlet of Kiamesha Lake which has a full-time population of approximately 1,100 residents. The Kiamesha Lake sewer district has 378 service accounts of which 287 (\pm 75%) are single-family dwellings. While there are no large industrial users connected to the system, wastewater from the Adelaar Resort complex and the Route 42 commercial corridor is treated at the Kiamesha Lake WWTP.

The WWTP is regulated by the New York State Department of Environmental Conservation (NYSDEC) under the State Pollutant Discharge Elimination System (SPDES) Permit program and operates under SPDES Permit No. NY 003 0724. The SPDES permit regulates the volume (capacity) and quality of water (effluent) permitted to be discharged from the facility, and details the daily and monthly water quality monitoring requirements.

**KIAMESHA LAKE WWTP
SURROUNDING SEWER DISTRICTS
FIGURE 1**



LEGEND

- KIAMESHA LAKE WWTP
- KIAMESHA LAKE SEWER DISTRICT
- SEWER DISTRICTS
- PROPOSED DISTRICT EXTENSIONS
- TAX PARCEL BOUNDARIES

PREPARED BY DELAWARE ENGINEERING D.P.C. JUNE 2019

SOURCES:
 -ESRI WORLD IMAGERY
 -SULLIVAN CO. 2018 DIGITAL TAX PARCELS BOUNDARIES
 -SULLIVAN CO. 2017 DIGITAL TAX PARCEL OWNER DATA
 -LIDAR CONTOURS - NYS GIS CLEARINGHOUSE
 -NATIONAL WETLAND INVENTORY - US FISH AND WILDLIFE SERVICE
 -NYS REGULATORY FRESHWATER WETLAND CHECKZONE - CORNELL UNIVERSITY GEOSPATIAL INFORMATION REPOSITORY (CUGIR)

0 750 1,500 3,000 4,500 6,000 Feet

Source: Esri, Maxar, GeoEye, Earthstar, CNES, Airbus, GeoEye, IGN, and the

The SPDES permit allows for the plant to discharge up to 2.0 million gallons per day (MGD), although the plant typically operates at approximately 50% capacity. Outflows from the plant are received by an unnamed tributary of the Kiamesha Creek. In 2017, the SPDES permit was modified to include discharge limits for fecal coliform and chlorine residual. To meet the updated permit limits, the Town will install ultra-violet (UV) disinfection facilities as part of the planned facility upgrade.

1.2 Reasons for the Project

- 1) The Kiamesha Lake WWTP has been in service for nearly 65 years and while the equipment, systems and processes have been maintained throughout the intervening years, the plant is approaching the end of its design life expectancy, typically 35-40 years. In addition, the plant employs older technologies that are costly to repair and maintain due to the difficulties in obtaining replacement parts.
- 2) In order to maintain SPDES permit compliance, the Town is required to install disinfection facilities by May 2022. Effluent disinfection is required to meet the permit limits for fecal coliform (since the Town intends to employ UV disinfection, chlorine residual limits will not be a factor). The plant does not currently have any disinfection facilities to address the modified permit limits. Without this upgrade, the plant will be out of compliance with permit discharge limits after May of 2022.
- 3) In addition to the Kiamesha Lake WWTP, the Town of Thompson owns and operates four additional wastewater treatment facilities. Kiamesha Lake is the only plant with functional sludge handling and processing equipment. Consequently, sludge from the other Town plants is sent to the Kiamesha facility for processing. Processing the additional sludge strains the plant's aging equipment, making upgrades to the existing system both necessary and prudent. Additionally, new technologies will reduce the overall sludge volume thereby lowering disposal costs.

To address these conditions, the Town is proposing a comprehensive WWTP upgrade with an estimated capital project cost of **\$27,00,000**. The proposed project will upgrade the existing plant and provide new treatment facilities that will ensure continued compliance with SPDES permit requirements for the near term, as well as for the estimated loading conditions at 2.0 MGD.

2.0 District Boundary Description

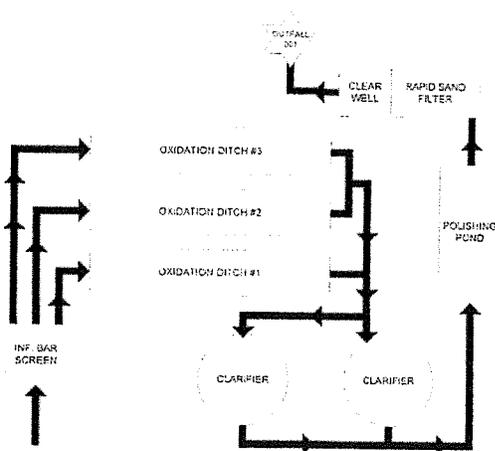
The Town of Thompson owns, operates and maintains multiple sanitary sewer districts. The primary sewer district served by the Kiamesha Lake WWTP is the Kiamesha Lake Sewer District. As shown in **Figure 1**, outside users in four additional districts also convey sanitary sewage to the Kiamesha plant as follows:

- Adelaar Resort Sewer District
- Anawana Sewer District
- Harris Woods Sewer District
- Lakeview Estates Sewer District

An expansion of the Harris Woods sewer district is currently under review by the Thompson Town Board as shown in Figure 1. This proposed expansion would include two existing bungalow colonies and four single-family residential properties located in the vicinity of Harris Woods along Old Liberty Road and Fraser Road.

3.0 Description of Existing WWTP Facilities

The Kiamesha Lake WWTP is an extended aeration, oxidation ditch style, activated sludge treatment plant that achieves biological ammonia removal through nitrification. The secondary treatment process includes two clarification tanks, while tertiary treatment uses sand filtration units to meet discharge permit levels.



