

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/89534712183>

+1-646-558-8656

Meeting ID: 895 3471 2183

**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, DECEMBER 15, 2020

7:00 PM MEETING

PUBLIC HEARING: PROPOSED LOCAL LAW NO. 6 OF 2020 – SEWER RATES FOR FISCAL YEAR 2021

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: December 1st, 2020 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Town Clerk Calhoun:** Letter dated 11/30/2020 to Ms. Kamelia Martinez, Legal Assistant, SOBO & SOBO Law Offices Re: Response to (FOIL) Request Pertaining to Incident Involving Sandra Belle, DOL: 11/05/2020.
- **Town Clerk Calhoun:** Letter dated 11/30/2020 to Ms. Candice McCann Re: Response to (FOIL) Request Pertaining to 4437 Route 42, Monticello, NY, SBL #13.-2-4.
- **Town Clerk Calhoun:** Letter dated 12/07/2020 to Mr. Adam Roberts, Deputy Commissioner of Licensing, NYS Liquor Authority Re: Waiver of 30-Day Advance Notice on New Liquor License Application for MMC Bar & Grill LLC.
- **Town Clerk Calhoun:** Letter dated 12/07/2020 to Ms. Jennifer D. Stone, E911 Addressing, Sullivan County Real Property Tax Services Office Re: Re-Naming of (1) Private Roadway in Town of Thompson – Res. No. 326 of 2020 for Vincenzo & Rosanna Nardone, Lee Lane to Eden Road, Monticello, SBL #5.-1-16.2.

AGENDA ITEMS:

- 1) **ACTION: RESOLUTION TO ENACT PROPOSED LOCAL LAW NO. 6 – SEWER RATES FOR FISCAL YEAR 2021**
- 2) **BOARD OF ASSESSMENT REVIEW – RE-APPOINTMENT OF CHRISTINA CELLINI (10/01/2020 – 09/30/2025)**
- 3) **EMERALD GREEN LAKE LOUISE MARIE WATER COMPANY: ZONE CHANGE REQUEST – (2) PARCELS LOCATED ON LAKE LOUISE MARIE ROAD, ROCK HILL, SBL #'S 52.-1-2 AND 52.-1-4 FROM HC-1 ZONE TO THE SR ZONE**
- 4) **NOB HILL COUNTRY CLUB: PRIVATE ROAD NAME REQUESTS – BRIGHTWATER LANE, BAYSHORE LANE & PANAMA LANE, KIAMESHA LAKE, NY, SBL #'S 9.-1-15.1 AND 9.-1-51.2**
- 5) **LAKEVIEW ESTATES – REQUEST PARTIAL RETURN OF SITE WORK PERFORMANCE BOND (\$1,039,465.56 TO \$717,141.39)**
- 6) **PARKS & RECREATION DEPARTMENT – REVIEW & DISCUSS AUCTION RESULTS FOR THE FORD BACKHOE**
- 7) **WATER & SEWER DEPARTMENT – DISCUSS & APPROVE PURCHASE OF (2) NEW RAM 1500 PICKUP TRUCKS \$29,847.25 EACH**
- 8) **BILLS OVER \$2,500.00**
- 9) **BUDGET TRANSFERS & AMENDMENTS**
- 10) **ORDER BILLS PAID**
- 11) **UPDATE: CORONAVIRUS (COVID-19) PANDEMIC**

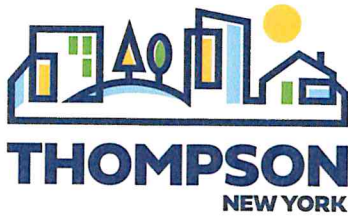
OLD BUSINESS

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, December 15, 2020 at 7:00 PM can be accessed at:

Join Zoom Meeting

<https://us02web.zoom.us/j/89534712183>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 895 3471 2183

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 12/4/20

Fred W. Stabbert, III

Sworn to before me this 4th day of December, 2020

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
NOTICE OF
PUBLIC HEARING
NOTICE IS
HEREBY GIVEN that
there has been duly
presented at a meet-
ing of the Town Board
of the Town of
Thompson, New
York, held on Decem-
ber 01, 2020, a pro-
posed Local Law No.
06 of 2020, entitled "A
local law to amend
the Town of Thomp-
son Code, Chapter
194, entitled 'Sew-
ers'".

The proposed
Local Law will estab-
lish and impose in the
various sewer dis-
tricts of the Town of
Thompson, sewer
rents for the year
2021.

NOTICE IS FUR-
THER GIVEN that the
Town Board of the
Town of Thompson
will conduct a public
hearing on the afore-
said proposed Local
Law at the Town Hall,
4052 Route 42, Mont-
ticello, New York, on
December 15, 2020,
at 7:00 P.M., or as
soon thereafter as

said public hearing
shall be convened, at
which time all per-
sons interested will
be heard.

Dated: December
01, 2020
MARILEE J. CAL-
HOUN
Town Clerk
Town of Thomp-
son
Monticello, New
York
88366

TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that there has been duly presented at a meeting of the Town Board of the Town of Thompson, New York, held on December 01, 2020, a proposed Local Law No. 06 of 2020, entitled "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'".

The proposed Local Law will establish and impose in the various sewer districts of the Town of Thompson, sewer rents for the year 2021.

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a public hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on December 15, 2020, at 7:00 P.M., or as soon thereafter as said public hearing shall be convened, at which time all persons interested will be heard.

Dated: December 01, 2020

MARILEE J. CALHOUN
Town Clerk
Town of Thompson
Monticello, New York

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. 6 of 2020

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'."

Be it enacted by the Town Board of the

Town of Thompson

- The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452 thereof, does hereby establish and impose sewer rents to be charged in the Harris Sewer District, Harris Woods Sewer District, Dillon Farms Sewer District, Kiamesha Lake Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, Emerald Green-Lake Louise Marie Sewer District, Anawana Sewer District, and Adelaar Resort Sewer District for the year 2021.
- The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2021 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Anawana Sewer District:	\$40.37	\$ 0.00
Cold Spring Sewer District:	\$36.35	\$ 0.00
Dillon Farms Sewer District:	\$77.80	\$ 0.00
Emerald Green/Lake Louise Marie Sewer District	\$58.77	\$ 23.02
Harris Sewer District:	\$25.10	\$ 0.00
Kiamesha Lake Sewer District:	\$61.44	\$ 7.34
Melody Lake Sewer District	\$87.16	\$ 20.90
Sackett Lake Sewer District:	\$68.68	\$ 0.00
Harris Woods Sewer District:	\$54.95	\$103.66
Adelaar Resort Sewer District:*	N/A	N/A

* Adelaar Resort Sewer District is billed to 6 users only per usage spreadsheet

- Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
- 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.

5. This local law shall take effect immediately.

(Complete the certification in the paragraph which 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 or no disapproval by Elective Chief Executive Officer.* or repassage after disapproval)

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 disapproved/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 disapproved/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 disapproved/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.

Date: December ____, 2020

Town Clerk

(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: December ____, 2020

Attorney for the Town of Thompson

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

November 30, 2020

Ms. Kamelia Martinez, Legal Assistant
Sobo & Sobo Law Offices
One Dolson Avenue
Middletown, New York 10940

Re: (FOIL) Request – Sandra Belle, Date of Accident: 11/05/2020
Village Courthouse Parking Lot, Monticello, New York
Copies of incident reports, complaints, repair and maintenance records

Dear Ms. Martinez:

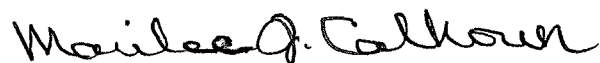
I am in receipt of your (FOIL) request dated November 16th, 2020, which was received in our office on November 20th, 2020 in regards to the above-mentioned matter.

Upon review of your request it has been determined that the Town does not have the records that you have requested since the alleged incident occurred in the Village of Monticello. Your request should be directed to the Village of Monticello to obtain the requested records. The Village Clerk can be contacted directly at (845) 794-6130.

In the event that this request is being denied in part or whole you have the right to appeal such decision in writing 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 for your attention to this matter and feel free to contact me should you have any questions.

Sincerely,



Marilee J. Calhoun
Town Clerk

MJC:

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

marilee (clerk-town of thompson)

From: Kamelia Martinez <kmartinez@sobolaw.com>
Sent: Monday, November 30, 2020 3:15 PM
To: marilee (clerk-town of thompson)
Subject: RE: (FOIL) Request - Sandra Belle, 11/05/2020

Ms. Calhoun-

Thank you for your email. Confirming receipt of your email and its attachment. I have made a note in the file and informed the attorney of same.

Thank you for your attention to this matter.

Regards,



Kamelia Martinez

Legal Assistant

One Dolson Ave, Middletown, NY 10940

Main: (845) 343-7626 (SOBO)

Direct: (845) 704-1494

Email: kmartinez@sobolaw.com

Bronx – Manhattan – Middletown – Monticello

Newburgh – Poughkeepsie – Spring Valley

From: marilee (clerk-town of thompson) <marilee@townofthompson.com>

Sent: Monday, November 30, 2020 2:59 PM

To: Kamelia Martinez <kmartinez@sobolaw.com>

Subject: (FOIL) Request - Sandra Belle, 11/05/2020

Dear Ms. Martinez,

Attached, please find a copy of my response to your above-mentioned (FOIL) Request and contact me should you have any questions. Thank you!

Sincerely,

Marilee J. Calhoun

Town Clerk/Registrar

Town of Thompson

4052 State Route 42

Monticello, NY 12701-3221

Tele: (845) 794-2500 Ext. # 302

Fax: (845) 794-8600



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

November 30, 2020

Ms. Candice McCann


Re: (FOIL) Request – 4437 Route 42, Monticello, NY, SBL #13.-2-4

Dear Ms. McCann:

I am in receipt of your (FOIL) request dated November 23rd, 2020, which was received in our office on November 23rd, 2020 in regards to the above-mentioned matter.

Your request was forwarded to our Building/Code Enforcement Department for processing. In response to your (FOIL) Request, the Building/Code Enforcement Office advised me that this request is considered a municipal search request. The municipal search fee is \$100.00 and both Smoke and Carbon Affidavits are required, which I have attached for your convenience.

