

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/88570943720>

+1-646-558-8656

Meeting ID: 885 7094 3720

**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**

WEDNESDAY, MARCH 03, 2021**7:30 PM MEETING****PUBLIC HEARINGS:**

1) PROPOSED LOCAL LAW NO. 04 TO AMEND CHAPTER 250 – EMERALD GREEN LAKE LOUISE MARIE WATER COMPANY ZONE CHANGE REQUEST FROM HC-1 TO SR, SBL #'S 52.-1-2 & 4 (LAKE LOUISE MARIE ROAD, ROCK HILL)

2) RECONVENED UNSAFE BUILDINGS HEARING – (ANAWANA LAKE ROAD LLC)
FOR PROPERTY LOCATED AT 125 ANAWANA LAKE ROAD, MONTICELLO, NY, SBL # 13.-1-13

CALL TO ORDER**ROLL CALL****PLEDGE TO THE FLAG**

APPROVAL OF PREVIOUS MINUTES: February 16th, 2021 Regular Town Board Meeting

PUBLIC COMMENT**CORRESPONDENCE:**

- **News Release:** Annual 2021 Countywide Roadside Litter Pluck Event to be held April 1st – June 30th
- **SC IDA:** 2021 Distribution of PILOT Payments – Check #1835 Dated: 02/05/21 for \$379,705.60 (10 Projects).
- **SC IDA:** 2021 Distribution of PILOT Payments – Check #1861 Dated: 02/16/21 for \$9,589.39 (3 Projects).
- **The U.S. Census Bureau:** Thank You for Participation in the 2020 Census Community Partnership & Engagement Program

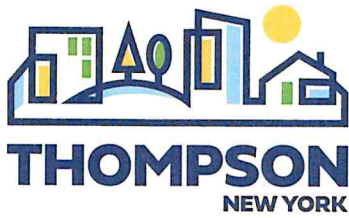
AGENDA ITEMS:

- 1) PROPOSED LOCAL LAW NO. 04: EMERALD GREEN LAKE LOUISE MARIE WATER COMPANY ZONE CHANGE REQUEST FROM HC-1 TO SR, SBL #'S 52.-1-2 & 4 (LAKE LOUISE MARIE ROAD, ROCK HILL) (ADOPTED AS LOCAL LAW NO. 04 OF 2021) – NEGATIVE DECLARATION RESOLUTION AND RESOLUTION TO ENACT
- 2) LED STREETLIGHTS PROGRAM UPDATE AND DISCUSSION
- 3) PRAFUL DESAI, LLC (MONGAUP MOBIL STATION): ZONE CHANGE REQUEST – 943 STATE ROUTE 17B, MONGAUP VALLEY, SBL # 17.-1-48.2 FROM E ZONE TO HC-1 ZONE
- 4) DELAWARE RIVER SOLAR (DRS): NOTICE OF INTERCONNECTION AGREEMENT – 1283 OLD ROUTE 17 PROJECT, SBL # 1.-1-3, EXECUTION DATE: 02/16/2021, DEPOSIT DATE: 01/27/2021
- 5) NYS UNIFIED COURT SYSTEM: 2020-21 JUSTICE COURT ASSISTANCE PROGRAM (JCAP) UPDATE – GRANT APPLICATION DENIED, DISCUSS ORDERING SOLAR SHADES
- 6) REVIEW & APPROVE DEVELOPER'S AGREEMENT – RANCH ROAD REALTY LLC DEVELOPMENT PROJECT
- 7) WATER & SEWER DEPT.: PURCHASE REQUEST – NEW KUBOTA SVL97-2HFC COMPACT TRACK LOADER (OFF NJPA SOURCEWELL BID CONTRACT #1918790, QUOTE #2021-02-25, CONTRACT COST OF \$66,072.05
- 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 Regular Town Board Meeting of Wednesday, March 03, 2021 at 7:30 PM can be accessed at:

Join Zoom Meeting

<https://us02web.zoom.us/j/88570943720>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 885 7094 3720

**LEGAL/PUBLIC NOTICE
TOWN OF THOMPSON
NOTICE OF TOWN BOARD
MEETING DATE/TIME CHANGE**

Please be advised that the regularly scheduled meeting for Tuesday, March 02, 2021 at 7:00 PM has been rescheduled to Wednesday, March 03, 2021 at 7:30 PM. Notice is hereby given that the rescheduled meeting date is being changed to Wednesday, March 03, 2021 at 7:30 PM at the Town Hall, 4052 State Route 42, Monticello, New York. Further be advised that any and all business that was previously scheduled to take place at the March 02, 2021 meeting will be conducted at the March 03, 2021 meeting, which includes (2) public hearings as follows:

- 1) Proposed Local Law No. 04 to Amend Chapter 250 – Emerald Green Lake Louise Marie Water Company Zone Change Request from HC-1 to SR, SBL #'s 52.-1-2 & 4 (Lake Louise Marie Road, Rock Hill)
- 2) Reconvened Unsafe Buildings Hearing – (Anawana Lake Road LLC) for property located at 125 Anawana Lake Road, Monticello, NY, SBL # 13.-1-13

The meeting will be closed to public access for in-person attendance, however it will be held remotely by video-conference. This is 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/88570943720> , Meeting ID: 885 7094 3720, Dial by your location +1 646 558 8656 US (New York), in accordance with Executive Order 202.1.

By Order of the Town Board
of the Town of Thompson

Dated: February 24, 2021
Marilee J. Calhoun
Town Clerk

PH#1

**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on January 19, 2021, a proposed Local Law No. 04 of 2021, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development.