Process Diagram from SPDES permit

Influent/enters the facility through the influent channel structure where it passes through a mechanically cleaned bar screen, Parshall flume, grit chamber, and flow splitter box. At the flow splitter box, the incoming sewage is divided and conveyed to the three oxidation ditches.

Effluent from the oxidation ditch flows to the secondary clarifiers and then to the sand filter units for tertiary treatment. Tertiary effluent passes through the post aeration tank prior to discharge to an unnamed tributary of the Kiamesha Creek.

4.0 General Plan of Improvements

The following is a summary of the principal proposed upgrades and improvements necessary to adequately treat current demands and provide for future needs. The current proposed layout of these facilities is shown on the site plan (see **Figure 2 – Upgrade Site Plan**).

The comprehensive facility upgrades and improvements will encompass plant buildings, equipment, systems, and site conditions. Significant improvements include installation of a new UV disinfection system, Autothermal Thermophilic Aerobic Digestion (ATAD) system and sludge press, and construction of a new Maintenance and Shop building.

The upgrade will occur within the current property limits and within previously disturbed areas.

The following is a detailed list of proposed improvements to the Kiamesha Lake WWTP

- Influent Channel and Flow Splitter Box Improvements
- Grit Removal Improvements
- Oxidation Ditch Improvements
- Process Air Supply Blower Improvements
- Sand Filter Improvements
- Post Aeration Improvements
- New UV Disinfection System & Building
- Sludge Holding Tank Improvements
- RAS/WAS Pump Improvements
- Aerobic Sludge Digestion Improvements (new ATAD system)
- Sludge Press Improvements
- Sludge Drying Bed Improvements
- Pump Station Process Improvements
- Control Building Improvements
- Grit Removal Building Improvements
- Filter Building Improvements
- Storage Building Improvements
- Blower Building Improvements
- New Work Shop and Maintenance Building
- New emergency generator
- Yard Piping Improvements
- Site Work Improvements
- SCADA Improvements
- Instrumentation Improvements

5.0 Proposed District Operations

The Town of Thompson Water and Sewer Department oversees day-to-day operations, maintenance and administration of all four of the Towns' wastewater treatment facilities. The department is managed by the superintendent and assistant superintendent with support by a foreman and account clerk. Additionally, the Kiamesha plant employs a dedicated staff of one 3a-certified licensed operator and three 2a-certified operators.

It is anticipated that additional personnel will not be required to operate or maintain the upgraded facilities, and staffing is anticipated to remain at current levels.

6.0 Statement of Regulatory Review and Approvals Required Prior to Construction

Regulatory review and approvals of the engineering report and design documents are anticipated to be conducted by the NYS Department of Environmental Conservation and the NYS Environmental Facilities Corporation.

Plans will also be submitted to the Delaware River Basin Commission (DRBC), a regional water resource management consortium made up of four states and the US Army Corps of Engineers. The DRBC coordinates with states and local governments on water and wastewater projects throughout the Delaware River Basin region. The WWTP is located in an area identified by the DRBC as "special protection waters" and DRBC review is required for any new treatment facility or expansion of an existing facility with an average daily discharge rate of 10,000 gallons a day or more during any consecutive 30-day period.

Because this action will require the discretionary approval of multiple governmental and quasi-governmental agencies, NYS requires the completion of a State Environmental Quality Review (SEQR) coordinated with all involved, and potentially involved agencies. The SEQR process was initiated at the May 19, 2020 meeting of the Thompson Town Board, at which time the Board declared their intent to serve as lead agency for the Unlisted action.

7.0 Maximum Amount to be Expended

The maximum amount that is planned to be expended is \$27 Million.

8.0 Cost of Hook-Up Fees Charged by District, If any

The Town intends to continue with its current policy regarding hook-up fees and reserves the right to modify this in the future.

9.0 Detailed Explanation of Costs (How Costs are Computed)

The schedule of rates for capital improvements and operation and maintenance expenses for properties included in the Kiamesha Lake Sewer District and extension thereof are computed based on the number of rent points assigned to each property. Rent points are determined based on property use and codified in *§194-46 Schedule of Rates* of the Town Code. Single family dwellings are assigned 7.5 rent points each for capital improvements and 7.5 rent points for operations and maintenance costs.

Costs to the typical user are calculated based on the total operations and maintenance (O&M) costs plus a unit share of any debt service owed by the sewer district. Only those properties within the district that are connected to public sewer system are responsible for a share of the O&M costs. However, all properties owners -- including vacant land not connected to the sewer system -- are and will continue to be charged for a share of the debt service.

Costs associated with the planned upgrade will be presented based on the anticipated receipt of interest-free (0%) financing through the NYSEFC, for a term of 30-years, for the capital improvements that would apply to current debt service rates.

Operation and maintenance (O&M) costs are anticipated to increase slightly as a result of this project due primarily to increased energy usage. Costs for debt service and O&M are described below and will be based on the current number of rent points (i.e., no additional users).

9.1 Operations and Maintenance (O&M)

The planned upgrade primarily entails the replacement of existing equipment for continued operation and the addition of two processes – UV disinfection and Autothermal Thermophilic Aerobic Digestion (ATAD). Additional O&M costs are associated with the anticipated increase in energy use and periodic UV bulb replacement.

In 2019, users in the Kiamesha Lake Sewer District were charged **\$80.07** per point for operations & maintenance of the system. A single family home is assigned 7.5 points, resulting in an annual O&M charge of **\$600.53**. The annual O&M budget is expected increase by approximately 3.5% after the proposed upgrade due primarily to an increase in energy usage.

9.2 Debt Service

Sewer Unit shares for debt service are calculated in accordance with Part 2, Article IX of the Thompson Town Code. Each property located in the sewer district is assigned a debt points value in accordance with §194-46 – *Schedule of Rates*. In 2019, property owners in the Kiamesha Lake Sewer District were charged \$6.26 per point for debt service. A single family home is assigned 7.5 debt points, resulting in an annual debt service charge of **\$46.95**.