In the event that this request is being denied in part or whole you have the right to appeal such decision in writing 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 for your attention to this matter and feel free to contact me should you have any questions.

Sincerely,



Marilee J. Calhoun
Town Clerk

MJC:

PC: ✓ Hon. William J. Rieber, Jr., Supervisor and Town Board
Mr. Michael B. Mednick, Town Attorney
Mr. James L. Carnell, Jr., Director, Building, Planning & Zoning

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

December 07, 2020

Mr. Adam Roberts, Deputy Commissioner of Licensing
New York State Liquor Authority
80 South Swan Street, Suite 900
Albany, New York 12210-8002

RE: **MMC BAR & GRILL LLC**
67 CANTRELL ROAD
MONTICELLO, NEW YORK 12701
SERIAL # NEW APPLICATION

Dear Sir/Madam:

The Town of Thompson acknowledges that a **new license application** is being filed by the above captioned for the location so specified. A copy of the Standardized Notice Form has been received and filed with this office on December 04, 2020.

In this instance the Town of Thompson waives its rights to the 30-day hold and consents to the processing and issuance of the aforesaid license.

Please feel free to contact this office should you have any questions regarding this letter.

Very truly yours,



Marilee J. Calhoun
Town Clerk

MJC:

PC: Steven Vegliante Attorney at Law, 449 Broadway, Monticello, NY 12701

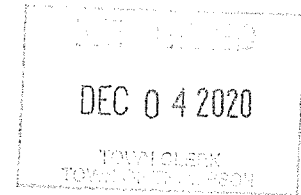
✓ T. Board



STEVEN VEGLIANTE
ATTORNEY AT LAW

December 4, 2020

Marilee Calhoun
Town of Thompson Clerk
4052 Route 42
Monticello, NY 12701
By hand delivery



1:05 PM

(Handwritten initials)

RE: Application for On-Premise Liquor License – MMC Bar & Grill LLC
67 Cantrell Road, Monticello, NY 12701

Dear Marilee:

Enclosed please find standardized notice form required by the NYS SLA prior to an application for a liquor license may be issued.

I would ask that the Town consider accepting the notice and, if acceptable to the Board, waiving the 30 day notice by resolution. If this is acceptable, please email me a copy of the minutes, and or resolution to that effect.

Thank you.

Very truly yours,

Steven Vegliante

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____

LICENSE 102

APPLICATION FOR ALCOHOLIC BEVERAGE CONTROL RETAIL LICENSE (ON PREMISES) FILING CHECKLIST

APPLICANTS SHOULD KEEP A COPY OF THIS APPLICATION AND THE SUPPORTING DOCUMENTS FOR THEIR RECORDS.

This checklist has been created to better assist you with the application process. All Items on the checklist must be complete and accurate. If all items in the checklist are not submitted, the application may be disapproved for Failure to Comply.

Section 100(7) of the Alcoholic Beverage Control Law requires that Notice be posted in a conspicuous place at the entrance of the premises within 10 days of filing a new application to sell liquor at retail. This Notice does not apply to a premises that is currently licensed to sell liquor at retail. This Notice Form can be found on our website under "Notice to be Posted at Proposed Premises".

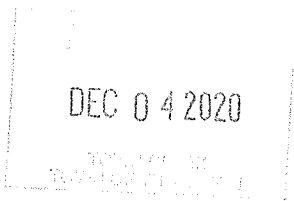
Section 110-b of the ABC Law requires ALL on-premises applicants (whether applying for beer, wine, or liquor licenses) to notify the local Municipality or Community Board at least 30 days prior to filing an application with the Liquor Authority. THE COMPLETED STANDARDIZED NOTICE FORM AND PROOF OF DELIVERY MUST BE SUBMITTED WITH THIS APPLICATION.

All Applicants MUST include the following Sections of the Retail License Application at the time of submission:

- | | |
|--|---|
| <input type="checkbox"/> Application (Pages 4-5) | <input type="checkbox"/> Method of Operation |
| <input type="checkbox"/> Right to Premises | <input type="checkbox"/> Personal Questionnaire (for each Principal, Lender, Donor, Joint Account Holder, etc.) |
| <input type="checkbox"/> Landlord Identification | <input type="checkbox"/> Notice of Appearance (if represented by someone other than the applicant) |
| <input type="checkbox"/> Financial Disclosure | <input type="checkbox"/> Applicant's Statement |
| <input type="checkbox"/> 500 Foot Law Statement | <input type="checkbox"/> Community Board/Municipality Notification and Proof of Mailing or Delivery (using the Standardized Form, see above for more information) |
| <input type="checkbox"/> Statement of Area Plan | |
| <input type="checkbox"/> Establishment Questionnaire | |

All Applicants MUST submit the following Supporting Documents when filing the application:

- Bond, Form L-9 (signed by the applicant and expiring at the end of the initial licensing term)
- Completed copy of the Standardized Form for providing 30 days advance notice to the municipality with proof of delivery
- Detailed Diagrams of the premise to be license (See Diagram instructions and Examples at the end of this application.)
- Investment Records showing the source and availability of the funds to be used for the venture
- Lease/Deed/Contracts (any applicable for this venture) You must provide proof that you have full control over the premises to be licensed.
- Letter of request to waive the 2 restroom rule (if only 1 restroom)
- Menu
- Photo Identification for all applicant Principals (copies only)
- Photos of applicant Principals
- Photos of the proposed premises (exterior and interior-including kitchen area)
- Proof of Citizenship for all applicant principals NOT currently licensed with the NYS Liquor Authority (see instructions)
- Submission of the all fees associated with this application (see instructions and online retail fee chart)



Ⓢ 1:05 PM

All Applicants MUST submit the following Supporting Documents before a license can be issued (Conditions of Approval):

- | | |
|--|---|
| <input type="checkbox"/> Assumed Name Filing Receipt (if DBA is used) | <input type="checkbox"/> NYS Department of State Corporate Filing Receipt or Business Certificate from County Clerk if Sole Proprietor or Partnership |
| <input type="checkbox"/> Certificate of Authority to Collect Sales Tax | <input type="checkbox"/> Newspaper Affidavit |
| <input type="checkbox"/> Certificate of Occupancy | <input type="checkbox"/> Photos of the premises showing ready to open and operate |
| <input type="checkbox"/> Maximum Occupancy Certificate (if requesting the restroom waiver) | <input type="checkbox"/> Worker's Compensation & Disability Insurance Policy numbers AND carrier names OR a Certificate of Attestation of Exemption from coverage |

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____



State Liquor Authority

Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board

(Page 1 of 2 of Form)

1. Date Notice Was Sent: 1a. Delivered by:

2. Select the type of Application that will be filed with the Authority for an On-Premises Alcoholic Beverage License

- New Application Renewal Alteration Corporate Change Removal Class Change

For **New** applicants, answer each question below using all information known to date.

For **Renewal** applicants, set forth your approved Method of Operation only.

For **Alteration** applicants, attach a complete written description and diagrams depicting the proposed alteration(s).

For **Corporate Change** applicants, attach a list of the current and proposed corporate principals.

For **Removal** applicants, attach a statement of your current and proposed addresses with the reason(s) for the relocation.

For **Class Change** applicants, attach a statement detailing your current license type and your proposed license type.

DEC 04 2020
 12:05 PM
 [Signature]

This 30-Day Advance Notice is Being Provided to the Clerk of the following Local Municipality or Community Board

3. Name of Municipality or Community Board:

Applicant/Licensee Information

4. License Serial Number, if Applicable: Expiration Date, if Applicable:

5. Applicant or Licensee Name:

6. Trade Name (if any):

7. Street Address of Establishment:

8. City, Town or Village: ,NY Zip Code:

9. Business Telephone Number of Applicant/Licensee:

10. Business Fax Number of Applicant/Licensee:

11. Business E-mail of Applicant/Licensee:

12. Type(s) of Alcohol sold or to be sold: Beer & Cider Wine, Beer & Cider Liquor, Wine, Beer & Cider

13. Extent of Food Service: Full food menu; Full Kitchen run by a chef or cook Menu meets legal minimum food availability requirements; Food prep area at minimum

14. Type of Establishment:

15. Method of Operation: (Check all that apply)

Seasonal Establishment Juke Box Disc Jockey Recorded Music Karaoke

Live Music (Give details: i.e. rock bands, acoustic, jazz, etc.):

Patron Dancing Employee Dancing Exotic Dancing Topless Entertainment

Video/Arcade Games Third Party Promoters Security Personnel

Other (specify):

16. Licensed Outdoor Area: (Check all that apply)

None Patio or Deck Rooftop Garden/Grounds Freestanding Covered Structure

Sidewalk Cafe Other (specify):

OFFICE USE ONLY		
<input type="radio"/> Original	<input type="radio"/> Amended	Date _____



State Liquor Authority

Standardized NOTICE FORM for Providing 30-Day Advanced Notice to a Local Municipality or Community Board

(Page 2 of 2 of Form)

17. List the floor(s) of the building that the establishment is located on:

18. List the room number(s) the establishment is located in within the building, if appropriate:

19. Is the premises located within 500 feet of three or more on-premises liquor establishments? Yes No

20. Will the license holder or a manager be physically present within the establishment during all hours of operation? Yes No

21. If this is a transfer application (an existing licensed business is being purchased) provide the name and serial number of the licensee.

22. Does the applicant or licensee own the building in which the establishment is located? Yes (If Yes SKIP 23-26) No

Owner of the Building in Which the Licensed Establishment is Located

23. Building Owner's Full Name:

24. Building Owner's Street Address:

25. City, Town or Village: State: Zip Code:

26. Business Telephone Number of Building Owner:

Representative or Attorney representing the Applicant in Connection with the application for a license to traffic in alcohol at the establishment identified in this notice

27. Representative/Attorney's Full Name:

28. Street Address:

29. City, Town or Village: State: Zip Code:

30. Business Telephone Number of Representative/Attorney:

31. Business Email Address:

I am the applicant or hold the license or am a principal of the legal entity that holds or is applying for the license. Representations in this form are in conformity with representations made in submitted documents relied upon by the Authority when granting the license. I understand that representations made in this form will also be relied upon, and that false representations may result in disapproval of the application or revocation of the license.