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 March 02, 2021 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.

The proposed Local Law will change the zone classification of Section 52, Block 1, Lots 2 and 4, currently zoned as Highway Commercial-1 (HC-1) to Suburban Residential (SR). Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a public hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: January 19, 2021

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

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

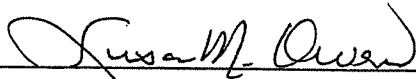
Legal Notice

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 2/19/21



Fred W. Stabbert, III

Sworn to before me this 19th day of February, 2021



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
ON PROPOSED
LOCAL LAW
NOTICE IS**

HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on January 19, 2021, a proposed Local Law No. 04 of 2021, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development.

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 March 02, 2021 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.

The proposed Local Law will change the zone classification

of Section 52, Block 1, Lots 2 and 4, currently zoned as Highway Commercial-1 (HC-1) to Suburban Residential (SR). Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a public hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: January 19, 2021

BY ORDER OF
THE TOWN BOARD
TOWN OF
THOMPSON
MARILEE J. CAL-
HOUN

TOWN CLERK
90030

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. 4 of the year 2021

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real property which is currently classified on the zoning map of the Town of Thompson in the Highway Commercial-1 (HC-1) district:

Only that portion of real property identified on the Town of Thompson Tax Map as parcels Section 52, Block 1, Lots 2 and 4 consisting of approximately 7.81 acres, currently zoned as Highway Commercial-1 (HC-1), shall be reclassified on such zoning map as Suburban Residential (SR) and shall hereafter be subject to the schedule of district regulations for such Suburban Residential (SR) zone.

2. Except as herein specifically amended, the remainder of Chapter 250 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.

(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 20___ of the Town of Thompson was duly passed by the Town Board on _____ 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 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20___ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 20___, 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 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20___ 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 _____ 20___, 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 20___ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20___ 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 _____ 20___ in accordance with the applicable provisions of law.

* 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.

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 20___ 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 _____ 20___ became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20___ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ___ 20___, 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: _____, 20___

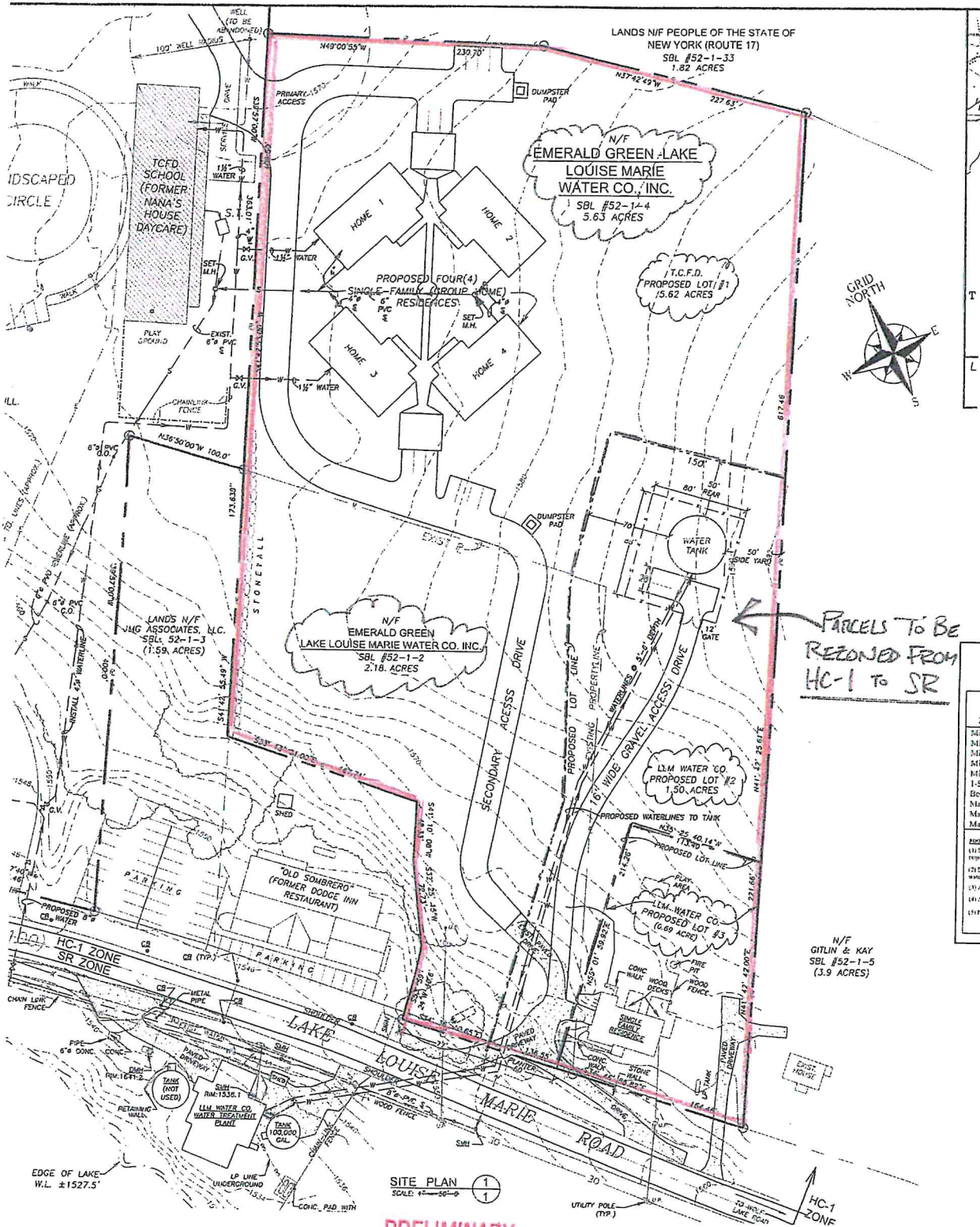
(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

