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+1-646-558-8656

Meeting ID: 864 4202 4043

**TOWN OF THOMPSON
-Regular Meeting Agenda-******DUE TO 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****TUESDAY, OCTOBER 06, 2020****7:00 PM MEETING****6:30 PM – TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING****CALL TO ORDER****ROLL CALL****PLEDGE TO THE FLAG****APPROVAL OF PREVIOUS MINUTES:** September 15th, 2020 Regular Town Board Meeting**PUBLIC COMMENT****CORRESPONDENCE:**

- **Steven H. Mosenson, General Counsel/Corporate Integrity Officer, The Center for Discovery:** Letter dated 09/23/20 to Supervisor Rieber Re: 1) Establishment of Individual Residential Alternative (IRA) at 72 Holmes Road, Monticello, 2) Establishment of Temporary Children's Intermediate Care Facility for Individuals with Developmental Disabilities (ICF) at 86 Holmes Road, Monticello, 3) Establishment of Children's (ICF) #1 at 100 Hakihet Circle, Monticello, 4) Establishment of Children's (ICF) #2 at 102 Hakihet Circle, Monticello, 5) Establishment of Children's (ICF) #3 at 104 Hakihet Circle, Monticello and 6) Establishment of Children's (ICF) #4 at 106 Hakihet Circle, Monticello – All in accordance with Section 41.34 of the NYS Mental Hygiene Law.
- **Deborah S. Shea, President, Sullivan County Assessors Association:** Letter dated 02/20/20 to Jeneen M. Hill, Chairwoman NYSAA Awards Committee Re: Nomination of Angela Ruggeri, Assessor Clerk for the Susan U. Howarth Outstanding Staff Assistance Award.
- **Town of Lumberland:** SEQR Notice of Interested and Involved Agencies of Establishment of Lead Agency & Resolution dated 09/09/20 to Town of Thompson Re: Proposed Local Law No. 2 of 2020, entitled "Town of Lumberland Solar Energy Law".
- **Monica Farquhar Brennan, Director of Sullivan County Risk Management and Insurance:** Letter dated 09/18/20 to Supervisor Rieber Re: 2021 Sullivan County Workers' Compensation Self Insurance Plan Apportionment – Thompson Contribution Calculation is \$179,101.00.
- **Sullivan County Treasurer's Office:** 2nd Quarter Mortgage Tax Payment, Check #3071, dated 09/21/20 for \$74,719.43
- **Joyce Amels, Animal Health Inspector, NYS Agriculture & Markets:** Letter dated 09/18/20 to Supervisor Rieber Re: Municipal Shelter Inspection Report – Town of Thompson, Completed on 09/17/20 Rated "Satisfactory".
- **Town Clerk Calhoun:** Letter dated 09/24/20 to Mr. Gary D. Silver, Esq. of Billig Loughlin & Silver, LLP Re: Response to (FOIL) Request for Records Pertaining to Harris Woods Sewer District & Greentree Vacation Homes Development.
- **Michael A. Turturro, Managing Partner, RBT CPAs, LLP:** Letter dated 09/10/20 to Supervisor Rieber Re: Request to be added to Distribution List for Request for Proposals (RFPs) Relating to Auditing Services.
- **Denise Frangipane, Executive Director, Sullivan Renaissance:** Letter dated 09/24/20 to Supervisor Rieber Re: 2020 Golden Feather Community Impact Grant Application Not Being Awarded.
- **Joshua Potosek, MBA, Sullivan County Manager:** Letter dated 09/25/20 to Supervisor Rieber Re: County Tower Construction on County Owned Property, SBL #31.-1-1.
- **Alex Rau, Sullivan County E-911 Coordinator:** Letter dated 09/21/20 to Supervisor Rieber Re: SEQR Lead Agency Request for Sullivan County Emergency Communications New Tower Facility located along Emerald Place, Rock Hill, NY, SBL #35.-1-9.1. The Town of Thompson is listed as an Interested Agency in connection with the project.
- **Town Clerk Calhoun:** Letter dated 09/30/20 to Mr. Louis Kiefer, Planning Board Chairman Re: Letter from the U.S. Environmental Protection Agency pertaining to the Keren Fields, LLC Project and federally regulated wetlands and waterways requiring a permit from U.S. Army Corps of Engineers.

AGENDA ITEMS:

- 1) REVIEW & APPROVE PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH DELAWARE ENGINEERING, D.P.C. FOR EMERALD GREEN LAKE LOUISE MARIE WWTP IMPROVEMENTS
- 2) REVIEW & AUTHORIZE NYSEG EASEMENT FOR ELECTRICAL SERVICE TO FILE STORAGE BUILDING BEHIND TOWN HALL

- 3) RESCIND RESOLUTION NO. 300 OF 2020 RELATING TO EMPLOYEES CARRYING OVER UNUSED VACATION TIME
- 4) REVIEW & APPROVE REVISED RESOLUTION AUTHORIZING EMPLOYEES TO CARRY OVER UNUSED VACATION TIME
- 5) REVIEW & APPROVE RESOLUTION CHANGING VACATION TIME ROLL-OVER POLICY TO MATCH COLLECTIVE BARGAINING AGREEMENTS SO THAT ALL CARRIED OVER VACATION TIME MUST BE USED NO LATER THAN 6-MONTHS FROM EMPLOYEE ANNIVERSARY DATE
- 6) NYS EFC: APPROVE & AUTHORIZE EXECUTION OF SUPPLEMENTAL CERTIFICATE FOR EMERALD GREEN LAKE LOUISE MARIE SEWER DISTRICT IMPROVEMENTS PROJECT
- 7) NYS EFC: AUTHORIZE SUPERVISOR TO EXECUTE ALL DOCUMENTS NECESSARY TO CLOSE BOND ISSUE RELATING TO THE MELODY LAKE WATER DISTRICT WATERMAIN REPLACEMENT PROJECT (PROJECT NO.: D0-18491)
- 8) APPROVE TRANSFERS FROM A FUND TO DA FUND OF \$500,000.00 & FROM B FUND TO DB FUND OF \$200,000.00
- 9) TAX CERTIORARI SETTLEMENT: IDRIZ MUSOVIC (SBL# 35.-1-10.7) FOR 2018, 2019 & 2020
- 10) ESTABLISHMENT OF NO PARKING ZONE AT END OF KATRINA FALLS ROAD, ROCK HILL DUE TO ISSUE NEAR ACCESS TO NYS DEC NEVERSINK RIVER GORGE UNIQUE AREA
- 11) DISCUSS OPENING TOWN BOARD MEETINGS UP FOR LIMITED ACCESS TO STUDENTS AND PUBLIC
- 12) RE-SCHEDULE TUESDAY, 11/03/2020 TOWN BOARD MEETING TO WEDNESDAY, 11/04/2020 DUE TO ELECTION DAY
- 13) BUILDING DEPT.: REQUEST BY KEITH & BARBARA HAGUE FOR EXTENSION OF PERMIT TO ALLOW TEMPORARY SEASONAL RECREATIONAL VEHICLE ON PROPERTY LOCATED AT 2 HARRIS BUSHVILLE ROAD, HARRIS, NY, SBL #4.-1-2
- 14) ZONE CHANGE REQUEST: CATSKILL FOREST PROPERTIES (DAVID ETTENBERG) SBL# 41A.-1-16, MARINA ROAD, MONTICELLO – REVIEW & DISCUSS PLANNING BOARD DETERMINATION AND INFORMATION
- 15) ZONE CHANGE REQUEST: VINCENT STANTON SBL # 4.-1-42, 14 BIG WOODS ROAD, HARRIS – REVIEW & DISCUSS REFERRING TO PLANNING BOARD FOR REVIEW AND RECOMMENDATION
- 16) BILLS OVER \$2,500.00
- 17) BUDGET TRANSFERS & AMENDMENTS
- 18) ORDER BILLS PAID
- 19) 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, October 06, 2020 at 6:30 PM can be accessed at:

Join Zoom Meeting

<https://us02web.zoom.us/j/86442024043>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 864 4202 4043



PH

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 9/22/20

Fred W. Stabbert, III

Sworn to before me this 22nd day of September

Susan M. Owens

Notary Public, State of New York

No. #010W8025547

Qualified in Sullivan County

My commission expires on June 1, 2023

LEGAL NOTICE

**TOWN OF THOMPSON
SPECIAL DISTRICT ASSESSMENT HEARING**

PLEASE TAKE NOTICE that Town Board has filed with the Town Clerk the Special District Assessment Rolls for the Adelaar Sewer District, Anawana Sewer District, Cold Spring Sewer District, Dillon Farms Sewer District, Emerald Green/Lake Louise Marie Sewer District, Harris Sewer District, Harris Woods Sewer District, Kiamasha Lake Sewer District, Lakeview Estates Sewer District, Melody Lake Sewer District, Rock Hill Sewer District, Sackett Lake Sewer District, Kiamasha Outside User, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamasha Route 42 Water District and Lucky Lake Water District for the year 2021. The Special District Assessment Rolls for all Sewer and Water Districts within the Town of Thompson are available for inspection by the Public during the normal work hours of 8:30 AM to 4:30 PM, Monday through Friday. The Town Board has determined that it will meet at the Town Hall, 4052 State Route 42, Monticello, New York at 6:30 PM on October 06, 2020 to hear and consider objections that may be made to the rolls. Said Meeting will be held remotely by video-conference. Due to the COVID-19 Pandemic for public health and safety reasons, the public may participate via video-conference at <https://us02web.zoom.us/j/86442024043> in accordance with Executive Order 202.1.

DATED: SEPTEMBER 15, 2020

BY ORDER OF THE TOWN BOARD
MARILEE J. CALHOUN, TOWN CLERK

86353



Health. Wellness. And Wonders.

PO Box 840, Harris, NY 12742 | 545.794.1400

September 23, 2020

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

Registered mail – return receipt requested

Dear Mr. Rieber:

In accordance with Section 41.34 of the New York Mental Hygiene Law, a copy of which is attached, please review this letter as notification by The Center for Discovery, Inc. ("The Center") of our intention to establish an Individual Residential Alternative (IRA) on property currently owned by The Center to be located at **72 Holmes Road, Monticello, Town of Thompson, New York 12701, SBL TH 7.-1-26.7. , which is co-located with our house at 86 Holmes Road.**

The parcel of land is approximately 5 acres, and is currently residential within the limits of the public sewer district.

The residence will be a newly-constructed Individualized Residential Alternative (IRA) home to six adult men / women with developmental disabilities including autism spectrum disorders, intellectual disabilities and varying degrees of medical complexity. The home will be designed to meet or exceed standards established by the United States Centers for Medicare and Medicaid Services (CMS) as well as the New York State Office for People With Developmental Disabilities. The home will also include space for necessary staff offices, recreational and common areas, and private bedrooms. The residence will also provide a private two-bedroom apartment for live-in staff.

The six individuals who will reside in the IRA will be or have been admitted to The Center's program after a rigorous assessment, and their medical and programmatic needs are or will be well known to Center staff. The individuals will participate in a Day Habilitation farmstead program both on and off-site that will allow them to interact with the community in a variety of ways, including participation in The Center's Community Supported Agriculture program in which members of the

community purchase farm goods produced by The Center. The program will be supported, licensed and funded by the New York State Office for People With Developmental Disabilities.

The program residents will be supported by full-time awake staff, complemented by nursing staff and clinical personnel when necessary. Supervised transportation will be provided by a van located at and assigned exclusively to the home. The residents will access community supports and services, obtaining medical and clinical services at The Discovery Health Center operated by The Center, as well as Catskill Regional Medical Center and Crystal Run Health Care when necessary. The residents will be active in shopping and purchasing some of their own food and other supplies from community based commercial establishments. Sufficient parking will be available for staff.

The Center for Discovery has been providing innovative services to individuals with developmental disabilities since the late 1940's and has an international reputation for excellence. A full description of The Center's philosophy, range of programs, research and operations can be found on our website, www.thecenterfordiscovery.org.

Pursuant to the Site Selection Law, the Town may respond to this notice within 40 days of receipt in one of three ways. First, the Town may approve the IRA as proposed. Second, the Town may suggest one or more suitable alternative sites which could accommodate this IRA program as it is presented. Finally, the Town may object to the establishment of the IRA because "its establishment would result in such a concentration of community residential facilities for the mentally disabled in the Town or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, . . . that the nature and character of the areas within the Town would be substantially altered."

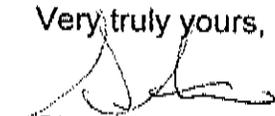
In order for the Town to evaluate its' response, we have attached the most recently published data compiled pursuant to section four hundred sixty-three of the Social Services Law listing such other facilities in the Town.

Please note that the Site Selection law permits the Town to hold a public hearing within the 40 day response period. In the event that the Town does not respond within the 40 day period, the statute permits The Center to proceed with the establishment of the IRA as described. Once established, the Site Selection Law provides that the IRA is considered a single family residence for purposes of local laws and ordinances.

We are eager to work cooperatively with the Town within the spirit of the Site Selection Law to enable these individuals to live and work as productive and active members of the community within the Town. We would be pleased to meet with you at your convenience to further discuss our program and this proposed residence.

Thank you for your consideration.

Very truly yours,



Steven H. Mosenson
General Counsel / Corporate Integrity officer

Mental Hygiene

§ 41.34 Site selection of community residential facilities.

(a) For the purposes of this section, the following definitions shall apply:

(1) "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which provides a residence for up to fourteen individuals with mental disabilities, including residential treatment facilities for children and youth.

(2) "Sponsoring agency" means an agency or unit of government, a voluntary agency or any other person or organization which intends to establish or operate a community residential facility for the disabled.

(3) "Municipality" means an incorporated village if a facility is to be located therein, a town if the facility is to be located therein and not simultaneously within an incorporated village, or a city, except that in the city of New York, the community board with jurisdiction over the area in which such a facility is to be located shall be considered the municipality.

(4) "Commissioner" means the commissioner of the office of the department responsible for issuance of license and operating certificate to the proposed community residential facility.

(b) If a sponsoring agency intends to establish a residential facility for the disabled within a municipality but does not have a specific site selected, it may notify the chief executive officer of the municipality in writing of its intentions and include in such notice a description of the nature, size and community support requirements of the program. Provided, however, nothing in this subdivision shall preclude the proposed establishment of a site pursuant to subdivision (c) of this section.

(c) (1) When a site has been selected by the sponsoring agency, it shall notify the chief executive officer of the municipality in writing and include in such notice the specific address of the site, the type of community residence, the number of residents and the community support requirements of the program. Such notice shall also contain the most recently published data compiled pursuant to section four hundred sixty-three of the social services law which can reasonably be expected to permit the municipality to evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located. The municipality shall have forty days after the receipt of such notice to:

(A) approve the site recommended by the sponsoring agency;

(B) suggest one or more suitable sites within its jurisdiction which could accommodate such a facility; or

(C) object to the establishment of a facility of the kind described by the sponsoring agency because to do so would result in such a concentration of community residential facilities for the mentally disabled in the municipality or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, including all community residences, intermediate care facilities, residential care facilities for adults and residential

treatment facilities for individuals with mental illness or developmental disabilities operated pursuant to article sixteen or article thirty-one of this chapter and all similar residential facilities of fourteen or less residents operated or licensed by another state agency, that the nature and character of the areas within the municipality would be substantially altered.

Such response shall be forwarded to the sponsoring agency and the commissioner. If the municipality does not respond within forty days, the sponsoring agency may establish a community residence at a site recommended in its notice.

(2) Prior to forwarding a response to the sponsoring agency and the commissioner, the municipality may hold a public hearing pursuant to local law.

(3) If the municipality approves the site recommended by the sponsoring agency, the sponsoring agency shall seek to establish the facility at the approved site.

(4) If the site or sites suggested by the municipality are satisfactory with regard to the nature, size and community support requirements of the program of the proposed facility and the area in which such site or sites are located does not already include an excessive number of community residential facilities for the mentally disabled or similar facilities licensed by other state agencies, the sponsoring agency shall seek to establish its facility at one of the sites designated by the municipality.

If the municipality suggests a site or sites which are not satisfactory to the sponsoring agency, the agency shall so notify the municipality which shall have fifteen days to suggest an alternative site or sites for the proposed community residential facility.

(5) In the event the municipality objects to establishment of a facility in the municipality because to do so would result in such a concentration of community residential facilities for persons with mental disabilities or combination of such facilities and other facilities licensed by other state agencies that the nature and character of areas within the municipality would be substantially altered; or the sponsoring agency objects to the establishment of a facility in the area or areas suggested by the municipality; or in the event that the municipality and sponsoring agency cannot agree upon a site, either the sponsoring agency or the municipality may request an immediate hearing before the commissioner to resolve the issue. The commissioner shall personally or by a hearing officer conduct such a hearing within fifteen days of such a request.

In reviewing any such objections, the need for such facilities in the municipality shall be considered as shall the existing concentration of such facilities and other similar facilities licensed by other state agencies in the municipality or in the area in proximity to the site selected and any other facilities in the municipality or in the area in proximity to the site selected providing residential services to a significant number of persons who have formerly received in-patient mental health services in facilities of the office of mental health or the office for people with developmental disabilities. The commissioner shall sustain the objection if he determines that the nature and character of the area in which the facility is to be based would be substantially altered as a result of establishment of the facility. The commissioner shall make a determination within thirty days of the hearing.

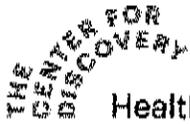
(d) Review of a decision rendered by a commissioner pursuant to this section may be had in a proceeding pursuant to article seventy-eight of

the civil practice law and rules commenced within thirty days of the determination of the commissioner.

(e) (1) A licensing authority shall not issue an operating certificate to a sponsoring agency for operation of a facility if the sponsoring agency does not notify the municipality of its intention to establish a program as required by subdivision (c) of this section. Any operating certificate issued without compliance with the provisions of this section shall be considered null and void and continued operation of the facility may be enjoined.

(2) The office of mental health and the office for people with developmental disabilities shall not issue an operating certificate for the operation of a supportive living facility or a supervised living facility of more than fourteen residents if the agency or unit of government, voluntary agency or any other person or organization which intends to establish or operate such a facility does not notify the chief executive officer of the municipality in which that facility is to be established in writing of the intention to establish such facility and include in such notice the specific address of the site, the type of residence, the number of residents and the community support requirements of the program; provided, however, that nothing contained in this paragraph shall either be construed to require facilities of more than fourteen beds to meet any other requirement of this section, or to deem such facilities family units for the purposes of local laws and ordinances.

(f) A community residence established pursuant to this section and family care homes shall be deemed a family unit, for the purposes of local laws and ordinances.



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PO Box 840, Harris, NY 12742 | 845.794.1400

September 23, 2020

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

Via Express Mail – Return Acknowledgement

Re: Temporary Children's ICF
to be located at 86 Holmes Road,
Monticello, NY

Dear Mr. Rieber:

In accordance with Section 41.34 of the New York Mental Hygiene Law, a copy of which is attached, please review this letter as notification by The Center for Discovery, Inc. ("The Center") of our intention to establish an Intermediate Care Facility for Individuals with Developmental Disabilities (ICF) for five children to be located at 86 Holmes Road, Monticello, NY 100 Hakihet Circle, Monticello, New York. This house is considered to be a temporary residence pending construction and certification of the four houses on Hakihet Circle, whose Site Selection letters were also filed with the Town today.

As noted below, these four houses will replace the aging 20 bed house on our Monticello campus, but it is critical that a relocation of 10 of the 20 individuals occur immediately in order to protect them from infection and the effects of COVID-19 (five additional residents will relocate to our existing Elderberry Residence.) We intend that this be a temporary residence pending approval and construction of the four new houses filed with the Town today.

The home will be built on this one parcel, identified as SBL TH 7.-1-26.7. The entire parcel is approximately 15 acres.

The residence will be a home to five children with developmental disabilities including autism spectrum disorders, intellectual disabilities and varying degrees of medical complexity. The home renovations will be designed to meet or exceed standards established by the United States Centers for Medicare and Medicaid Services (CMS) as well as the New York State Office for People With Developmental

Disabilities. The home will also include space for necessary staff offices, recreational and common areas, and private bedrooms.

The five children individuals who will reside in the ICF will be or have been admitted to The Center's pediatric Childrens' Residential program (CRP) after a rigorous assessment, and their medical, educational and programmatic needs are or will be well known to Center staff. The children will participate in their existing SED-approved day school program located on The Center's campus.

The five children who will reside in this home previously lived in an older 20-bed home on The Center's Harris campus. That home is well beyond its useful life and continued occupancy could pose a risk to some of The Center's more fragile children. Relocating these children to this new home, and removing the older home, will provide innumerable health and safety benefits to some of The Center's most involved children

The children will be supported by full-time awake staff, complemented by nursing staff and clinical personnel when necessary. Supervised transportation will be provided by a van located at and assigned exclusively to the home. The children will access community supports and services, obtaining medical and clinical services at The Discovery Health Center and Childrens' Specialty Hospital Health Center, operated by The Center, as well as Catskill Regional Medical Center and Crystal Run Health Care when necessary. Sufficient parking will be available for staff.

The Center for Discovery has been providing innovative services to individuals with developmental disabilities since the late 1940's and has an international reputation for excellence. A full description of The Center's philosophy, range of programs, research and operations can be found on our website, www.thecenterfordiscovery.org.

Pursuant to the Site Selection Law, the Town may respond to this notice within 40 days of receipt in one of three ways. First, the Town may approve the ICF as proposed. Second, the Town may suggest one or more suitable alternative sites which could accommodate this ICF program as it is presented. Finally, the Town may object to the establishment of the ICF because "its establishment would result in such a concentration of community residential facilities for the mentally disabled in the Town or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, . . . that the nature and character of the areas within the Town would be substantially altered."

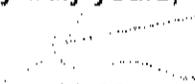
In order for the Town to evaluate its' response, we have attached the most recently published data compiled pursuant to section four hundred sixty-three of the Social Services Law listing such other facilities in the Town and County.

Please note that the Site Selection law permits the Town to hold a public hearing within the 40 day response period. In the event that the Town does not respond within the 40 day period, the statute permits The Center for Discovery to proceed with the establishment of the ICF as described. Once established, the Site Selection Law provides that the ICF is considered a single family residence for purposes of local laws and ordinances.

We are eager to work cooperatively with the Town within the spirit of the Site Selection Law to enable these children to live and attend school as productive and active members of the community within the Town. We would be pleased to meet with you at your convenience to further discuss our program and this proposed residence.

Thank you for your consideration.

Very truly yours,



Steven H. Mosenson
General Counsel / Corporate Integrity Officer



Health. Wellness. And Wonders.

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September 23, 2020

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

Via Express Mail – Return Acknowledgement

Re: Children's ICF
to be located at 100 Hakihet Circle,
Monticello, NY
REVISED

Dear Mr. Rieber:

In accordance with Section 41.34 of the New York Mental Hygiene Law, a copy of which is attached, please review this letter as notification by The Center for Discovery, Inc. ("The Center") of our intention to establish an Intermediate Care Facility for Individuals with Developmental Disabilities (ICF) as House #1 of of four houses for children to be located at 100 Hakihet Circle, Monticello, NY (this had previously been filed by the Center for a parcel adjacent to The Center for Discovery's Childrens' Specialty Hospital at 195 Lake Louise Marie Road, Rock Hill, New York. We have since relocated the house.)

Four five-bed childrens' homes will be built on this one parcel, identified as SBL TH 7.-1-26.1. The entire parcel is 56.49 acres and is adjacent to our existing Ridge campus.

The residence will be a newly-constructed home to five children with developmental disabilities including autism spectrum disorders, intellectual disabilities and varying degrees of medical complexity. The home will be designed to meet or exceed standards established by the United States Centers for Medicare and Medicaid Services (CMS) as well as the New York State Office for People With Developmental Disabilities. The home will also include space for necessary staff offices, recreational and common areas, and private bedrooms.

The five children individuals who will reside in the ICF will be or have been admitted to The Center's pediatric Childrens' Residential program (CRP) after a rigorous assessment, and their medical, educational and programmatic needs are or

will be well known to Center staff. The children will participate in an SED-approved day school program located within the Childrens' Specialty Hospital, which will allow them to integrate not only with the 18 residents of the Specialty Hospital, but the numerous other community children who will attend the school from surrounding districts. In addition, the children will be afforded full participation in all of the Center's programs, including the farm based therapeutic program located in and around the hamlets of Harris and Hurleyville, New York.