The estimated project cost to be financed is approximately \$27 million and it is anticipated that the town will receive hardship financing from NYSEFC at 0% interest for a 30-year period. Annual debt service is estimated at \$900,000 or \$45.73 per point. Therefore, a single-family home in the Kiamesha Sewer District would pay an additional annual debt service charge of approximately **\$342.98**.

10.0 Cost to a Typical Single-Family Residential Property

The estimated rate impact to a typical sewer user, assuming a typical single-family home (SFH) in the Kiamesha Lake Sewer District is projected to be as follows:

2019 Sewer Rates		
	Per Point	Typical User (7.5 points)
Annual O&M Cost	\$80.07	\$600.53
Annual Debt Service	\$6.26	\$46.95
Total:	\$86.33	\$647.48

Estimated Future Sewer Rates		
	Per Point	Typical User (7.5 points)
Annual O&M Cost	\$82.87	\$621.53
Annual Debt Service	\$51.99	\$389.93
Total:	\$134.86	\$1,011.46

The above costs and rate impacts are based on current district users, 2019 Sewer Rates and 0% financing from NYSEFC. Rates would be reduced if more development occurs within the district and/or if the town is able to secure grant funding for the proposed improvements. The Town is also in the process of consolidating and restructuring rates for all of the sewer districts, which may impact future rates in the Kiamesha Lake Sewer District.

11.0 Method of Finance

At this time, the Town has a commitment from NYSEFC to provide 0% short and long-term financing for the project for a term of 30 years term through the CWSRF Program. Additional subsidized grant financing through NYSEFC's Water Infrastructure Improvement Act (WIIA) and NYSDEC's Water Quality Improvement Program (WQIP) are anticipated to be sought to reduce financial impact of the project to system users.

12.0 Statement as to Benefit Assessment

At this time, the costs associated with the debt service from the bond that is planned to be secured to finance the facility upgrades, and associated increases in O&M costs, will be charged on a benefit basis. Each holder of real property within the sewer district that will benefit from the project, as well as any out of district users, will be levied a share of those costs in accordance with the current Town Code and/or sewer use agreements/contracts.

#2

TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK

EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADE MAP, PLAN, & REPORT

PREPARED FOR:

TOWN OF THOMPSON, NY

4052 STATE ROUTE 42,
MONTICELLO, NY 12701

PREPARED BY:



DELAWARE ENGINEERING, D.P.C.

55 SOUTH MAIN STREET
ONEONTA, NEW YORK 13820
607-432-8073

JULY 14, 2020



1.0 Introduction

This Map, Plan, and Report (MPR) has been prepared as required by, and in accordance with New York State Town Law 202b, and is intended to assist Town officials and residents in evaluating the public benefit of a project that will upgrade and expand the wastewater treatment plant (WWTP) serving the Emerald Green-Lake Louise Marie Sewer District (EGSD). Completion of the MPR is required whenever a town resolves to undertake a project to improve or reconstruct existing facilities on behalf of a sewer district.

A comprehensive upgrade of the facility is necessary to meet recently updated water quality standards, expand plant flow capacity, expand bio-solids processing capacity, and to ensure the plant's long-term viability.

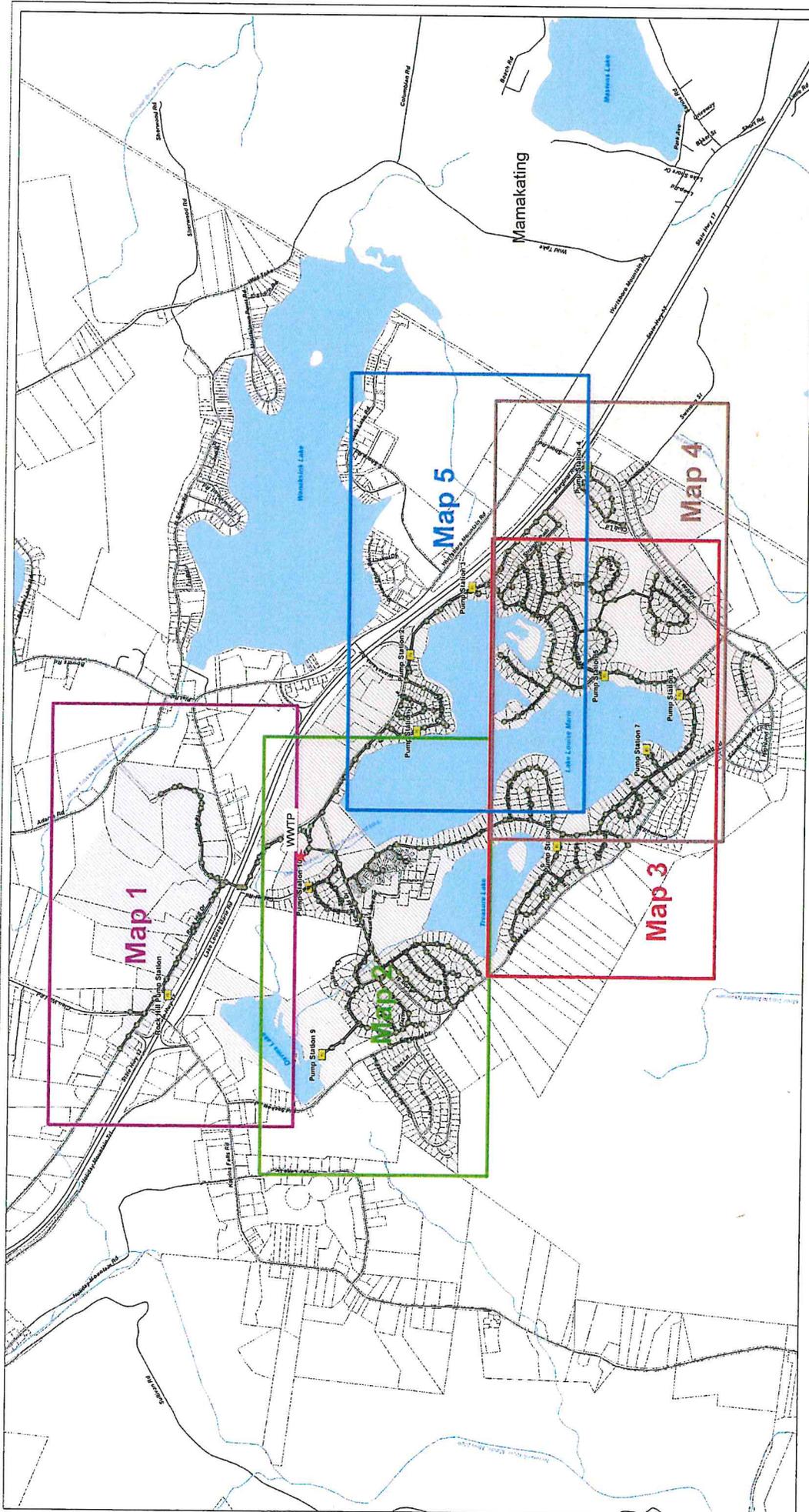
Funding for this upgrade and expansion project has not yet been secured. The Town intends to apply for funding through the New York State Environmental Facilities Corporation (NYSEFC) Clean Water State Revolving Fund (CWSRF). Additionally, the Town will submit a grant application to the NYS Water Grant program authorized through the Water Infrastructure Improvement Act (WIIA), which may provide grant funds up to 25% of the eligible project costs. Additional funding sources, including the NYSDEC Water Quality Improvement Program (WQIP) and the NY State and Municipal (SAM) funding program will be applied for pending completion of project eligibility reviews.