By my signature, I affirm - under **Penalty of Perjury** - that the representations made in this form are true.

32. Printed Name: Title

Signature: X

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

December 07, 2020

Sullivan County Real Property Tax Services Office
Attn: Ms. Jennifer D. Stone, E911 Addressing
100 North Street – PO Box 5012
Monticello, New York 12701-5192

Re: Naming of a (1) Private Roadway in Town of Thompson – Res. No. 326 of 2020
Vincenzo & Rosanna Nardone – (1) Private Roadway: Lee Lane to Eden Road,
Monticello, SBL # 5.-1-16.2

Dear Ms. Stone:

In accordance with Chapter 207 of the Town Ordinance entitled “Street Name Signs and Building Numbers” and the Sullivan County E911 Policy and Procedure for Naming/Re-Naming Roads for 911 Purposes, I have enclosed a copy of a Resolution approved by the Town Board on 10/20/2020. The Resolution is authorizing the naming of (1) private roadway located off Old Liberty Road, Monticello located in the Town of Thompson. A copy of the map is attached for clarification. Kindly name the roadway accordingly and notify the property owners/residents, Town of Thompson Highway Superintendent and Emergency Services once the name changes have been made.

Thank you in advance for your prompt attention to this matter and please feel free to contact me should you have any questions or issues regarding this request.

Sincerely,



Marilee J. Calhoun
Town Clerk / Registrar

MJC:
Encl. (7-Pages)

PC: ✓ Supervisor William J. Rieber, Jr. and Town Board
Highway Superintendent Richard L. Benjamin, Jr.
Town Attorney Michael B. Mednick
Vincenzo & Rosanna Nardone,
Copy to File

Compliance with Federal Tax Requirements Applicable to Tax-Exempt Bonds and Other Tax-Favored Obligations, which are effective as of today, 10/20/2020 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the procedures and guidelines as presented.

Moved by: Councilman Pavese

Seconded by: Councilman Schock

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

Nays 0

5) VINCENZO AND ROSANNA NARDONE: PRIVATE ROAD NAME CHANGE REQUEST – LEE LANE TO EDEN LANE, MONTICELLO

The Town Board received an email from Vincenzo and Rosanna Nardone along with an attached email from the Sullivan County Real Property Tax Services notifying the Town that the change of the private roadway of Lee Lane to Eden Road has been approved for use within the 911 Addressing System for Sullivan County. There was discussion held regarding the requested name change. The Town Board approved the name change of the private road from Lee Lane to Eden Road located in the Town of Thompson. The road was identified on a copy of the map that was provided, which will be included as part of the file in the Town Clerk's Office.

The Following Resolution Was Duly Adopted: Res. No. 326 of the Year 2020.

Resolved, that upon the request of Vincenzo and Rosanna Nardone and approval of the Sullivan County Office of Real Property Tax Services the private road known as Lee Lane as indicated on the provided map hereby be re-named Eden Road. Further Be It Resolved, that the Town Clerk is hereby directed to notify the Sullivan County E911 Control Center of said change and request that all property owners/residents be notified accordingly.

Motion by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

Nays 0

6) WATER & SEWER DEPARTMENT: PURCHASE REQUEST – (1) VOC 1 KIT VALVE-OUT SPREADER FROM SPECIALTY MAINTENANCE PRODUCTS (SMP) FOR \$2,850.00

Water & Sewer Superintendent Messenger submitted a purchase request for (1) VOC 1 Kit Valve-Out Spreader F/ 3/4", 7/8" & 1" Bolt Holes, Quote Estimate # 9216 for a total cost of \$2,850.00 for the Water & Sewer Department. There are funds budgeted for this purchase. Supt. Messenger explained that this purchase is considered sole source.

The Following Resolution Was Duly Adopted: Res. No. 327 of the Year 2020.

Resolved that purchase request of Superintendent Michael Messenger for (1) VOC 1 Kit Valve-Out Spreader F/ 3/4", 7/8" & 1" Bolt Holes, Quote Estimate # 9216 for a total cost of \$2,850.00 from Specialty Maintenance Products (SMP) for the Water & Sewer Department hereby be approved.

Moved by: Councilman Pavese

Seconded by: Councilman Mace

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **October 20, 2020.**

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Scott S. Mace
Councilman John A. Pavese
Councilwoman Melinda S. Meddaugh
Councilman Ryan T. Schock

APPROVED

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Michael G. Messenger, Water & Sewer Superintendent
Glenn Somers, Parks & Recreation Superintendent
James L. Carnell, Jr., Director of Building, Planning & Zoning

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:00 PM with the Pledge to the Flag. Supervisor Rieber announced that this meeting was held in person, but due to the Coronavirus (COVID-19) Pandemic the meeting was closed to public access. However the meeting was held via Videoconferencing and streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

PUBLIC HEARING: PROPOSED LOCAL LAW NO. 04 OF 2020 - NO PARKING ZONE ON PORTION OF KATRINA FALLS ROAD, ROCK HILL

Supervisor Rieber opened the Public Hearing at 7:02 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on October 09, 2020 with same being posted at the Town Hall and Town Website on October 09, 2020.

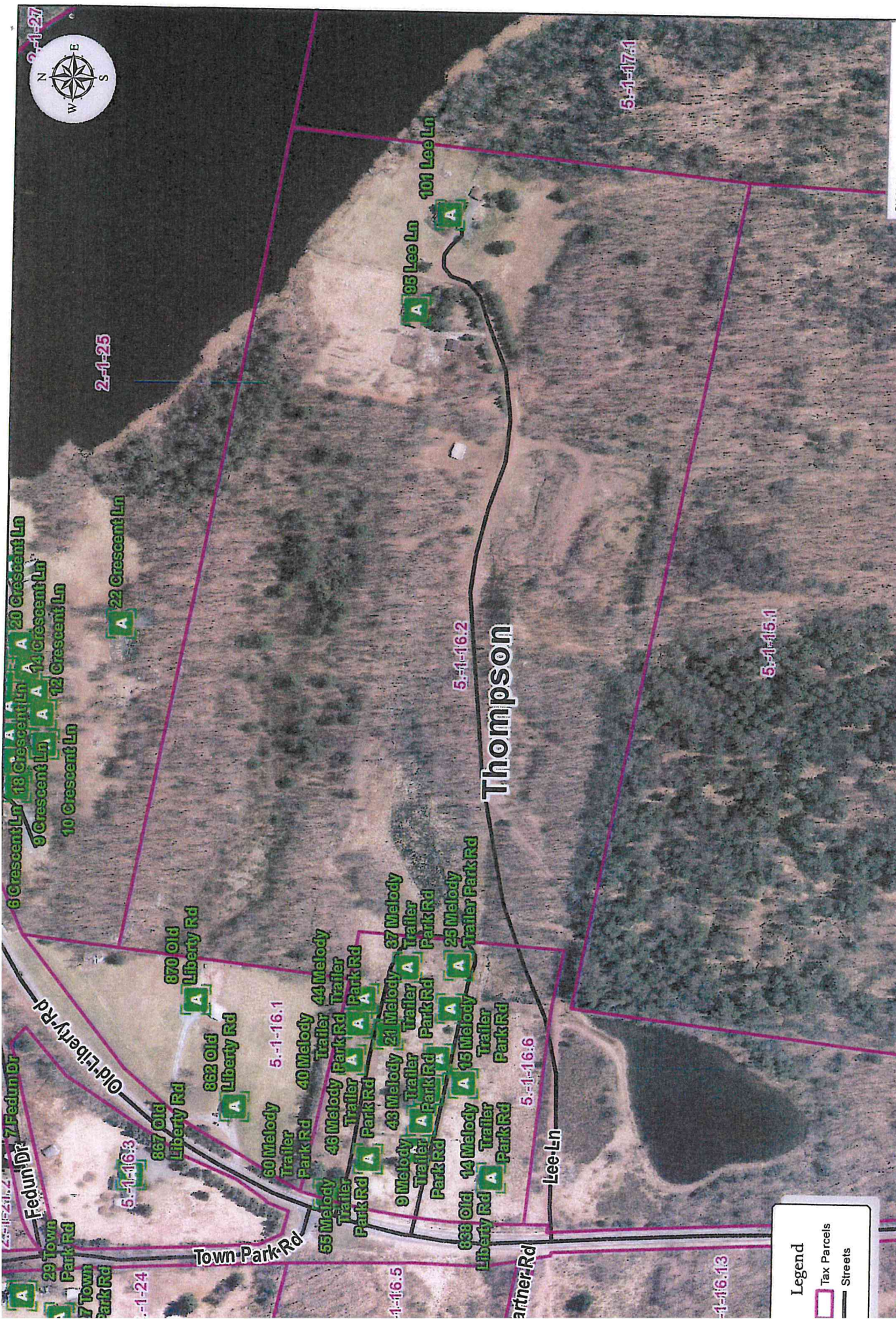
Supervisor Rieber said that this local law addresses some issues with parking on Katrina Falls Road, Rock Hill this past summer. He reported on meetings that were held with the NYS DEC representatives and ECON Officers regarding the issues. This law would establish a no parking zone from the Michael and Joan Blackburn property to the dead end of the road.

Supervisor Rieber asked if the Town Board and anyone from the public would like to be heard on this matter.

There were no public comments provided.



DISCLAIMER: SULLIVAN COUNTY MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF INFORMATION IN THE MAPPING DATA. SULLIVAN COUNTY SPECIFICALLY DISCLAIMS THIS INFORMATION AS IS. SULLIVAN COUNTY EXPRESSLY DISCLAIMS RESPONSIBILITY FOR DAMAGES OR LIABILITY, WHATSOEVER, THAT MAY ARISE FROM THE USE OF THIS MAP.