The five children who will reside in this home, as well as the 15 others in the companion homes to be built at the same time, previously lived in an older 20-bed home on The Center's Harris campus. That home is well beyond its useful life and continued occupancy could pose a risk to some of The Center's more fragile children. Relocating these children to this new home, and removing the older home, will provide innumerable health and safety benefits to some of The Center's most involved children

The children will be supported by full-time awake staff, complemented by nursing staff and clinical personnel when necessary. Supervised transportation will be provided by a van located at and assigned exclusively to the home. The children will access community supports and services, obtaining medical and clinical services at The Discovery Health Center and Childrens' Specialty Hospital Health Center, operated by The Center, as well as Catskill Regional Medical Center and Crystal Run Health Care when necessary. Sufficient parking will be available for staff.

The Center for Discovery has been providing innovative services to individuals with developmental disabilities since the late 1940's and has an international reputation for excellence. A full description of The Center's philosophy, range of programs, research and operations can be found on our website, www.thecenterfordiscovery.org.

Pursuant to the Site Selection Law, the Town may respond to this notice within 40 days of receipt in one of three ways. First, the Town may approve the ICF as proposed. Second, the Town may suggest one or more suitable alternative sites which could accommodate this ICF program as it is presented. Finally, the Town may object to the establishment of the ICF because "its establishment would result in such a concentration of community residential facilities for the mentally disabled in the Town or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, . . . that the nature and character of the areas within the Town would be substantially altered."

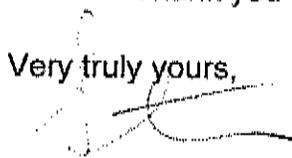
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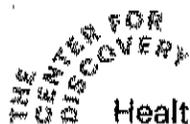
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We are eager to work cooperatively with the Town within the spirit of the Site Selection Law to enable these children to live and attend school as productive and active members of the community within the Town. We would be pleased to meet with you at your convenience to further discuss our program and this proposed residence.

Thank you for your consideration.

Very truly yours,


Steven H Mosenson
General Counsel / Corporate Integrity Officer



Health. Wellness. And Wonders.

PO Box 840, Morris, NY 12742 | 845.794.1400

September 23, 2020

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

Via Express Mail – Return Acknowledgement

Re: Children's ICF, House #2 of 4
to be located at 102 Hakihet Circle,
Monticello, NY
REVISED

Dear Mr. Rieber:

In accordance with Section 41.34 of the New York Mental Hygiene Law, a copy of which is attached, please review this letter as notification by The Center for Discovery, Inc. ("The Center") of our intention to establish an Intermediate Care Facility for Individuals with Developmental Disabilities (ICF) as House #2 of of four houses for children to be located at 102 hakihet Circle, Monticello, NY (this had previously been filed by the Center for a parcel adjacent to The Center for Discovery's Childrens' Specialty Hospital at 195 Lake Louise Marie Road, Rock Hill, New York. We have since relocated the house.)

Four five-bed childrens' homes will be built on this one parcel, identified as SBL TH 7.-1-26.1. The entire parcel is 56.49 acres and is adjacent to our existing Ridge campus.

The residence will be a newly-constructed home to five children with developmental disabilities including autism spectrum disorders, intellectual disabilities and varying degrees of medical complexity. The home will be designed to meet or exceed standards established by the United States Centers for Medicare and Medicaid Services (CMS) as well as the New York State Office for People With Developmental Disabilities. The home will also include space for necessary staff offices, recreational and common areas, and private bedrooms.

The five children individuals who will reside in the ICF will be or have been admitted to The Center's pediatric Childrens' Residential program (CRP) after a rigorous assessment, and their medical, educational and programmatic needs are or

will be well known to Center staff. The children will participate in an SED-approved day school program located within the Childrens' Specialty Hospital, which will allow them to integrate not only with the 18 residents of the Specialty Hospital, but the numerous other community children who will attend the school from surrounding districts. In addition, the children will be afforded full participation in all of the Center's programs, including the farm based therapeutic program located in and around the hamlets of Harris and Hurleyville, New York.

The five children who will reside in this home, as well as the 15 others in the companion homes to be built at the same time, previously lived in an older 20-bed home on The Center's Harris campus. That home is well beyond its useful life and continued occupancy could pose a risk to some of The Center's more fragile children. Relocating these children to this new home, and removing the older home, will provide innumerable health and safety benefits to some of The Center's most involved children

The children will be supported by full-time awake staff, complemented by nursing staff and clinical personnel when necessary. Supervised transportation will be provided by a van located at and assigned exclusively to the home. The children will access community supports and services, obtaining medical and clinical services at The Discovery Health Center and Childrens' Specialty Hospital Health Center, operated by The Center, as well as Catskill Regional Medical Center and Crystal Run Health Care when necessary. Sufficient parking will be available for staff.

The Center for Discovery has been providing innovative services to individuals with developmental disabilities since the late 1940's and has an international reputation for excellence. A full description of The Center's philosophy, range of programs, research and operations can be found on our website, www.thecenterfordiscovery.org.

Pursuant to the Site Selection Law, the Town may respond to this notice within 40 days of receipt in one of three ways. First, the Town may approve the ICF as proposed. Second, the Town may suggest one or more suitable alternative sites which could accommodate this ICF program as it is presented. Finally, the Town may object to the establishment of the ICF because "its establishment would result in such a concentration of community residential facilities for the mentally disabled in the Town or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, . . . that the nature and character of the areas within the Town would be substantially altered."

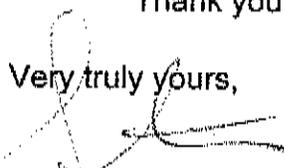
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Very truly yours,



Steven H. Mosenson
General Counsel / Corporate Integrity Officer



Health. Wellness. And Wonders.

PO Box 840, Harris, NY 12742 | 845.794.1400

September 23, 2020

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

Via Express Mail – Return Acknowledgement

Re: Children's ICF, House #3 of 4
to be located at 104 Hakihet Circle,
Monticello, NY
REVISED

Dear Mr. Rieber:

In accordance with Section 41.34 of the New York Mental Hygiene Law, a copy of which is attached, please review this letter as notification by The Center for Discovery, Inc. ("The Center") of our intention to establish an Intermediate Care Facility for Individuals with Developmental Disabilities (ICF) as House #3 of four houses for children to be located at 104 Hakihet Circle, Monticello, NY (this had previously been filed by the Center for a parcel adjacent to The Center for Discovery's Children's Specialty Hospital at 195 Lake Louise Marie Road, Rock Hill, New York. We have since relocated the house.)

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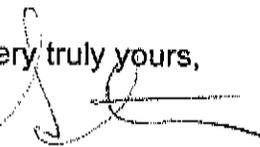
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Steven H. Mosenson
General Counsel / Corporate Integrity Officer



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September 23, 2020

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

Via Express Mail – Return Acknowledgement

Re: Children's ICF, House #4 of 4
to be located at 106 Hakihet Circle,
Monticello, NY.
REVISED

Dear Mr. Rieber:

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Thank you for your consideration.

Very truly yours,



Steven H. Mosenson
General Counsel / Corporate Integrity Officer

Mental Hygiene

§ 41.34 Site selection of community residential facilities.

(a) For the purposes of this section, the following definitions shall apply:

(1) "Community residential facility for the disabled" means a supportive living facility with four to fourteen residents or a supervised living facility subject to licensure by the office of mental health or the office for people with developmental disabilities which provides a residence for up to fourteen individuals with mental disabilities, including residential treatment facilities for children and youth.

(2) "Sponsoring agency" means an agency or unit of government, a voluntary agency or any other person or organization which intends to establish or operate a community residential facility for the disabled.

(3) "Municipality" means an incorporated village if a facility is to be located therein, a town if the facility is to be located therein and not simultaneously within an incorporated village, or a city, except that in the city of New York, the community board with jurisdiction over the area in which such a facility is to be located shall be considered the municipality.

(4) "Commissioner" means the commissioner of the office of the department responsible for issuance of license and operating certificate to the proposed community residential facility.

(b) If a sponsoring agency intends to establish a residential facility for the disabled within a municipality but does not have a specific site selected, it may notify the chief executive officer of the municipality in writing of its intentions and include in such notice a description of the nature, size and community support requirements of the program. Provided, however, nothing in this subdivision shall preclude the proposed establishment of a site pursuant to subdivision (c) of this section.

(c) (1) When a site has been selected by the sponsoring agency, it shall notify the chief executive officer of the municipality in writing and include in such notice the specific address of the site, the type of community residence, the number of residents and the community support requirements of the program. Such notice shall also contain the most recently published data compiled pursuant to section four hundred sixty-three of the social services law which can reasonably be expected to permit the municipality to evaluate all such facilities affecting the nature and character of the area wherein such proposed facility is to be located. The municipality shall have forty days after the receipt of such notice to:

(A) approve the site recommended by the sponsoring agency;

(B) suggest one or more suitable sites within its jurisdiction which could accommodate such a facility; or

(C) object to the establishment of a facility of the kind described by the sponsoring agency because to do so would result in such a concentration of community residential facilities for the mentally disabled in the municipality or in the area in proximity to the site selected or a combination of such facilities with other community residences or similar facilities licensed by other agencies of state government, including all community residences, intermediate care facilities, residential care facilities for adults and residential

treatment facilities for individuals with mental illness or developmental disabilities operated pursuant to article sixteen or article thirty-one of this chapter and all similar residential facilities of fourteen or less residents operated or licensed by another state agency, that the nature and character of the areas within the municipality would be substantially altered.

Such response shall be forwarded to the sponsoring agency and the commissioner. If the municipality does not respond within forty days, the sponsoring agency may establish a community residence at a site recommended in its notice.

(2) Prior to forwarding a response to the sponsoring agency and the commissioner, the municipality may hold a public hearing pursuant to local law.

(3) If the municipality approves the site recommended by the sponsoring agency, the sponsoring agency shall seek to establish the facility at the approved site.

(4) If the site or sites suggested by the municipality are satisfactory with regard to the nature, size and community support requirements of the program of the proposed facility and the area in which such site or sites are located does not already include an excessive number of community residential facilities for the mentally disabled or similar facilities licensed by other state agencies, the sponsoring agency shall seek to establish its facility at one of the sites designated by the municipality.

If the municipality suggests a site or sites which are not satisfactory to the sponsoring agency, the agency shall so notify the municipality which shall have fifteen days to suggest an alternative site or sites for the proposed community residential facility.

(5) In the event the municipality objects to establishment of a facility in the municipality because to do so would result in such a concentration of community residential facilities for persons with mental disabilities or combination of such facilities and other facilities licensed by other state agencies that the nature and character of areas within the municipality would be substantially altered; or the sponsoring agency objects to the establishment of a facility in the area or areas suggested by the municipality; or in the event that the municipality and sponsoring agency cannot agree upon a site, either the sponsoring agency or the municipality may request an immediate hearing before the commissioner to resolve the issue. The commissioner shall personally or by a hearing officer conduct such a hearing within fifteen days of such a request.

In reviewing any such objections, the need for such facilities in the municipality shall be considered as shall the existing concentration of such facilities and other similar facilities licensed by other state agencies in the municipality or in the area in proximity to the site selected and any other facilities in the municipality or in the area in proximity to the site selected providing residential services to a significant number of persons who have formerly received in-patient mental health services in facilities of the office of mental health or the office for people with developmental disabilities. The commissioner shall sustain the objection if he determines that the nature and character of the area in which the facility is to be based would be substantially altered as a result of establishment of the facility. The commissioner shall make a determination within thirty days of the hearing.

(d) Review of a decision rendered by a commissioner pursuant to this section may be had in a proceeding pursuant to article seventy-eight of

the civil practice law and rules commenced within thirty days of the determination of the commissioner.

(e) (1) A licensing authority shall not issue an operating certificate to a sponsoring agency for operation of a facility if the sponsoring agency does not notify the municipality of its intention to establish a program as required by subdivision (c) of this section. Any operating certificate issued without compliance with the provisions of this section shall be considered null and void and continued operation of the facility may be enjoined.

(2) The office of mental health and the office for people with developmental disabilities shall not issue an operating certificate for the operation of a supportive living facility or a supervised living facility of more than fourteen residents if the agency or unit of government, voluntary agency or any other person or organization which intends to establish or operate such a facility does not notify the chief executive officer of the municipality in which that facility is to be established in writing of the intention to establish such facility and include in such notice the specific address of the site, the type of residence, the number of residents and the community support requirements of the program; provided, however, that nothing contained in this paragraph shall either be construed to require facilities of more than fourteen beds to meet any other requirement of this section, or to deem such facilities family units for the purposes of local laws and ordinances.

(f) A community residence established pursuant to this section and family care homes shall be deemed a family unit, for the purposes of local laws and ordinances.

Deborah S. Shea, Assessor
Town of Delaware
PO Box 129
Hortonville, NY 12745
February 20, 2020

Jeneen M. Hill
Chairwoman NYSAA Awards Committee
8787 Erie Rd.
Angola, NY 14006

Re: Susan U. Howarth Outstanding Staff Assistance Award

Dear Jeneen,

I nominate Angela Ruggeri, Assessor Clerk, Town of Thompson, Sullivan County, for the Susan U. Howarth Outstanding Staff Assistance Award.

Angela has been the Assessor Clerk in the Town of Thompson for about 12 years and has served as Secretary for the Sullivan County Assessor's Association for many years. Angela is a gentle soul with keen intelligence and a warm demeanor. Her professionalism shines through in everything she does from greeting taxpayers at the counter to helping solve the inevitable challenges faced by assessor's offices. Angela possesses enviable communication, organizational and computer skills. She has capably served under two assessors in the largest town in the Catskill Region with over 10,000 parcels valued in excess of \$2 billion dollars. Angela always maintains a cheery disposition and a smile. Her records are detailed, neat and accurate and usually surpass expectations.

In her capacity as Secretary to the County Association, Angela has earned the respect of the entire county membership. One of the most telling examples of the esteem in which she is held is that she is usually the first person to be recommended for new assessor positions as they arise. However, content with her key two roles as Assessor Clerk in the Town of Thompson and Secretary to the Sullivan County Assessor's Association, she smiles and cordially affirms she likes it "just the way it is." We are privileged to work with Angela and to call her a friend. She is deserving of recognition for her dedication, exemplary service and professionalism.

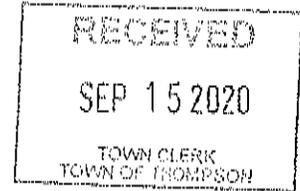
Thank you.

Deborah S. Shea
President,
Sullivan County Assessors Association

cc: SCAA membership

STATE ENVIRONMENTAL QUALITY REVIEW NOTICE TO INTERESTED AND INVOLVED
AGENCIES OF ESTABLISHMENT OF LEAD AGENCY

To: Town of Lumberland Planning Board
Town of Lumberland Zoning Board of Appeals
Building Inspector/Code Enforcement Officer of the Town of Lumberland
Town of Bethel
Town of Forestburgh
Town of Highland Town of Thompson
Town of Deerpark
Orange County
Eldred Central School District
Sullivan County Department of Planning and Env. Management
Upper Delaware Council



From: Jenny Mellan, Town Supervisor, Town of Lumberland

Re: Proposed Local Law 2 of 2020, entitled Town of Lumberland Solar Law

This notice is issued pursuant to 6 NYCRR part 617.6(b) and (c) of the implementing regulations pertaining to article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town Board of the Town of Lumberland has determined that it shall be the lead agency for all environmental review of the proposed action described below pursuant to article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

NAME OF ACTION: Proposed Local Law 2 of 2020, entitled Town of Lumberland Solar Law

SEQR STATUS: Type 1 X
Unlisted

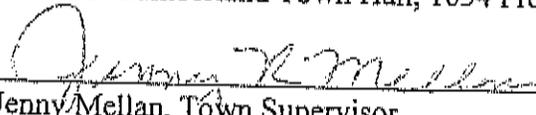
DESCRIPTION OF ACTION: See attached proposed local law.

REASONS SUPPORTING THIS DETERMINATION: (See 617.6 for requirements). This is a proposed change to the zoning code.

- (i) This agency has the broadest governmental powers for investigating the impact of the proposed action; and
- (ii) This agency has the greatest capability for providing the most thorough environmental assessment of the proposed action.

PLEASE TAKE FURTHER NOTICE that this determination, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date hereof.

FOR FURTHER INFORMATION: CONTACT PERSON: Laurie Terry, Town Clerk
Address: Lumberland Town Hall, 1054 Proctor Rd., Glen Spey, NY 12737, Phone: 845-856-8600 x 7


Jenny Mellan, Town Supervisor

Resolution #87, 2020

A Resolution Relating to the Initial Review Under the State Environmental Quality Review Law, of the Proposed Local Law 2 of 2020 Entitled Town of Lumberland Solar Energy Law

The Town Board of the Town of Lumberland, duly convened in a regular session on September 9, 2020, has received a proposed introductory Local Law establishing regulations for solar energy within the town and addressing solar tax exemptions.

The Town Board does hereby resolve as follows:

Section 1. Pursuant to, and in accordance with, the provisions of section 617.6 (Initial Review of Actions and Establishing Lead Agency) of the New York State Environmental Quality Review Regulation (6 NYCRR part 617) the Town Board of the Town of Lumberland hereby makes the following determinations and classifications with respect to the Town of Lumberland Proposed Local Law entitled, Town of Lumberland Solar Energy Law:

1. The Town Board of the Town of Lumberland hereby determines that the action is subject to SEQR
2. The Town Board hereby determines that the action does not involve a Federal Agency.
3. The Town Board hereby makes a preliminary classification of the action as a Type 1 Action.
4. The Town Board hereby determines that it is, and will be, the lead agency with respect to the adoption of, and approval of, the above-described Local Law.

Section 2. A copy of the proposed Local Law, Part 1 of the Environmental Assessment Form and a copy of this Resolution shall be sent by the Town Clerk to all interested and involved agencies and neighboring municipalities.

Section 3. This Resolution, subject to agreement of the agencies involved, shall become effective 30 calendar days from the date hereof.

Section 4. In the event no response is received from the aforementioned agencies within 30 calendar days, the Town of Lumberland Town Board will assume the role of lead agency.

MOTION BY: Deputy Supervisor Sherman

SECOND BY: Councilwoman Gingold

Roll Call Vote: 5-0

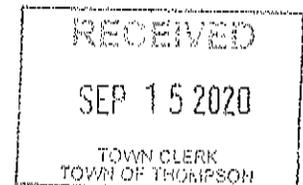
Supervisor Mellan: Yes

Deputy Supervisor Sherman: Yes

Councilman Akt: Yes

Councilwoman Gingold: Yes

Councilwoman Warden: Yes



ADOPTED BY THE TOWN BOARD OF THE TOWN OF LUMBERLAND
LAURIE TERRY,
TOWN CLERK
SEPTEMBER 9, 2020

LOCAL LAW 2 OF 2020

A LOCAL LAW ENTITLED: "TOWN OF LUMBERLAND SOLAR ENERGY LAW"

Section 1: Authority

This Town of Lumberland Solare Energy Law is adopted pursuant to Sections 261-263 of the New York State Town Law and section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, in accordance with the Town law of New York State, "to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor".

Section 2: Statement of Purpose

This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town of Lumberland by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:

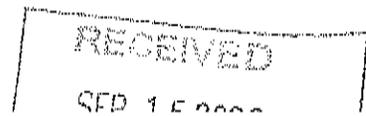
- 1) To take advantage of a safe, abundant, renewable and non-polluting energy resource;
- 2) To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
- 3) To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources;
- 4) To diversify energy resources to decrease dependence on the grid; and
- 5) To use zoning regulations to strike a fair and reasonable balance between private property rights and community interests, consistent with the Town's Comprehensive Plan Update with was adopted in August 2016.

Section 3: Amendment of Town Code

Section 250-46 of the Existing Zoning Code is hereby amended so as to delete the entire section 46 therefrom, and to replace the same with the following text:

§250.46. Solar Energy Systems

A. Purpose. The purpose of this section is to provide standards to facilitate the development and operation of solar energy systems in the Town of Lumberland, subject to the following process and other reasonable conditions that will protect the public health, safety and welfare.



LOCAL LAW 2 OF 2020

A LOCAL LAW ENTITLED: "TOWN OF LUMBERLAND SOLAR ENERGY LAW"

Section 1: Authority

This Town of Lumberland Solare Energy Law is adopted pursuant to Sections 261-263 of the New York State Town Law and section 20 of the Municipal Home Rule Law of the State of New York, which authorize the Town to adopt zoning provisions that advance and protect the health, safety and welfare of the community, and, in accordance with the Town law of New York State, "to make provision for, so far as conditions may permit, the accommodation of solar energy systems and equipment and access to sunlight necessary therefor".

Section 2: Statement of Purpose

This Solar Energy Local Law is adopted to advance and protect the public health, safety, and welfare of the Town of Lumberland by creating regulations for the installation and use of solar energy generating systems and equipment, with the following objectives:

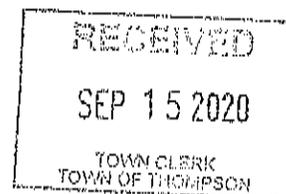
- 1) To take advantage of a safe, abundant, renewable and non-polluting energy resource;
- 2) To decrease the cost of electricity to the owners of residential and commercial properties, including single-family houses;
- 3) To mitigate the impacts of Solar Energy Systems on environmental resources such as important agricultural lands, forests, wildlife and other protected resources;
- 4) To diversify energy resources to decrease dependence on the grid; and
- 5) To use zoning regulations to strike a fair and reasonable balance between private property rights and community interests, consistent with the Town's Comprehensive Plan Update with was adopted in August 2016.

Section 3: Amendment of Town Code

Section 250-46 of the Existing Zoning Code is hereby amended so as to delete the entire section 46 therefrom, and to replace the same with the following text:

§250.46. Solar Energy Systems

A. **Purpose.** The purpose of this section is to provide standards to facilitate the development and operation of solar energy systems in the Town of Lumberland, subject to the following process and other reasonable conditions that will protect the public health, safety and welfare.



B. Applicability. The requirements of this section shall apply to all solar energy systems proposed, operated, modified, or constructed after the effective date of this Law, but excluding general maintenance and repair of solar energy systems constructed prior to the effective date of this Law and building-integrated photovoltaic systems.

C. Special Definitions. The following definitions are applicable to §250-46:

SOLAR ACCESS AREA - A space open to the sun, mostly clear of overhangs or shade that allows the use of solar energy systems on real property.

SOLAR ARRAY - A group of multiple solar panels or modules linked into a single unit or system.

SOLAR COLLECTOR - A photovoltaic cell, panel, solar array, or other device that converts solar radiation into electricity or transfers solar energy to air, water, or another storage media.

SOLAR EASEMENT - A written easement recorded pursuant to the NY Real Property Law §335 b, the purpose of which is to procure the right to receive direct sunlight across real property to operate a solar energy system.

SOLAR ENERGY SYSTEM - A combination of components that utilize solar radiation (direct, diffuse, or reflected) to produce energy designed to provide heating, cooling, hot water and/or electricity, including, without limitation, solar panels and facilities, solar arrays, solar collectors, and solar thermal systems and facilities. Solar energy systems shall be classified as follows:

(1) Roof Mounted Solar Energy System - A solar photovoltaic or solar thermal system that is mounted on the roof of the building to which it provides heating, cooling, hot water and/or electricity. This definition shall not prohibit the sale of excess electricity pursuant to state-authorized net metering regulations.

(2) Small Scale Ground Mounted Solar Energy System - A Solar Energy System consisting of solar panels that are properly secured by anchors or ballasts to the ground and attached to poles or other mounting system, detached from any other structure, for the primary purpose of producing heating, cooling, hot water and/or electricity for on-site consumption or use at the existing residence, farm, business or commercial establishment, notwithstanding the foregoing, this definition shall not prohibit the sale of excess electricity pursuant to state-authorized net metering regulations.

(3) Large Scale Ground Mounted Solar Energy System - A Solar Energy System consisting of solar panels that are properly secured by anchors or ballasts to the ground and attached to poles or other mounting system, detached from any other

structure for the primary purpose of producing electricity for off-site sale or consumption.