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: _____, 20___

Attorney for Town of Thompson



PARCELS TO BE
REZONED FROM
HC-1 TO SR

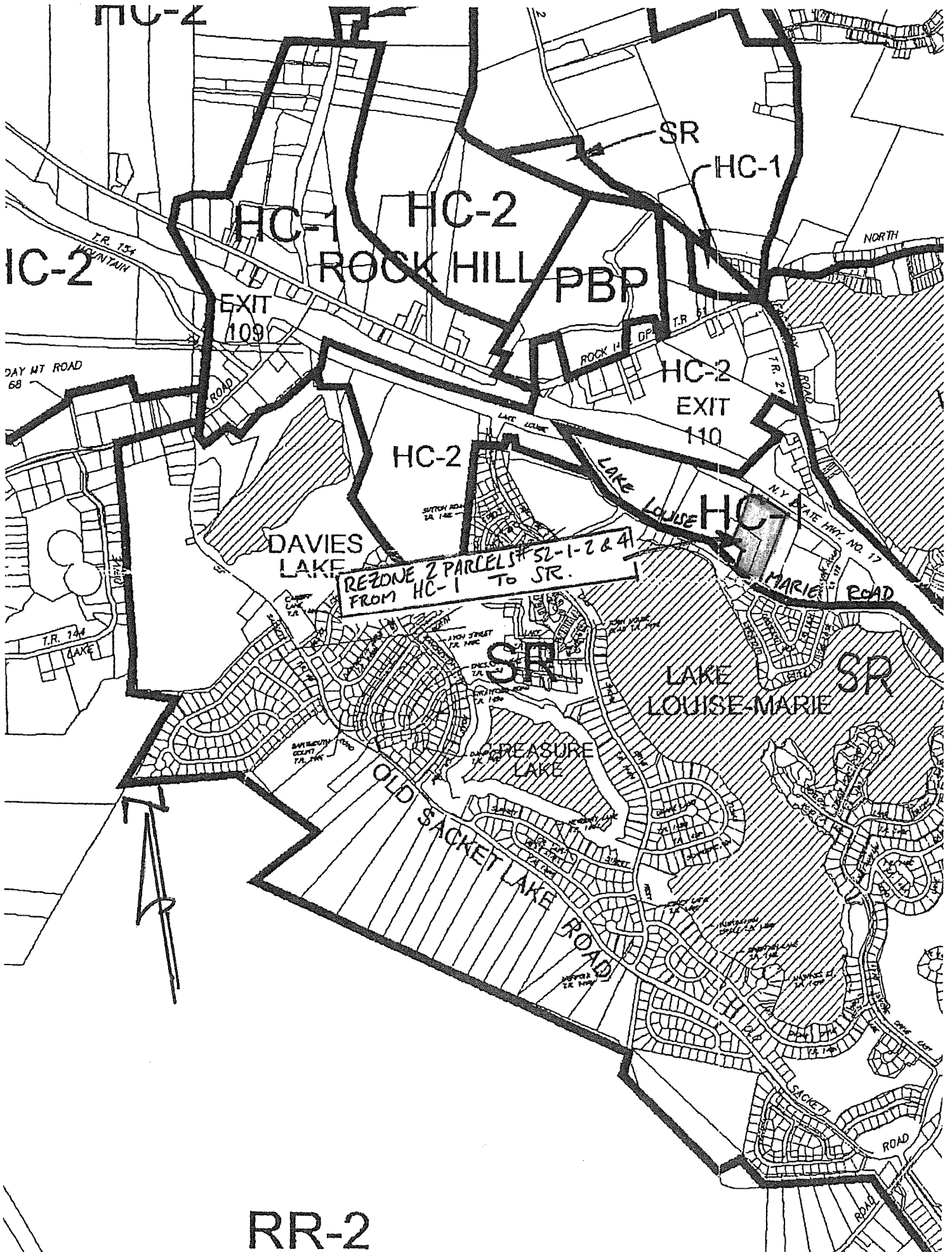
Zone
Min.
Min.
Min.
Min.
1-Sd
Both
Max.
Max.

SITE PLAN
SCALE: 1/8" = 50'-0"