Sullivan County Real Property Tax Services

100 North Street, Monticello, NY 12701 - (845) 807-0221 - Fax: (845) 807-0232
 Aerial photos were taken Spring 2016

1 inch = 300 feet
 Date: 9/25/2020
 Prepared by: Christopher Knapp

AI
#1

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 December 15,
2020

RESOLUTION TO ENACT LOCAL LAW NO. 6 of 2020

WHEREAS, proposed Local Law No. 06 of the year 2020 entitled, "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'" was presented to the Town Board at a meeting held December 01, 2020, at the Town Hall, Monticello, New York, to consider said proposed local law and Special District Assessment Hearing having been duly published and posted as required by law, and said public hearing having been held and all persons appearing at said public hearing deeming to be heard having been heard,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 6 for the year 2020, Town of Thompson, State of New York, which local law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion December 15, 2020

Supervisor WILLIAM J. RIEBER JR.
Councilman SCOTT S. MACE
Councilman JOHN A. PAVESE
Councilwoman MELINDA S. MEDDAUGH
Councilman RYAN T. SCHOCK

Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []

#2

STATE OF NEW YORK
Office of Real Property Tax Services - Educational Services
November 18, 2020

SWIS Code

484600

BOARD OF ASSESSMENT REVIEW MEMBER LISTING

Clerk's Name: _____ Daytime Phone () _____

Town of Thompson / Sullivan County

Please use the area on the right to update/correct or add any information pertinent to the current BAR members listed.

Current term ended: 09/30/2020		Reappointed?	Term: 10/01/2020 - 09/30/25	
Initial Date: 02/05/2019	Ms. Christina Cellini	<input type="checkbox"/> YES <input type="checkbox"/> NO	Name:	
Term Begins: 10/01/2015		Address:		
Term Ends: 09/30/2020		Town/Zip:		
Last Training: 05/01/2019		Day Phone:	Appointment Date:	
Initial Date: 03/17/2020	M Terry Wallack	Name:		
Term Begins: 10/01/2017		Address:		
Term Ends: 09/30/2022		Town/Zip:		
Last Training: 05/06/2020		Day Phone:	Appointment Date:	
Initial Date: 04/09/2007	Mr. John (Mickey) McQuilton	Name:		
Term Begins: 10/01/2019		Address:		
Term Ends: 09/30/2024		Town/Zip:		
Last Training: 05/01/2019		Day Phone:	Appointment Date:	

GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

Licensed in New York, New Jersey, and Pennsylvania

533 Broadway / P.O. Box 156
Monticello, New York 12701
Telephone: (845) 796-2216

Fax: (845) 796-2716
Email: gsmith.pepc@verizon.net

December 2, 2020

Town of Thompson Town Board
Town Hall
4052 Route 42
Monticello, NY 12701

Attn: William J. Rieber, Supervisor
& Town Board

Re: Emerald Green/Lake Louise-Marie Water Co.
Parcels Zone Change Request, Rock Hill
(SBL #52-1-2 and 4)

Dear Supervisor Rieber,

The Emerald Green / Lake Louise-Marie Water Co. owns the two above-noted parcels on Lake Louise Marie Road, opposite the water treatment plant, comprising a total of 7.81 acres. A single-family home is situated on parcel 52-1-4, fronting on the road. The property is situated in the HC-1 Zone which lies along the north side of Lake Louise-Marie Road...the opposite, south side of the road is in the SR Zone.

The water co. proposes to create three (3) new lots on the property as described on the attached zone change application form, including one to be sold to The Center For Discovery to construct four (4) single-family group homes, one for the construction of a new water storage tank, and one to include the existing home.

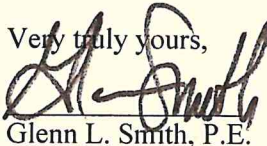
Since the HC-1 Zone does not permit "clustered" homes on the CFD lot, nor "public utility structures" (i.e.-new water tank), while the SR zone does allow those uses subject to planning board review, your board's consideration of this request to rezone the parcels to SR would be appreciated.

Please see the following enclosures:

1. "Application for Change in Zoning Designation" with \$75 application fee check.
2. Tax Map indicating parcels location.
3. Partial Preliminary Site Plan indicating proposed 3-lot subdivision concept layout.

Please let me know if you require additional information.

Thank you for your consideration.

Very truly yours,

Glenn L. Smith, P.E.

GLS/mdc
Encl.

cc: Marilee Calhoun, Town Clerk
Michael Hoyt, EGLLMWC
David Fanslau, TCFD
Henri Shawn, Esq.

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 52 Block 1 Lot 2 & 4

Current Zoning Designation: HC-1

Requested Zoning Designation: SR

Location: 239 & 240 Lake Louise Marie Road, Rock Hill (See attached Tax Map)
Street Address or Physical Location if an undeveloped parcel(s)

Owner of Record: Emerald Green Lake Louise - Marie Water Co., Inc.

Tax Address: P.O. Box 65

Rock Hill, NY 12775

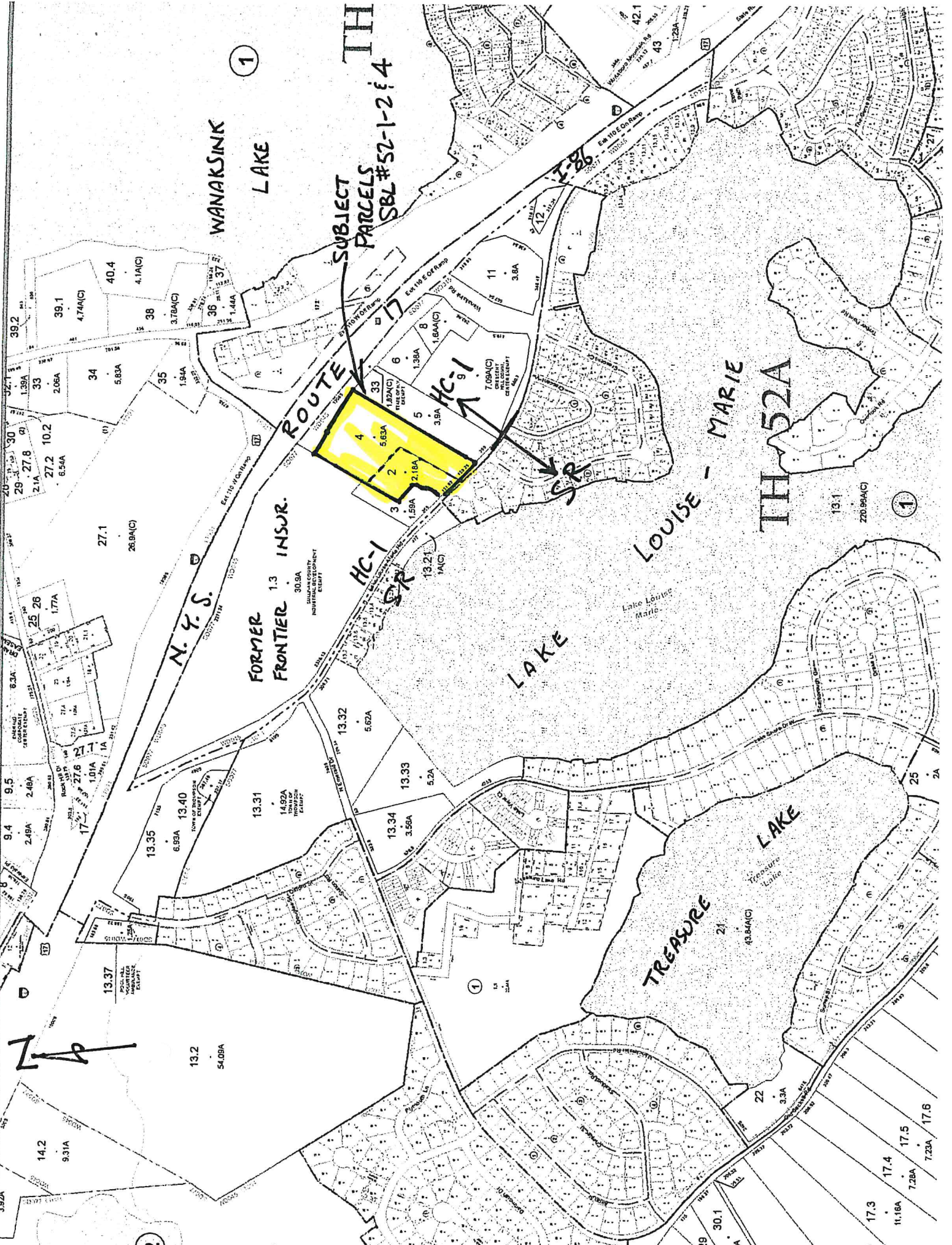
Michael Hoyt, General Manager

Reason for request: Combine two subject parcels to total 7.81 acres, subdivide into three (3)
parcels including: Lot #1 (±5.62 acres), convey to The Center for Discovery, Inc. to construct
four (4) single family group homes; Lot #2 (±1.5 acres), retained by EGLLM Water Co. for new
±1/2 million gallon water storage tank; Lot #3 (±0.69 acre), contains existing residence,
retained by EGLLM Water Co. Since HC-1 Zone does not permit public utility structures
(i.e. - water tank) nor clustered homes (i.e. - TCFD group homes), and SR Zone does, request
zone change extension from contiguous SR Zone on opposite side of Lake Louise - Marie Road.