(4) Building Integrated Photovoltaic System - A combination of photovoltaic building components integrated into any building envelope system such as vertical facades including glass and other facade material, semitransparent skylight systems, roofing materials and shading over windows.

SOLAR PANEL - A photovoltaic device capable of collecting and converting solar energy into electrical energy.

SOLAR THERMAL SYSTEMS - Systems that collect and convert solar radiation into forms of energy for water heating, space heating, or space cooling.

QUALIFIED SOLAR INSTALLER - A person listed as an eligible photovoltaic installer by the New York State Energy Research and Development Authority ("NYSERDA") or who is listed as a certified solar installer by the North American Board of Certified Energy Practitioners ("NABCEP"), shall be deemed to be a qualified solar installer for the purpose of this Section.

D. General provisions.

(1) Qualified Installations. No solar energy system may be constructed, installed, replaced or modified except by a qualified solar installer, provided, however, that homeowners may install their own solar energy system. Any system installed by a qualified installer and/or homeowner must be inspected and approved by a qualified third party electrical inspector approved by the Town of Lumberland and, if connected to the local electric utility system grid, approved by the appropriate utility.

(2) Government approval. The owner or operator of a solar energy system shall establish to the satisfaction of the Town Code Enforcement Officer (for a roof mounted solar energy system or a small scale ground mounted solar energy system) or the Town of Lumberland Planning Board (for a large scale ground mounted solar energy system) that all applicable governmental agencies with jurisdiction over the installation and operation of such solar energy system have provided all permissions, approvals and required inspections necessary to install and operate such system.

(3) Limitations of Approvals.

(a) Nothing in this §250-46 shall be deemed to allow any solar energy system owner or operator the right to remove any trees, vegetation or other obstruction located on any real property over which the owner or operator does not have fee title or a solar easement.

(b) Nothing in this §250-46 shall be deemed a guarantee against any future construction or improvements or Town approvals for future construction or improvements that may impede the sunlight flow to any solar energy system.

(c) It shall be the sole responsibility of the solar energy system owner or operator to acquire any necessary solar easements or other appropriate land use rights in order to provide for and maintain appropriate solar access areas.

(4) Location. The location of small scale or large scale ground mounted solar energy systems shall be one demonstrably suitable and sized for such use including, but not limited to, (i) the proper drainage and provisions for storm water control such that the amount of water leaving the site after development shall not be greater than prior to development, and (ii) the ability to adequately buffer such use from any adjacent residential uses.

(5) Abandonment, Cessation of Operations and Decommissioning.

(a) Abandonment or Cessation; Order to Remove and Restore. Small and large scale ground mounted solar energy systems shall be considered abandoned or to have ceased operations if there has been no electrical energy generation for three consecutive months or longer; provided, however, that applications for extensions of time may be approved by the Town Code Enforcement Officer for a period of up to an additional three months. If the owner or operator determines to abandon or cease operations, the owner or operator shall so notify the Town Code Enforcement Officer in writing. Failure to provide the notice required herein shall be a violation of this Chapter. Whether or not the notice required by this paragraph is received by the Town Code Enforcement Officer, if the Town Code Enforcement Officer has reason to believe that such system has been abandoned or ceased operation he/she may issue an order that the owner or operator of the system shall remove the system, including all equipment, mounts, solar arrays and solar collectors and restore the property, by no later than ninety (90) days after the date of issuance of the order to undertake such removal. Service of the order shall be by certified mail at the address provided by the applicant to the Town Code Enforcement Officer.

(b) Investigation and report. When, in the opinion of the Town Code Enforcement Officer, any small or large scale ground mounted solar energy system shall have been abandoned or ceased operations in accordance with 250-46(D)(5)(a), and the owner/operator thereof fail to comply with an order to remove and restore as set forth in 250-46(D)(5)(a), the Town Engineer, in conjunction with the Code Enforcement Officer shall make a formal

inspection thereof and report in writing to the Town Board his/her findings and recommendations in regard to its removal. The Town Attorney shall provide a judgment and lien search for the parcel on which the solar energy system is sited to the Town Board.

(c) Order for hearing on removal and restoration; assessment of costs; time limits. The Town Board shall thereupon consider the report and, if it finds that such small or large scale ground mounted solar energy system has been abandoned or ceased to operate as set forth in §250-46(D)(5)(a), it shall by resolution order removal and restoration and shall further order that a hearing be held before the Town Board within 30 days after issuing the resolution and on at least five days' notice to the property owner and/or owner/operator of the small or large scale solar energy system or persons having an interest therein. Such hearing shall be to determine whether the order to remove and restore shall be affirmed, modified or vacated and, in the event of affirmance or modification, to assess all costs and expenses incurred by the Town in the inspection and report, and for removal of the solar energy system and restoration of the property against the land on which such small or large scale ground mounted solar energy system is located and/or, for a large scale ground mounted solar energy system the expenses may be assessed against any surety held by the Town. The order shall also provide that the removal of the small or large scale ground mounted solar energy system and restoration of the property shall commence within 30 days after service of notice and shall be completed within 60 days thereafter.

(d) Contents of notice. The notice shall contain the following statements:

(i) The name of the owner or person in possession of the underlying parcel of property as it appears in tax and deed records;

(ii) The name of any owner/operator of a large scale ground mounted solar energy system as set forth in a filed decommissioning plan, as required by §250-46(G)(5);

(iii) A brief description of the small or large scale ground mounted solar energy system as well as the underlying parcel of property upon which it is situated;

(iv) A description of the basis of the finding that the small or large scale ground mounted solar energy system has been abandoned or ceased operation;

(v) An order requiring that the small or large scale ground mounted solar energy system be removed and property restored;

(vi) That the removal of such small or large scale ground mounted solar energy system and property restoration shall commence within 30 days of the service of notice and shall be completed within 60 days thereafter;

(vii) The time and date of a hearing to be held before the Town Board, at which hearing the property owner and/or owner/operator of the small or large scale ground mounted solar energy system shall have the right to contest the order and findings of the Town Board; and

(viii) That in the event that such property owner and/or owner/operator of the small or large scale ground mounted solar energy system, or other person having an interest in the premises, shall fail to contest such order and fail to comply with the same, the Town Board will order the removal of such system and property restoration by the Town. For small scale ground mounted solar energy systems, the Town Board will further order that all costs and expenses incurred in such removal and restoration be assessed against the land on which the system is located in the same manner as general Town taxes. For large scale ground mounted solar energy systems the Town Board will order that all costs and expenses incurred in such removal and restoration be assessed against any surety held by the Town and, in the event that the costs and expenses of removal and restoration are not satisfied by the surety held, that such unsatisfied costs and expenses be assessed against the land on which such system is located in the same manner as general Town taxes.

(e) Service and filing of notice.

(f) A copy of the notice shall be personally served upon the local agent who has been designated by the property owner and/or owner/operator of the small or large scale ground mounted solar energy system. Any identified executors, legal representatives, agents, lessees or other person(s) having a vested or contingent interest in the premises as shown by the Collector of Taxes and/or the office of the Sullivan County Clerk or Sullivan County Treasurer and/or as set forth in any filed Decommissioning Plan shall be served a copy of the notice by regular mail and certified mail, return receipt requested.

(ii) A copy of the notice shall also be personally served upon any adult person residing in or occupying the premises and by securely affixing a copy of the notice upon the small or large scale ground mounted solar energy system. The notice shall also be published in a newspaper of general circulation designated by the Town for the publication of such notices.

(iii) A copy of the notice shall be filed in the Sullivan County Clerk's Office, in the same manner as a notice of pendency pursuant to Article 65 of the Civil Practice Law and Rules, and shall have the same effect as a notice of pendency as therein provided. A notice so filed shall be effective for a period of one year from the date of filing. It may be vacated, however, upon an order of a Judge or Justice of a court of record or upon the consent of the Town Attorney. When vacated, the Sullivan County Clerk shall mark such notice and any record or docket thereof as canceled of record upon the presentation and filing of such consent or a certified copy of such order.

(f) Hearing. The Town Board shall conduct the public hearing at the time and place specified in the notice to remove and restore. It may adjourn the hearing from time to time until all interested parties are heard and until the hearing is completed. At the conclusion of the hearing, the Town Board shall determine by resolution to revoke the order to remove and restore, modify the order or continue and affirm the order and direct the owner or other persons to complete the work within the time specified by the Town Board.

(g) Failure to comply. In the event of the refusal, failure or neglect of the owner or person so notified to comply with the resolution of the Town Board within the time specified in the resolution and after the public hearing, the Town Board shall provide that such small or large scale ground mounted solar energy system be removed and property restored by Town employees or by independent contractors. Except for emergency cases as herein provided, any contract for removal and restoration shall be subject to Town of Lumberland Procurement Guidelines.

(h) Assessment of expenses. All expenses incurred by the Town in connection with the proceedings to remove a small scale ground mounted solar energy system and restore the property, including the costs of actual removal, shall be assessed against the land on which such system is located and shall be levied and collected in the same manner as provided in Article 15 of the Town Law for the levy and ad valorem levy. All expenses incurred by the Town in connection with the proceedings to remove a large scale

mounted solar energy system and restore the property, including the costs of actual removal, shall be assessed against any surety held by the town and, should the expenses not be satisfied by the surety, any unsatisfied expenses shall be assessed against the land on which such system is located and shall be levied and collected in the same manner as provided in Article 15 of the Town Law for the levy and ad valorem levy.

(i) Emergency cases. Where it reasonably appears that there is a clear and imminent danger to the life, safety or health of any person or property, unless a small or large scale ground mounted solar energy system is removed and the property restored, the Town Board may, by resolution, authorize the Town Code Enforcement Officer, in consultation with the Town Engineer, to immediately take such actions that are necessary to mitigate or eliminate the danger. The expenses of such removal and restoration shall be a charge against the land on which it is located and/or surety and shall be assessed, levied and collected as provided in §250-46(G)(5)(F) and §250-46(D)(5)(h).

(j) Additional requirements. Additional abandonment and decommissioning requirements shall apply to large scale ground mounted solar energy systems as set forth at §250-46.G(5).

(6) NYS Real Property Tax Law provisions. The Town elects not to opt out of the tax exemption provisions of §487 of the NY Real Property Tax Law, but reserves its right to do so in the future. Owners, operators and land owners who intend to construct or operate a solar energy system will be subject to Article VI of Chapter 219 Taxation” of the Town Code.

(7) Expert and Professional Fees. Any reasonable expert or professional fees incurred by the Town Board, Town Planning Board, Town Code Enforcement Officer or Town Zoning Board of Appeals that are related to (i) the review of any application for a building permit, special use permit or site plan review for a solar energy system or (ii) the monitoring or inspection of any solar energy system shall be paid by the applicant as provided by Town Code §250-57.

E. Roof Mounted Solar Energy Systems.

(1) Roof mounted solar energy systems are permitted in all zoning districts as an Accessory Use provided such systems comply with the requirements of §250-46.D(1), (2), (3) and (7) and this §250-46.E.

(2) Roof mounted solar energy systems shall include such systems mounted on the top of a structure either as a flush mounted system or as solar panels fixed to frames located on a roof and mounted at an optimal angle towards the sun.

(3) Roof mounted solar energy systems may be mounted on a principal and/or accessory structure and shall not be more than three (3) feet higher than the highest point of the roof of the structure to which such system is mounted.

(4) A building permit applicant for a roof mounted solar energy system shall comply with the permit application requirements of the Town.

F. Small Scale Ground Mounted Solar Energy Systems.

(1) Small scale ground mounted solar energy systems are permitted in all zoning districts as an Accessory Use provided such systems comply with the requirements of §250-46.D(1), (2), (3), and (7) and this §250-46.F. Notwithstanding this classification, such accessory uses may be placed on a lot separate from the principal use they serve, provided such lots are adjacent and owned by the same party and further provided that a special use permit is issued by the Planning Board, pursuant to section 250-12(F) for the small scale ground mounted solar energy system.

(2) All small scale ground mounted solar energy systems shall not exceed a height of twenty five (25) feet, shall not be located in the front yard and shall comply with the bulk requirements for a dwelling in that zoning district. All height measurements shall be calculated when the ground mounted solar energy system is oriented at maximum tilt. The total surface area covered by the solar panels, regardless of the mounted angle, shall be included in determining lot coverage.

(3) All small scale ground mounted solar energy systems are subject to site plan review and approval by the Town Code Enforcement Officer, who may, in his/her discretion, refer the site plan review to the Town Planning Board for its review and approval. Notwithstanding the foregoing, small scale ground mounted solar energy systems to be located on farmland, as defined in the State Agriculture and Markets Law, shall be subject solely to site plan review and approval by the Town Code Enforcement Officer and shall not be subject to review and approval by the Town Planning Board. An applicant for a small scale ground mounted solar energy system shall comply with the permit application requirements of the Town. A small scale ground mounted solar energy system and related structures and equipment must be adequately screened, if necessary, from adjacent properties.

G. Large Scale Ground Mounted Solar Energy Systems.

(1) General Application. Large scale ground mounted solar energy systems are permitted in the Rural Residential, Mongaup River Valley and Hillside zoning districts as a Special Use subject to the requirements of this §250-46(D) and §250-46(G). The application for a special use permit shall also include the following:

(a) An operation and maintenance plan that shall include measures for maintaining safe access to the installation, general procedures for operation and maintenance of the solar energy system, and procedures for property upkeep;

(b) If the property of the proposed large scale ground mounted solar energy system project is to be leased, legal consent among all parties specifying the use(s) of the land for the duration of the project, including easements and other agreements, to include, but not limited to, any lease, shall be submitted to the Town Planning Board; and

(c) A Full Environmental Assessment Form, as provided by the New York State Environmental Quality Review Act ("SEQRA").

(2) Special Use and Site Plan Requirements. Large scale ground mounted solar energy systems require a special use permit issued in accordance with Town Code §250-69 and a site plan prepared and approved in accordance with Town Code §250-70. Site plans must include those applicable items set forth in the Town Code §250-69 and §250-70, as well as the following:

(a) A description of the solar energy system and the technical, economic and other reasons for the proposed location and design;

(b) A one or three line electrical diagram detailing the solar energy system layout, solar collector installation, associated components, and electrical interconnection methods, with all National Electrical Code compliant disconnects and over current devices or such other diagrams or details as required by the Town Engineer;

(c) All proposed changes to the landscape of the site, including, without limitation, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;

(d) A confirmation that the solar energy system complies with all applicable local, state and federal laws and regulations;

(e) Equipment specification sheets of the major system components to be used including, without limitation, photovoltaic panels, mounting systems, batteries, and inverters;

(f) Location of the nearest residential structures on the site and on any adjacent site, and the distance from the nearest proposed solar energy system equipment to any such residential structures;

- (g) Erosion and sediment control and storm water management plans prepared to New York State Department of Environmental Conservation standards, if applicable, and to such standards as may be established by the Planning Board;
 - (h) A construction schedule describing commencement and completion dates, including a traffic analysis with a description of the routes to be used by construction and delivery vehicles;
 - (I) A list of real property owners located within 500 feet of the property line of the proposed site and the mailing address of each real property owner; and
 - (j) Compliance with the provisions of Town Code §310-39.
- (3) Minimum Design Standards. Large scale ground mounted solar energy systems shall conform to the following minimum standards:
- (a) The system shall comply with minimum lot size, as applies to residential structures within the zoning district where the solar energy system is sited. The system shall be set back fifty (50) feet from any property line. Lot clearing shall not exceed 30%. Lot coverage shall not exceed 30%. The maximum height of the system shall not exceed twenty-five feet. The total surface area covered by the solar panels, regardless of the mounted angle, shall be included in determining lot coverage;
 - (b) All large scale ground mounted solar energy systems shall not exceed a height of twenty five (25) feet. All height measurements shall be calculated when the ground mounted solar energy system is oriented at maximum tilt;
 - (c) All large scale ground mounted solar energy systems shall be enclosed by fencing to prevent unauthorized access. The type, height and color of fencing shall be approved by the Town Planning Board. The fencing and the solar energy system may be further screened by year-round landscaping to avoid adverse aesthetic impacts as required by the Town Planning Board;
 - (d) Town Code §250-31 shall be applicable to large scale ground mounted solar energy systems; and
 - (e) There shall be no signs posted on the real property of the large scale ground mounted solar energy system except announcement signs, such as "no trespassing," or warning signs, such as "high voltage" or "danger".

Notwithstanding the foregoing, a sign shall be posted at the entrance of the parcel in question that identifies the owner and operator of the solar energy system and provides an emergency telephone number where the owner and/or operator can be reached on a 24 hour basis. In addition, a clearly visible warning sign denoting high voltage must be placed at the base of all pad mounted transformers and substations. All signs are subject to the requirements of Town Code §250-33.

(4) Additional Conditions.

(a) The large scale ground mounted solar energy system owner or operator shall provide a copy of the project summary, electrical schematic and site plan to the local fire department. The owner or operator shall cooperate with local emergency services in developing an emergency response plan and provide proof of approval thereof. All means of shutting down the solar system shall be clearly marked and instructions shall be provided to the local fire department. The owner or operator shall identify a person responsible for responding to safety inquiries throughout the life of the system.

(b) The owner or operator of a large scale ground mounted solar energy system shall maintain it in good condition and in accordance with industry standards. Maintenance shall include, but not be limited to, painting, structural repairs, mowing, trimming and landscape maintenance, and such examinations and repairs as necessary to ensure the integrity of all equipment and structures. The owner or operator shall maintain and keep in good repair all approved security measures that govern the site including, but not limited to, fence painting and repair, lighting and any alarm systems. Site access shall be maintained at a level acceptable to the local fire department.

(c) Use of herbicides at the parcel in question to control plant growth in and around the large scale ground mounted solar energy system and its components and equipment shall be prohibited without the express prior written authorization of the Town Planning Board.

(5) Abandonment and Decommissioning and Restoration of Land. All applications for a large scale ground mounted solar system shall be accompanied by a Decommissioning Plan, which includes restoring the property to its original state to be implemented upon abandonment or cessation and/or in conjunction with removal of the large scale ground mounted solar energy system. Compliance with this plan shall be made a condition of the issuance of a special use permit under this §250-46.G. The Decommissioning Plan must specify that after the large scale ground mounted solar energy system has been abandoned, ceased operations or can no longer

be used, it shall be removed by the applicant or any subsequent owner, and the property shall be restored. Prior to removal of such solar energy system, a permit for removal activities shall be obtained from the Town Code Enforcement Officer. The Decommissioning Plan shall include details on how the applicant plans to address the following requirements:

- (a) The manner in which the owner, operator, or its successors in interest will remove the large scale ground mounted solar energy system in accordance with the requirements of §250-46.D(5);
- (b) The time to complete any decommissioning and , removal of the large scale ground mounted solar energy system and the restoration of the property on which it is sited;
- (c) A demonstration as to how the removal of all infrastructure and the remediation of soil and vegetation shall be conducted to return the parcel to its original state as it existed prior to construction of the system;
- (d) A description of the means and location of disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations;
- (e) A description of site stabilization and/or re-vegetation measures necessary to minimize erosion and restore the property upon removal of the solar energy system; and
- (f) Absent notice of a proposed date of decommissioning and written notice of extenuating circumstances, the Decommissioning Plan shall provide that the large scale solar energy system shall be considered abandoned if construction is not completed, the system does not become operational and/or, once operational, it ceases operations for more than three (3) consecutive months. The Decommissioning Plan shall also provide that if the owner or operator of the large scale ground mounted solar energy system fails to remove it in accordance with the requirements of this section within ninety (90) days of abandonment or the proposed date of decommissioning, the Town may enter the property and physically remove the installation and restore the property at the expense of the property owner or against any financial surety assigned to the Town as provided for in Section §250-46(G)(7).
- (g) The designation of a local agent residing in Sullivan County, who shall be an individual, and the names of any executors, legal representatives, agents, lessees, or other persons having a vested or contingent interest in the

premises, along with their individual mailing addresses, for the service of notices as provided for in §250-46(D)(5)(e).

(6) Cessation of Operation. Non-function or lack of operation of the large scale ground mounted solar energy system may be established (i) through reports submitted by or on behalf of its owner or operator to the Public Service Commission, NYSERDA, the local utility or the New York Independent System Operator, or (ii) by lack of income generation for a commercial enterprise. The owner or operator of a large scale ground mounted solar energy system shall promptly furnish on request such records as required by the Town Code Enforcement Officer to establish that the large scale ground mounted solar energy system is functioning or in operation.

(7) Estimate and Financial Surety.

(a) The applicant for a special use permit to site and operate a large scale ground mounted solar energy system shall provide an estimate, prepared by a professional engineer licensed in the State of New York, setting forth the projected costs associated with decommissioning the system in question, consistent with an approved decommissioning plan as set forth in §250-46(G)(5), and the projected costs to restore the property to its original state. Cost estimations shall account for inflation. The estimate shall be subject to approval by the Planning Board.

(b) Security for decommissioning any large scale ground mounted solar energy system and restoration of the property shall be furnished to the Town in an amount determined by the Town Board and in a form that is approved by the Attorney for the Town. Such security shall be posted with the Town prior to the issuance of any building permit for construction of any portion of the large scale ground mounted solar energy system. The security shall be available to and held by the Town during the projected life of the large scale ground mounted solar energy system in question and until proof of successful decommissioning and payment of all expenses thereof has been submitted to the Town.

(c) If the large scale ground mounted solar energy system is not decommissioned after it is no longer in use, abandoned during its useful lifetime or never completely constructed, the Town of Lumberland may use the security to decommission the large scale ground mounted solar energy system, to remove all infrastructure and to restore the property. The Town may use the security notwithstanding that the notice required pursuant to §250-46.D(5) has not been given by the system's owner or operator. Prior to using the security, the Town Code Enforcement Officer must serve the order

required by §250-46.D(5)(a) and wait for the termination of the ninety (90) day period required by that section.

(8) Issuance of Special Use Permit.

(a) The special use permit application and approval process shall be governed by §250-69 of the Town Code.

(b) If the special use permit application is approved, the Town Code Enforcement Officer shall issue a building permit upon satisfaction of all conditions necessary for the issuance of the permit, including compliance with applicable portions of the New York State Building Code.

(c) The Planning Board may, in its discretion, waive certain requirements of §250-46.G otherwise applicable to a large scale ground mounted solar energy system that it believes is compatible with land uses in the area where it is proposed to be built and where, because of its size, ownership model or other considerations, the Planning Board finds that the large scale ground mounted solar energy system does not need to be subjected to all of the special use permit and site plan regulations imposed by §250-46.G.

(d) The Planning Board may impose any additional conditions on its approval of any special use permit under this Section in order to enforce the standards set forth in this §250-46(D), §250-46.G, §250-69 and §250-70 or in order to discharge its obligations under the State Environmental Quality Review Act.

Chapter 219 of the Existing Zoning Code is hereby amended so as to add the following:

Article VI
Solar Energy Generating System Exemption
PILOT Agreements

§219-21. Purpose.

Section 487 of the Real Property Tax Law provides for a real property tax exemption for a solar or wind energy system or a farm waste energy system in accordance with the provisions of §487 to the extent of any increase in value of the real property due to the improvement thereof by such systems.

§219-22. Definitions.

The terms “Solar Energy System”, “Roof Mounted Solar Energy System”, “Small Scale Ground Mounted Solar Energy System” and “Large Scale Ground Mounted Solar Energy System” shall have the same meanings respectively as set forth at Town Code §250-46.C.

§219-23. Exemption granted.

An owner of real property upon which is constructed a Solar Energy System which has been approved in accordance with Town Code §250-46 and complies with the provisions of Real Property Tax Law §487, is entitled to the 15 year tax exemption provided by §487(2) of the Real Property Tax Law.

219-24. Qualifying conditions.

(a) In accordance with §487(9) of the Real Property Tax Law, an owner of real property upon which a Large Scale Ground Mounted Solar Energy System is to be constructed must enter into an agreement with the Town to make payments in lieu of taxes ("Pilot Agreement"). Such contract may require annual payments in an amount not to exceed the amounts which would otherwise be payable but for the exemption under Real Property Tax Law §487(2).

(b) The PILOT Agreement shall not operate for a period of more than fifteen years, commencing in each instance from the date on which the benefits of such exemption first become available and effective.