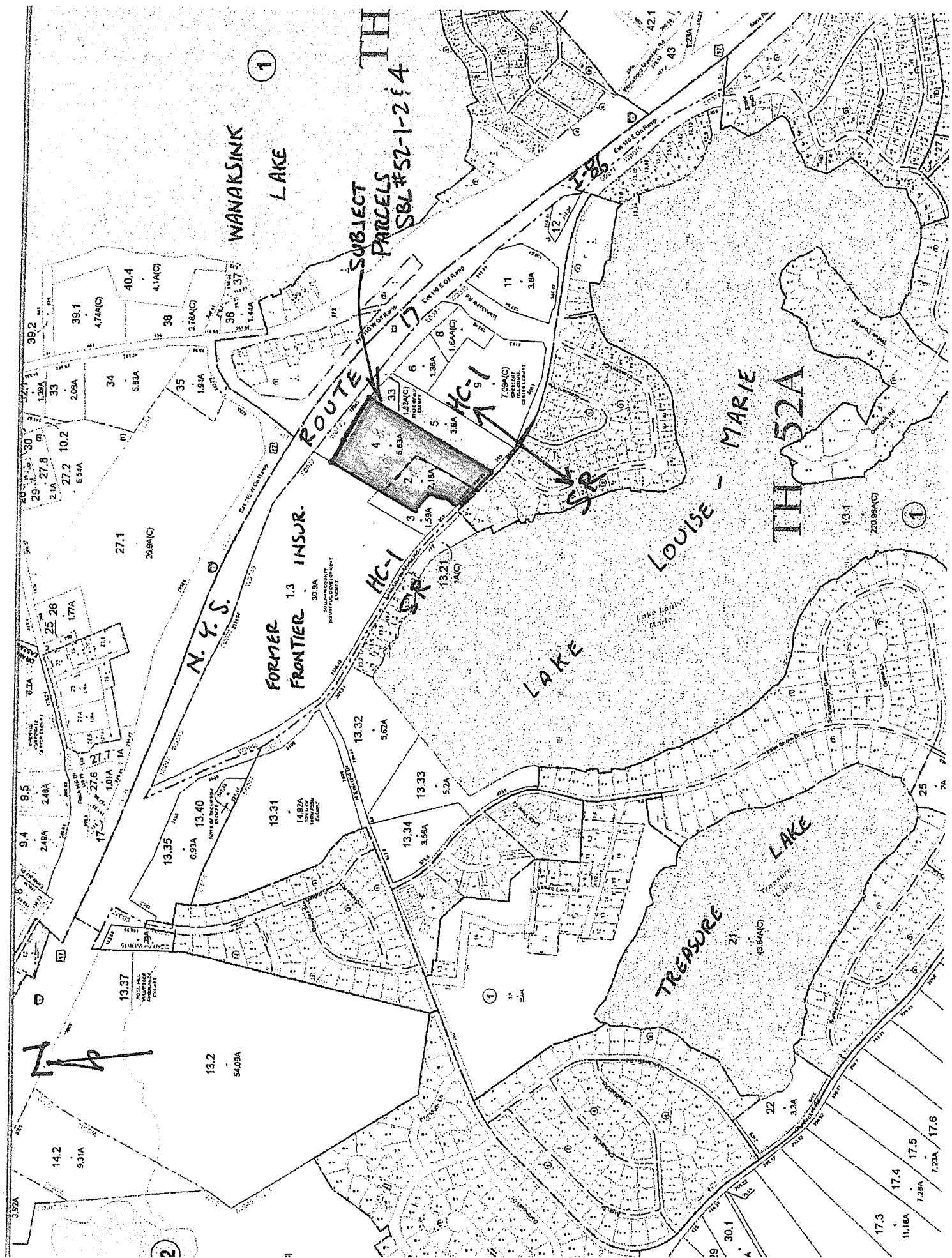
PRELIMINARY

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

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



RR-2



WANAKSINK LAKE

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

ROUTE 17

N. Y. S.
FORMER FRONTIER 1.3 INSUR.

HC-1

LAKE

LOUISE - MARIE

TH 52A

TREASURE LAKE



2

1

1

2



2021 Countywide Roadside Litter Pluck Event

April 1st – June 30th



**Roadside
Litter Plucked Trash
accepted "FREE"
at County operated
Transfer Stations!**

Free disposal identifying stickers for roadside litter filled trash bags and highway regulations regarding roadside litter plucking will be available at all Town and Village Municipal Offices, County operated Transfer Stations, and the S.C. Parks and Recreation office.

Please follow NYS & CDC Social Distancing/Safety Guidelines along with Sullivan County Solid Waste & Recycling Facility Safety Regulations.

This program is funded by the Sullivan County Legislature.

For further information, please contact the
Sullivan County Parks, Recreation & Beautification Department

Email: SCParks@co.sullivanyny.us or call 845-807-0287



2021 Countywide Roadside Litter Pluck Event

This year's event will be held from: **April 1 – June 30, 2021**

The following is information regarding this year's annual Countywide Roadside Litter Pluck Event. As in past years, Sullivan County is providing identifying stickers that participants adhere to their own clear roadside litter filled garbage bags. Participants will then receive **FREE** disposal at any County Transfer Station during their operating hours April 1st – June 30th.

Please take this opportunity to reach out to organizations, businesses, volunteer groups, schools, Adopt-a-Road participants, etc. to help get the roads cleaned up in your area. Please remind participants to follow NYS & CDC Social Distancing Guidelines and Litter Plucking Safety Precautions (see attached).

Included in the packet:

- Identifying Stickers for Litter Filled Bags. You may divide them up as you deem necessary, depending on group size.
- Flyers for the event.
- **Roadside Litter Plucking Safety Checklist** – Please review with participants.
- Adopt-A-Highway Brochure – Please share with participants. Maybe they would like to participate year round.
- Adopt-A-Highway application (required for plucking on NY State Roadways).

Important NYSDOT Guidelines:

- **Litter Plucking is prohibited on State Route 17**
- **A permit from the NYSDOT is required if plucking on any State Roadway.** Please complete the enclosed A-A-H application. Everything must be completed except for the 2 year renewal. You would enter the dates of the event. For questions and submittal, please contact Paul Hahn, Senior Engineering Technician at paul.hahn@dot.ny.gov .

If you need more stickers, or have any questions, please contact the Sullivan County Parks and Recreation Department at scparks@co.sullivan.ny.us or call (845)807-0287.