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 # _____

Date Received: / /



1

TH
SUBJECT
PARCELS
SBL #52-1-2 & 4

WANAKSINK
LAKE

ROUTE 17

HC-1

LOUISE - MARIE
LAKE

TH 52A

N. Y. S.
FORMER FRONTIER 1.3 INSUR.

HC-1

SR

TREASURE
LAKE



2

2

A

17.3

11.16A

17.4

7.28A

17.5

7.23A

17.6

22

3.3A

43.8A(C)

21

Treasure Lake

25

2A

25

21

13.1

220.96A(C)

1

1

1

1

1

1

1

1

1

1

1

1

1

2

A

17.3

11.16A

17.4

7.28A

17.5

7.23A

17.6

22

3.3A

43.8A(C)

21

Treasure Lake

25

2A

25

21

13.1

220.96A(C)

1

1

1

1

1

1

1

1

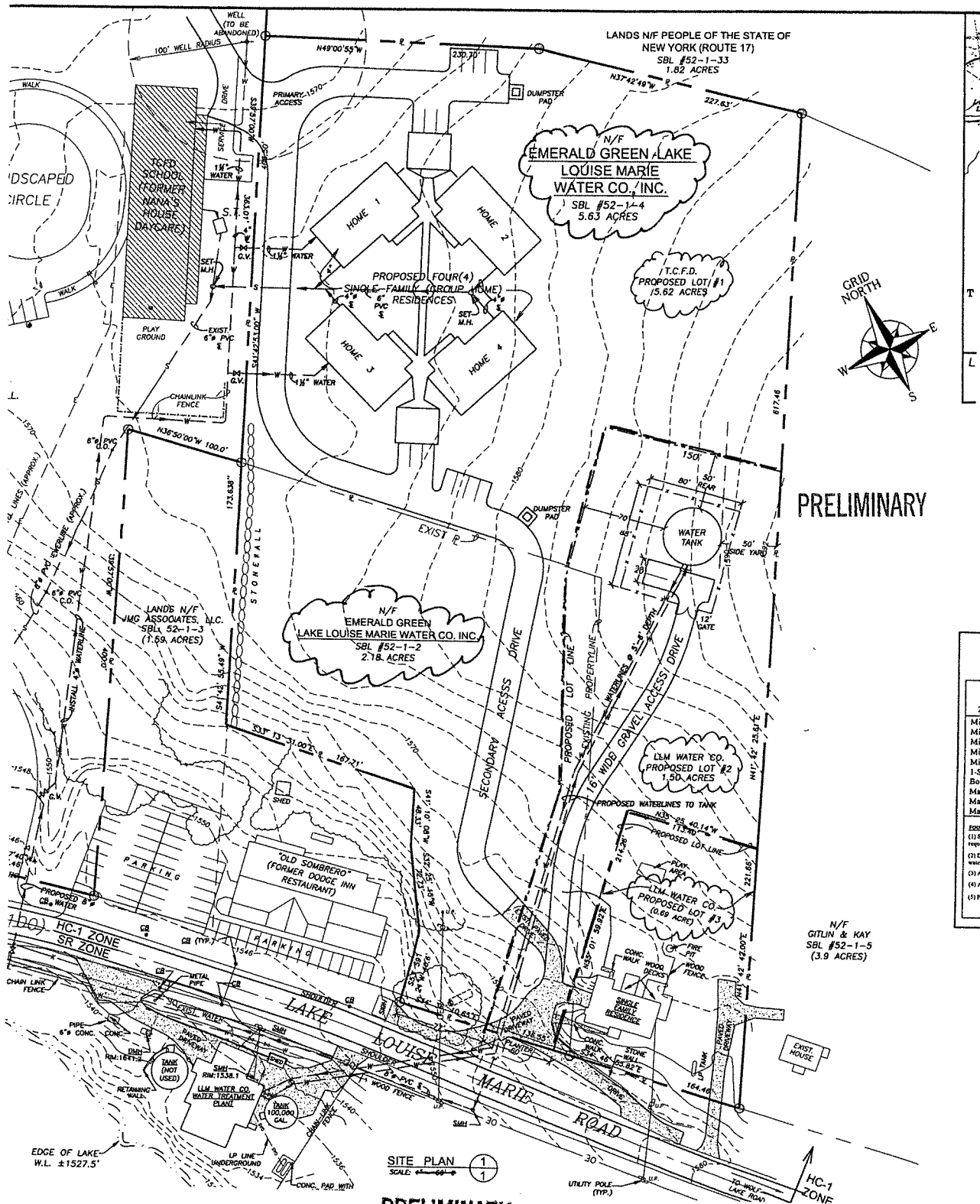
1

1

1

1

1



PRELIMINARY

Zon	
Min.	
Min.	
Min.	
Min.	
Min.)	
1-Sid	
Both	
Max.	
Max.	
ENGIN	
(1) Sub	
require	
(2) De	
scrip	
(3) An	
(4) Ar	
(5) Pri	

SITE PLAN 1/1

SCALE: 1" = 100'

PRELIMINARY

SBL 52-1-2 & 4
 NOVEMBER 23, 2020
 BY: GLS

PROPOSED 3-LOT SUBDIVISION
 AND SITE PLAN
 EMERALD GREEN LAKE LOUISE-MARIE WATER CO.
 AND THE CENTER FOR DISCOVERY

GLENN L. SMITH
CONSULTING ENGINEER, P.C.
P.O. BOX 156
MONTICELLO, NEW YORK 12701

EXPLANATION	AMOUNT

20943

50-1292/219

PAY
AMOUNT
OF

Seventy five and 00/100

DOLLARS

CHECK
AMOUNT

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NUMBER
<i>12/1/20</i>	<i>Town of Thompson</i>	<i>TCFD - Fee</i>	<i>20943</i>

\$ *75.00*



CATSKILL HUDSON BANK
MONTICELLO, NY 12701

Patricia A. Smith



#4

marilee (clerk-town of thompson)

From: Miriam Tyberg
Sent: Tuesday, December 08, 2020 1:18 PM
To: marilee@townofthompson.com
Cc: David Spira; ; Catskill Vacation Home Builders;
wasonengineering.com
Subject: Nob Hill road name request
Attachments: -20201208131351.pdf; sullivan county.pdf; image.pdf

Dear Marilee,

Per our conversation, attached please find a written request for road names at Nob Hill Country Club.

Please confirm that this has been added to the agenda for the 12/15 Board meeting.

Thank you,

Miriam Tyberg
SPIGRO MANAGEMENT

P.O. Box 040308

Parkville Station

Brooklyn NY 11204

T. (718) 851-7724 # 1008. F. (718) 851-3511

Email. mg@cgmail.net

The information contained in this transmission and accompanying documents is confidential and intended only for the use of the individual or entity named above. If you have received this message in error, you are hereby notified not to disclose any information contained herein and it is requested that you notify the sender.

Nob Hill Country Club Inc.

P. O. Box 040308
Parkville Station
Brooklyn, NY 11204

Tel #: (718) 851-7724

Fax #: (718) 851-3511

December 8, 2020

Thompson Town Clerk
4052 NY-42
Monticello, NY 12701

Attn: Marilee

VIA E-MAIL: marilee@townofthompson.com

Dear Marilee:

Please accept this request to name three roads in the private community known as Nob Hill Country Club.

Attached please find a copy of the approval notice from the Sullivan County Real Property Tax Services as well as a map identifying the three roads.

Please feel free to contact the undersigned with any questions or concerns at

Thank You,



David Spira
President

CHRISTOPHER KNAPP
DIRECTOR

TEL. 845-807-0221
FAX 845-807-0232



**COUNTY OF SULLIVAN
REAL PROPERTY TAX SERVICES**
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

To Whom It May Concern,

This letter will serve as notification that the following road name(s) have been approved by this office for use within the 911 Address System for Sullivan County. The approved road name(s) are located in the **Town of Thompson** and on parcel identified for tax assessment purposes as **9.-1-51.1** and **9.-1-51.2**, and as shown in the attached image:

Brightwater Ln (in red on the attached image)

Bayshore Ln (in blue on the attached image)

Panama Ln (in green on the attached image)

This road name, shown above and also identified in the image below, has been approved for use within a private community known as:

Nob Hill Country Club

Please submit a copy of this notice, the image below, and a written request to the **Thompson** Town Clerk for approval by the Town Board.

Please note that this office **must** be provided with a copy of the signed resolution and a map of the named roads before these roads can be added to the 911 system and/or used for addressing purposes.

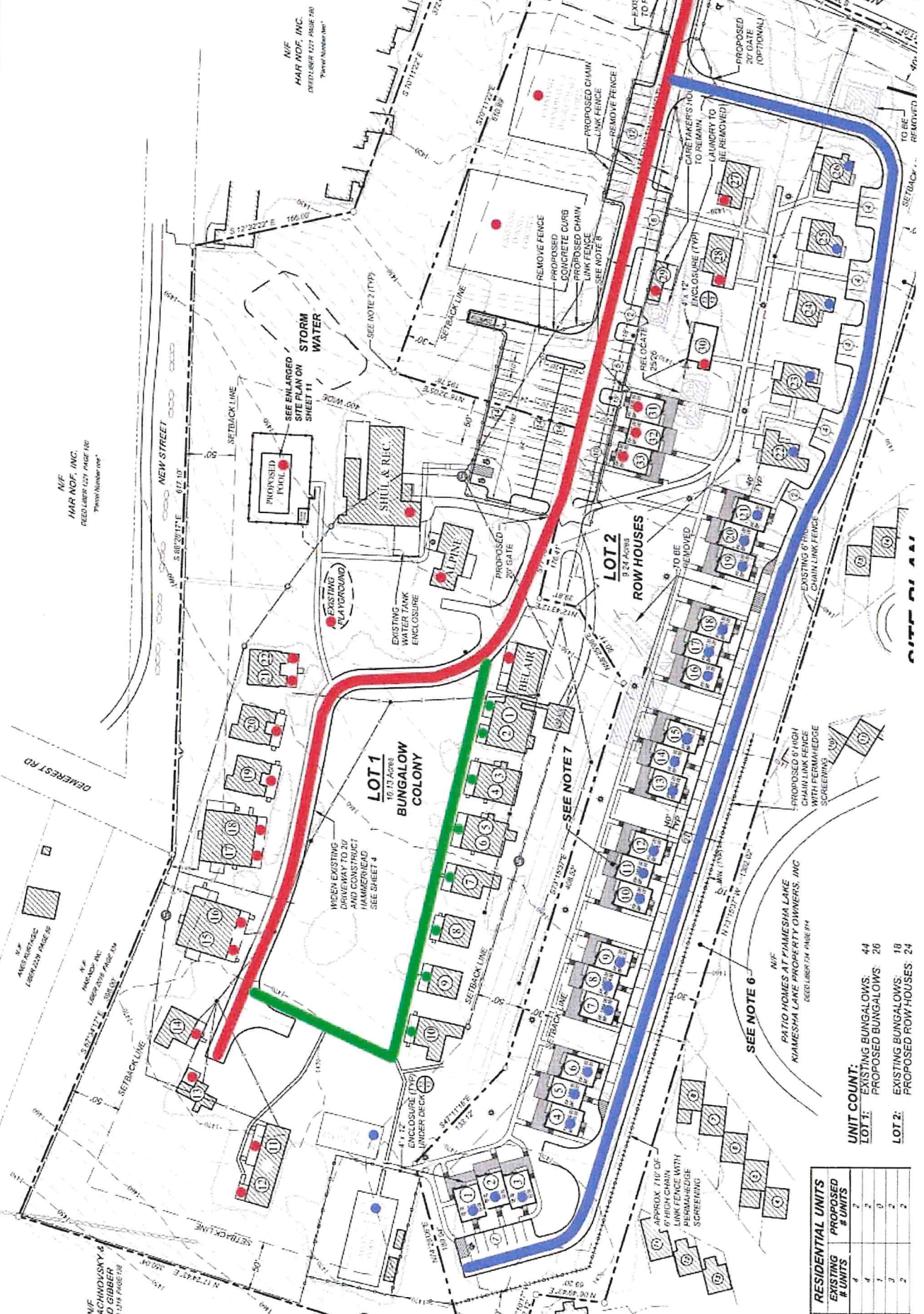
If you have any questions please feel free to contact the 911 addressing department. Thank you for your cooperation and understanding while we work to provide our residents with the best emergency service response possible.