(c) Upon filing an application to construct a Large Scale Ground Mounted Solar Energy System upon real property located in whole or in part in the Town of Lumberland, the owner of the property, or agent or representative thereof, must file written notice with the Town Supervisor providing that an application to construct a Large Scale Ground Mounted Solar Energy System has been filed with the Town and that the owner is ready to enter into a PILOT Agreement with the Town subject to the ultimate construction of such system.

(d) In the event that the parties are unable to agree on the terms and conditions of a PILOT Agreement, then the Town may provide notice to the Town Planning Board that, in the absence of a PILOT Agreement, approval for the construction of a Large Scale Ground Mounted Solar Energy System shall not be granted.

Section 4: Miscellaneous Provisions.

Section 4.1 - Ratification, Re-adoption and Confirmation.

Except as specifically modified by the amendments contained herein, the Code of the Town of Lumberland as adopted and amended from time to time thereafter is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4.2 - Inclusion in Code.

It is the intention of the Lumberland Town Board and it is hereby enacted that the provisions of this local law shall be included in the Code of the Town of Lumberland; that the sections and subsections of this local law may be renumbered or re lettered to accomplish such intention; and that the word

“local law” shall be changed to “chapter”, “section” or other appropriate word, as required for codification.

Section 4.3 - Renumbering.

The location and numerical designation of this local law and the sections included herein shall be delegated to the discretion of the codifier, General Code, which may renumber or re letter this local law and sections as are necessary to accommodate these amendments.

Section 4.4 - Codifier’s Changes

This local law shall be included in the Code of the Town of Lumberland. The codifier shall make no substantive changes to this local law, but may renumber, rearrange and edit it without first submitting it to the Lumberland Town Board. Any such rearranging, renumbering and editing shall not affect the validity of this local law or the provisions of the Code affected thereby.

Section 4.5 - Repealer, Suspension and Supersession of Other Laws

All local laws in conflict with the provisions of this Local Law area hereby repealed and superseded as of the effective date of this Local Law, specifically including Local Law #1 of 2020.

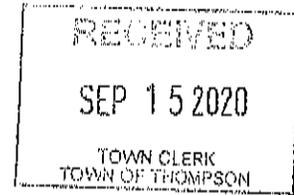
Section 4.6 - Severability

The provisions of this Local Law are severable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 4.7 - Effective Date

This Local Law shall take effect immediately upon adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.

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



Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Town of Lumberland Solar Energy Law		
Project Location (describe, and attach a general location map): Town of Lumberland		
Brief Description of Proposed Action (include purpose or need): ADOPTION OF PROPOSED LOCAL LAW 2 OF 2019 ENTITLED, "Town of Lumberland Solar Energy Law"		
Name of Applicant/Sponsor: Town Board of the Town of Lumberland		Telephone: 845-856-8600
		E-Mail: townclerk@townoflumderland.org
Address: 1054 Proctor Rd.		
City/PO: Glen Spey	State: NY	Zip Code: 12737
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Adoption	Intro. & L.A. on 09/02/2020, schedule public hearing for Nov. meeting - possible adoption
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	239 Review	November 2020 meeting (application date 10/14/2020)
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
entire town - all zoning classifications

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Eldred Central School

b. What police or other public protection forces serve the project site?
NYS Police, Sullivan County Sheriff's Office, Town Constabulary

c. Which fire protection and emergency medical services serve the project site?
Lumberland Fire Department, Smallwood-Mongaup Fire District

d. What parks serve the project site?
Town Parks

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
 b. Total acreage to be physically disturbed? _____ acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____
- iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:	ii. During Operations:
• Monday - Friday: _____	• Monday - Friday: _____
• Saturday: _____	• Saturday: _____
• Sunday: _____	• Sunday: _____
• Holidays: _____	• Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

 iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing: _____

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained: _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No
 If Yes:
 i. Describe the habitat/community (composition, function, and basis for designation): _____

 ii. Source(s) of description or evaluation: _____
 iii. Extent of community/habitat:
 • Currently: _____ acres
 • Following completion of project as proposed: _____ acres
 • Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No
 If Yes:
 i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No
 If Yes:
 i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
 If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No
 If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No
 i. If Yes: acreage(s) on project site? _____
 ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No
 If Yes:
 i. Nature of the natural landmark: Biological Community Geological Feature
 ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No
 If Yes:
 i. CEA name: _____
 ii. Basis for designation: _____
 iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes No

F. Additional Information

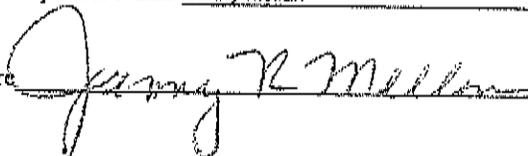
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Jenny Mellan Date September 2, 2020

Signature  Title Town Supervisor



TEL. 845-807-0475
FAX 845-807-0480

COUNTY OF SULLIVAN
DEPARTMENT OF RISK MANAGEMENT AND INSURANCE

SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

September 18, 2020

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

Re: 2021 Sullivan County Workers' Compensation Self Insurance Plan Apportionment

Dear Mr. Rieber,

Attached please find Resolution No. 323-20 which sets forth the total budget and the respective shares for each of the participants for Workers' Compensation Coverage for 2021. These figures were calculated in accordance with Local Law No. 2 of 2018.

Any given participant may see an increase or decrease in cost depending on the fluctuations in their individual claim experience, payroll amounts and or WC rates.

Your specific 2021 contribution calculation is attached.

Please note that several participants have already received their contribution calculations.

Your contribution for 2021 is \$179,101.00

For our Village and College participants, please remit the amount listed above. The check should be made payable to the Sullivan County Treasurer and mailed to this office.

If you have any questions, please do not hesitate to contact me.

Monica Farquhar Brennan

Monica Farquhar Brennan
Director of Risk Management and Insurance

*Provided
info @
meeting*

County of Sullivan
MORTGAGE TAX
100 North Street, P.O. Box 5012
Monticello, N.Y. 12701

JP.MORGAN CHASE MONTICELLO
ST JOHNS STREET
MONTICELLO, NY 12701

Check
Number **3071**

Vendor Number	Check Date	Check Amount
3020	09/21/2020	\$74,719.43

Seventy-Four Thousand Seven Hundred Nineteen and 43/100 Dollars*****

Pay To The Order Of

3020
TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO, NY 12701

Nancy Buck
County Treasurer

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD IS NOT VISIBLE. ALSO INCLUDES AN ORIGINAL WATERMARK.
⑈ 3071 ⑈ ⑆ 022300 173 ⑆ 789795408 ⑈

County of Sullivan - MORTGAGE TAX

P.O. Box 5012 Monticello, N.Y. 12701

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
09/18/2020	TREAS09182017	MORTGAGE TAX PAYMENT - APRIL, - JUNE 2020 PO# G/L Account: TA-00058-00237	74,719.43

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
3020	TOWN OF THOMPSON	3071	09/21/2020	\$74,719.43



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2020

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Encl Id	Act Exp
A000.3005.000	MORTGAGE TAX									
YEAR FORWARD BALANCE										
Rebuid BY Journal		1	1/1/2019	BY1-1	Mth 1 Total	(\$225,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - 1st Qtr 2020		8	8/17/2020	CR108155	SC C#3050	\$0.00	\$0.00	\$66,700.87	\$0.00	(\$66,700.87)
					Mth 8 Total	\$0.00	\$0.00	\$66,700.87	\$0.00	(\$66,700.87)
YTD Total for A000.3005.000					MORTGAGE TAX	(\$225,000.00)	\$0.00	\$66,700.87	\$0.00	(\$66,700.87)
Total for Fund A000						(\$225,000.00)	\$0.00	\$66,700.87	\$0.00	(\$66,700.87)
Grand Total						(\$225,000.00)	\$0.00	\$66,700.87	\$0.00	(\$66,700.87)

+ 74719.43
141,420.30

2 years to go so we
should meet or
exceed Budget of
\$225,000



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2019

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Encl/Liq	Act Exp
A000.3005.000	MORTGAGE TAX									
	YEAR FORWARD BALANCE									\$0.00
	Rebuild BY Journal	1	1/1/2019	BY1-1	Mth 1 Total	(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
	Mortgage tax	6	6/24/2019	CR106228	Sullivan Cty ck#2966 Mth 6 Total	\$0.00	\$0.00	\$47,932.54	\$0.00	(\$47,932.54)
	Mortgage tax April - June 2019	9	9/24/2019	CR106667	County ck#2987 Mth 9 Total	\$0.00	\$0.00	\$62,241.53	\$0.00	(\$62,241.53)
	Mortgage tax	12	12/24/2019	CR107044	County ck#3008 Mth 12 Total	\$0.00	\$0.00	\$55,354.05	\$0.00	
	Budget Transfers & Amendments - Town Board Meeting 02/19/2020	12	12/31/2019	BE107295		(\$30,000.00)	\$0.00	\$0.00	\$0.00	
	Year End Entry #2	12	12/31/2019	JE107487	4th Qtr Mortgage Tax	\$0.00	\$0.00	\$118,167.59	\$0.00	
	YTD Total for A000.3005.000				Mth 12 Total	(\$30,000.00)	\$0.00	\$173,521.64	\$0.00	(\$173,521.64)
	Total for Fund A000					(\$280,000.00)	\$0.00	\$283,695.71	\$0.00	(\$283,695.71)
	Grand Total					(\$280,000.00)	\$0.00	\$283,695.71	\$0.00	(\$283,695.71)



**Agriculture
and Markets**

September 18, 2020

William Rieber
Town Supervisor - Town of Thompson
4052 Rte 42
Monticello, NY 12701

Enclosed is the **Municipal Shelter Inspection Report** completed on **09/17/2020**. This inspection relates to Agriculture and Markets Laws and Regulations which may be viewed on the website below.

As the report indicates, dog shelter services were rated "Satisfactory". Please make note of any comments listed on the report.

Municipal dog shelters are subject to inspection by this agency on a regular basis.

Please notify this office within 30 days of any changes in municipal shelter services.

If you have any questions regarding this inspection, please call me.

Joyce Amels
Animal Health Inspector
(845) 500-1498

MUNICIPAL SHELTER INSPECTION REPORT - DL-90

Rating: **Satisfactory365**

Purpose: **Inspection**

DATE/TOA: **9/17/20 11:00 am**

**TOWN OF THOMPSON SHELTER
128 ROCK RIDGE DRIVE
Monticello NY 12701**

Inspector: **Joyce Amels**

Inspector #: **67**

Inspector: **Eloise Herrman**

Inspector #: **18**

These are the findings of an inspection of your facility on the date(s) indicated above:

- | | |
|--|----------------|
| 1. Shelter is structurally sound | Yes |
| 2. Housing area and equipment is sanitized regularly | Yes |
| 3. Repairs are done when necessary | Yes |
| 4. Dogs are handled safely | Yes |
| 5. Adequate space is available for all dogs | Yes |
| 6. Light is sufficient for observation | Yes |
| 7. Ventilation is adequate | Yes |
| 8. Drainage is adequate | Yes |
| 9. Temperature extremes are avoided | Yes |
| 10. Clean food and water is available and in ample amount | Yes |
| 11. Veterinary care is provided when necessary | Yes |
| 12. Dogs are euthanized humanely, by authorized personnel | Yes |
| 13. Complete intake and disposition records are maintained for all seized dogs | Yes |
| 14. Dogs transferred for purposes of adoption in compliance with Article 7 | Yes |
| 15. Redemption period is observed before adoption, euthanasia or transfer | Yes |
| 16. Owners of identified dogs are properly notified | Yes |
| 17. Redeemed dogs are licensed before release | Yes |
| 18. Proper impoundment fees paid before dogs are released | Yes |
| 19. Written contract or lease with municipality | Not Applicable |

Town - City - Village Information for Inspection:

TCV CODE	TCV NAME
4814	Town of Thompson

REMARKS:

REPRESENTATIVE PRESENT FOR INSPECTION: **Nancy Marinchak**
TITLE: **DCO**

REVIEWED BY: **Eloise Herrman**
REVIEWED DATE: **09/17/2020**

MARILEE J. CALHOUN
Town Clerk

KELLY M. MURRAN
Deputy Town Clerk

Town of Thompson

TOWN HALL
4052 Route 42
Monticello, NY 12701-3221

Telephone (845) 794-2500 Ext.302

Fax (845) 794-8600

September 24, 2020

Mr. Gary D. Silver, Esq.
Billig Loughlin & Silver, LLP
461 Broadway – PO Box 1447
Monticello, New York 12701

Re: (FOIL) Request for Records Pertaining to Harris Woods Sewer District & Greentree Vacation Homes Development

Dear Attorney Silver:

I am in receipt of your above-mentioned (FOIL) Request dated 09/18/2020 that was received in this office on 09/21/2020. I am requiring some clarification before processing your request.

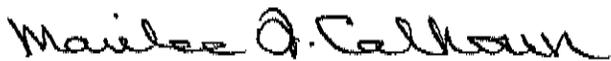
It appears to me that you are requesting documents related to the Harris Woods Sewer District in connection with Greentree Vacation Homes. You stated in your request that the Harris Woods Sewer District provides sewer service to the Greentree Vacation Homes Development. There is some confusion since the Harris Woods Sewer District does not provide sewer service to that development. It is the Harris Sewer District that provides sewer service to said development.

Please clarify and confirm the Sewer District that you are requesting documents on. Due to the extensive nature of your request, I want to make sure that you are obtaining the documents that you are looking for. Please advise me as soon as possible so that I can begin processing your request, at which time I can advise you of the approximate date the records would be available.

In the event that this request is being denied in part or whole you have the right to appeal such decision within 30-days of the denial. Appeals should be directed to Town Attorney Michael B. Mednick, PO Box 612, Monticello, New York 12701.

Thank you in advance for your attention to this matter and feel free to contact me should you have any questions.

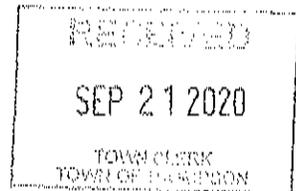
Sincerely,



Marilee J. Calhoun
Town Clerk

MJC:
Encl.

PC: ✓ Hon. William J. Rieber, Jr., Supervisor and Town Board
Mr. Michael B. Mednick, Town Attorney
Mrs. Melissa DeMarmels, Town Comptroller



BILLIG LOUGHLIN & SILVER, LLP

Jacob R. Billig
Joseph P. Loughlin
Gary D. Silver

461 BROADWAY • P.O. BOX 1447 • MONTICELLO, NY 12701
845.794.3833 (T) • 845.794.3827 (F) • BLSlaw.net

Michael F. Baer,
NY & NJ of Counsel

BY CERTIFIED MAIL: 7018 2290 0002 2483 7010

RETURN RECEIPT REQUESTED, AND FIRST-CLASS MAIL

September 18, 2020

**Town of Thompson
4052 Route 42
Monticello, New York 12701
Attn: Records Access Officer**

Re: FOIL REQUEST FOR RECORDS

To Whom It May Concern:

Under the provisions of the New York Freedom of Information Law, Article 6 of the Public Officers Law, we hereby request a copy of records or portions thereof as hereinbelow detailed.

Please provide copies of the following (unless otherwise specified, the following are requested for the period including all or any portion of January 1, 2013 – present):

1. All records and/or documents referring or relating to the cost of the operation of the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;
2. All records and/or documents referring or relating to the cost of the maintenance of the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;
3. All records and/or documents referring or relating to the cost to obtain any bonds or bond anticipation notes for the design, operation, maintenance, construction and/or reconstruction of all or a portion of the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;
4. All records and/or documents referring or relating to payments made by or on behalf of any bonds or bond anticipation notes for the design, operation, maintenance, construction and/or reconstruction of all or a portion of the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;

Town of Thompson
Attn: Records Access Officer
September 18, 2020
Page 2

5. All records and/or documents referring or relating to the calculation of sewer rents for the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;
6. All records and/or documents referring or relating to the cost for labor for reading meters which measure sewer usage (or which are used to measure sewer usage) for billing purposes for the Harris Woods Sewer District, which provides sewer service to the Greentree Vacation Homes development;
7. All records and/or documents referring or relating to the dedication, or potential dedication, to the Town of Thompson of the sewer lines located within the Greentree Vacation Homes development (this request is not limited to anything on or after January 1, 2013 and seeks all such records and/or documents, regardless of any time period);
8. All records and/or documents referring or relating to any work, construction, reconstruction, re-design, repair or maintenance which has been performed on the Harris Woods Sewer District (or any portion thereof);
9. All records and/or documents referring or relating to any work, construction, reconstruction, re-design, repair or maintenance which has not yet been performed but which has been proposed, is under consideration and/or which has been approved to be performed;
10. All records and/or documents referring or relating to any communications (written or oral) from any State (including but not limited to the NY State Department of Finance or NY State Comptroller) or Federal agency, board, commission, officer or employee to the Town of Thompson or the Harris Sewer District (or anyone on either of their behalves) referring or relating to any issues concerning costs of operation or maintenance of the Harris Woods Sewer District or any portion thereof;
11. All records and/or documents referring or relating to any communications (written or oral) from or on behalf of the Town of Thompson or Harris Sewer District to any State (including but not limited to the NY State Department of Finance or NY State Comptroller) or Federal agency, board, commission, officer or employee referring or relating to any issues concerning costs of operation or maintenance of the Harris Woods Sewer District or any portion thereof;
12. All records and/or documents referring or relating to any infiltration of water or other materials into the Harris Sewer District sewer lines;
13. All records and/or documents referring or relating to any infiltration of water or other materials into the sewer lines located within the Greentree Vacation Homes development;
14. All records and/or documents referring or relating to any infiltration of water or other materials into the sewer lines located within the Harris Woods development; and

BILLIG LOUGHLIN & SILVER, LLP

461 BROADWAY • P.O. BOX 1447 • MONTICELLO, NY 12701
845.794.3833 (T) • 845.794.3827 (F) • BLSlaw.net

Town of Thompson
Attn: Records Access Officer
September 18, 2020
Page 3

15. All records and/or documents referring or relating to the calculation of sewer rents charged to customers of the Harris Sewer District.

For purposes of this request pursuant to FOIL, the term "records and/or documents" means any writing or record of any type or description including, but not limited to, records, letters, telegrams, texts, social media posts, correspondence, notes, memoranda, telephone messages, diaries, work logs, daily reports, desk calendars, worksheets, computations, minutes of meetings (including but not limited to meetings of the Board of Trustees), reports, instructions, notebooks, scrapbooks, contracts, agreements, photographs, videos, photocopies, charts, plans, blueprints, descriptions, receipts, evidences of payment, transcripts of telephone conversations and other retrievable data (whether encarded, taped, or coded, electrostatically, electromagnetically, or otherwise), whether originals or copies (including, but not limited to, carbon, handwritten, typewritten, microfilm, or photostatic copies), and including any nonidentical copies (whether different from the original because of any alterations, notes, comments, or other material contained thereon or attached thereto, or otherwise), wherever located, however produced or reproduced, and in whatever language, and all other things on which words, figures, notations, or writings are affixed, or sounds or video are recorded, in writing or by any other means, and any underlying or supporting material, or material used in the preparation thereof

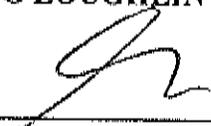
We understand there is a fee for the duplication of the records requested which will be paid by us upon request.

As you know, the Freedom of Information Law requires that an agency respond to a request within five (5) business days of receipt of a request. Therefore, we would appreciate a response as soon as possible and look forward to hearing from you shortly.

If for any reason any portion of my request is denied, please inform us of the reasons for the denial in writing and provide the name and address of the person or body to whom an appeal should be directed.

Very truly yours,

BILLIG LOUGHLIN & SILVER, LLP

By: 

Gary D. Silver

GDS/s
Encls.

BILLIG LOUGHLIN & SILVER, LLP

461 BROADWAY • P.O. BOX 1447 • MONTICELLO, NY 12701
845.794.3833 (T) • 845.794.3827 (F) • BLSlaw.net



LIMITED LIABILITY PARTNERSHIP
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

September 10, 2020

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

Dear William,

The purpose of this letter is to request to be added to the distribution list for Request for Proposals (RFPs) related to Auditing (Internal and External), Accounting, Budget Reviews, Financial Services and Consulting.

The address for these mailing is:

RBT CPAs, LLP
Audit Department
11 Racquet Road
Newburgh, NY 12550

If you prefer to email these Proposals, the email address is:

RFPs@rbtcpas.com

Thank you,

Michael A. Turturro
Managing Partner



| Building beautiful, active communities

Sandra Gerry, Chair

September 24, 2020

STEERING COMMITTEE

Leni Binder

Daniel Briggs

Kathy Davidoff

Gay Donofrio

Cora Edwards

John Evans

Hon. Josephine V. Finn

Foster Supply Hospitality

Danielle Gaebel

Ruby Gold

Katrina Graby

Jacquie Leventoff

Dali Levy

Barry Lewis

Lorraine Lopez-Janove

Aly Marin-Leon

Steve Melendez

Klu Padu

Joyce Salimano-Gitlin

Brian Scardefield

Gerald J. Skoda

Nicole Slevin

Fred Stabbert, III

Anna Lise Dyrh Vogel

Rabbi Larry Zierler

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

Re: Community Impact Grant

Dear Bill,

Thank you for applying for the Sullivan Renaissance 2020 Golden Feather Community Impact Grant. The Grant Review Committee ("Committee") thoroughly reviewed the Town's application. The Committee agreed that the development of Lake Ida Park is a worthwhile project; however they did not vote to award the Golden Feather Community Impact Grant at this time. The Committee wanted to see progress on the park development using the 2019 Golden Feather grant before awarding more funds for the project. Additional feedback included adding winter activities, emphasizing ADA accessible activities including a sensory compliant playground, and adding an outdoor performance space in addition to the Town's plan to develop sports fields.

Sullivan Renaissance is available to assist the Town in your efforts to continue moving the Lake Ida Park project forward. The Town is welcome to apply for a 2021 Sullivan Renaissance Technical Assistance Grant for professional services.

Thank you for continuing to build beautiful, active communities in Sullivan County. We look forward to working with you in 2021.

Sincerely,

Denise Frangipane, Executive Director



Mountains of Opportunities

COUNTY OF SULLIVAN
COUNTY MANAGER'S OFFICE
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

September 25, 2020

Mr. Bill Rieber, Town Supervisor
4052 Route 42
Monticello, NY 12701

RE: County Tower Construction on SBL 31.-1-1

Dear Supervisor Rieber,

I'm writing to you to inform you of a project that the County intends to undertake in your municipality. The County of Sullivan proposes to construct a communications tower on County owned property, in the Town of Thompson, New York in the proximity of the closed County Landfill.

The first purpose of the tower is to provide municipal owned wireless broadband in the Town and Thompson. We will then purchase and install our communication antennas and acquire the infrastructure necessary to broadcast signal from the new tower. The project will enhance the wireless broadband services to residents and businesses within the County, affording the ability to transmit and receive high-speed broadband signals from the newly constructed tower to Wi-Fi modems that would be located in resident homes and businesses. The tower and equipment will be County owned, with equipment being leased to a not-for-profit LDC, the Broadband Access LDC, who is responsible for the operations of the newly established broadband network.

The second County purpose is to serve the network data communication needs of County operations. Equipment we intend to hang on the proposed tower will allow us to enhance network communication between various county locations providing much needed bandwidth and redundancy.

You will receive formal notice as we proceed through the required environmental process. If you should have any questions and or concerns please contact me.

Sincerely,

Joshua Potosek, MBA
Sullivan County Manager

Cc: Michael McGuire, County Attorney
AnnMarie Martin, Clerk to the Legislature



SULLIVAN COUNTY EMERGENCY MANAGEMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

September 21, 2020

Involved Agencies :

NYSDEC Region 3
21 South Putt Corners Road
New Paltz, NY
12561-1696

Interested Agencies:

Town of Thompson, Town Supervisor
4052 Route 42
Monticello, NY 12701

Lake Louise Marie Country Club, Inc.
PO Box 2
Rock Hill, NY 12775

Emerald Green Property Owners Association
PO Box 65
Rock Hill, NY 12775

Wanaksink Lake Club, Inc.
15 Wurtsboro Mountain Road
Rock Hill, NY 12775

Rock Hill Business & Community Association
PO Box 280
Rock Hill, NY 12775

Subject: *SEQR Lead Agency Request*
 Sullivan County Emergency Communications New Tower Facility

The County of Sullivan is seeking to upgrade their emergency communication system currently in use by public safety agencies throughout Sullivan County (Fire, EMS, law enforcement and Public Works) including within the Town of Thompson. This project will involve the construction of a new tower facility on lands owned by Sullivan County off Emerald Place immediately north of Crystal Run Healthcare.