For County Transfer Station hours and locations please visit:
<http://sullivan.ny.us/Departments/SolidWasteRecycling>

Thank you for your time and participation in this program!!

**COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY**
548 BROADWAY
MONTICELLO NY 12701

JEFF BANK
www.jeffbank.com

1835

50-934/219

CHECK AMOUNT
TRADE PROTECTION

2/5/2021

PAY TO THE ORDER OF Town of Thompson

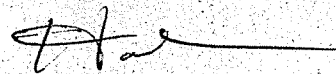
\$ **379,705.60

Three Hundred Seventy-Nine Thousand Seven Hundred Five and 60/100*****

DOLLARS

Photo Safe Deposit
Details on Back

Town of Thompson
4052 Route 42
Monticello, New York 12701



AUTHORIZED SIGNATURE

MEMO
2021 PILOT Distribution #4

COUNTY OF SULLIVAN

INDUSTRIAL DEVELOPMENT AGENCY

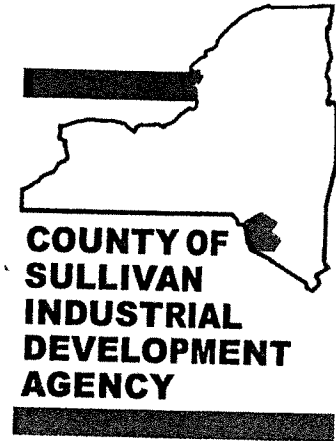
1835

Town of Thompson				2/5/2021	
Date	Type	Reference	Original Amt.	Balance Due	Discount
1/26/2021	Bill		379,705.60	379,705.60	
				Check Amount	Payment
					379,705.60
					379,705.60

FNB NEW IDA Chec 2021 PILOT Distribution #4

379,705.60

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



February 5, 2021

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

Via Certified Mail

Re: 2021 Distribution of PILOT Payments

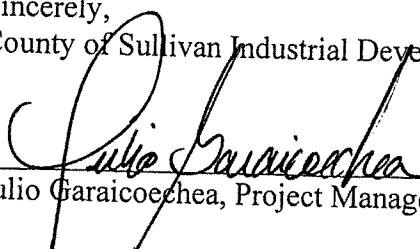
Dear Supervisor Rieber,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check #1835 dated February 5, 2021 in the amount of **\$379,705.60**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
Adelaar Developer LLC	\$ 37,459.90
Catskill Hospitality LLC	\$2,183.79
Empire Resorts Real Estate I LLC	\$15,982.89
Empire Resorts Real Estate II LLC	\$4,994.65
EPT Concord II LLC	\$ 38,008.07
Montreign Operating Company	\$216,435.00
NY Thompson II LLC	\$1,270.80
SPT Ivey 61 Emerald MOB LLC	\$35,067.46
Veria Lifestyle, Inc. (Infrastructure)	\$19,812.13
Veria Lifestyle, Inc. (Wellness Center)	\$8,490.91
TOTAL	\$ 379,705.60

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

Sincerely,
County of Sullivan Industrial Development Agency


Julio Garaicoechea, Project Manager

enc.

**COUNTY OF SULLIVAN
INDUSTRIAL DEVELOPMENT AGENCY
548 BROADWAY
MONTICELLO NY 12701**

JEFF BANK
www.jeffbank.com

1861

50-834/219

CHECK ARMOR
FRAUD PROTECTION

2/16/2021

PAY TO THE ORDER OF Town of Thompson

\$ **9,589.39

Nine Thousand Five Hundred Eighty-Nine and 39/100*****

DOLLARS

Town of Thompson
4052 Route 42
Monticello, New York 12701

MEMO

2021 PILOT Distribution #5



AUTHORIZED SIGNATURE



COUNTY OF SULLIVAN

INDUSTRIAL DEVELOPMENT AGENCY

1861

Town of Thompson

Date Type Reference
2/3/2021 Bill

Original Amt.
9,589.39

Balance Due
9,589.39

2/16/2021
Discount

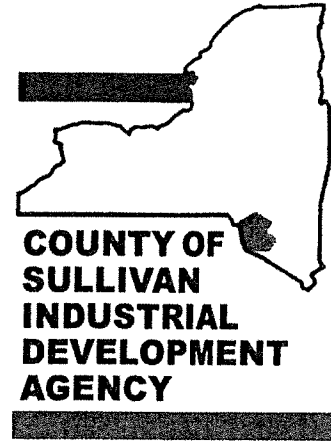
Check Amount

Payment
9,589.39
9,589.39

FNB NEW IDA Chec 2021 PILOT Distribution #5

9,589.39

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



February 16, 2021

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

Re: 2021 Distribution of PILOT Payments

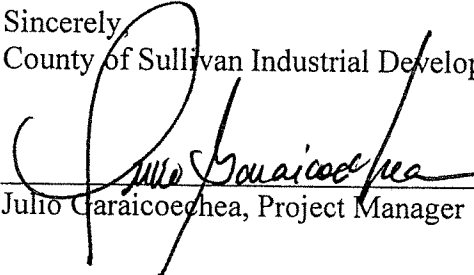
Dear Supervisor Rieber,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check #1861 dated February 16, 2021 in the amount of **\$9,589.39**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

Project Name	PILOT Payment Due Town of Thompson
Deb El Food Products	\$7,510.56
Loughlin & Billig	\$423.10
Turtlehead Enterprises	\$1,655.73
TOTAL	\$ 9,589.39

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

Sincerely,
County of Sullivan Industrial Development Agency


Julio Garaicoechea, Project Manager

enc.