A handwritten signature in black ink that reads "Jennifer D. Stone". The signature is written in a cursive, flowing style.

Jennifer D. Stone
GIS Coordinator
Sullivan County GIS Program

Information Technology Services
Sullivan County Government Center
100 North Street
Monticello, NY 12701

Phone: (845) 807-0110
Fax: (845) 807-0111
Email: jennifer.stone@co.sullivan.ny.us



N/F
MAR NOF, INC.
DEED LIBER 127 PAGE 180
Town/Number 000*

N/F
MAR NOF, INC.
DEED LIBER 127 PAGE 180
Town/Number 000*

N/F
MAR NOF, INC.
DEED LIBER 127 PAGE 180
Town/Number 000*

N/F
ALG 1602242C
LIBER 1239 PAGE 59

N/F
MAR NOF, INC.
DEED LIBER 127 PAGE 180
Town/Number 000*

N/F
PATIO HOMES AT PIAMESHA LAKE
PIAMESHA LAKE PROPERTY OWNERS, INC.
DEED LIBER 124 PAGE 74

UNIT COUNT:

LOT 1:	EXISTING BUNGALOWS,	44
	PROPOSED BUNGALOWS,	26
LOT 2:	EXISTING BUNGALOWS,	18
	PROPOSED ROW HOUSES,	24

RESIDENTIAL UNITS	EXISTING # UNITS	PROPOSED # UNITS
	4	2
	4	2
	1	0
	7	2
	2	2

#5

marilee (clerk-town of thompson)

From: Jim Carnell (Town of Thompson Building Dept.) <jcarnell@townofthompson.com>
Sent: Friday, December 11, 2020 1:26 PM
To: marilee (clerk-town of thompson)
Subject: FW: Lakeview Estates - Bond Reduction
Attachments: Lakeview Estates-Revised Bond Amount (279 KB)

From: David Fritts <DFritts@mhepc.com>
Sent: Thursday, December 03, 2020 2:34 PM
To: jcarnell@townofthompson.com
Cc: Paula Elaine Kay <pekay@townofthompson.com>; Bill Rieber <brieber@townofthompson.com>; Bency Mossberg <bmosberg@townofthompson.com>
Subject: RE: Lakeview Estates - Bond Reduction

Good afternoon.....attached please find correspondence dated 03 December 2020 from Michael Rielly, P.E. of Rielly Engineering DPC (Design Professional of Record) requesting a site work Performance Bond reduction for the Lake View Estates project, from the current bond amount of \$1,039,465.56 down to \$717,141.39, based on site work completed to date.

Our office has reviewed this request, performed a field review of existing conditions and met with the owner/applicant, General Contractor, Design Professional and Town to review and discuss.

Based on the above, we would take no exception to this being presented to the Town Board for final approval. The form of the new bond (provided the Town Board approves the reduction) will need to be approved by the Town Attorney.

Thanks, and as always, if anyone has any questions or requires any additional information please let us know.

David A. Fritts, CPESC
Associate
Director of Construction

McGoey, Hauser and Edsall, C.E., D.P.C.
111 Wheatfield Drive, Suite 1
Milford, PA 18337
c: 845.494.0076
p: 570.296.2765
f: 570.296.2767

From: David Fritts
Sent: Thursday, November 7, 2019 9:08 AM
To: jcarnell@townofthompson.com
Cc: Paula Elaine Kay <pekay@townofthompson.com>; Bill Rieber <brieber@townofthompson.com>; Bency Mossberg <bmosberg@townofthompson.com>
Subject: FW: Lakeview Estates - Bond Reduction

Good morning.....attached please find correspondence dated 06 November 2019 from Michael Rielly, P.E. of Rielly Engineering DPC (Design Professional of Record) requesting a site work Performance Bond reduction for the Lake View Estates project, from the current bond amount of \$1,200,522.70 down to \$1,039,465.56, based on site work completed to date.

Our office has reviewed this request, performed a field review of existing conditions, and as such, would take no exception to this being presented to the Town Board for final approval. The form of the new bond (provided the Town Board approves the reduction) will need to be approved by the Town Attorney.

Thanks, and as always, if anyone has any questions or requires any additional information please let us know

David A. Fritts, CPESC
Associate
Director of Construction

McGoey, Hauser and Edsall, C.E., D.P.C.

111 Wheatfield Drive, Suite 1
Milford, PA 18337
c: 845.494.0076
p: 570.296.2765
f: 570.296.2767

From: Michael Rielly <riellyengineering.com>

Sent: Wednesday, November 6, 2019 3:05 PM

To: David Fritts <DFritts@mhepc.com>

Cc: 'Leo Castillo'

; Chris Michalczyk

Subject: RE: Lakeview Estates - Bond Reduction

Dave,

Please see attached estimate and letter revised per our conversation.

Thank you,
Mike.

From: David Fritts <DFritts@mhepc.com>

Sent: Thursday, October 31, 2019 8:11 AM

To: Michael Rielly <riellyengineering.com>

Cc: 'Leo Castillo'

Chris Michalczyk

Subject: RE: Lakeview Estates - Bond Reduction

Hi Mike...we'll review and get back to you

David A. Fritts, CPESC
Associate
Director of Construction

McGoey, Hauser and Edsall, C.E., D.P.C.

111 Wheatfield Drive, Suite 1

Milford, PA 18337
c: 845.494.0076
p: 570.296.2765
f: 570.296.2767

From: Michael Rielly <[riellyengineering.com](mailto:mrielly@riellyengineering.com)>
Sent: Wednesday, October 30, 2019 1:37 PM
To: David Fritts <DFritts@mhepc.com>
Cc: 'Leo Castillc'
Subject: Lakeview Estates - Bond Reduction

Dave,

Please see attached letter and revised bond estimate for Lakeview Estates.

Thank you,
Mike.

Michael G. Rielly, PE
Rielly Engineering DPC
Office: 63 Liberty Street, Monticello, NY 12701
Mail: PO Box 69, Monticello, NY 12701
Office: 845-796-9700
Mobile: 845-594-2937
mrielly@riellyengineering.com

marilee (clerk-town of thompson)

From: Michael Rielly <mi@riellyengineering.com>
Sent: Thursday, December 03, 2020 9:16 AM
To: David Fritts
Cc: ; 'Jim Carnell - Town of Thompson'
Subject: Lakeview Estates-Revised Bond Amount
Attachments: Ltr-MGRtoFritts-BondReduction-20201203.pdf

Dave,

Thanks for taking time to meet yesterday. Attached please find revised letter with cost estimate as we discussed.

Thank you,
Mike.

Michael G. Rielly, PE
Rielly Engineering DPC
Office: 63 Liberty Street, Monticello, NY 12701
Mail: PO Box 69, Monticello, NY 12701
Office: 845-796-9700

RIELLY ENGINEERING, D.P.C.

office@riellyengineering.com

Office: 845-796-9700

63 Liberty Street / PO Box 69
Monticello, NY 12701

December 3, 2020

McGoey, Hauser, and Edsall Consulting Engineers DPC
Attn: David Fritts - Associate
111 Wheatfield Drive, Suite 1
Milford, PA 18337

RE: **Lakeview Estates**
Town of Thompson, Sullivan County, NY
MHE Project No. 95-56; Task 16-9

Dear Mr. Fritts:

As you know the Lakeview Estates project received preliminary site plan approval on June 14, 2017. The Planning Board voted to allow construction to begin between preliminary and final approval. As part of this, a restoration bond of \$112,000 was posted by the developer.

The project obtained Final site plan approval from the Town of Thompson Planning Board on September 12, 2018. A performance bond was obtained by the developer in the amount of \$1,200,522.70 on October 18, 2018 and on November 21, 2018 the restoration bond of \$112,000 was returned to the developer.

As you know, substantial work has occurred onsite since the original performance bond and since last October, when the performance bond was last revisited.

Please see attached revised bond spreadsheet which I have edited to include two additional columns; % complete, and revised total cost. I met with the contractor and the Town Engineer and reviewed the construction progress myself and have indicated my opinion of percent complete along with a revised bonding amount for each item, and then a total bond amount. I have calculated a revised bond amount of \$717,141.39.

I find the work completed thus far to be in substantial compliance with the approved plans, and the NYSDEC and NYSDOH approvals.

Please review and let me know if you have any questions or comments. I can be reached at 845-796-9700 or via email at mrielly@riellyengineering.com. Thank you!