A preliminary determination that the project is an Unlisted Action has been made. Under the applicable standards of Title 5 NYCRR Section 617.6(b), the County of Sullivan has concluded that it is the appropriate agency to serve as Lead Agency in the environmental review of the proposed action. This notification is being sent to you as an involved agency with the request that you consent to the County of Sullivan serving as Lead Agency. A draft Part I Environmental Assessment Form (EAF) and preliminary site plans are attached. Interested agencies have been notified as a courtesy.

As part of their due diligence and community outreach, the County of Sullivan is performing a visual study to document the visibility of the tower in a 2-mile radius from the tower location. A 4' diameter red helium filled weather balloon will be floated to the height of the proposed tower. The balloon test will be conducted on October 14th with backup dates of October 15th and October 16th in case there is inclement weather on the initial test date. The test will start at 9am and the balloon will be in the air for approximately 4 hours. After completion of the field work a visual report will be prepared with a narrative describing the field work and analysis process, a viewshed map, and photo simulations.

Please take notice that within (30) days of the date that this document is mailed to you, a Lead Agency for this project must be designated. If you have any questions, please contact the following:

Mr. Alex Rau, Sullivan County 911, PO Box 5012, Monticello, NY 12701, Phone (845)807-0134.

Please send your response to Mr. Alex Rau at the above address. If no response is received from your agency within (30) days, it will be assumed that you are in agreement with the designation of the County of Sullivan as Lead Agency. You will continue to be notified of SEQR determinations.

Thank you for your cooperation in this very important initiative to improve public safety communications.

Sincerely,



ALEX RAU
E-911 COORDINATOR

Attachments: Part I EAF
 Preliminary site plans

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

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: County of Sullivan - Proposed Unmanned Wireless Communications Facility - Site ID "Rock Hill Tower"		
Project Location (describe, and attach a general location map): Emerald Place, Town of Thompson, Sullivan County, NY 12775		
Brief Description of Proposed Action (include purpose or need): The Proposed Action involves the installation of an unmanned wireless communications facility on the existing property. Said property being located at Emerald Place, Town of Thompson, Sullivan County, New York and is located immediately north of the Crystal Run Healthcare facility. Access to the proposed facility will originate from Emerald Place utilizing a new gravel driveway. In general, the installation will consist of the following: a 195' tall self-support lattice tower (199' including a 4' lightning rod), antennas and related equipment to be mounted to the tower at various elevations, cellular equipment installed at grade at the base of the tower, and all related antenna cabling and utility services (power and telephone). The tower and all associated equipment is to be located inside a proposed 55'x90' fenced compound.		
Name of Applicant/Sponsor: County of Sullivan; attn: Joshua Potosek	Telephone: (845)807-0450	E-Mail: Joshua.potosek@co.sullivan.ny.us
Address: PO Box 5012		
City/PO: Monticello	State: NY	Zip Code: 12701
Project Contact (if not same as sponsor; give name and title/role):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): County of Sullivan; attn: Joshua Potosek	Telephone: (845)807-0450	E-Mail: Joshua.potosek@co.sullivan.ny.us
Address: 100 North Street		
City/PO: Monticello	State: NY	Zip Code: 12701

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SEQRA Negative Declaration; SHPO Concurrence	TBD
h. Federal agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NEPA clearance; FAA Determination of no hazard to air navigation	TBD
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): NYS Major Basins: Upper Delaware	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Town of Thompson Planned Business Park; Project is exempt from local zoning

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Monticello Central School District

b. What police or other public protection forces serve the project site?
New York State Police, Sullivan County Sheriff's Office

c. Which fire protection and emergency medical services serve the project site?
Rock Hill Fire Department

d. What parks serve the project site?
N/A

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Unmanned public utility / personal wireless service facility

b. a. Total acreage of the site of the proposed action? _____ 23.94 acres
b. Total acreage to be physically disturbed? _____ 0.5 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 23.94 acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
i. If No, anticipated period of construction: _____ 2 months
ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures 1 (tower)

ii. Dimensions (in feet) of largest proposed structure: 199' height; 12' width; and 27' length

iii. Approximate extent of building space to be heated or cooled: N/A square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No • Will a line extension within an existing district be necessary to serve the project? <input type="checkbox"/> Yes <input type="checkbox"/> No <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	
<p>iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
<p>v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):</p> <p>_____</p>	
<p>vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____</p> <p>_____</p>	
<p>e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. How much impervious surface will the project create in relation to total size of project parcel?</p> <p>_____ Square feet or _____ acres (impervious surface)</p> <p>_____ Square feet or _____ acres (parcel size)</p> <p>ii. Describe types of new point sources. _____</p>	
<p>iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?</p> <p>_____</p> <ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ <p>_____</p> <ul style="list-style-type: none"> • Will stormwater runoff flow to adjacent properties? <input type="checkbox"/> Yes <input type="checkbox"/> No 	
<p>iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, identify:</p> <p>i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)</p> <p>N/A</p> <p>ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)</p> <p>Construction equipment</p> <p>iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)</p> <p>Backup generator</p>	
<p>g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>ii. In addition to emissions as calculated in the application, the project will generate:</p> <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
Minimal increase in electrical demand to operate the facility (50kwh average for 4 tenants at facility)

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local utility (NYSEG)

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:		ii. During Operations:	
• Monday - Friday:	8am - 5pm	• Monday - Friday:	24hrs
• Saturday:	n/a	• Saturday:	24hrs
• Sunday:	n/a	• Sunday:	24hrs
• Holidays:	n/a	• Holidays:	24hrs

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
During construction, noise levels will increase via the use of construction equipment. When the facility is in operation, a backup generator will be the only contributing factor to noise levels.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
Describe: There is sufficient wooded area surrounding the project area to mitigate noise during and after construction.

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Each tenant at the facility will install a small LED worklight to illuminate the area in and around their respective ground equipment at the base of the tower. The tower will not require and will not be equipped with an FAA beacon light of any kind.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
Describe: There is sufficient wooded area surrounding the project area to mitigate light spill to adjacent properties. Furthermore, the photometric footprint of these worklights is very small, and absent any vegetative buffer, the light will not spill outside the fenced compound.

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

Urban Industrial Commercial Residential (suburban) Rural (non-farm)

Forest Agriculture Aquatic Other (specify): Healthcare

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.4	0.75	+0.35
• Forested	21.94	21.44	-0.50
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.6	1.75	+0.15
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
 i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
 If Yes,
 i. Identify Facilities:
Crystal Run Healthcare

e. Does the project site contain an existing dam? Yes No
 If Yes:
 i. Dimensions of the dam and impoundment:
 • Dam height: _____ feet
 • Dam length: _____ feet
 • Surface area: _____ acres
 • Volume impounded: _____ gallons OR acre-feet
 ii. Dam's existing hazard classification: _____
 iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
 If Yes:
 i. Has the facility been formally closed? Yes No
 • If yes, cite sources/documentation: _____
 ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____
 iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
 If Yes:
 i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
 If Yes:
 i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes -- Spills Incidents database Provide DEC ID number(s): _____
 Yes -- Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
 ii. If site has been subject of RCRA corrective activities, describe control measures: _____
 iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
 If yes, provide DEC ID number(s): _____
 iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ 3 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

WIC	_____	100 %
_____	_____	_____ %
_____	_____	_____ %

d. What is the average depth to the water table on the project site? Average: _____ 2 feet

e. Drainage status of project site soils:

<input type="checkbox"/> Well Drained:	_____	% of site
<input checked="" type="checkbox"/> Moderately Well Drained:	100	% of site
<input type="checkbox"/> Poorly Drained	_____	% of site

f. Approximate proportion of proposed action site with slopes:

<input checked="" type="checkbox"/> 0-10%:	50	% of site
<input checked="" type="checkbox"/> 10-15%:	50	% of site
<input type="checkbox"/> 15% or greater:	_____	% of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

• Streams:	Name _____	Classification _____
• Lakes or Ponds:	Name _____	Classification _____
• Wetlands:	Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC)	_____	

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No

If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site:

Birds _____ Small rodents _____ Deer _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? Yes No

If Yes:

i. Identify resource: Holiday Mountain Ski Area, Wolf Brook State Multiple Use Area, Mullet Brook Trail

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): Municipal recreation, state recreation, trail

iii. Distance between project and resource: 1.25, 2.5, 2.5 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? Yes No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

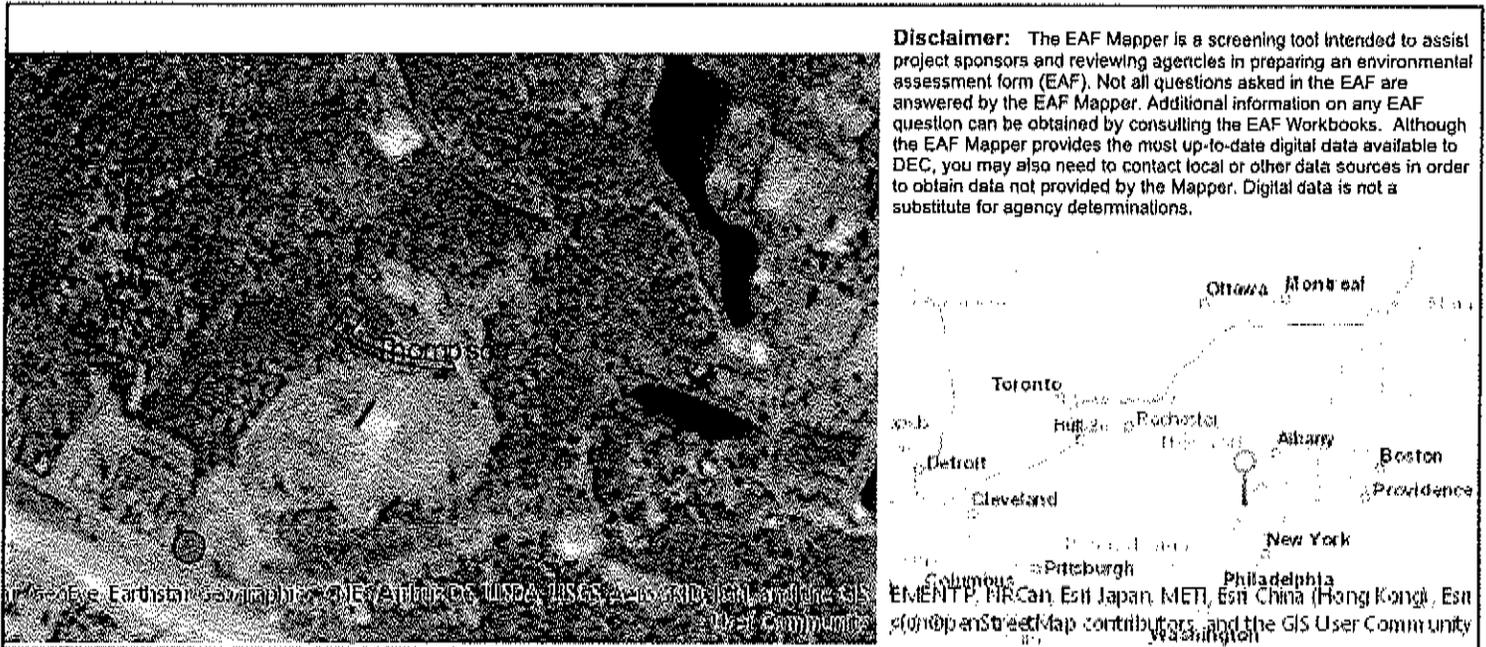
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Steven Matthews (engineer for applicant) Date 9/21/2020

Signature Steven Matthews Title Director of Engineering



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins: Upper Delaware
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.ii [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No

E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No



DATE: _____
 SCALE: _____
 SHEET NO. _____ OF _____

PROJECT NO. _____
 CLIENT: _____

PROJECT ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

PROJECT NAME: _____

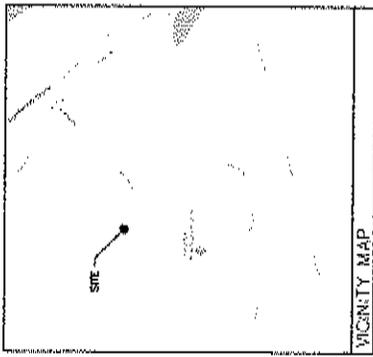
PROJECT ADDRESS: _____
 CITY: _____ STATE: _____ ZIP: _____

TITLE SHEET

SHEET NUMBER: **T-1**



SITE NAME: ROCK HILL TOWER



DIRECTIONS TO SITE:
 FROM NEW YORK STATE THRUWAY AND FOLLOW FOR 4.75 MILES TO THE LEFT AND FOLLOW FOR 1.75 MILES TO THE RIGHT FOR 2.14 MILES THEN RIGHT ON ROCK HILL ROAD FOR 0.14 MILES TO THE LEFT ON STATE ROUTE 871.

SITE ADDRESS: ROCK HILL DRIVE, THOMPSON, NY 12775
MUNICIPALITY: TOWN OF THOMPSON
COUNTY: SULLIVAN
ZIP CODE: 12775-1481
PLANNED BUSINESS PARK (PBP)
ZONING DISTRICT: 41-60-0007 (M² 33 137' M)
STRUCTURE COORDINATES: -24 261022 (T² 25 11 20' W)
OWNER: LAMP, AHS
PROPERTY OWNER: ECONOMIC DEVELOPMENT CORP
 100 NORTH ST
 MIDDLETOWN, NY 12520
APPLICANT: SULLIVAN COUNTY PUBLIC SAFETY
 MIDDLETOWN, NY 12521
CONTACT PERSON: ALEX SHU
CONTACT PHONE: (845) 881-8248

PROJECT SUMMARY

PROJECT DESCRIPTION:
 THE PROJECT CONSISTS OF A 100' DIAMETER TOWER WITH A 100' DIAMETER CONCRETE BASE. THE TOWER WILL BE USED FOR COMMUNICATIONS PURPOSES. THE PROJECT WILL BE CONSTRUCTED IN PHASES. THE PROJECT WILL BE CONSTRUCTED IN PHASES. THE PROJECT WILL BE CONSTRUCTED IN PHASES.

SHEET NO.	DESCRIPTION	REV. NO.	REVISION DATE
1-1	TITLE SHEET	0	12/29/22
1-1	GENERAL SITE PLAN	0	12/29/22
1-1	SOIL DATA PLAN	0	12/29/22
1-1	FOUNDATION PLAN	0	12/29/22

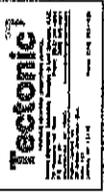
SHEET INDEX

THIS SET OF PLANS SHALL BE REVIEWED AS CONSTRUCTION PROCEEDS. ANY CHANGES TO THE PLANS SHALL BE MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Save You On, On or Best!
Dig Safely.
 NEW YORK
 1000 WEST 10TH STREET
 NEW YORK, NY 10014
 212-512-1188
 WWW.DIGSAFELY.COM

DIG SAFELY - NEW YORK

DO NOT SCALE DRAWINGS
 ALL DIMENSIONS ARE GIVEN IN FEET AND INCHES. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE GIVEN TO THE CENTERLINE UNLESS OTHERWISE NOTED.



DATE: 12/11/01
SCALE: 1" = 100'-0"

PROJECT NO.: 12414-01
PROJECT NAME: ROCK HILL TOWER

DESIGNED BY: []
CHECKED BY: []
DATE: []

APPROVED BY: []
DATE: []

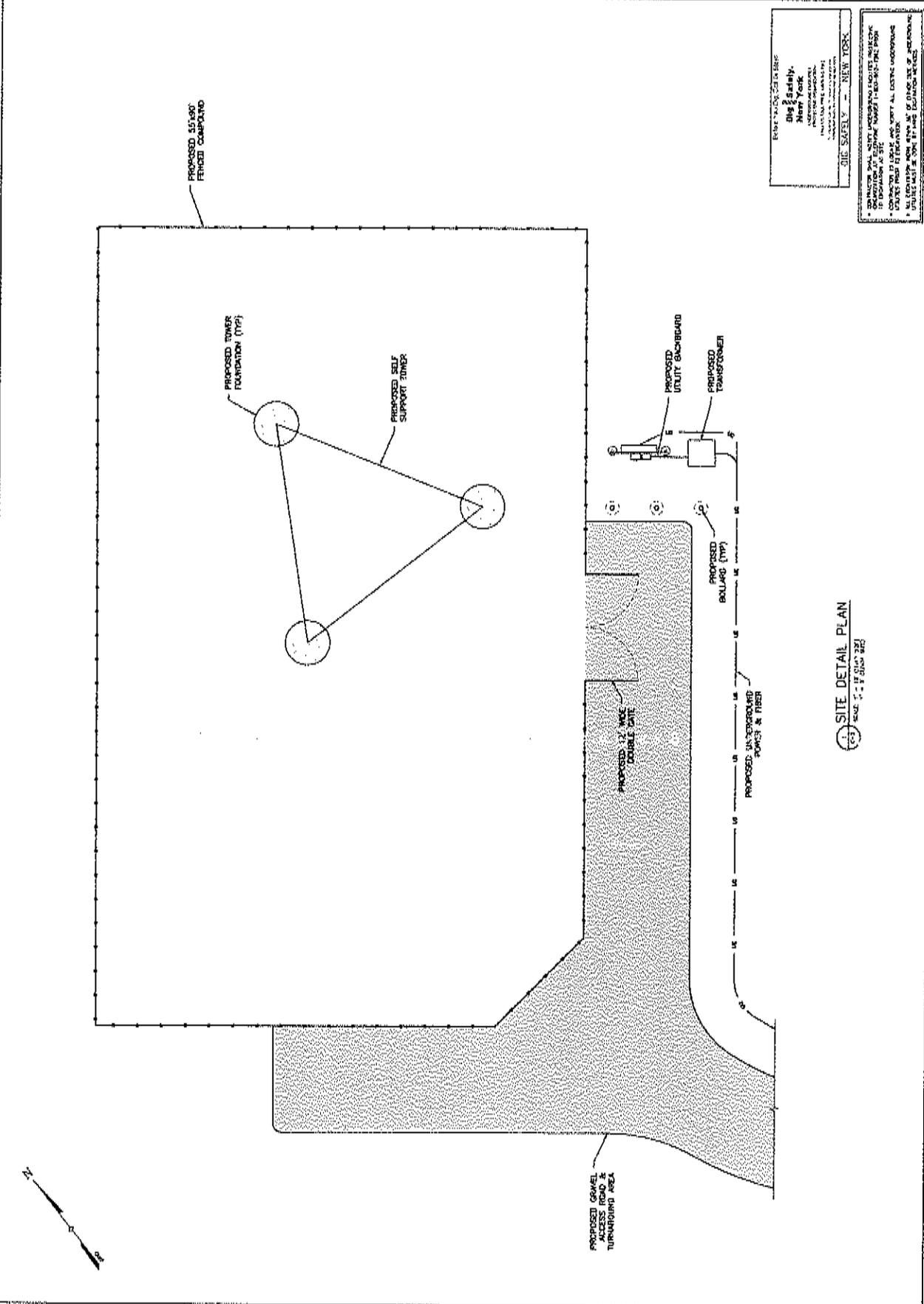
THIS PLAN IS THE PROPERTY OF TECTONIC ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTONIC ENGINEERING, INC.

ROCK HILL TOWER
SCALE: AS SHOWN

100 NORTH STREET
CATSKILLS, NY 12414

100 NORTH STREET
CATSKILLS, NY 12414

C-2



DESIGNED BY: []
DATE: 12/11/01
NEW YORK

100 NORTH STREET
CATSKILLS, NY 12414

1 SITE DETAIL PLAN
SCALE: 1" = 100'-0"

MARILEE J. CALHOUN
Town Clerk

KELLY M. MURRAN
Deputy Town Clerk

Town of Thompson

TOWN HALL
4052 Route 42
Monticello, NY 12701-3221

Telephone (845) 794-2500 Ext.302

Fax (845) 794-8600

September 30, 2020

Chairman Louis Kiefer
Town of Thompson Planning Board
4052 State Route 42
Monticello, New York 12701

RE: Keren Fields, LLC.

Dear Chairman Kiefer

Enclosed please find a letter dated 08/05/2020 received in my office 09/24/2020 from United States Environmental Protection Agency to Keren Fields, LLC.

This letter is advising Keren Fields, LLC that their agency is aware that their company is planning to develop Tax Parcels 48.-1-22.21 and 28.-1-33.1. They advise that these parcels may contain federally regulated wetlands and require a permit from the U.S. Army Corps of Engineers prior to performing construction activities.

I am providing you with a copy of this letter for your records. My office will maintain a copy as well. Thank you.

Sincerely



Marilee J. Calhoun
Town Clerk

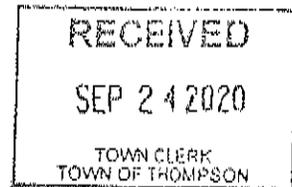
MJC:kmm

cc: William J. Rieber, Jr., Town Supervisor



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 2
290 BROADWAY
NEW YORK, NY 10007-1866

August 5, 2020



Keren Fields, LLC
1633 Broadway, 46th Fl
New York, New York 10019
(917) 697-1188

To Whom It May Concern,

The United States Environmental Protection Agency (EPA) has been advised that your company is planning to develop on tax parcels 48.-1-22.21 and 28.-1-33.1, in the Town of Thompson, Sullivan County, New York. This property may contain federally regulated wetlands.

Please be aware that placement of fill, clearing/grubbing, and grading activities in federally regulated wetlands and waterways are subject to regulation under Section 404 of the Clean Water Act. A Section 404 wetland permit is required from the U.S. Army Corps of Engineers (Corps) prior to performing construction activities in wetlands.

We recommend that you contact the Corps if you are planning any construction activities in or near wetlands or streams. The appropriate Corps person to contact is:

Rosita Miranda
Chief, Western Section
U.S. Army Corps of Engineers, New York District
26 Federal Plaza
New York, NY 10278
(917) 790-8420

You may also contact the Corps Regulatory office via phone at (917) 790-8411 or through the Corps website <https://www.nan.usace.army.mil/Missions/Regulatory/>

Should you have any questions or concerns, please feel free to contact Ms. Seika E. Robinson at (212) 637-3822 or via email at Robinson.Seika@epa.gov.

Sincerely,

A handwritten signature in black ink that reads "Richard P. Balla".

Richard P. Balla
Chief, Watershed Management Branch



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, NY 13820

Tel: 607.432.8073
Fax: 607.432.0432

AI
#1

September 25, 2020

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

RE: Emerald Green - Lake Louise Marie Wastewater Treatment Plant Improvements

Sub: Professional Services Contract
Engineering Report and Environmental Review

Dear Supervisor Rieber:

Enclosed for Town review is our contract proposal to provide comprehensive engineering planning services for the preparation of an Engineering Report and financing application materials for the Emerald Green - Lake Louise Marie Wastewater Treatment Plant (WWTP) upgrade project.

The Town of Thompson has been working with Delaware Engineering for the past several months regarding taking a proactive approach to asset management with respect to publicly owned wastewater infrastructure, including the Emerald Green-Lake Louise Marie WWTP. The current SPDES permit (#NY0035645) requires that the town submit an approvable engineering report detailing the disinfection designs that will be used to comply with effluent limitations for total residual chlorine.

The Town of Thompson has decided that compliance with the new lower chlorine residual limits for this facility should be made in consideration of an overall facility upgrade and possible expansion. A preliminary engineering evaluation conducted by Delaware Engineering identified a number of critical components of the treatment system that are aged past useful life, un-reliable and/or in a state of disrepair, and/or that do not meet current applicable standards. As such, it is our understanding that the Town intends to further evaluate major upgrades to this facility as well as the potential need to expand the facility to accommodate growth in the facility's service area.