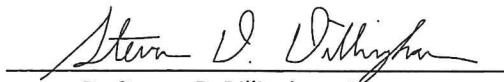
United States®
Census
2020

*Thank
you*

THE U.S. CENSUS BUREAU HEREBY RECOGNIZES

Town of Thompson

as an invaluable member of the 2020 Census Community Partnership and Engagement Program. We appreciate the efforts you made in making the Partnership Program a success and helping achieve a successful 2020 Census.



Dr. Steven D. Dillingham, Director
U.S. Census Bureau



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 March 03
2021

RESOLUTION TO ENACT LOCAL LAW NO. 04 OF 2021

WHEREAS, proposed Local Law No. 04 of the year 2021 entitled, "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development@ was introduced to the Town Board at a meeting held January 19, 2021, at the Town Hall, Monticello, New York, to consider said proposed local law and notice of public 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, and

WHEREAS, said local law was duly adopted after a public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 04 for the year 2021, 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 March 03 2021

Supervisor WILLIAM J. RIEBER JR.	Yes [] No []
Councilman SCOTT S. MACE	Yes [] No []
Councilman JOHN A. PAVESE	Yes [] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [] No []
Councilman RYAN T. 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 to enact Local Law No. 04 of 2021 was adopted by said Town Board on March 03, 2021, 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 March 07, 2021.

Marilee J. Calhoun, Town Clerk



NY Power Authority New York Power Authority
 123 Main Street
 Mail Stop 4J
 White Plains, NY 10601

531998531998

PAGE: 1 of 1

DATE: February 12, 2021
 CHECK NUMBER: 531998
 AMOUNT PAID: \$322,745.00

#2

01645 1716 CKS ZA 21043 - 0000531998 NNNNNNNNNNN 0435100006003 XAG8A1 C
 TOWN OF THOMPSON
 4052 STATE ROUTE 42
 MONTICELLO NY 12701



Date	Invoice Number	Voucher Number	Description	Gross Amount	Discount	Net Amount
02/01/20	001	5110627932		\$322,745.00	\$0.00	\$322,745.00
TOTALS				\$322,745.00	\$0.00	\$322,745.00

PLEASE DETACH BEFORE DEPOSITING CHECK



NY Power Authority New York Power Authority
 123 Main Street
 Mail Stop 4J
 White Plains, NY 10601

CHECK NUMBER 531998

50-937
213

February 12, 2021

PAY TO THE ORDER OF: TOWN OF THOMPSON
 4052 STATE ROUTE 42
 MONTICELLO, NY 12701

CHECK AMOUNT
\$322,745.00

EXACTLY *****322,745 DOLLARS AND 00 CENTS

Security features included. Details on back.

Alan Z...

Authorized Signature

PMorgan Chase Bank, N.A.
 yracuse, NY

#3

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 17 Block 1 Lot 48.2

Current Zoning Designation: E (Extractive)

Requested Zoning Designation: HC-1

Location: 943 Rt. 17B
Street Address or Physical Location if an undeveloped parcel(s)

Owner of Record: Praful Desai, LLC

Tax Address: 824 Route 17B
Monticello, NY 12701

Reason for request: _____

Existing use as a gas station/convenience & post office are non-conforming. The zone change will allow the existing uses to be allowed in HC-1 Zone

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: / /

marilee (clerk-town of thompson)

From: Heather Zangla <hzangla@townofthompson.com>
Sent: Wednesday, February 17, 2021 11:28 AM
To: 'marilee (clerk-town of thompson)'; Bill Rieber
Subject: FW: Desai
Attachments: Zone-Change-Request-Form02162021.pdf

Please see attached zone change request for the Mongaup Valley Mobile Station. This zone change is a condition of the Zoning Board

Heather Zangla
Town of Thompson
845-794-2500

From: Timothy Gottlieb [<mailto:gotteng@verizon.net>]
Sent: Tuesday, February 16, 2021 3:45 PM
To: hzangla@townofthompson.com
Subject: Desai

Heather: Will drop off the paper copies of the Zone Change request Application tomorrow as soon as I get the check from the Owner. I've attached the Application

Tim Gottlieb

Joseph Gottlieb PE PC
PO Box 76
Monticello, NY 12701-0076

Phone: 845-794-5506
FAX: 845-794-5520

#4

FEB 22 2021



February 16, 2021

Marilee Calhoun
Thompson Town Clerk
4052 New York 42
Monticello, NY 12701

Re: Notice for Interconnection Agreement

To Ms. Calhoun:

Please note that an interconnection agreement has been executed for the following project(s):

Address / Project Name	Tax ID	Municipality	Execution Date	Deposit Date
1283 Old Route 17	1.-1-3	Thompson	16-Feb-21	27-Jan-21

Please feel free to contact me with any questions. Thank you.

Yours very truly,

Alyssa Nielsen

Alyssa Nielsen
alyssa.nielsen@delawareriversolar.com



**NEW YORK STATE
UNIFIED COURT SYSTEM**

OFFICE OF COURT ADMINISTRATION

JOHN MCCONNELL, ESQ.
EXECUTIVE DIRECTOR

NANCY BARRY, ESQ.
CHIEF OF OPERATIONS

NANCY M. SUNUKJIAN, ESQ.
DIRECTOR, OFFICE OF JUSTICE COURT SUPPORT

#5

February 18, 2021

Ms. Maryjean Carroll
Thompson Town Court
4052 State Route 42 North
Monticello, NY 12701

Dear Ms. Carroll:

I regret to inform you that your application for a grant from the 2020-21 Justice Court Assistance Program (JCAP) was not approved.