1.1 Background

The Town of Thompson, Sullivan County, is located in the foothills of New York State's Catskill Mountain region. The Town owns and operates the Emerald Green wastewater treatment plant (WWTP) which is located on a 14.92 -acre parcel on the southern side of NY Route 17 and just north of Lake Louise Marie, in the hamlet of Rock Hill. A map identifying the Emerald Green WWTP site and sewer district boundaries is included as **Figure 1 – Location Map**.

The WWTP serves residents and businesses in the hamlet of Rock Hill. Flow contributions to the plant are primarily from district residences with some light-commercial users. There are approximately 1,350 properties in the EGSD for which the Town has approximately 885 service accounts. Approximately 97% (862) of the accounts are registered single-family homes (SFH). There are no major industrial discharges to the WWTP nor are any planned or anticipated in the near future.

The WWTP is regulated by the New York State Department of Environmental Conservation (NYSDEC) under the State Pollutant Discharge Elimination System (SPDES) Permit program and



Manholes and pump stations located by NYRWA using GPS in March, 2008
 2008 parcel and district boundaries provided by Sullivan County Division of Planning and Community Development.
 Lake, stream, and road centerline data from the New York State GIS Clearinghouse.

Scale

1 inch equals 700 feet



Legend

- Sewage Pump Station
- Manhole
- Road Centerline
- Parcel Boundary
- Sewer District
- Emerald Green
- Rock Hill
- Sewer Main Force
- Sewer Main Gravity
- Stream

**Town of Thompson, NY
 Emerald Green & Rock Hill
 Sewer Districts Index Map**

Figure 1



Map No. A

Drawn By: S.J.W

Checked by: J.H

Date: July 2008



operates under SPDES Permit No. NY0035645. The SPDES permit regulates the volume (capacity) and quality of water (effluent) permitted to be discharged from the facility, and details the daily and monthly water quality monitoring requirements.

The SPDES permit allows for the plant to discharge up to 0.410 million gallons per day (MGD), and the plant typically operates at approximately 70% capacity. Outflows from the plant are received by McKee Brook, a class B(T) stream.

The SPDES permit was recently modified to include discharge limits for fecal coliform and total residual chlorine. These modifications will go into full effect as of May 1, 2022. Additionally, the SPDES permit requires that the facility implement a temperature monitoring program to ensure that the effluent is not exceeding the 70° F permit limit. The monitoring program is currently ongoing.

1.2 Reasons for the Project

- 1) Under its current process configuration, the Emerald Green WWTP has been in service for nearly 30 years and while the equipment and systems have been maintained throughout the intervening years, the plant is approaching the end of its design life.
- 2) While the existing disinfection system is able to meet interim SPDES permit limits for Total Residual Chlorine (2.0 mg/l), it is uncertain whether the system will be capable of consistently meeting the stricter limits (0.03 mg/l) set to go into effect in May 2022. To remedy this, the Town will remove the chemical disinfection and switch to UV disinfection, thereby avoiding possible exceedances of the SPDES permit limit for Total Residual Chlorine.
- 3) The plant is currently utilizing approximately 70% of its available hydraulic capacity. The Town is requesting a permit increase of 65,000 GPD to ensure the facility will be able to accommodate future growth.
- 4) The plant does not currently have facilities for processing waste sludge, which is hauled to the Town's Kiamesha WWTP for processing. If the Kiamesha sludge handling and processing facilities were ever disabled, the Emerald Green facility, with its limited waste sludge storage capacity, would experience a severe operational disruption as well. By adding sludge processing facilities, the facility would be able to function independent of the Kiamesha plant operations.