To finance the proposed upgrade, the town intends to submit a loan application to the New York State Environmental Facilities Corporation (NYSEFC) through the Clean Water State Revolving Fund (CWSRF). In addition, the town may be eligible for additional grant monies through the New York State Water Infrastructure Improvement Act (WIIA) program, and/or the Water Quality Improvement Project (WQIP) program. As part of the engineering planning services provided under this agreement, Delaware Engineering will prepare and submit those grant applications on the town's behalf.

Please review this proposal and advise our office of any desired changes. If all appears acceptable, please sign both of the enclosed copies and mail the second signed copy to our Oneonta office. Delaware Engineering appreciates this opportunity to continue providing professional engineering services to the Town.

SCOPE AND FEE SUMMARY

We propose to complete the professional services detailed in this contract for a not-to-exceed cost of **\$35,000**. The services and tasks described below are the minimum that will be required for the timely submission of an acceptable engineering report to the NYSDEC and position the town to obtain financing and/or grants for the proposed upgrade.

- Preparation of an engineering report for submission to the NYSDEC
- Preparation of a Map, Plan and Report in accordance with Town Law 202b requirements
- Preparation of documents to conduct a coordinated environmental review (SEQR)
- Preparation and submittal of a CWSRF financing application
- Preparation and submittal of WQIP and WIIA grant applications (if available)

PROJECT BACKGROUND

The Emerald Green - Lake Louise Sewer District serves the areas surrounding Lake Louis Marie, Treasure Lake and Davies Lake. The Emerald Green WWTP was originally constructed in the 1960s, with upgrades completed in the 1970s and the 1990s. The facility has a permitted flow of 410,000 gpd and treatment is currently achieved via an activated sludge process.

In October of 2019 Delaware Engineering completed work on an "Infrastructure Master Plan" on behalf of the Town of Thompson. The Master Plan included a technical analysis, review of fiscal conditions, conceptual project development and preliminary cost estimating, prioritization of projects, review of districts and rate structures, and recommendations designed to guide the Town Board in decisions regarding infrastructure spending.

In the master plan, several improvements to the Emerald Green WWTP were recommended to bring the facility into compliance with the current SPDES permit and to extend the life of the facility. Proposed improvements include new headworks, a new SBR process tank, new effluent filters, improved sludge management and UV disinfection. General upgrades of mechanical, controls, electrical, structural concrete and site piping were also recommended.

The engineering report will provide the rationale for the upgrades necessary for extending the WWTP's useful life for another 25-30 years and include a build-out analysis for increasing the plant capacity to allow for affordable future growth and development within the sewer district.

ASSUMPTIONS

This contract is based on the following assumptions:

- We will work with the Town to agree upon a final flow/plant capacity needed to develop a final scope of work and project cost estimate.
- The Town will retain bond council to prepare required bond documentation, resolutions and legal notices for the proposed project.
- The Town will schedule and hold a public hearing in consideration of the Map, Plan & Report and the public benefit of the proposed project in accordance with Town Law 202b procedures
- The Town will schedule and hold a public hearing to consider the appropriation of funds to complete the upgrade project through the issuance of municipal bonds.

- The Town will schedule and hold public meetings for the required SEQR coordinated environmental review with the Town Board acting as lead agency and utilizing a Long Environmental Assessment Form (LEAF) for an Unlisted action.
- The Town will ensure that all required legal notices appear in the Town's paper of record within the timeframes prescribed by NYS Law.
- The Town will provide Delaware with all requested financial documentation required for the completion of financing application(s).
- Work is anticipated to be undertaken in accordance with the attached schedule (Attachment A).

SCOPE OF SERVICES

Delaware will provide the following services:

- Preparation of an engineering report for submission to the NYSDEC
- Preparation of a Map, Plan and Report in accordance with Town Law 202b requirements
- Preparation of documents to conduct a coordinated environmental review (SEQR)
- Preparation and submittal of a CWSRF financing application
- Preparation and submittal of WQIP and WIIA grant applications (if available)

A description of each of the Tasks is as follows:

Engineering Report Preparation

The engineering report will be prepared to reflect the Town's current priorities for the WWTP Improvement project and will be used to guide the process of completing the required 202b review, the bond authorization, the environmental review, and ultimately as the basis for a funding application to NYSEFC. The Engineering Report shall conform to the requirements of NYSEFC's *Engineering Report Outline for NYS Wastewater Infrastructure Projects* – eff. 10/1/2019, which is included as Attachment B with this contract. Under this Task, Delaware will provide the following services:

- Prepare an engineering report in compliance with NYSDEC and NYSEFC requirements
- Conduct site visits to review WWTP conditions with WWTP staff
- Develop a comprehensive summary of upgrade work and prioritize improvements from highest priority/most urgent to lowest priority/less urgent
- Review cost and priority work summary with the Town and agree upon a plan forward while considering the urgency/priority of work as well as impact to rate payers
- Refine and finalize the Engineering Report to reflect the selected plan forward with the Town
- Submit a digital copy (.pdf format) of the Engineering Report to NYSDEC for review
- Address up to one round of Town and/or regulatory agency comments and finalize the report
- Submit digital (.pdf format) final report to NYSDEC and hard copies to the Town

Site Visits:

- To site – periodic
- To Town Board meetings – bi-monthly

Deliverables:

Engineering Report

- Up to five (5) paper copies as well as a digital copy (.pdf format) of the original document and up to one (1) copy of the revised documents to the Town, if required.
- Digital submission (.pdf format) and up to three (3) paper copies of the original document to the NYSDEC and up to one (1) copy of the revised document, if required.

Map, Plan and Report (MP&R)

Under this Task, Delaware will provide the following services:

- Prepare a Map, Plan, & Report in accordance with Town Law 202b. The MP&R shall include the following information:
 - General description of sewage collection and treatment system
 - General plan of improvements
 - Proposed operations
 - Statement of regulatory review
 - Maximum amount to be expended
 - Detailed explanation of costs
 - Cost to a typical property owner
 - Method of finance
- Provide technical support for the public hearing and 202b proceedings

Site Visits:

- To site – periodic
- To Town Board meetings – bi-monthly or as needed to meet required deadlines

Deliverables:

Map, Plan & Report

- Up to five (5) paper copies as well as a digital copy (.pdf format) to the Town.
- Up to two (2) paper copies as well as a digital copy (.pdf format) to the Bond Counsel.

SEQR Coordinated Environmental Review

Under this task, Delaware will provide the following services to conduct a coordinated environmental review utilizing the Long Environmental Assessment Form (LEAF) in conformance with the requirements of the New York State Environmental Quality Review Act.

- Prepare a Long Environmental Assessment Form (LEAF) Part 1 for review and classification of the action by the Board
- Prepare a draft resolution for the Town to act as lead agency for the coordinated review of an Unlisted action
- Prepare and circulate SEQR meeting materials to all identified potentially involved agencies to establish lead agency and determine jurisdiction of other involved agencies
- Prepare documentation for a consultation project review with the NYS OPRHP/SHPO
- Prepare draft Parts 2 and 3 of the LEAF, as well as draft resolution for a determination of significance and submit to the Town for review
- Submit the final determination to the NYS Department of Environmental Conservation for publication in the *Environmental Notice Bulletin*.

Site Visits:

- To Town Board meetings – bi-monthly or as needed to meet required deadlines

Deliverables:

- Long Environmental Assessment Form Parts 1, 2, and 3 – up to eight (8) hard copies and a digital copy in .pdf format to the Town
- Supplemental Environmental Review materials – up to eight (8) hard copies and a digital copy in .pdf format to the Town

NYSEFC Funding Application Work

Under this task, Delaware will work with the Town to prepare the following items:

- Prepare the CWSRF financing application
- Complete Smart Growth Assessment form
- Assemble and submit all information and materials required to process an application for CWSRF financing
- Upload the application materials to NYSEFC website

Deliverables:

- Complete CWSRF Application Packet – up to two (2) hard copies and a digital version (.pdf format) to the Town

Water Grant application

Under this task, Delaware will complete the following services:

- Prepare and submit WQIP and WIAA grant applications (when available)

Deliverables:

- Water Grant applications and supplemental materials – up to two (2) hard copies and a digital version (.pdf format) of each application to the Town

COMPENSATION

Our total contract compensation for these services is a lump sum of **\$35,000**. Payment shall be made to the Engineer within 30 calendar days of the date of invoice. Checks shall be forwarded to Delaware Engineering, D.P.C., 28 Madison Avenue Extension, Albany, NY 12203 Attention: Susan Olivares.

ADDITIONAL SERVICES

Additional services can be provided if deemed necessary and approved by the Town. Compensation for additional services can be negotiated as needed. Additional work will be approved by the Town prior to the execution of the additional tasks.

Services not indicated or included in the above-listed scope of services or which are subsequently requested, either verbally or in writing, will be considered additional services. The fee will be based upon either a mutually agreed fixed fee or an hourly basis at rates in effect at the time the services are performed, plus subcontracts and reimbursable expenses as outlined in the Rate Schedule for the year in which the work is being performed. The 2020 Rate Schedule is included as Attachment A.

STANDARD TERMS AND CONDITIONS

The terms and conditions, attached hereto, would apply to the project contract and are the same as those in effect under current Town contracts (Attachment B).

ENDORSEMENT

The following endorsement accepts the terms of this proposal and authorizes Delaware Engineering, D.P.C. to proceed with the work set forth above.

(OWNER/CLIENT)
TOWN OF THOMPSON, NY

(ENGINEER)
DELAWARE ENGINEERING, D.P.C.

By: _____
(Signature)

By: 

(Signature)

Print Name: William J. Rieber, Jr.

Print Name: Dave Ohman, P.E.

Title: Town Supervisor

Title: Principal

Date: _____

Date: _____

ATTACHMENTS

- Attachment A – 2020 Rate Schedule
- Attachment B – Standard Terms and Conditions

DELAWARE ENGINEERING, D.P.C.
ENGINEERING RATE SCHEDULE
 YEAR 2020

Billing Category	Rate/Hour
Technical Typist / Administration	\$85 - \$95
Designer, Technician, Construction Inspector	\$105 - \$130
Senior Designer, Technician, Construction Inspector	\$125 - \$145
Senior Construction Manager	\$150 - \$180
Senior Project Manager	\$145 - \$170
GIS Specialist	\$125 - \$145
Engineer / Scientist / Planner I	\$105 - \$145
Engineer / Scientist / Planner II	\$145 - \$160
Engineer / Scientist / Planner III	\$150 - \$165
Senior Engineer / Scientist / Planner I	\$155 - \$170
Senior Engineer / Scientist / Planner II	\$165 - \$180
Senior Engineer / Scientist / Planner III	\$180 - \$200
Principal Engineer / Scientist / Planner	\$195 - \$215

Reimbursable Expenses:

1. Mileage @ Federal Rate
2. Travel Expenses (Lodging, Meals) @ Federal Per Diem Rate
3. Telecommunications @ Cost
4. FedEx, UPS, US Postal, Courier @ Cost
5. Subcontract Management @ Cost plus 5%
6. Other allowable costs @ Cost (Plan Reproductions, Photographs, etc.)
7. In-house Printing:

	<i>B&W</i>	<i>Color</i>
A size - 8½" x 11"	\$ 0.0375	\$.375
B size - 11" x 17"	\$ 0.10	\$ 1.00
D size - 24" x 36"	\$ 0.50	\$ 5.00
E size - 36" x 48"	\$ 1.00	\$ 10.00
other sizes	\$ 0.10/s.f.	\$ 2.50/s.f.

DELAWARE ENGINEERING, D.P.C.

STANDARD TERMS AND CONDITIONS

1. STANDARD OF CARE. Services shall be performed in accordance with the standard of professional practice ordinarily exercised by the applicable profession at the time and within the locality where the Services are performed. Professional services are not subject to, and ENGINEER can not provide, any warranty or guarantee, express or implied, including warranties or guarantees contained in any uniform commercial code. Any such warranties or guarantees contained in any purchase orders, requisitions or notices to proceed issued by CLIENT are specifically objected to.

2. CHANGE OF SCOPE. The scope of Services set forth in this Agreement is based on facts known at the time of execution of this Agreement, including, if applicable, information supplied by CLIENT. For some projects involving conceptual or process development services, scope may not be fully definable during initial phases. As the Project progresses, facts discovered may indicate that scope must be redefined.

3. SAFETY. ENGINEER has established and maintains corporate programs and procedures for the safety of its employees. Unless specifically included as a service to be provided under this Agreement, ENGINEER specifically disclaims any authority or responsibility for general job site safety and safety of persons other than ENGINEER employees.

4. DELAYS. If events beyond the control of CLIENT or ENGINEER, including, but not limited to, fire, flood, explosion, riot, strike, war, process shutdown, act of God or the public enemy, and act or regulation of any government agency, result in delay to any schedule established in this Agreement, such schedule shall be amended to the extent necessary to compensate for such delay. In the event such delay exceeds 60 days, ENGINEER shall be entitled to an equitable adjustment in compensation.

5. TERMINATION/SUSPENSION. Either party may terminate this Agreement upon 30 days written notice to the other party. CLIENT shall pay ENGINEER for all Services, including profit relating thereto, rendered prior to termination, plus any expenses of termination.

In the event either party defaults in its obligations under this Agreement (including CLIENT'S obligation to make the payments required hereunder), the non-defaulting party may, after 7 days written notice stating its intention to suspend performance under the Agreement if cure of such default is not commenced and diligently continued, and failure of the defaulting party to commence cure within such time limit and diligently continue, suspend performance under this Agreement.

6. OPINIONS OF CONSTRUCTION COST. Any opinion of construction costs prepared by ENGINEER is supplied for the general guidance of the CLIENT only. Since ENGINEER has no control over competitive bidding or market conditions, ENGINEER cannot guarantee the accuracy of such opinions as compared to contract bids or actual costs to CLIENT.

7. RELATIONSHIP WITH CONTRACTORS. ENGINEER shall serve as CLIENT'S professional representative for the Services, and may make recommendations to CLIENT concerning actions relating to CLIENT'S contractors, but ENGINEER specifically disclaims any authority to direct or supervise the means, methods, techniques, sequences or procedures of construction selected by CLIENT'S contractors.

8. CONSTRUCTION REVIEW. For projects involving construction, CLIENT acknowledges that under generally accepted professional practice, interpretations of construction documents in the field are normally required, and that performance of construction-related services by the design professional for the project permits errors or omissions to be identified and corrected at comparatively low cost. CLIENT agrees to hold ENGINEER harmless from any claims resulting from performance of construction-related services by persons other than ENGINEER.

9. INSURANCE. ENGINEER will maintain insurance coverage for Professional, Comprehensive General, Automobile, Worker's Compensation, and Employer's Liability in amounts in accordance with legal, and ENGINEER'S business requirements. Certificates evidencing such coverage will be provided to CLIENT upon request. For projects involving construction, CLIENT agrees to require its construction contractor, if any, to include ENGINEER as an additional insured on its policies relating to the Project. ENGINEER'S coverages referenced above shall, in such case, be excess over contractor's primary coverage.

10. HAZARDOUS MATERIAL. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. ENGINEER and CLIENT agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. ENGINEER agrees to notify CLIENT as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. CLIENT acknowledges and agrees that it retains title to all hazardous material existing on the site and shall report to the appropriate federal, state or local public agencies, as required, any conditions at the site that may present a potential danger to the public health, safety or the environment. CLIENT shall execute any manifests or forms in connection with transportation, storage and disposal of hazardous materials resulting from the site or work on the site or shall authorize ENGINEER to execute such documents as CLIENT'S agent. CLIENT waives any claim against ENGINEER and agrees to defend, indemnify, and save ENGINEER harmless from any claim or liability for injury or loss arising from ENGINEER'S discovery of unanticipated hazardous materials or suspected hazardous materials.

11. INDEMNITIES. To the fullest extent permitted by law, CLIENT and ENGINEER each agree to indemnify and hold the other harmless, and their respective officers, employees, agents, and representatives, from and against liability for all claims, losses, damages, and expenses, including reasonable attorneys fees, to the extent such claims, losses, damages, or expenses are caused by the indemnifying party's negligent acts, errors, or omissions. In the event claims, losses, damages or expenses are caused by the joint or concurrent negligence of CLIENT and ENGINEER, they shall be borne by each party in proportion to its negligence.

12. LIMITATIONS OF LIABILITY. No employee or agent of ENGINEER shall have individual liability to CLIENT.

CLIENT agrees that, to the fullest extent permitted by law, ENGINEER'S total liability to CLIENT for any and all injuries, claims, losses, expenses or damages whatsoever arising out of or in any way related to the Project or this Agreement from any causes including, but not limited to, ENGINEER'S negligence, errors, omissions, strict liability, or breach of contract and whether claimed directly or by way of contribution shall not exceed the limits of the ENGINEER'S insurance under this Agreement. If CLIENT desires a limit of liability greater than that provided above, CLIENT and ENGINEER shall include as an attachment to this Agreement the amount of such limit and the additional compensation to be paid to ENGINEER for assumption of such additional risk.

IN NO EVENT AND UNDER NO CIRCUMSTANCES SHALL ENGINEER BE LIABLE TO CLIENT FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, SPECIAL, OR PUNITIVE DAMAGES.

13. ACCESS. CLIENT shall provide ENGINEER safe access to any premises necessary for ENGINEER to provide the Services.

14. REUSE OF PROJECT DELIVERABLES. Reuse of any documents or other deliverables, including electronic media, pertaining to the Project by CLIENT for any purpose other than that for which such documents or deliverables were originally prepared, or alteration of such documents or deliverables without written verification or adaptation by ENGINEER for the specific purpose intended, shall be at the CLIENT'S risk. Further, all title blocks and the engineer's seal, if applicable, shall be removed (if and when CLIENT provides deliverables in electronic media to another entity. CLIENT agrees that relevant analyses, findings and reports provided in electronic media shall also be provided in "hard copy" and that the hard copy shall govern in the case of a discrepancy between the two versions, and shall be held as the official set of drawings, as signed and sealed. CLIENT shall be afforded a period of 30 days in which to check the hard copy against the electronic media. In the event that any error or inconsistency is found as a result of this process, ENGINEER shall be advised and the inconsistency shall be corrected at no additional cost to CLIENT. Following the expiration of this 30-day period, CLIENT shall bear all responsibility for the care, custody and control of the electronic media. In addition, CLIENT represents that it shall retain the necessary mechanisms to read the electronic media, which CLIENT acknowledges to be of only limited duration. CLIENT agrees to defend, indemnify, and hold harmless ENGINEER from all claims, damages, and expenses, (including reasonable litigation costs), arising out of such reuse or alteration by CLIENT or others acting through CLIENT.

15. AMENDMENT. This Agreement, upon execution by both parties hereto, can be amended only by a written instrument signed by both parties.

16. ASSIGNMENT. Except for assignments (a) to entities which control, or are controlled by, the parties hereto or (b) resulting from operation of law, the rights and obligations of this Agreement cannot be assigned by either party without written permission of the other party. This Agreement shall be binding upon and inure to the benefit of any permitted assigns.

17. STATUTES OF LIMITATION. To the fullest extent permitted by law, parties agree that, except for claims for indemnification, the time period for bringing claims under this Agreement shall expire one year after Project completion.

18. DISPUTE RESOLUTION. Parties shall attempt to settle disputes arising under this agreement by discussion between the parties senior representatives of management. If any dispute can not be resolved in this manner, within a reasonable length of time, parties agree to attempt non-binding mediation or any other method of alternative dispute resolution prior to filing any legal proceedings.

19. NO WAIVER. No waiver by either party of any default by the other party in the performance of any particular section of this Agreement shall invalidate any other section of this Agreement or operate as a waiver of any future default, whether like or different in character.

20. NO THIRD-PARTY BENEFICIARY. Nothing contained in this Agreement, nor the performance of the parties hereunder, is intended to benefit, nor shall inure to the benefit of, any third party, including CLIENT'S contractors, if any.

21. SEVERABILITY. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

22. AUTHORITY. The persons signing this Agreement warrant that they have the authority to sign as, or on behalf of, the party for whom they are signing.

23. COMPENSATION. ENGINEER will prepare and submit invoices to the CLIENT on a monthly basis. CLIENT shall make payment to the ENGINEER within 30 calendar days of the date of the invoice. Checks shall be forwarded to Delaware Engineering, D.P.C., 28 Madison Avenue Extension, Albany, NY 12203.

24. ADDITIONAL SERVICES. Additional services can be provided if deemed necessary and approved by the CLIENT. Compensation for additional services can be negotiated as needed. Additional work will be approved by the CLIENT prior to the execution of the additional tasks.

Services not indicated or included in the above-listed scope of services or which are subsequently requested, either verbally or in writing, will be considered additional services. The fee will be based upon either a mutually agreed fixed fee or an hourly basis at rates in effect at the time the services are performed, plus subcontracts and reimbursable expenses as outlined in the Rate Schedule for the year in which the work is being performed.

marilee (clerk-town of thompson)

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Tuesday, September 29, 2020 10:53 AM
To: John Pavese; melindak22@gmail.com; schocker71@gmail.com; Scott Mace
Cc: comptroller@townofthompson.com; Marilee Calhoun; Mike Messenger
Subject: FW: Emerald Green Professional Services Contract
Attachments: Town of Thompson Emerald Green WWTP Engineering Report & Env Review Contract 9-25-2020.pdf

Please see attached and below for discussion and approval on 10/6.

From: Helen Budrock [<mailto:hbudrock@delawareengineering.com>]
Sent: Tuesday, September 29, 2020 10:07 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>
Cc: Mary Beth Bianconi <mbbianconi@delawareengineering.com>; John Peterson <jpeterson@delawareengineering.com>; 'Michael Messenger' <mmessenger@townofthompson.com>; Cheryl DeCarr <cdecarr@delawareengineering.com>
Subject: RE: Emerald Green Professional Services Contract

Bill:

Mary Beth asked me to forward the attached contract to you for consideration and approval at the next Town Board meeting. As discussed previously, the contract is for a lump sum of \$35,000 for preparation of the Preliminary Engineering Report (PER), the Map Plan & Report (MPR), SEQR and preparation of financing applications for the Emerald Green WWTP upgrade. As you know, we have completed all of the tasks outlined in the contract, with the exception of the financing applications, which is the final step.

Let me know if you have any questions. Also, please let me know if you are available next week for meeting or conference call with Mary Beth and I to discuss the next phase of engineering work that will be necessary to advance the Kiamesha and Emerald Green upgrades, including DEC permit compliance. We would like to start drafting contracts for the next phase of work, and need to coordinate with you on the details so we are all on the same page.

Thanks, and be well!

Helen

P.S. The new welcome sign looks great! 😊

Helen Budrock

Senior Planner

☎: 845.791.7777 x121 (office)

☎: 845.665.1468 (cell)

✉: 548 Broadway | Monticello, NY 12701

🌐: www.delawareengineering.com



DELAWARE ENGINEERING, D.P.C.

CIVIL AND ENVIRONMENTAL ENGINEERING - ALBANY - ONEONTA, NEW YORK

#2



September 18, 2020

Town of Thompson
4052 Route 42
Monticello, NY 12701

Re: Tax Map # 13.-3-40.23
Town of Thompson/ County of Sullivan
State Route 42

Dear Property Owners:

Enclosed is a construction sketch and easement for your property located on State Route 42, in the Town of Thompson based on your request for electric service.

If you are agreeable to our facilities as shown, please have the person/persons with authority on behalf of the Town of Thompson sign the easement in the presence of a Notary Public and return to me in the enclosed envelope at your earliest convenience. We request your courtesy in assuring all use black ink.

Please contact me if you have any questions or concerns at 585-484-6549.

Respectfully,

Dawn M. Davis
Contractor to NYSEG
Enc.