Town and Village Courts applied for \$3.5 million in grants, which exceeded the amount of available funding. The Office of Court Administration has requested JCAP funding for the upcoming fiscal year and is hopeful that it will be included in the 2021-22 budget.

If you have any questions regarding this decision, please contact the Office of Justice Court Support at 800-232-0630.

We look forward to working with you in the future to help the Justice Courts continue their long tradition of service.

Very truly yours,

A handwritten signature in black ink, appearing to read "Nancy M. Sunukjian".

Nancy M. Sunukjian

ADM INTERIORS, INC.

88 Forestburgh Rd
Monticello, NY 12701

Estimate

Date	Estimate #
9/18/2020	9737

Name / Address
Town of Thompson Attn: T K & Glen Sumers 4052 RTE 42 Monticello, NY 12701

			Project
Description	Qty	Rate	Total
Solar Shades Pattern Soho Color Grey 1613 Metal Chain, 4" Fascia, Installed	2	495.00	990.00T
		Subtotal	\$990.00
		Sales Tax (0.0%)	\$0.00
		Total	\$990.00

DEVELOPER'S AGREEMENT – RANCH ROAD REALTY DEVELOPMENT PROJECT

THIS DEVELOPER'S AGREEMENT (the "Agreement") is made and entered into this ___ day of February, 2021, between RANCH ROAD REALTY LLC, a New York limited liability company, having an address at 56 Lorimer Street, Brooklyn, New York 11206 (the "Company"), and the Town of Thompson, Town of Thompson Town Hall, 4052 Route 42, Monticello, New York 12701 (the "Town") (collectively known as the "Parties").

WITNESSETH

WHEREAS, on December 23, 2020, the Town Planning Board adopted a resolution granting Final Site Plan Approval with conditions for the Ranch Road Realty Development Project located at Ranch Road, in the Town of Thompson (the "Project") which is owned by the Company; and

WHEREAS, consistent with Section 250-52.1 of the Town of Thompson Town Code, infrastructure inspection fees are required to be paid to the Town as part of its authorization to proceed with construction activities; and

WHEREAS, in order to determine the inspection fee amount, the Company shall provide the Town with an Engineer's Estimate for the infrastructure work for the Project; and

WHEREAS, after reviewing the recreational facilities located within the Company's Site Plan dated November 10, 2020, the Planning Board has set the recreation fees pursuant to 52-3(e) and 250-152 of the Town Code, in the amount of \$1,250.00 per unit for six units; and

WHEREAS, inasmuch as the infrastructure costs for this Project will be less than \$500,000.00, no performance bond will be required for this Project; and

WHEREAS, the Company shall establish a restoration bond in the amount and format that is acceptable to the Town Engineer and Town Attorney.

NOW, THEREFORE, in consideration of the recitals, the mutual covenants and promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. In furtherance of the aforementioned, the Town shall calculate the Site Inspection Fee for the Project, which shall be paid to the Town within 10 days after it has been calculated.
2. The Park and Recreation Fees in the amount of \$7,500.00 (\$1,250.00 per Unit for six Units), which sum has been set by the Planning Board, shall be paid prior to the Planning Board Chairman signing the Site Plan Map.

3. The Town acknowledges receipt of \$30,000.00 from the Company, this sum represents the agreed upon restoration bond amount for the Project.

4. Once the Town receives the Infrastructure Inspection Fee and the restoration bond, the Company may begin construction of only infrastructure work prior to the Planning Board Chairman signing the Site Plan Map.

5. No Site Plan maps shall be signed and no building permits shall be issued unless and until all fees are paid, all Town Consultant comments have been addressed, the applicant has received all applicable State regulatory agency approvals and all additional bonds or securities have been provided to the Town.

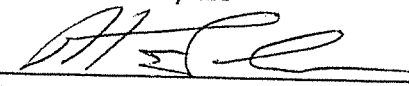
6. The Town agrees to use the Site Inspection Fees for the Town's expenses associated with the cost of any required professional engineering, legal, and other professional services (the "Town's Consultants") and the administration and site inspection consistent with Section 250-52.1 of the Town of Thompson Town Code. As this is a relatively small project, the Town anticipates that most of the site inspections shall be performed by the Town Building Department. In the event that any Town consultant is required, to the extent possible, the Town shall maintain invoices from the Town's Consultants reasonably sufficient to demonstrate that all expenses and costs of such Town's Consultants were associated with the Town's review and administration of the Project. In the event the Company decides not to pursue the Project, the parties agree to negotiate in good faith to develop a reasonable estimate of the unused Site Inspection Fees. After a mutually agreeable estimation of the unused Site Inspection Fees has been agreed upon by the Parties, and after all of the Town's Consultants invoices have been paid, the Town shall promptly refund any unused portions of the Site Inspection Fees to the Company.

7. This Agreement may be executed in multiple counterpart signature pages original, facsimile, or scanned electronic version, which taken together shall constitute a single document.

END OF PAGE

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed and its seal to be affixed thereto as of the day and year first above written.