To address these conditions, the Town is proposing a comprehensive WWTP upgrade with an estimated capital project cost of **\$14 million**. The proposed project will upgrade the existing plant, provide new treatment facilities that will ensure continued compliance with SPDES permit requirements for the near term, as well as for the estimated increase in loading conditions up to 0.475 MGD.

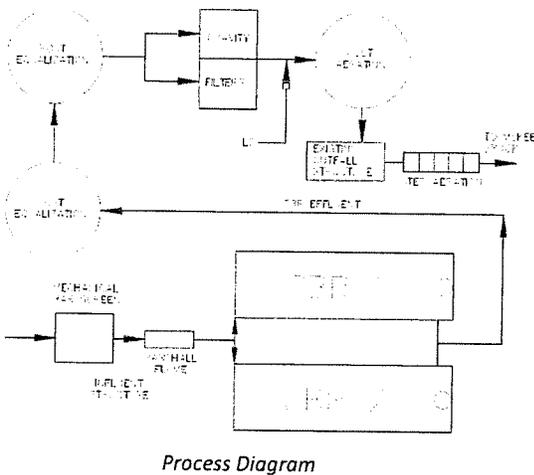
2.0 District Boundary Description

The Town of Thompson owns, operates and maintains multiple sanitary sewer districts. As shown in **Figure 1**, both the Emerald Green and the Rock Hill Sewer Districts convey sanitary sewage to the Emerald Green WWTP.

There will be no immediate expansion of the existing Emerald Green Sewer District boundaries resulting from this project, and all properties currently included in the district will remain in the district.

3.0 Description of Existing WWTP Facilities

The Emerald Green WWTP is a single stage nitrification process utilizing Sequenced Batch Reactors to achieve ammonia and phosphorus removal. The SBR effluent flows to tertiary treatment units to meet discharge permit levels.



Influent enters the facility through the influent channel structure where it passes through a mechanical bar screen and Parshall flume. Influent then flows to the influent holding tank and then on to the two SBR basins.

Treated water is removed from the SBR basins via decanters to the two Post EQ tanks then on through the sand filters. The effluent then passes through the chlorine contact tank and the post aeration tank. Finally, the effluent is dechlorinated prior to discharge to McKee Brook.

4.0 General Plan of Improvements

The following is a summary of the principal proposed upgrades and improvements necessary to adequately treat anticipated demand up to 0.475 MGD, and provide for future needs. The current proposed layout of these facilities is shown on the site plan (see **Figure 2 – Upgrade Site Plan**).

The comprehensive facility upgrades and improvements will encompass plant buildings, equipment, systems, and site conditions. Significant improvements include installation of a new UV disinfection system and the construction of a new sludge dewatering building.

The upgrade will occur within the current property limits and within previously disturbed areas.

The following is a detailed list of proposed improvements to the Emerald Green WWTP:

- Influent Channel Improvements
- Influent Holding Tank Improvements
- SBR Basin 1 & 2 Improvements
- SBR Basin 3 Construction
- Post Equalization 1&2 Improvements
- Process Air Supply Blower Improvements
- Sand Filter Improvements
- UV Disinfection Process Improvements
- Post Aeration Improvements
- Sludge Holding Tank Improvements
- Sludge Processing Construction and Belt Filter Press
- Yard Piping Improvements
- Site Work Improvements
- SCADA Improvements
- Other Improvements

Further details on this upgrade and expansion project are included in the Preliminary Engineering Report (July 2, 2020) prepared by Delaware Engineering, D.P.C..

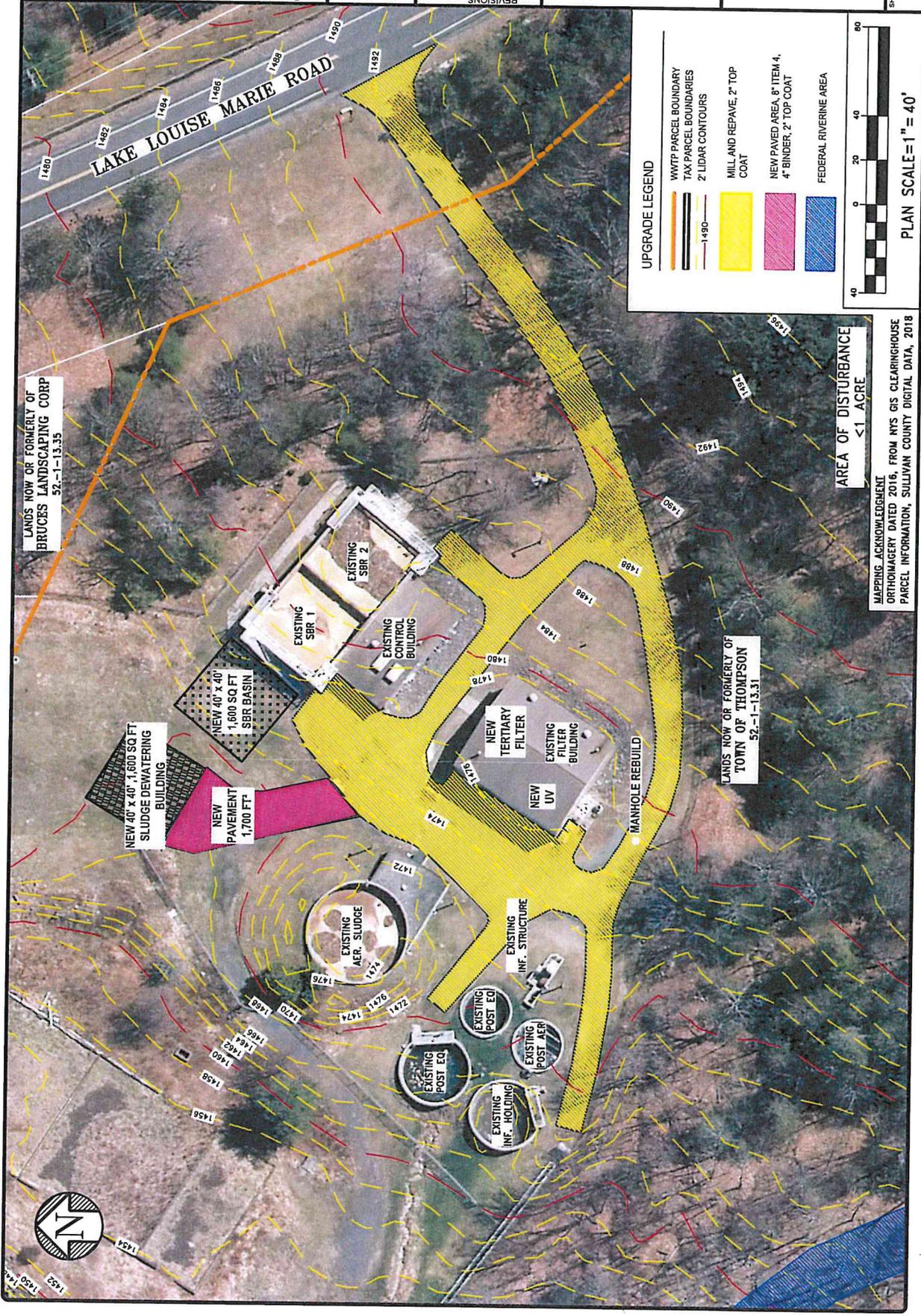
DATE: 5/30/2020
 DRAWN BY: MO
 SCALE: 1"=40'
 REVIEWED BY: DBO
 PROJECT NO.: 13-1590
 FILE: D:\DWG\20\