Respectfully,



Michael G. Rielly, PE
Engineer

Cc: Leo Castillo – LC Construction
Bency Mossberg – Owner/Developer

LAKE VIEW ESTATES

PROJECT NO:

MUNICIPALITY: TOWN OF THOMPSON

DATE: 08/03/17 REVISED 8/21/17- added complete items 9/18/18, again on 10/30/19, then on 10/22/20, Last revised 12/3/20

Prepared By: MIKE

Checked By:

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	% COMPLETE	REVISED TOTAL COST
A	STORMWATER MANAGEMENT						
1	CATCH BASIN	EA	9	\$ 3,500.00	\$31,500.00	20%	\$25,200.00
2	15" HDPE	LF	1,939	\$ 58.00	\$112,462.00	60%	\$44,984.80
3	18" HDPE	LF	109	\$ 72.00	\$7,848.00	0%	\$7,848.00
4	24" HDPE	LF	376	\$ 79.00	\$29,704.00	0%	\$29,704.00
5	PLASTIC END SECTION	EA	63	\$ 600.00	\$37,800.00	0%	\$37,800.00
6	SEDIMENT BASIN	EA	1	\$ 15,000.00	\$15,000.00	100%	\$0.00
7	RAIN GARDEN	EA	29	\$ 150.00	\$4,350.00	0%	\$4,350.00
8	BIO-RETENTION	EA	5	\$ 2,500.00	\$12,500.00	0%	\$12,500.00
B	EROSION & SEDIMENTATION CONTROL						
1	CONSTRUCTION ENTRANCE	EA	2	\$ 1,200.00	\$2,400.00	80%	\$480.00
2	18" SILT FENCE	LF	3,000	\$ 3.00	\$9,000.00	80%	\$1,800.00
3	STONE INLET PROTECTION	EA	9	\$ 200.00	\$1,800.00	0%	\$1,800.00
4	CHECK DAM	EA	60	\$ 150.00	\$9,000.00	80%	\$1,800.00
6	SEEDING (TEMPORARY)	SF	250,000	\$ 0.05	\$12,500.00	80%	\$2,500.00
7	RIP-RAP W/ GEOTEXTILE	TON	200	\$ 26.00	\$5,200.00	50%	\$2,600.00
8	ORANGE CONSTRUCTION FENCE	LF	3,000	\$ 1.90	\$5,700.00	0%	\$5,700.00
C	EARTHWORK						
1	CLEARING & GRUBBING	AC	19	\$ 10,000.00	\$190,000.00	100%	\$0.00
4	EARTHWORK	CY	15,000	\$ 4.00	\$60,000.00	80%	\$12,000.00
D	ROADWAY						
1	SUBBASE/PAVING (REGULAR CONSTRUCTION)	SY	12,000	\$ 20.00	\$240,000.00	30%	\$168,000.00
2	STRIPING	EA	1	\$ 1,000.00	\$1,000.00	0%	\$1,000.00
E	SANITARY SEWER						
1	8" PVC PIPE	LF	3,602	\$ 100.00	\$360,200.00	90%	\$36,020.00
2	4" PVC SERVICE LATERAL	EA	60	\$ 2,000.00	\$120,000.00	93%	\$8,000.00
3	PRECAST MH W/WATERTIGHT FRAME & COVER, 0-6'	EA	21	\$ 5,000.00	\$105,000.00	80%	\$21,000.00
4	DUPLEX PUMP STATION	EA	1	\$ 15,000.00	\$15,000.00	50%	\$7,500.00
5	WET WELL WIZARD	EA	1	\$ 6,200.00	\$6,200.00	0%	\$6,200.00

ENGINEERING

LAKE VIEW ESTATES

PROJECT NO:

MUNICIPALITY: TOWN OF THOMPSON

DATE: 08/03/17 REVISED 8/21/17- added complete items 9/18/18, again on 10/30/19, then on 10/22/20, Last revised 12/3/20

Prepared By: MIKE

Checked By:

F	WATER						
1	4" WATERLINE	LF	3,305	\$ 70.00	\$231,350.00	90%	\$23,135.00
2	4" GATE VALVE	EA	16	\$ 1,200.00	\$19,200.00	90%	\$1,920.00
3	3/4" WATER SERVICE WITH VALVE	EA	60	\$ 1,750.00	\$105,000.00	94%	\$6,000.00
G ADDITIONAL SITE PLAN ITEMS							
1	TOPSOIL, FINAL SEEDING AND LANDSCAPING	LS	1	\$75,000.00	\$75,000.00	10%	\$67,500.00
2	WALKWAYS	LS	1	\$65,000.00	\$65,000.00	15%	\$55,250.00
3	SITE LIGHTING	LS	1	\$8,000.00	\$8,000.00	0%	\$8,000.00
4	DUMPSTER AND TRASH ENCLOSURE	LS	1	\$8,000.00	\$8,000.00	20%	\$6,400.00
5	PERMANENT FENCING AND GATES	LS	1	\$60,000.00	\$60,000.00	0%	\$60,000.00
6	PLAYGROUNDS	LS	2	\$8,000.00	\$16,000.00	0%	\$16,000.00
7	KIAMESHA SEWER DISTRICT CONTRIBUTION	LS	1	\$1,072,133.00	\$1,072,133.00	0%	\$1,072,133.00
8	WATER BUILDING	LS	1	\$40,000.00	\$40,000.00	0%	\$40,000.00

Subtotal	\$1,981,714.00	\$682,991.80
Not including the Sewer District Extension Cost		
Contingency (5%)	\$99,085.70	\$34,149.59
TOTAL w/Sewer District/Water Building	\$3,093,847.00	\$1,795,124.80
TOTAL w/o Sewer District/Water Building	\$2,080,799.70	\$717,141.39

Rielly Engineering is not a construction contractor and therefore probable construction cost opinions are made on the basis of our experience and qualifications as an engineer and represent our best judgment as an experienced and qualified design professional generally familiar with the industry. This requires us to make a number of assumptions as to actual conditions which will be encountered on the site; the specific decisions of other design professionals engaged; the means and methods of construction the contractor will employ; contractors' techniques in determining prices and market conditions at the time, and other factors over which we have no control. Given these assumptions which must be made, Rielly Engineering states that the above probable construction cost opinion is a fair and reasonable estimate for construction costs but cannot and does not guarantee that actual construction cost will not vary from the Probable Construction Cost Opinion prepared by Rielly Engineering.

**The pavement section was approved during workshop with Dick McGoey, PE.*

SOME OF THESE COSTS ARE LARGELY FROM LEO CASTILLO FROM LC CONSTRUCTION AND ARE COMPARABLE TO WHAT THE OWNER PAID AT FOREST PARK ESTATES ACROSS THE STREET.

#6

marilee (clerk-town of thompson)

From: Glenn Somers <gsomers@townofthompson.com>
Sent: Thursday, December 10, 2020 11:04 AM
To: 'marilee (clerk-town of thompson)'
Subject: Ford Backhoe

Good morning can you please add to the agenda for the board to discuss and review the auction results for the parks ford backhoe.

Glenn Somers
Superintendent of Parks and Recreation
Town of Thompson
(845)796-3606

#8

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 make an amendment to Resolution No.244

Combined invoices came in \$29.00 over resolution due to an extra ½ ton needed.

VENDOR: RW Sidley

DESCRIPTION: Filter Sand

AMOUNT: \$ 36,279.00

The Following Resolution Was Duly Adopted: Res. No. 244 of the Year 2020.

Resolved, that the bid of RW Sidley, Inc. for Filter Sand in the amount of \$36,250.00, be, and the same hereby is, accepted as the successful bidder, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

#8



Town Supervisor
William J. Rieber, Jr.

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

December 15, 2020

Bills over \$2,500.00

We are requesting permission to pay Arold Construction Company, Inc. for the 3 days of cleaning & CCTV inspection for the Sackett Lake Sewer district as part of the EFC Engineering Planning Grant

Arold Construction Company, Inc.	Invoice # 2020092	\$13,500.00
----------------------------------	-------------------	-------------

APPROVED BY TOWN BOARD _____



51 POWDER MILL BRIDGE RD. KINGSTON, NY 12401
 (845) 336-8753 PHONE (845) 336-8245 FAX
 www.aroldconstruction.com

CONSTRUCTION COMPANY, INC.

A CERTIFIED WBE & DBE CONTRACTOR

invoice

DATE

INVOICE #

6/3/20

2020092

BILL TO:

**Town of Thompson
 128 Rock Ridge Drive
 Monticello, NY 12701**

DESCRIPTION	AMOUNT
<p>For Work Performed on the Sackett Lake Corridor Sewer Line</p> <p>3 days- Clean/CCTV Inspection w/Laborer at \$4,500/Day</p> <p>Sullivan Cty Sales Tax</p>	<p>13,500.00</p> <p>0.00</p>
<p>Due on Receipt</p>	<p>TOTAL \$13,500.00</p>

Melissa DeMarmels (Comptroller Town of Thompson)

From: Michael Messenger <mmessenger@townofthompson.com>
Sent: Thursday, December 03, 2020 10:45 AM
To: Melissa DeMarmels
Subject: Fwd: FW: Sackett CCTV
Attachments: 20200603095605898.pdf

Attached are the invoices for Arold. The \$13,500 additional was approved by Bill in the emails below. This will be part of our portion of the grant.

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

mmessenger@townofthompson.com



IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected by law from further disclosure. It is intended only for the addressee. If you received this in error or from someone who was not authorized to send it to you, please do not distribute, copy or use it or any attachments. Please notify the sender immediately by reply e-mail and delete this from your system. Thank you for your cooperation.

----- Forwarded message -----

From: **Norbert Andryszak** <nandryszak@mhepc.com>
Date: Wed, Nov 18, 2020 at 2:00 PM
Subject: FW: Sackett CCTV
To: Michael Messenger <mmessenger@townofthompson.com>
Cc: William J. Rieber, Jr. <supervisor@townofthompson.com>, Matthew Sickler <msickler@mhepc.com>, Mike Lamoreaux <mlamoreaux@mhepc.com>

Mike

As discussed earlier , the attached invoice 2020092 (second invoice attached) if for the towns portion of the cctv work for sackett lake as approved in the email below. The town’s portion is in the amount of \$13,500.00 as indicated . Let me know if you have any questions.

Thanks

Norbert

From: Mike Lamoreaux <mlamoreaux@mhepc.com>
Sent: Friday, March 6, 2020 1:37 PM
To: Michael Weeks <mweeks@mhepc.com>; Matthew Sickler <msickler@mhepc.com>; Norbert Andryszak <nandryszak@mhepc.com>
Subject: FW: Harris CCTV

See below



McGoey, Hauser & Edsall

Consulting Engineers, D.P.C.

33 Airport Center Drive, Suite 202

New Windsor, NY 12553

Michael J. Lamoreaux, P.E.