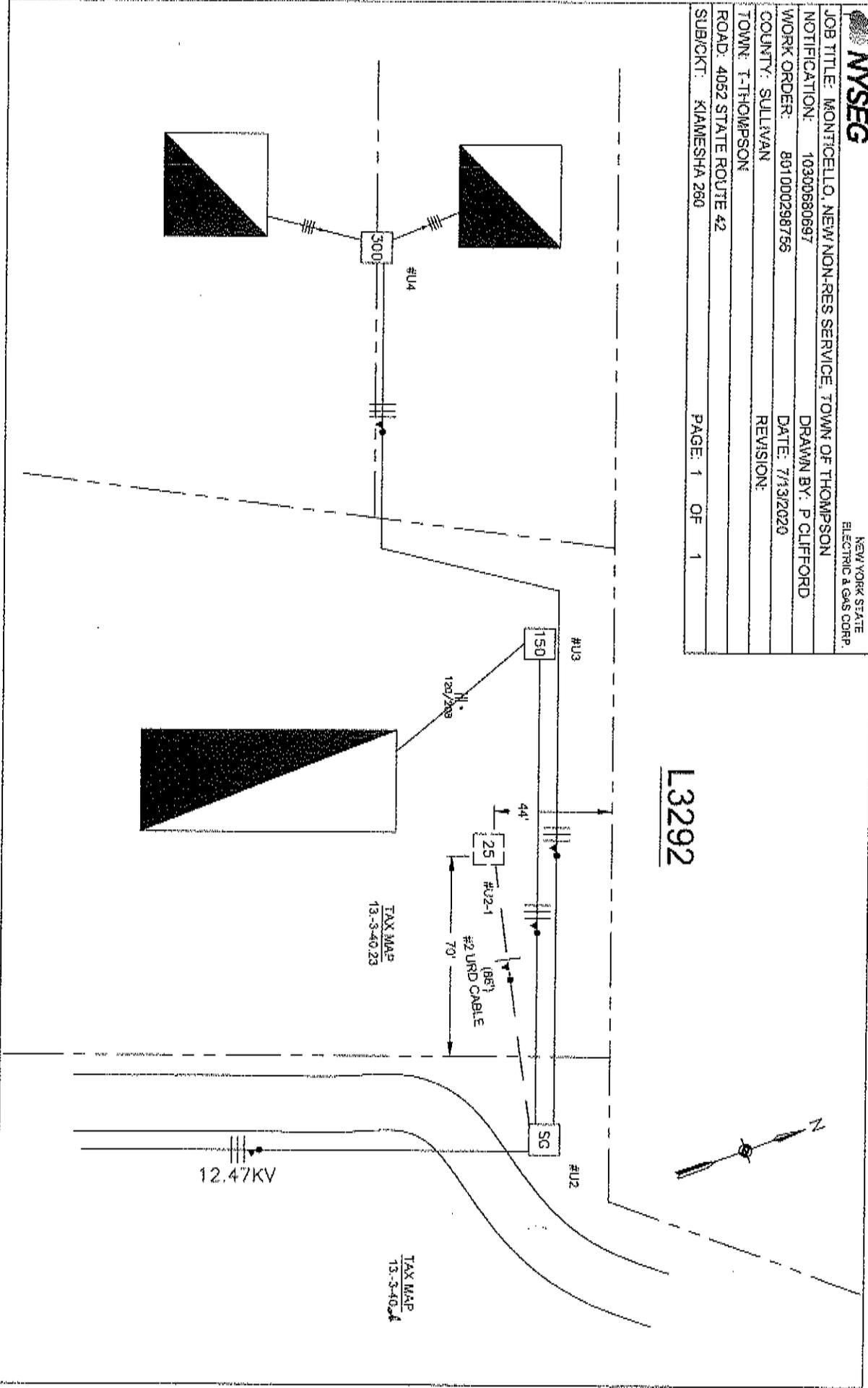
18 Link Drive
P.O. Box 5224, Binghamton, NY 13902
d.davis@nyseg.com



NEW YORK STATE
ELECTRIC & GAS CORP.

JOB TITLE: MONTICELLO, NEW NON-RES SERVICE, TOWN OF THOMPSON
 NOTIFICATION: 10300680697 DRAWN BY: P CLIFFORD
 WORK ORDER: 801000298756 DATE: 7/13/2020
 COUNTY: SULLIVAN REVISION:
 TOWN: T-THOMPSON
 ROAD: 4052 STATE ROUTE 42
 SUB/CKT: KIAMESHA 280 PAGE: 1 OF 1

L3292



EASEMENT

THIS INSTRUMENT WITNESSETH THAT _____ TOWN OF THOMPSON _____

hereinafter called the Grantor(s), being the owner(s) of or having an interest in land situate in the _____ TOWN _____ of
THOMPSON _____, County of SULLIVAN _____, State of New York, fronting on the street or
highway known as STATE RTE 52 _____ bounded _____ EAST _____
by lands of N/F COURT & PACIFIC LLC _____ and _____ SOUTH _____

by lands of N/F COURT & PACIFIC LLC _____, for and in consideration of the sum of One and
No/100 Dollars (\$1.00), the receipt of which is hereby acknowledged, does hereby grant and release unto NEW YORK
STATE ELECTRIC & GAS CORPORATION, a corporation organized under the laws of the State of New York, having an
office at 18 Link Drive, in the Town of Kirkwood, County of Broome, State of New York, hereinafter called the Grantee, its
lessees, licensees, successors and assigns forever, a permanent easement and right of way, with the right, privilege and
authority to install, construct, reconstruct, extend, operate, inspect, maintain, repair, replace, and at its pleasure, remove,
underground electric, gas and communication systems, including cables, wires, vaults, pedestals, closures, hand/man
holes, pipes, ducts and conduits, with the necessary fixtures or appurtenances thereto, including transformers and
switching equipment, which the Grantee shall require now and from time to time for the underground transmission and/or
distribution of electric current, natural and/or manufactured gas and communications, for public or private use, in, upon,
over, under, and across said land and/or the highways abutting or running through said land.

The easement and right of way hereby granted and released is -20- feet in width throughout its extent,
situate, lying and being as follows:

THE CENTERLINE OF THIS EASEMENT AND RIGHT OF WAY ENTERS GRANTORS LAND ON THE EAST FROM
THE LANDS N/F COURT & PACIFIC, LLC. THENCE EXTENDING IN A WESTERLY DIRECTION A DISTANCE OF
ABOUT SEVENTY (70) FEET TO A PAD-MOUNTED TRANSFORMER IDENTIFIED AS U2-1. SAID EASEMENT IS
GRANTED FOR THE RIGHT TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE A PAD MOUNTED
TRANSFORMER TO BE LOCATED UPON GRANTORS LAND INSTALLED ATOP OF GRANTORS PRIVATE PAD AS
CONSTRUCTED. SAID EASEMENT AREA SHALL BE TEN (10') FEET BY TEN (10') FEET SQUARE WITH THE
TRANSFORMER CENTERED THEREIN. THE CENTER OF SAID EASEMENT AREA SHALL BE GOVERNED BY THE
ACTUAL PLACEMENT OF GRANTORS PRIVATE PAD. TOGETHER WITH UNOBSTRUCTED FREE INGRESS AND
EGRESS AT ALL TIMES UPON, OVER AND ACROSS GRANTORS DRIVEWAY AND THE LANDS ADJACENT
THERETO TO THE EXTENT NECESSARY TO ACCESS THE TRANSFORMER WITH PERSONNEL, VEHICLES AND
EQUIPMENT. THE GRANTORS SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR MAINTENANCE OF THEIR
OWN PRIVATELY INSTALLED UNDERGROUND SERVICE CABLES.

THE GRANTEE, its successors and assigns, are hereby expressly given and granted the right to assign this
easement and right of way, or any part thereof, or interest therein, and the same shall be divisible among two or more
owners, as to any right or rights created hereunder, so that each assignee or owner shall have the full rights and
privileges herein granted, to be owned and enjoyed either in common or severally.

TOGETHER with free ingress and egress over the easement and right of way and other lands of the Grantor(s)
for all of the above purposes and the right now and from time to time to trim, cut, burn, treat and/or remove by manual,
mechanical and chemical means trees, roots, brush, structures and other obstructions within said easement and right of
way.

PROVIDED, however, that any damage (other than for trimming, cutting, treating, burning and/or removing trees,
roots, brush, structures and other obstructions as above provided) to the property of the Grantor(s), caused by the
Grantee in the exercise of its rights under this instrument shall be borne by the Grantee.

RESERVING, however, to the Grantor(s) the right to cultivate the ground and the right to cross and recross
said easement and right of way provided that such use of said ground shall not interfere with, obstruct or endanger any
rights granted as aforesaid and shall not disturb the grade of said ground as it now exists, and provided that no structure
shall be erected, no trees shall be grown, cultivated or harvested, and no excavating, mining or blasting shall be
undertaken within the limits of the easement and right of way without written consent of the Grantee.

This Instrument shall be binding on and inure to the benefit of the parties hereto and their respective heirs,
executors, administrators, successors and assigns.

IN WITNESS WHEREOF, the Grantor(s) ha _____ hereunto set _____ hand(s) and seal(s) this
_____ day of _____

IN PRESENCE OF:

Signor: Please include
title w/signature.

(Supervisor, etc.)
Please don't write in
this section

Please notarize on

2nd
pg ↓

Town of Thompson

By: _____ (L.S.)
Address: _____

Address: _____ (L.S.)

Address: _____ (L.S.)

Address: _____ (L.S.)

SIGN F

EASEMENT

(Personal or Corporate Acknowledgment)

(Personal or Corporate Acknowledgment)

(S

Line 3292 UG EXTENSION/PU2-1 ST RTE 42
Auth. 9800008392 Parcel No.
Area Cost Center No. RC2J020410
Construction W.O. No. 801000298756

STATE OF NEW YORK
COUNTY OF ss.
On the day of
before me, the undersigned, a Notary Public in and for said State, personally appeared

STATE OF NEW YORK
COUNTY OF ss.
On the day of
before me, the undersigned, a Notary Public in and for said State, personally appeared

STAT
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TO
NEW YORK STATE ELECTRIC
& GAS CORPORATION

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person* upon behalf of which the individual(s) acted, executed the instrument.

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s) or the person* upon behalf of which the individual(s) acted, executed the instrument.

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execu
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Dated
STATE OF NEW YORK
COUNTY OF ss.
Recorded on the day of

Notary Public

Notary Public

at o'clock M.
In Book of Deeds at
Page and examined.

(Clerk)

Secio

Consideration on this document is less than \$100.00

B

* "For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodians, nominee or any other individual or entity in its own or any representative capacity."

* "For the purposes of this section, the term "person" means any corporation, joint stock company, estate, general partnership (including any registered limited liability partnership or foreign limited liability partnership), limited liability company (including a professional service limited liability company), foreign limited liability company (including a foreign professional service limited liability company), joint venture, limited partnership, natural person, attorney in fact, real estate investment trust, business trust or other trust custodians, nominee or any other individual or entity in its own or any representative capacity."

NEW



Rescind #3
Resolution #300

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on September 15,
2020

**RESOLUTION AUTHORIZING EMPLOYEES TO CARRY OVER UNUSED
VACATION TIME FROM 2019, TO BE USED BY JUNE 30, 2021**

WHEREAS, due to the extraordinary circumstances caused by the COVID-19 pandemic, numerous Town employees were unable to utilize accrued vacation time from 2019 during this year; and

WHEREAS, Town policy dictates that employees who do not use accrued vacation time from 2019 by June 30, 2020 would forfeit same.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson does hereby authorize Town employees to carry over any accrued 2019 vacation time to June 30, 2021; and

BE IT FURTHER RESOLVED, that any accrued vacation time from 2019 not used on or before June 30, 2021 shall be forfeited by the employee; and

BE IT FURTHER RESOLVED, that any Town employee who elects to have such accrued vacation time from 2019 carried over must make such request in writing to their Department Head and/or the Supervisor to be approved so that proper recordation of such time usage can be kept.

Adopted the 15th day of September, 2020.

Moved by Councilman Schock
Seconded by Councilman Mace

The members of the Town Board voted as follows:

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

Revised #4
Resolution

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on October 6,
2020

**RESOLUTION AUTHORIZING EMPLOYEES TO CARRY OVER
UNUSED VACATION TIME**

WHEREAS, due to the extraordinary circumstances caused by the COVID-19 pandemic, several Town employees were unable to utilize accrued unused vacation time from 2018 by the required June 30, 2020 date; and

WHEREAS, Town policy requires that employees who carried over accrued vacation time from 2018 must use same on or before June 30, 2020, or they would forfeit same; and

WHEREAS, due to the extraordinary circumstances caused by the COVID-19 pandemic, several Town employees were unable to utilize accrued vacation time from 2019 by their anniversary date; and

WHEREAS, Town policy requires that employees use accrued vacation time before their anniversary date, or they would forfeit same if a request is not made in writing to carry over any unused vacation time; and

WHEREAS, Town policy requires that employees who carried over accrued vacation time from 2019 must use same on or before June 30, 2021, or they would forfeit same.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson does hereby authorize Town employees to carry over any accrued 2018 vacation time to December 31, 2020; and

BE IT FURTHER RESOLVED, that any Town employee who elects to have any such accrued vacation time from 2018, or later, carried over must make such request in writing to their Department Head and/or the Supervisor to be approved so that proper recordation of such time usage can be kept; and

BE IT FURTHER RESOLVED, that any accrued vacation time from 2018 not used on or before December 31, 2020 shall be forfeited by the employee; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Thompson does hereby authorize Town employees to carry over any accrued 2019 vacation time to June 30, 2021; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Thompson does hereby authorize Town employees who have not submitted a written request to carry over any accrued 2018 and 2019 vacation to submit such request within ten (10) days of this Resolution; and

BE IT FURTHER RESOLVED, that any accrued vacation time from 2019 not used on or before June 30, 2021 shall be forfeited by the employee.

Adopted the 6th day of October, 2020.

Moved by Councilman Schock
Seconded by Councilman Mace

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilwoman MELISSA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>



Environmental Facilities Corporation

ANDREW M. CUOMO
Governor

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

Re: New York State Environmental Facilities Corporation (EFC)
Drinking Water State Revolving Fund (DWSRF)
Clean Water State Revolving Fund (CWSRF)
Project No(s): D0-18491

Dear Supervisor Rieber:

The Environmental Facilities Corporation's SRF 2020B bond issue is scheduled to close on December 17, 2020. The proceeds of these bonds may entirely or partially be used to finance projects being undertaken by several recipients. The project(s) referenced above will be included in the bond issue, pursuant to an executed Project Finance Agreement (Agreement).

Attached to this email is a copy of the Agreement that details the SRF financing for the project(s). This letter, together with the attached materials, is also being provided to your bond and local counsel for review. The Agreement commits you, as the recipient, to proceed with this financing subject to the terms and conditions of the Agreement including, but not limited to, Section 4.8. – Commitment to Proceed; Agreement to Pay Expenses. The Agreement also sets forth the repayment obligations. The Agreement, and related documents as outlined below, must be returned to EFC's **Bond Counsel, Norton Rose Fulbright US LLP ("Norton") no later than October 14, 2020**. Please review the entire Agreement carefully. Check all portions of the Agreement for accuracy with particular emphasis, without limitation, to the exhibits that are specific to your project(s).

If you have any questions about the Agreement, please call Jennifer Sunkes, of EFC's Finance Division, at 518-402-7085. After your review is complete, the following steps must be taken:

1. Arrange for the Agreement to be signed on the signature page. Please note that the person signing this document must be the authorized signatory named in your enabling resolution(s) and/or applicable statutory authorizations.
2. Arrange for your local counsel to execute an original opinion letter in the form of Exhibit I to the Agreement. A word document in the form of Exhibit I is attached to this email for your convenience.
3. Obtain PDF copies of any intermunicipal, private operating, private use or other agreements relating to the project(s) that have not been previously provided to EFC. These documents will be reviewed to determine any effect on the tax status of EFC's bonds.
4. Email the signed PDF Agreement, executed local counsel opinion letter, and any applicable contracts or agreements to **Denise Sanchez** at denise.sanchez@nortonrosefulbright.com by **October 14, 2020**.

Pursuant to Exhibit F, and reviewed during the previous conference call, the principal payment due dates are April 1st or October 1st, commencing in 2021. Interest payments will be due semi-annually on April 1st and October 1st, beginning April 1, 2021. All payments are due to EFC's trustee, Manufacturers and Traders Trust Co., on or before each payment due date. In the event of failure to make timely payments when due to EFC or other breaches of the Agreement, EFC may exercise remedies set forth in the Agreement including, but not limited to, reduction of interest subsidy credit, denial of disbursement requests, penalty interest charges and interception of State Aid.

Upon closing of the SRF bond issue, a fully executed Agreement will be returned to you. As your financing may be subject to changes, a final transmittal letter will outline the Exhibits that may have been modified in the fully executed Project Finance Agreement.

We appreciate your interest in the SRF program, and we look forward to closing this financing on December 17, 2020.

Sincerely,



Audra Nowosielski
Director of Public Finance

cc w/enc.: Randolph J. Mayer Esq.
Norton Rose Fulbright US LLP
1301 Avenue of the Americas
New York, NY 10019-6022

Michael Mednick Esq.
Town of Thompson
544 Broadway, Suite 4
Monticello, NY 12701

Janet Morley
Capital Markets Advisors, LLC
11 Grace Avenue, Suite 308
Great Neck, NY 11021

**RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING
INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX
LAW AGAINST THE TOWN OF THOMPSON**

WHEREAS, Idriz Musovic has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 35, Block 1, Lot 10.7, and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. E2020-979; E2019-1479 and 2018-1495; and

WHEREAS, the parties herein have appeared through counsel, to wit, Michael B. Mednick, Esq., on behalf of respondents, and Michael D. Altman, Esq., on behalf of petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2018 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 35-1-10.7** from \$138,900.00 to \$41,300.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2019 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 35-1-10.7** from \$138,900.00 to \$83,400.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2020 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 35-1-10.7** from \$138,900.00 to \$119,600.00; and

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

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceeding.

Moved by:

Seconded by:

and a roll call vote thereon as follows:

Supervisor William J. Rieber, Jr.	voting	Aye
Councilman Scott Mace	voting	Aye
Councilman John A. Pavese	voting	Aye
Councilwoman Melinda S. Meddaugh	voting	Aye
Councilman Ryan Schock	voting	Aye

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on October 6, 2020

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

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on October 6, 2020, a proposed Local Law No. ____ of 2020, entitled "A local law to amend Chapter 231 entitled 'Vehicle and Traffic' in the Town of Thompson Code".

NOW, THEREFORE, BE IT RESOLVED, that a public hearing be held on said proposed local law by the Town Board of the Town of Thompson on October 20, 2020 at 7:30 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

Moved by _____

Seconded by _____

Adopted on Motion October 6, 2020

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

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution annexed hereto authorize a public hearing on proposed Local Law No. ____ of 2020 was adopted by said Town Board on October 6, 2020, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on October ____, 2020.

Town Clerk

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

Town of Thompson

Local Law No. ____ of the year 2020

A local law to amend Chapter 231 entitled "Vehicles and Traffic" in the Town of Thompson Code

Be it enacted by the Town Board of the

Town of Thompson

1. §231-46. Schedule K: No Parking At Any Time is amended to include:

Name of Street	Side	Location
Katrina Falls Road	West	Northeast corner of tax map Parcel 68-1-4, a/k/a 688 Katrina Falls Road, directly opposite NYSEG Pole No. 945-4 in a Southerly direction to the end of Katrina Falls Road where it terminates at the NYS access point for the Neversink Unique Area.

2. Except as herein specifically amended, the remainder of Chapter 231 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
5. This local law shall take effect immediately upon filing with the Secretary of State.

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2020 of the Town of Thompson was duly passed by the Town Board on _____, 2020 in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2020 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2020 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 2020, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2020 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2020 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 2020, in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2020 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2020 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 2020 in accordance with the applicable provisions of law.

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

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2020 of the City of _____ having been submitted to referendum pursuant to the provisions of sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 2020 became operative.

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

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 2020 of the County of _____, State of New York, having been submitted to the electors at the General Election of November ___ 2020, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

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

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

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

Date: _____, 2020

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

STATE OF NEW YORK
COUNTY OF SULLIVAN

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

Date: _____, 2020

Attorney for Town of Thompson

#13



09/23/2020

Thompson Town Hall
4052 Route 42
Monticello, NY 12701
Att: Planning Board /Building department

Dear Heather;

We are requesting to meet with the town planning board and building department regarding a continuance of the seasonal camping privileges awarded us this past year on our Delaware Conservancy property at 2 Harris Bushville Road in Harris. As per the agreement we were to meet with you in one year to assure we met all requirements of the boards to receive an extension. (Please be aware we just had our annual conservancy inspection and passed.)

Along with requesting an extension for our temporary seasonal use permit we are also asking, if possible, to allow the campers to be stored on our property over the winter. The reason for this is twofold, convenience, and our property insurance will cover the campers if they stay on the property instead of only as a seasonal location.

Please place us on your next available board meeting agenda so we can comply with last year's agreement.

Very truly yours,

A handwritten signature in black ink that reads "Keith Hague". The signature is written in a cursive, flowing style.

Keith and Barbara Hague

209 Doty Road
Haskell, NJ 07420
keith@haguemail.com

Mr. Winglovitz – I submitted the Phasing plan to the Board last week. First Phase is off the entrance of Kaufman Road. Pick up, office building and storage area. It will also have 2 storm water ponds. Mr. Winglovitz show the Board the cuts and fill on the site plan. Once this is done, they will go to Phase 2 which is South of Phase 1. Phase 2 will have storage and 3 storm water ponds. The berm is proposed by the right away closes to the view shed point and will be part of Phase 2. Phase 3 will cross the wetland areas and will have 2 storm water ponds. The total is 30 acres per Phases.

Jim Carnell – Do you have a time line for the phasing? Mr. Winglovitz – No, it will be based on the demand. We believe after Phase 1 is done we will be going to Phase 2 quickly. Then Phase 3 will be later. Hellen Budrock – What size is Phase 1 to other facilities you have? Mr. Winglovitz – I don't know, I will have to get back to you.

Michael Croissant – Why no berm on the eastern side of Phase 1? Mr. Winglovitz – There is already large vegetation along Kaufman Road and 17B. There is a 100-foot buffer. Hellen Budrock – So you won't see the storm water ponds? Mr. Winglovitz – Correct. Richard McGoey – There are storm water ponds behind the berm and stone wall on the North end of the property.

Mr. Winglovitz – We are proposing a 30-inch-high stone wall by 17B and then the buffer behind it. We will be keeping the stone wall and berm close to 17B. Hellen Budrock – Do you know how many feet of stone wall will it be? Mr. Winglovitz – About 750 feet of stone wall.

Chairman Kiefer - How high above the stone wall will the berm be? Mr. Winglovitz – The stone wall will be 30 inch and then 3 feet higher will be the berm.

A motion for a Public Hearing on October 14, 2020 was made by Matthew Sush and seconded by Michael Croissant
5 in favor; 0 opposed



DAVID ETTEBERG
Marina Rd, Monticello, NY S/B/L: 41.-A-1-16

Paula Kay and Richard McGoey recused themselves.

Jim Carnell – The Town Board is looking for a recommendation from this Board about a zoning change. I know at the last meeting there were questions. I was able to research the original zoning map from 1971. The preliminary adopted map did not indicate any commercial indication. The final adopted did show a neighborhood commercial zone in both of those location. If you go into our Zoning code the first section of the code is interpretation of boundaries. Its say's that the use of property line, roads, streams or rivers are to be used as natural determination for the zoning. With some consideration of area's like around 17B. In this case Mr. Smith and the county are updating our zoning maps. We can now clearly see the actual Tax Parcels. In the deed there is still some confusion. This property line actually splits the property in half. Clearly this parcel is not in the Commercial Zone. Twenty something year ago when he purchased this property, he started to operate a business there. At the time we indicated to him it was

not a Commercial Property and needed a Zone Change. Twenty something years later they never requested the zoning change and it he is not operating Camp Shane from the parcel today. Michael Croissant – He is not but he leased it to the Marina to be used for the Restaurant. Jim Carnell – The Town Board is looking for a recommendation from us on what to do. Michael Croissant – How do you incorporate a right-of-away if it's owned by numerus people? Jim Carnell – There are no right-of-away. Michael Croissant – Yes there is. Jim Carnell -They are not represented on the map; they might be on the deed. There is a separate parcel between Mr. Ettenberg's property and where the zoning ends. Michael Croissant – Correct, but in between that there are two right-of-away. Jim Carnell – There might be but that's irrelevant to the zone. So, the issue becomes, he is requesting to become a commercial zone but there is clearly a parcel that is between the one he owns and the one that is in the district. In order for this board to act on this request you have to make a suggestion or have a request from the other property owner that they incorporate that other parcel in between to be continuous to the zone.

Michael Croissant – Does it matter that there is no other access to that property other than a foot path?
Jim Carnell – No.