DELAWARE ENGINEERING, D.P.C.
 CIVIL AND ENVIRONMENTAL ENGINEERING
 55 SOUTH MAIN STREET, ONEONTA, NY 13920 - 697.43.8073
 29 MADISON AVENUE EXTENSION, ALBANY, NY 12203 - 518.452.1290
 8 TOWNSEND STREET, MAINTON, NY 13854 - 607.862.9244
 31 N. MAIN STREET, LIBERTY, NY 13754 - 414.247.9922
 16 EAST MARKET STREET, RED HOOK, NY 12571 - 518.452.1290

NO.	DATE	DESCRIPTION

EMERALD GREEN WWTP
 TOWN OF THOMPSON
 SULLIVAN COUNTY, NY

SITE PLAN WITH IMPROVEMENTS
 SHEET: FIG-2



MAPPING ACKNOWLEDGMENT
 ORTHOIMAGERY DATED 2016, FROM NYS GIS CLEARINGHOUSE
 PARCEL INFORMATION, SULLIVAN COUNTY DIGITAL DATA, 2018

5.0 Proposed District Operations

The Town of Thompson Water and Sewer Department oversees day-to-day operations, maintenance, and administration of all four of the Towns' wastewater treatment facilities. The department is managed by the superintendent and assistant superintendent with support by a foreman and account clerk. Additionally, the Emerald Green facility employs a dedicated staff consisting of one 3a-certified licensed operator and two 2a-certified operators.

It is anticipated that additional personnel will not be required to operate or maintain the upgraded facilities, and staffing is anticipated to remain at current levels.

6.0 Statement of Regulatory Review and Approvals Required Prior to Construction

Regulatory review and approvals of the engineering report and design documents are anticipated to be conducted by the NYS Department of Environmental Conservation and the NYS Environmental Facilities Corporation.

Plans will also be submitted to the Delaware River Basin Commission (DRBC), a regional water resource management consortium made up of four states and the US Army Corps of Engineers. The DRBC coordinates with states and local governments on water and wastewater projects throughout the Delaware River Basin region. The WWTP is located in an area identified by the DRBC as "special protection waters" and DRBC review is required for any new treatment facility or expansion of an existing facility with an average daily discharge rate of 10,000 gallons a day or more during any consecutive 30-day period.

Because this action will require the discretionary approval of multiple governmental and quasi-governmental agencies, NYS requires the completion of a State Environmental Quality Review (SEQR) coordinated with all involved, and potentially involved agencies. The SEQR process was initiated at the June 2, 2020 meeting of the Thompson Town Board, at which time the Board declared their intent to serve as lead agency for the Unlisted action. At their July 7, 2020 meeting, the Town Board resolved to issue a negative declaration for the proposed action as no significant environmental impacts were identified during the SEQR process.

7.0 Maximum Amount to be Expended

The maximum amount that is planned to be expended is \$14 Million.

8.0 Cost of Hook-Up Fees Charged by District, If any

The Town intends to continue with its current policy regarding hook-up fees and reserves the right to modify this in the future.

9.0 Detailed Explanation of Costs (How Costs are Computed)

The schedule of rates for capital improvements and operation and maintenance expenses for properties included in the Emerald Green - Lake Louise Marie Sewer District are computed based on the number of rent points assigned to each property. Rent points are determined based on property use and codified in *§194-46 Schedule of Rates* of the Town Code. Single-family homes are assigned 10 rent points each for capital improvements and 10 rent points for operations and maintenance costs.

Costs to the typical user are calculated based on the total operations and maintenance (O&M) costs plus a unit share of any debt service owed by the sewer district. Only those properties within the district that are connected to public sewer system are responsible for a share of the O&M costs. However, all properties owners -- including vacant land not connected to the sewer system -- are and will continue to be charged for a share of the debt service.

9.1 Operations and Maintenance (O&M)

Operations and maintenance costs are not anticipated to substantially increase as a result of this project. The costs associated with disinfection will decrease by approximately \$12,000/yr due to the elimination of the need for chlorine and sodium bi-sulfate. However, there will be additional costs associated with increased energy usage by the UV disinfection system and periodic UV bulb replacement.