Principal / Director of Operations

NY Office: (845) 567-3100

PA Office: (570) 296-2765

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Friday, March 6, 2020 1:33 PM
To: Mike Lamoreaux <mlamoreaux@mhepc.com>; 'Michael Messenger' <mmessenger@townofthompson.com>
Cc: John Pavese

Scott Mace

Subject: RE: Harris CCTV

We should TV the remaining lines. “Unknowns” predictably cost us more \$\$\$.

Go ahead

William J. Rieber, Jr.

Supervisor

Town of Thompson

845-794-2500 Ext. 306

845-794-8600 – Fax

Email: supervisor@townofthompson.com



From: Mike Lamoreaux [<mailto:mlamoreaux@mhepc.com>]

Sent: Friday, March 06, 2020 8:42 AM

To: 'Michael Messenger' <mmessenger@townofthompson.com>; 'William J. Rieber, Jr.' <supervisor@townofthompson.com>

Subject: Harris CCTV

Bill & Mike

The CCTV work is getting close to complete but the contractor is asking for additional funds to complete the job. It appears the additional is in the order of \$22,500. The reasons for this are as follows:

1. The accessibility to water was not convenient and took considerable time to provide to the site.

2. The pipe contained more debris / silt than expected and it took considerable time to jet the pipe prior to CCTV. Yesterday was spent mainly cleaning a section of pipe and not viewing very much pipe.
3. The original scheduling estimate from Arold was for 6-8 days. They now believe they will need 4-5 days additional.

The good news is we expect to be able to repair or line the pipe rather than replace the pipe. We have enough info to write the report now. But we are taking some risk only because we have not seen the last +/- 1800 and when we put this out to bid we won't be able to quantify the repairs in this area and we will be subject to placing certain allowances in the bid docs which could be exceeded.

Do you want to CCTV the remaining or deal with the unknown during the repair contract? Our recommendation would be to complete the CCTV.

Arold is not working today but has asked for clarification of staying on site as soon as possible.

Thanks - Mike



McGoey, Hauser & Edsall

Consulting Engineers, D.P.C.

33 Airport Center Drive, Suite 202

New Windsor, NY 12553

Michael J. Lamoreaux, P.E.

Principal / Director of Operations

NY Office: (845) 567-3100

PA Office: (570) 296-2765

#8

**TOWN OF THOMPSON
DEPARTMENT OF PARKS & RECREATION**

PURCHASES OVER \$2500.00

We are requesting permission to purchase existing 1000 Gallon
Underground Tank Serial #M1042497.

Combined Energy Services

Grand Total Price - \$3,300.00

As per Contract dated 12/20/2010

See attached.



INVOICE

Phone: (845) 794-1210 * Fax: (845) 794-0238 * Email:
 info@combinedenergyservices.com
<https://CombinedEnergyServices.com>

Town of Thompson Town Park
 4052 Rte 42
 Monticello, NY 12701

	Customer #:	935400
		CES {2}
Payment Terms:		Net 30 Days
	Invoice #:	3817091
	Invoice Date	2020-12-03
	Invoice Due	\$3,300.00

Account Balance Due	\$3,301.00
Make Check Payable To	
Combined Energy Services	

Amount Enclosed: \$ _____

Remit To:
 Combined Energy Services
 PO Box 333
 Thompsonville, NY 12784

I would like to receive my invoice by email. Email address: _____

Customer Name		Delivery/Service Address		Cust #	Invoice #	Inv Date
Town of Thompson Town Park		179 Town Park Rd - Monticello, NY 12701		935400	3817091	2020-12-03
Quantity	Item Number	Description	Unit Price	TOTAL		
1.00	UndergroundTank	1000 Gallon Underground Tank Serial # M1042497	\$3,300.0000	\$3,300.00		

12/03/2020 - Work Performed: - customer purchasing 1000 gallon underground propane tank serial # M1042497			Sub Total	\$3,300.00
Manage your account with our new mobile app! Pay your bill, view how much is in your tank and check delivery history! Download the app from the Apple Store or Google Play Store. Search for Combined Energy Services in Google Play or Search for CombinedEnergy in the Apple Store.			Charges	\$0.00
			Tax Total	\$0.00
CES {2}	ACCOUNT #	935400	INVOICE DUE	\$3,300.00

Combined Energy Services
 PO Box 333
 Thompsonville, NY 12784

[Click Here for Bill Pay On-Line](#)

Phone: (845) 794-1210 * Fax: (845) 794-0238 * Email: info@combinedenergyservices.com
<https://CombinedEnergyServices.com>

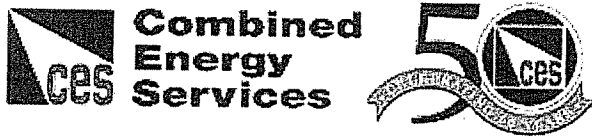
Glenn Somers

From: Jessica Haas <jhaas@combinedenergyservices.com>
Sent: Monday, November 09, 2020 9:39 AM
To: gsomers@townofthompson.com
Subject: Underground Tank Lease
Attachments: Ug Tank Lease.pdf

Good Morning Glenn,

The buy out cost of the underground 1000 Gallon tank would be \$3300.00. I attached a copy of the lease for you.

Thank You,
Jessica



Jessica
Combined Energy Services
216 East Broadway
Monticello, NY 12701
845-794-6226 Fax: 845-794-0238
-- Since 1968 --

Connect with Us!



Write us a Review!



435400

Combined Energy Services
PO Box 1388 216 E. Broadway
Monticello, New York 12701-8388

Town of
Thompson

Equipment / Tank Lease

Agreement made 12/20/10 (date) between Combined Energy Services, Inc., having its principal place of business at 216 E. Broadway, Monticello, New York hereinafter called the Lessor, and:

Town of Thompson Parks DEPT. hereinafter referred to as the "Lessee."

Whereas, the Lessor has delivered and / or installed: 1000 gallon aboveground underground propane gas tank (scr. # 110105410) and following equipment:

1000 gal. w/ 4" line, h.p. & 2nd stage reg. & 2- Anode Bags
to the Lessee at the following physical location:

199 Town Park Rd. Monticello, NY 12701

Ownership of Equipment: Such equipment leased by the Lessor shall remain the property of the Lessor and shall not become fixtures, even if installed in or on attached to real property. The Lessee shall keep the equipment at all times free and clean from all claims, liens, encumbrances, and processes. The Lessee shall give the Lessor immediate notice of any such attachment or other judicial process affecting the equipment leased. The Lessee shall not pledge, sell, lend, create a security interest in, sub-let or part with possession of the equipment without the Lessor's permission. Title to the propane gas in said equipment is, and shall remain at all times the Lessee's. The Lessor may at any time replace or remove such equipment or any part thereof and shall have access there to at any reasonable time including rights for servicing the same. Lessee shall exercise due care to protect such equipment at all times, shall not move the same from its original location on Lessee's premises, part with possession thereof or encumber in any way and shall surrender the same to Lessor upon any termination of the agreement in same condition as received, normal wear expected.

Rental: The Lessee shall pay the lessor \$1 (one dollar) per year for above stated equipment.

Minimum Gallon Use: There will be an annual minimum of 1350 gallons in order to receive the \$1.00 per year lease rate. If the minimum gallon use is not reached, the following rental rates apply:

Less than 1350 gallons: 1299.00 per year rental will apply.

Less than 750 gallons: 1359.00 per year rental will apply.

Security Agreement: The Lessee authorizes the Lessor to file a financing statement.

Gas Service: The Lessor shall sell to the Lessee, and the Lessee shall purchase from the Lessor, all propane gas required by Lessee at this installation at the Lessor's current selling price.

Equipment Purchase Option: The Lessee has the option to purchase all of the above stated equipment (not including costs for propane gas and / or service charges) for the following dollar amount at any time in the future:

Equipment purchase amount: \$ 3300.00 (+ tax)

Default: The Lessee shall be in default of this Agreement if, (1) the equipment is damaged or destroyed (2) the Lessee discontinues the use of propane gas (3) the Lessee fails to meet the payment terms as set forth by the Lessee for propane gas, service or minimum rental fees. Upon default of any condition of this agreement or, if during the term of this lease bankruptcy or insolvency proceedings are commenced by or against the Lessee, or if a receiver is appointed for the business of the Lessee, or if the Lessee discontinues residence or business at the above address, the Lessor shall have the right without notice of demand to terminate this lease, but such release shall not release the Lessee from the payment of damages sustained by the Lessor. If upon any termination of this lease the Lessee fails or refuses forthwith to return said equipment to the Lessor, the Lessor shall have the right to enter the Lessee's premises, forcibly if necessary, and take possession of and remove leased equipment without legal process. The Lessee releases any claim or right of action for trespass or damages caused by reason of such entry and removal; nor shall the Lessor be prejudicial from pursuing any other remedies to which it otherwise might be entitled on account of arrears, minimum usage rental charges or breach of any conditions of this lease.

Switching fuels: In the event that the Lessee stops purchasing propane gas due to changing source of energy (i.e.: natural gas, fuel oil, electricity, etc. . .), the Lessee will be responsible for all fees related to the removal / excavation of the Lessor's owned equipment.

The Lessee will have the option at anytime of: 1). returning the aforementioned leased equipment, 2). purchase the equipment at the pre-stated equipment purchase amount or 3). may supply Lessor with comparable replacement equipment within 30 days of notification of breach of contract.

IN WITNESS WHEREOF, the parties have executed this agreement.

BY: Administrators
Lessor, Combined Energy Services, Inc.
Date: 12/21/10

William D. Calligan
Lessee: Wesley C. Cuel
Date: 12/20/10
Sign & PRINT names

marilee (clerk-town of thompson)

From: Jamie Zaccari (Town of Thompson) <jzaccari@townofthompson.com>
Sent: Friday, December 11, 2020 2:10 PM
To: 'marilee (clerk-town of thompson)'
Cc: gsomers@townofthompson.com
Subject: purchases over \$2500.
Attachments: doc20201211151316.pdf

Good afternoon Marilee,

Attached is a request to Pay C.E.S for the existing underground tank. This is for Town Park. If you have any question just let me know.

Have a great weekend!

Jamie Zaccari

Account Clerk

Town of Thompson Water & Sewer

(845) 794-5280 ext 101