Kathleen Lara – It seem to me it's opening a can of warms. He should have had that arrange beforehand. Maybe he didn't know about the parcel in between. Michael Croissant – In his deed it says that only him himself can cross Starlight Marina to the property. How can he change the deed and make it a commercial piece of property so that anyone can cross two right-of-away that belong to numerus people on Swinging Bridge? That make no sense. Jim Carnell – I am not aware of the deed but if you are familiar with the deed and the Board feels confident with your knowledge then you could make a recommendation to the board. I asked for the deed but did not get it yet.

Matthew Sush – Has there been a work session? Jim Carnell – No because it has nothing to do with the Engineer.

Chairman Kiefer - I have an issue with the parcel in between.

Michael Croissant – First issue is he's been using the property as a commercial knowing that it's not commercial. Second, where is the rights of the people of those who have the rights of the right-of-away?

Jim Carnell – That is very valued, this residential property become commercial without road access. These are two completely land lock parcels other than the water. Kathleen Lara – It just sounds like a bad idea with too many issues.

A motion to not recommend was made by Kathleen Lara and seconded by Michael Croissant
5 in favor; 0 opposed

CLEARVIEW MOUNTAIN COUNTRY CLUB

460 Old Liberty Road, Monticello, NY S/B/L: 8.-1-49

Joe Kaufman, President of Co-Op

Alex Dornhelm, Engineer

Avi Gantz, Former President of Co-Op

marilee (clerk-town of thompson)

From: Logan Morey (Town of Thompson) <lmorey@townofthompson.com>
Sent: Thursday, September 03, 2020 2:36 PM
To: 'marilee (clerk-town of thompson)'; William J. Rieber, Jr.
Cc: 'David Ettenberg'
Subject: RE: Marina Road property

Billy & Marilee,

Mr. Ettenberg asked that his below email be forwarded to the Town Board. This should be on the September 15th Board Meeting.

Thank you,

Logan Morey
Code Enforcement Officer
Town of Thompson
4052 State Route 42
Monticello, NY 12701
Phone: (845) 794-2500 ext. 321
Fax: (845) 794-8600

From: David Ettenberg
Sent: Thursday, September 3, 2020 12:52 PM
To: Logan Morey (Town of Thompson) <lmorey@townofthompson.com>
Subject: Marina Road property

Hi Logan,

Please forward this to the Town Board.

Note that I will be travelling tomorrow thru Monday.

Thanks,
David



My property and right of way

David Ettenberg

Founder | Director

david@campshane.com | www.campshane.com

Shane Camps & Resorts

P: 914-271-4141 | F: 914-230-4007

LEARN | LAUGH | LOSE

STAY CONNECTED WITH US:



Anthony P. Cellini - Supervisor
Peter Briggs - Councilman
Richard Sush - Councilman
Scott Mace - Councilman
Sharon Jankiewicz - Councilman

Town of Thompson

Town Board
4052 Route 42

Michael Mednick - Attorney
Marilee Calhoun - Town Clerk

Phone: (845) 794-2500
Fax: (845) 794-8600

Application for Change in Zoning Designation

Tax Map Number: Section 41-A Block 7 Lot 16

Current Zoning Designation: RRC

Requested Zoning Designation: HCI

Location: MARINA ROAD (ADJACENT STARLIGHT MARINA)
Street Address or Physical Location if an undeveloped parcel(s)

Owner of Record: CATSKILL FOREST PROPERTIES

Tax Address: 134 TOWN RA
CROTON-ON-HUDSON, NY 10520

Reason for request: _____

Please see attached

There is an application fee of \$75.00 which must be submitted with this form. This fee has been instituted to compensate the Town for costs incurred in the processing of your request.

Fee Paid [Y] [N]

Cash

Check

Money Order

Check # _____

Money Order # _____

Cash

Date Received: / /

July 29, 2020

Catskill Forest Properties, Inc.

In approximately 2001 I purchase a lake front property at 200 Starlight Road to install docks and run a boat marina to use for Camp Shane campers, my business of 52 years in Sullivan County. In response to neighbor's complaints, I stopped using the property. I then spent over two years searching for a lake front property that was zoned commercial. The Town of Thompson was aware of the use (early on I submitted plot plan to build a small toilet facility that I withdrew as the marina allows us to use their toilets) and we operated as such for about 18 years.

After selling my camp in 2018, there was no need for me to use this property. I have been trying to sell the property for about two years. I have not been able to sell the property as the best use is for a Marina. I need to give assurance to any prospective buyers that they can use it for this commercial use.

I went to the town about 18 months ago, and learned for the first time, that the zone had been changed at some point to residential. I was assured by attorneys Ken Klein, Zachary Kelson and Steve Vegliante that I could continue operating as I have always done as I am considered "grandfathered" and this status stays with the property.

My property is simply unsellable with a residential designation as no one can build a house here. It is secluded on a dead end road that is extremely steep and rocky and adjacent to a very noisy Marina with many boats and screaming jet-skis. The property is right at the lake front that occasionally significantly floods. There is only a very small section where the property is flat enough to build anything, it is not close to any homes, is basically surrounded by the marina, the lake and deep forests. One look at this property and it is evident that it should be zoned commercial. The action of the Town in changing the zoning of my property results in significant economic loss to me.

I spoke to Joanne Eisenberg, the owner of the Marina and other residential plots a year ago and asked if she would change the zoning on these residential plots she owns next to my land, to enable me to easily have my land get commercial zoning. The response was that she would like to purchase my property at a price of one third of what it's worth. If I didn't sell to her, she said she would not change her zoning.

This property adjacent to me is bordered by four small lots, owned by Joann Eisenberg or Starlight Marina. However, these parcels are actively functioning as an Marina. In fact, boats, jet skis, vehicles and a restaurant on the Marina that utilizes residential plots for outdoor seating every day during the season.

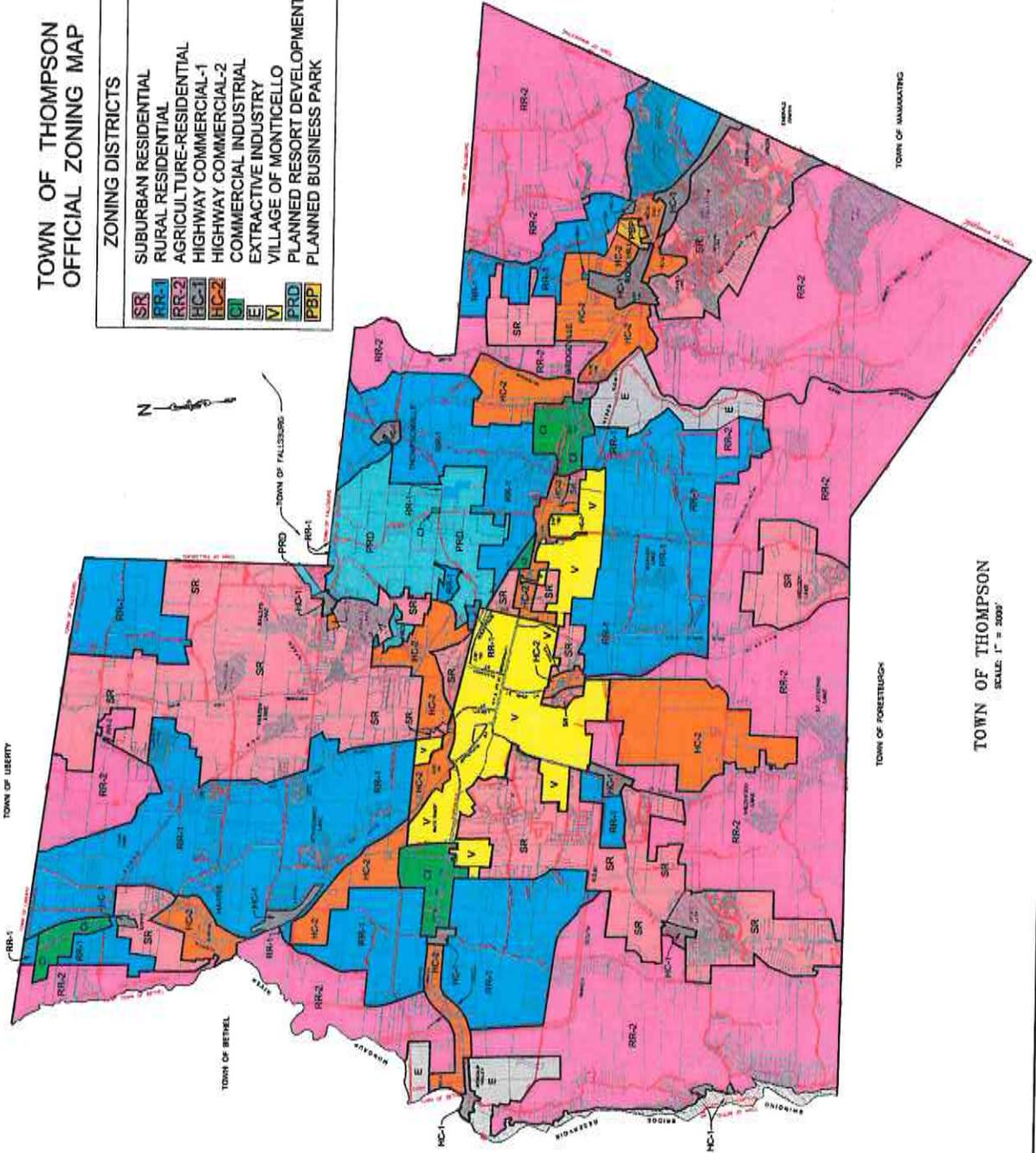
I do hereby request that the Town require the Marina to change the zoning to commercial because that is in fact how it is being used. When that is done, my property can be commercially zoned.

Thank you,
David Ettenberg

ADOPTED:
JUNE 7, 2005

TOWN OF THOMPSON OFFICIAL ZONING MAP

ZONING DISTRICTS	
SR	SUBURBAN RESIDENTIAL
RR-1	RURAL RESIDENTIAL
RR-2	AGRICULTURE-RESIDENTIAL
HC-1	HIGHWAY COMMERCIAL-1
HC-2	HIGHWAY COMMERCIAL-2
CI	COMMERCIAL INDUSTRIAL
E	EXTRACTIVE INDUSTRY
V	VILLAGE OF MONTICELLO
PRD	PLANNED RESORT DEVELOPMENT
PBP	PLANNED BUSINESS PARK



TOWN OF THOMPSON
SCALE 1" = 3000'

NO.	DATE	REVISION	BY
1	02/15/05	ADOPTED	...
2	02/15/05
3	02/15/05
4	02/15/05
5	02/15/05
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100	02/15/05

ZONING MAP

DATE: AUGUST 28, 2005
SCALE: 1" = 3000'
DRAWN: [Name]
CHECKED: [Name]
SHEET NO. 1
OF 1 SHEETS

#15

Town of Thompson

~~John Collins~~ - Supervisor
~~Tom Briggs~~ - Councilman
~~John Smith~~ - Councilman
~~Bob Jones~~ - Councilman
~~John Doe~~ - Councilman

Town Board
4052 Route 42

Phone: (845) 794-2500
Fax: (845) 794-8600

Michael Mednick - Attorney
Marilee Calhoun - Town Clerk

RECEIVED
SEP 17 2020
TOWN OF THOMPSON
ZONING BOARD
AND BOARD

Application for Change in Zoning Designation

Tax Map Number: Section 4. Block -1- Lot 42

Current Zoning Designation: Residential

Requested Zoning Designation: Commercial

Location: 14 Bigwoods Rd Harris NY. 12742
Street Address or Physical Location if an undeveloped parcel(s)

Owner of Record: Vincent Stanton

Tax Address: 14 Bigwoods Rd
Harris NY. 12742

Reason for request: I am requesting for a zoning change for my property from Residential to Commercial.

There is an application fee of \$75.00 which must be submitted with this form. This fee has been instituted to compensate the Town for costs incurred in the processing of your request.

Fee Paid [Y] [N] Cash Check Money Order
Check # _____ Money Order # 26848164536
Date Received: / /

RECEIPT DATE 9-17-2020 No. 784306

RECEIVED FROM Vincent Stanton \$ 75 DOLLARS

FOR RENT
 DEOR Zoning Change app

ACCOUNT: _____ PAYMENT: 75 - BAL. DUE: _____

CASH
 CHECK
 MONEY ORDER
 CREDIT CARD

FROM _____ TO _____ BY MS

Town of Thompson

Town Board
 4052 Route 42

Phone: (845) 794-2500
 Fax: (845) 794-8600

Michael Mednick - Attorney
 Marilee Calhoun - Town Clerk

SEP 17 2020

Application for Change in Zoning Designation

Block - 1 Lot 42

Residential

Commercial

45 Rd Harris N.Y. 12942

Address or Physical Location if an undeveloped parcel(s)

Vincent Stanton

Woods Rd

N.Y. 12942

I am requesting for a zoning
 change for my property from Residential
 to Commercial.

#16

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: RAPID TIRE.
DESCRIPTION: TIRES
AMOUNT: \$ 4,285.00
STATE BID

INVOICE

1 of 1

Rapid Tire Service
 661 State Route 17K
 Montgomery, NY 12549
 (845) 564-9644
 rapidtireservice.com



Invoice #: 118067
 Work Order: 31745
 Cust ID: TOWV1-5
 Terrns: N-30
 In Date: 9/18/20 2:18 pm
 Out Date: 9/22/20 8:59 am
 Customer PO:
 Salesperson: Assistant
 Hand Ticket: 293748
 Customer Waiting

Bill To:	Sold To:	Vehicle Serviced:	
TOWN OF THOMPSON WATER & SEWER DEPARTMENT 128 ROCK RIDGE DRIVE MONTICELLO, NY 12701	TOWN OF THOMPSON WATER & SEWER DEPARTMENT 128 ROCK RIDGE DRIVE MONTICELLO, NY 12701	Eng:	Color:
		VIN:	Mileage In: 0
		License:	Mileage Out: 0
		State:	Unit:

Vehicle Specifications:

Lug Nut Torque Ft/Lbs: Oil Capacity:
 Tire Inflation: Oil Viscosity:

Merchant ID: [MPE5R] Transaction Type: [Sale]

DESCRIPTION	ITEM	T1	T2	QTY	PRICE	FET	EXT PRICE
<u>Service</u>	<u>DEFAULT</u>						<u>\$4,285.00</u>
LT275/70R18~FIR~Winterforce LT~E/10 BL 125/122R TL DOT #(s):	246403			4	\$260.23		\$1,040.92
LT265/70R18~FIR~Winterforce LT~E / 10 BL 124R TL DOT #(s):	006005			4	\$262.31		\$1,049.24
LT235/80R17 ~GOO~Wrangler All-Terrain Adventure~E/10 SBL 120R TL DOT #(s):	748635572			2	\$167.18		\$334.36
LT265/70R17~GOO~Wrangler All-Terrain Adventure~E/10 SBL 121S TL DOT #(s):	748661572			12	\$155.04		\$1,860.48

Payments:

Payment Method	AuthCode	Payment Amount
STORE ACCOUNT		\$4285.00
		\$4,285.00

Invoice Summary:

Shop Fees:	0.00	Total FET:	0.00
		Sales Tax:	0.00
Total Tire Fee:	0.00		
Item Subtotal:	4,285.00	Invoice Total	\$4285.00

17 DP

Safety Notice: Please retighten wheels after 25-100 miles of driving.

#16

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: Fleet Pump & Service Group,INC

DESCRIPTION: Repair filter feed pump

AMOUNT: \$ 6,060.00

Sole Source



Fleet Pump & Service Group, Inc.
 6 International Drive
 Suite 210
 Rye Brook, NY 10573
 USA
 914-835-4000

We accept
 MasterCard,
 Visa, and
 American
 Express on
 current
 invoices only

DATE	DIV.	INVOICE NUMBER
08/31/20	FP	SV0000024900

INVOICE

SOLD 108439
 TO Town of Thompson
 Water & Sewer Dept.
 4052 RTE 42 - Town Hall
 Monticello, NY 12701
 USA

SHIP Emerald Green WWTP
 TO 158 Lake Louise Dr
 Rock Hill, NY 12775
 USA

JOB NAME / SITE CODE Emerald Green	PAYMENT TERMS Payment Upon Receipt	PAGE NUMBER 1
P.O. NUMBER 100531	OUR ORDER NO. 14-SVO-0002041	F.O.B. POINT Factory/Job Site

ITEM NO.	PRODUCT NO. AND DESCRIPTION	SHIPPED QTY.	UOM	SHIP DATE	UNIT PRICE	TOTAL
1	Repair 3127.182-0345 S/N 1540045 po100531	1	EA		6,060.00	6,060.00

Subtotal:	6,060.00
Total Sales Tax:	0.00
Total:	6,060.00



G.A. Fleet Associates, Inc.
 Fleet Pump & Service Group, Inc.
 6 International Drive - Rye Brook, NY 10573
 G.A. Fleet - (914) 835-4000 - Fax (914) 835-1331
 Fleet Pump & Service - (914) 835-3801 - Fax (914) 835-2946

Ship to:
 Emerald Green WWTP
 158 Lake Louise Dr
 Rock Hill, NY 12775
 USA

Pump Repair

Packing List

Order No. 14-SVC-0002041
 Customer PO No. 1005312/100532
 Job Name Emerald Green
 Site Code SITE-005335
 Site Name Emerald Green Lake Louise
 Customer No. 108439

Total Weight: _____

No. of Cartons: _____

Shipment Date
 Ship via BEST

Qty. Ordered	Qty. Shipped	Pull From Stock	Shelf No.	Item No.	TAG ID	UOM	Description
1	1	False		TEXT		Each	Repair 3127.182-0345 S/N 1540045

#16

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: Fleet Pump & Service Group, INC

DESCRIPTION: Repair filter feed pump

AMOUNT: \$ 3659.00

Sole Source



Fleet Pump & Service Group, Inc.
 6 International Drive
 Suite 210
 Rye Brook, NY 10573
 USA
 914-835-4000

SOLD 108439
 TO Town of Thompson
 Water & Sewer Dept.
 4052 RTE 42 - Town Hall
 Monticello, NY 12701
 USA

We accept
 MasterCard,
 Visa, and
 American
 Express on
 current
 invoices only

DATE	DIV	INVOICE NUMBER
08/31/20	FP	SV0000024899

INVOICE

SHIP Emerald Green WWTP
 TO 158 Lake Louise Dr
 Rock Hill, NY 12775
 USA

JOB NAME / SITE CODE Emerald Green	PAYMENT TERMS Payment Upon Receipt	PAGE NUMBER 1
P.O. NUMBER 100532	OUR ORDER NO. 14-SVO-0002041	F.O.B. POINT Factory/Job Site

ITEM NO.	PRODUCT NO. AND DESCRIPTION	SHIPPED QTY.	UOM	SHIP DATE	UNIT PRICE	TOTAL
1	Repair 3127.182-0345 S/N 1470048 po100532	1	EA		3,659.00	3,659.00

Subtotal:	3,659.00
Total Sales Tax:	0.00
Total:	3,659.00

#16

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

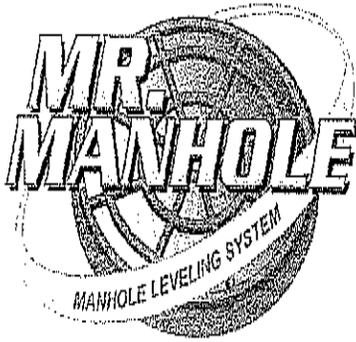
We are requesting permission to pay the attached invoice.

VENDOR: CRITEX LLC, (MR. MANHOLE)

DESCRIPTION: Manholes

AMOUNT: \$ 8,588.35

Sole Source



CRITEX LLC.
 125 S Canal St
 Delphos, OH 45833

Invoice

DATE	INVOICE #
9/11/2020	2831
TERMS	DUE DATE
Net 15	9/26/2020
SHIP DATE	SHIP VIA
9/11/2020	ECHO
SALES REP: Trip Davis	
CUSTOMER PO: EG/Kiam	

BILL TO

Michael Messenger
 Town of Thompson
 128 Rock Ridge Drive
 Kiamasha Lake, NY 12751
 USA

SHIP TO

Keith Rieber
 Town of Thompson
 128 Rock Ridge Drive
 Monticello, NY 12701
 USA

kriber@townofthompson.com

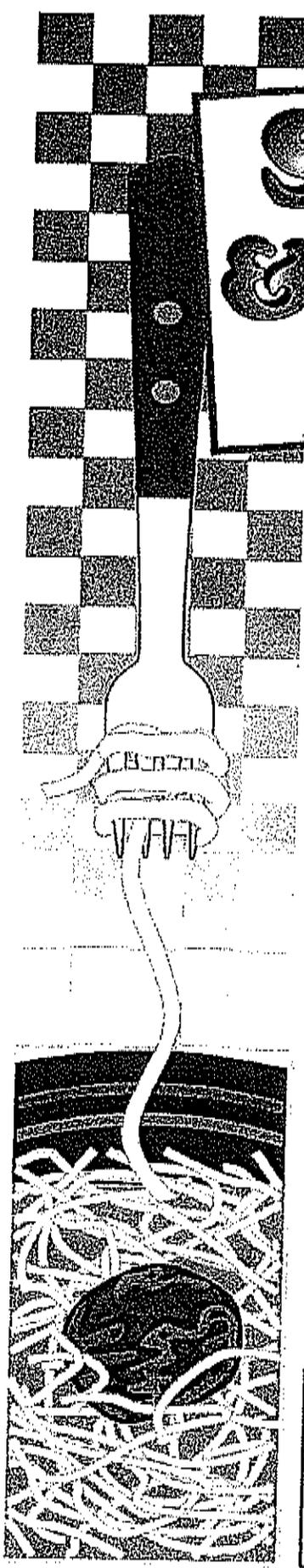
Item	Description	Qty	Rate	Amt
K-MM0333	27" MATERIAL PACKAGE (MATERIALS FOR APPROX. 20 MANHOLES)	2	\$2,950.00	\$5,900.00
P-MM0311	27" VYLON PIPE PER SECTION (40.5")	6	\$354.06	\$2,124.36

SUBTOTAL	\$8,024.36
SHIPPING	\$563.99
DISCOUNT	\$0.00
TAX	\$0.00
TOTAL	\$8,588.35
PAYMENTS	\$0.00
BALANCE	\$8,588.35

*1/2 EG.
 1/2 KIAM
 SOLIC SOURCE*

Keith ordered the material today --- Customer PO: EG/Kiam

FYI



SPAGHETTI & MEATBALL DINNER

DRIVE-THRU

Take a break, let us do the cooking!
Drive-up for our delicious take-out
dinner. Support Boy Scout Troop

101

Meal includes spaghetti, two meatballs, salad, bread, dessert, and
water.

SATURDAY

October 17, 2020

4:00 to 7:30 p.m.

ROCK HILL FIREHOUSE

\$10

For more information:

Lisa Bittinger (845) 791-9731

Chris Edwards (845) 741-3813

FYI

Deputy Clerk (Town of Thompson)

From: TK <TK@townofthompson.com>
Sent: Friday, September 25, 2020 2:09 PM
To: DEPUTYCLERK@TOWNOFTHOMPSON.COM
Subject: FW: Request for 2 Copies of Birth Certificate

From: Lynn Mapes
Sent: Friday, September 25, 2020 2:04 PM
To: TK <TK@townofthompson.com>
Subject: Re: Request for 2 Copies of Birth Certificate

No, it was MY pleasure! It is so rare nowadays to find someone who not only knows what he's doing, but also goes out of his way to help someone navigate the system and get what they need. Please tell your supervisor that I think you deserve a raise! Or a commendation, at least.

On Fri, Sep 25, 2020, 1:50 PM TK <TK@townofthompson.com> wrote:

My Pleasure

From: Lynn Mapes
Sent: Friday, September 25, 2020 12:38 PM
To: Town of Thompson <TK@townofthompson.com>
Subject: Re: Request for 2 Copies of Birth Certificate

Thank you so much!

Lynn Mapes

On Sep 25, 2020, at 12:28 PM, TK <TK@townofthompson.com> wrote:

Received and will go out in today's mail

From: Lynn Mapes
Sent: Friday, September 25, 2020 11:53 AM
To: tk@townofthompson.com
Subject: Request for 2 Copies of Birth Certificate