In 2019, users in the EGSD were charged **\$63.02** per point for operations & maintenance of the system. A single-family home is assigned 10 points, resulting in an annual O&M charge of **\$630.20**.

9.2 Debt Service

Sewer unit shares for debt service are calculated in accordance with Part 2, Article IX of the Thompson Town Code. Each property located in the sewer district is assigned a debt points value in accordance with *§194-46 – Schedule of Rates*. In 2019, property owners in the EGSD were charged **\$19.67** per point for debt service. A single-family home is assigned 10 debt points, resulting in an annual debt service charge of **\$196.70**

2019 Sewer Rates		
	Per Point	Typical User (10 points)
Annual O&M Cost	\$63.02	\$630.20
Annual Debt Service	\$19.67	\$196.70
Total:	\$82.69	\$826.90

10.0 Cost to a Typical Single-Family Residential Property

Until funding is secured for the project, the final costs to users can only be estimated. Estimates provided below are based upon three financing scenarios at currently available rates. The NYSEFC provides three levels of funding; market rate (3.3%), subsidized (1.65%), and hardship (0%). Each of the scenarios are considered below. All scenarios assume a loan term of 30 years.

Estimated Annual Debt Service			
<i>Project Cost - \$14,000,000</i>	Hardship (0%)	Subsidized (1.65%)	Market Rate (3.3%)
Annual Debt Service	\$466,677	\$595,419	\$742,245
Average Annual Cost Increase to the Typical SFH	\$393	\$502	\$625

Estimated Future Sewer Rates for the Typical SFH						
	Per Point			Typical User (10 points)		
	0%	1.65%	3.3%	0%	1.65%	3.3%
Annual O&M Cost	\$63.02	63.02	\$63.02	\$630.20	\$630.20	\$630.20
Existing Annual Debt Service*	\$19.67	19.67	\$19.67	\$196.70	\$196.70	\$196.70
Additional Debt Service	\$39.30	\$50.20	\$62.50	\$393.00	\$502.00	\$625.00
Total	\$121.99	\$132.89	\$145.19	\$1,219.90	\$1,328.90	\$1,451.90

*Note: \$1.3 million in existing debt will be paid off in 2030 and the remainder will be paid off in 2050.

The above costs and rate impacts are based on current district users and 2019 Sewer Rates. Rates would be reduced if more development occurs within the district and/or if the town is able to secure grant funding for the proposed improvements. The Town is also in the process of consolidating and restructuring rates for all of the sewer districts, which may impact future rates in the Emerald Green-Lake Louise Marie Sewer District.

11.0 Method of Finance

Funding for this upgrade and expansion project has not yet been secured. The project has been submitted for listing on the New York State Environmental Facilities Corporation (NYSEFC) 2020 Intended Use Plan, which is the first step to secure funding through the NYSEFC Clean Water State Revolving Fund (CWSRF). A funding application will be submitted with the July 2020 Engineering Report, and a funding determination is expected by late fall. Additionally, the Town will submit a grant application to the NYS Water Grant program authorized through the Water Infrastructure Improvement Act (WIIA) which may provide grant funds up to 25% of the eligible project costs. Additional funding sources, including the NYSDEC Water Quality Improvement Program (WQIP) and the NY State and Municipal (SAM) funding program will be applied for pending completion of project eligibility reviews.

12.0 Statement as to Benefit Assessment

At this time, the costs associated with the debt service from the bond that is planned to be secured to finance the facility upgrades, and associated increases in O&M costs, will be charged on a benefit basis. Each holder of real property within the sewer district that will benefit from the project, as well as any out of district users, will be levied a share of those costs in accordance with the current Town Code and/or sewer use agreements/contracts.

#4

Town of Thompson

Town Hall
4052 State Route 42
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

Email: waterandsewer@townofthompson.com

Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

BILLS OVER \$2500.00

We are requesting permission to pay the attached invoice.

VENDOR: Koester.

DESCRIPTION: Supply, Install and Start up benshaw VFD, Omnisite
Dialer & MPE controller * Lakeview Est. *

AMOUNT: \$ 21,925.00

Sole Source



KOESTER®

Invoice

12282

Bill To

Ship To

Town of Thompson
4052 Route 42
Monticello, NY 12701

Town of Thompson Sewer & Water Dept.
128 Rock Ridge Rd.
Monticello, NY 12701

Date	Terms	P.O. Number	Project
5/27/2020	Net 30		RCS19-8070 Patio Homes Controls Upgrade

Quantity	Part Number	Description	Price Each	Amount
1		Supply, Install & Start-up Benshaw VFD, Omnisite Dialer & MPE Controller.	21,925.00	21,925.00

Please Remit To:

Koester Associates, Inc.
3101 Seneca Turnpike
Canastota, NY 13032

(315) 697-3800

Balance Due	\$21,925.00
--------------------	--------------------

#4

Town of Thompson

Town Hall
4052 State Route 42
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

Email: waterandsewer@townofthompson.com

Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

BILLS OVER \$2500.00

We are requesting permission to pay the attached invoice.

VENDOR: Schmidt's Wholesale Inc.

DESCRIPTION: POND LINER

AMOUNT: \$ 2,790.00

2 quotes attached, Schmidt's wholesale lowest quote



SCHMIDT'S
Wholesale, Inc.

a WIT affiliate

SCHMIDTS WHOLESALE, INC.

150 JEFFERSON STREET
MONTICELLO, NY 12701
WWW.SCHMIDTSWHOLESALE.COM

Shipment Confirmation

Phone 845-794-5900
Fax 845-794-6142

08:46 06/29/20 JG
14:02 06/17/20 RAT

Page 1/1



Order # 870 Rel
111514 00 00

BR/WHSE USER REPRINT
S/01 LLN 1

S	TOWN OF THOMPSON - SEWER & H2O	S	TOWN OF THOMPSON/SEWER PLANT
O T	SEWER & WATER	H T	128 ROCK RIDGE DRIVE
L O	4052 RTE 42	I O	KIAMESHA NY 12751
D	MONTICELLO NY 12701	P	

Buyer: KEITH

Tel 845-794-2500 Fax 845-794-8600

ORDER DATE	CUSTOMER NUMBER	CUSTOMER P/O NUMBER	TERMS CODE	TAX CODE	SHIP VIA	SALES PERSON	JOB ID/NAME
05/22/20	0000574	KEITH	NET 30 DAYS	01/8.000%	P/U MONTICELLO	TOM SPRAGUE	

LN#	Q-ORD	Q-SHP	Q-B/O	BIN-LOC	PRODUCT	DESCRIPTION	UM	NET-PRICE	EXTENSION
-----	-------	-------	-------	---------	---------	-------------	----	-----------	-----------

***** Special Instructions *****
 * Quote Number Q135152 *
 * must have a purchase order to *
 * buy!! *
 * *

1)	2	2	0 W	SP*064076	UNIVERSAL LINER BOOTS INCLUDE SMALL BOTTLE OF PRIMER	EA	45.00	\$90.00
* Above is a special order & * * Non-Returnable item x:_____ *								
2)	1	1	0 W	SP*110428	35X80 45MIL EPDM LINER PG3580 MFG# PG3580	EA	2240.00	\$2,240.00
* Above is a special order & * * Non-Returnable item x:_____ *								

=====
 Sub-Total.. 2,330.00
 Freight 460.00
 Tax 0.00
 Order Total 2,790.00

TOT: 3 3 0

Received in Good Condition:

X: _____

TRUCK CHECK _____ DELIVERED BY _____
 Brass material with a lead content over 0.25% cannot be used in potable water systems per SDWA. All returns are subject to a 25% re-stocking fee.
 Terms & Conditions
 Special order items require a minimum 50% deposit. We do not accept returns on brass material that have a lead content over 0.25%.

Ship Date 06/29/20 Loc _____
 Volume _____ Picked by SFT
 Weight _____
 Pieces _____ Packed by _____
 Pallet _____
 Pkgs _____ Checked by _____
 Ctns _____
 Lnth _____ Loaded by _____

2ND QUOTE 0

Contact Us Shipping Track Order

Enter keyword or item#

SEARCH

FREE Eco-Saver Shipping on orders over \$99 Lower 48 US States

- Shop Categories
- Brands
- Pond Kits
- Filters
- Aeration
- Pumps
- Water Treatments
- Food
- Ultraviolet Clarifiers
- Clearance

Pondliner - Fish Safe / Fish Safe - 45 mil EPDM Pond Liners / 35ft Wide Fish Safe - 45mil Pondliners

35' x 80' Fish Safe - 45 mil EPDM Pond Liner

[Rate and review this item](#)



⊕ Hover to zoom

Suggested Retail \$3,920.00

Our Price ~~\$2,940.00~~ save 25%

NEED HELP

✓ In Stock
 [View estimated delivery](#)
 Usually ships the same day

?

Item #: 35x80

Recommended Accessories



35' x 80' - Geotextile Pond Underlayment Kit - (Padding) \$896.00 In Stock

QTY 1

ADD TO CART

Product Details

High Quality 45 Mil EPDM Membrane Fish Safe Pond Liner NOW with a **Limited LIFETIME Manufacturers Warranty.**

4.8 ★★★★★ Google Customer Reviews

(.045") EPDM



Town Supervisor
William J. Rieber, Jr.

Town Board Members
Deputy Supervisor Scott Mace
John Pavese
Melinda Meddaugh
Ryan Schock

May 19, 2020

Bills over \$2,500.00

We are requesting permission to pay the Village of Monticello for the treatment of sewage for the Harris and Cold Spring Sewer districts.

Village of Monticello	Harris Sewer flow	\$133,689.89
	Cold Spring flow	\$22,099.46
	Less amount Cold Spring was overbilled in 2019	<u>(12,128.22)</u>
	Total	\$143,661.13

APPROVED BY TOWN BOARD _____

V# 205

VILLAGE OF MONTICELLO

INVOICE

2 PLEASANT STREET
 MONTICELLO, NEW YORK 12701
 Phone (845) 794-6130

DATE: MAY 21, 2020

TO:
 Name Town of Thompson
 Address 1042 Rt 42
 City & Zip Monticello, NY 12701

RE:
 Harris and Cold Spring Sewer

DESCRIPTION		AMOUNT
2019 Flow Monticello WWTP	533,897,000 Gal.	
Operating Budget 2019-20	\$2,183,371.00	
Subtract G.8120.101 Thru 8120.425	\$268,600.00	
Total	\$1,914,771.00	
\$1,914,771.00 Divided by 533,897,000 Gals =	\$0.00358641/gal	
Harris Sewer Dist. Flow 10/1/18 to 9/30/19 37,276,800 gal x \$0.00358641 /gal =	SSH. 8130.401	\$133,689.89
Cold Spring Sewer Dist Flow 6,162,000 gal x	\$0.00358641/gal =	\$22,099.46 ✓
	SSC. 8130.400	< 12,128.22 / 2011 over bills
	0.00	\$ 9971.24
	22,099.46 +	
	12,128.22 -	
	9,971.24 *	TOTAL
	9,971.24 +	\$155,89.35
	133,689.89 +	
	143,661.13 *	
	0.00 *	

Make checks payable to:
 Village of Monticello – Sewer Dept.

000

002

000

143,661.13