Ranch Road Realty LLC

By: 

NAME: Herman Friedman, Managing Member

TOWN OF THOMPSON

By: _____

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

RIELLY ENGINEERING, D.P.C.

office@riellyengineering.com

Office: 845-796-9700
Mobile: 845-594-2937

63 Liberty Street / PO Box 69
Monticello, NY 12701

Ranch Road Realty LLC – Restoration Bond Estimate

If Final Site Plan Approval is not granted to the project or the project terminates before receiving Final Site Plan Approval, the following site restoration would need to be completed by the owner. The actual scope of the restoration work that is required will be determined by what stage the construction has progressed to. In the event the Owner does not perform the complete site restoration, the Town will utilize the bond amount to perform the necessary work.

The following estimate is based on assuming that final asphalt paving has not been completed, and that stumps have already been removed and disposed of.

1. Remove and dispose of 8" subbase. (12,750 square feet)
 - 1 dump truck w/driver for 1 day; \$150/hour x 8 hours x 1 day = \$1,200.00
 - 1 bulldozer w/operator for 1 day; \$175/hour x 8 hours x 1 day = \$1,400.00
 - 1 excavator w/operator for 1 day; \$175/hour x 8 hours x 1 day = \$1,400.00
 - 1 laborer for 1 day; \$50/hour x 8 hours x 1 day = \$400.00
 - 1 foreman for 1 day; \$75/hour x 8 hours x 1 day = \$600.00
 - \$5,000.00
2. Abandon the sewer pump station. Fill pit with sand, remove and dispose of all electrical components, pump, pane, etc.
 - 1 dump truck load of sand at \$500/load= \$500.00
 - 1 small excavator for ½ day; \$135/hour x 8 hours x ½ day= \$540.00
 - 1 laborer for ½ day; \$50/hour x 8 hours x ½ day= \$200.00
 - \$1,240.00
3. Remove and dispose of all erosion control measures for the site upon site stabilization once work is completed. This includes silt fence and the construction entrance off Ranch Road.
 - 1 laborer for ½ day; \$50/hour x 8 hours x ½ day= \$200.00
 - 1 small excavator w/operator for ½ day; \$135/hour x 8 hours x ½ day= \$540.00
 - 1 small dump w/driver for ½ day; \$135/hour x 8 hours x ½ day= \$540.00
 - \$1,280.00
4. Grass seed and mulch all disturbed areas. \$5,000.00
\$5,000.00
5. Replace trees in disturbed areas (White Pines 4-6' height)
 - Plant trees in cleared road area, plant 2 trees every 50 linear feet
(475 linear feet of road) 20 trees x \$200/tree= \$4,000.00
 - Plant trees in cleared septic system area and homesites 50 trees x \$200/tree= \$10,000.00
 - \$14,000.00

Subtotal	\$26,520.00
<u>10% Contingency</u>	<u>\$2,652.00</u>
	\$29,172.00

SAY \$30,000.00

#7

Marshall Machinery - Middletown

3207 Rt. 6
Middletown NY 10940
United States
845-343-6683



Printed 2021-02-25

Customizable Customer Report

Page 1 of 1

Name/Company	Town Of Thompson	Telephone	(845)794-5560
Address	33 Jefferson Street	Account Manager	David Boniface
City/Town, State/Province	Monticello, NY	Location	Middletown
Postal/Zip Code	12701	Quote No.	29771
		Quote Date	2021-02-25
		In Effect Until	2021-03-31

Quantity	Description	Price \$
Sales Items		
- New - Kubota SVL97-2HFC Track Loader		
Stock No.: ?		
1	SVL97-2HFC	COMPACT TRACK LOADER 17.7" Rubber Tracks, A/C ROPS/FOPS Cab Hydraulic Quick Coupler, High Flow Auxiliary Hydraulics, MF Grips, & 14-Pin Coupler Includes: Telematics and Rearview Camera
1	AP-HD80LLC	80" Heavy Duty, Low Profile, Long Floor, Cutting Edge, Side Cutter, 20.9 cu-ft heaped capacity
1	S6641	Rear View Mirror, includes Mounting Bracket & hardware
1	S6689	Hose Stay
1	S6678	Rotating Beacon Light Kit
Sub-Total		\$84,072.00
DSB-2021-011- - SOURCEWELL		(6389.47)
Discount		(13787.81)

Unit Total		\$63,894.72
Sale Items Subtotal		\$63,894.72
Total Price of Sale Items		\$63,894.72
Balance		\$63,894.72
EXTENDED WARRANTY 1 YR 3000 HOURS		\$1,200.00
PDI		\$250.00
DEALER ASSEMBLY		\$62.33
KUBOTA FACTORY FRT		\$665.00
Contract Amount		\$66,072.05

Account Manager _____ Accepted by _____

Notes: SVL97 COMES WITH Rearview Camera
KubotaNOW Telematics
Lockable DEF Cap Guard
SOURCEWELL #1918790
David Boniface
Email: davidb@marshall-machinery.com

#8

Town of Thompson Highway Dept

Rich Benjamin Jr. Superintendent of Highways
33 Jefferson St. Monticello, NY 12701
Phone: 794-5560

Dave Wells Deputy Superintendent
Email davehiway@gmail.com
Fax: 794-5722

February 18, 2021

Bills Over

INV#91456 Northern Supply cutting edges \$2917.85

FYI

FREE

RABIES CLINIC

Town of Rockland
Livingston Manor Firehouse
93 Main Street, Livingston Manor, NY
Wednesday, April 7th 2021
6PM to 7:30PM

- Sullivan County Residents only -Proof of ID required
- Everyone must wear a mask while at the clinic site
- Appointments are required, anyone without an appointment will not be served
 - Pre-registration of ALL animals is required
<https://apps2.health.ny.gov/doh2/applinks/cdmspr/2/counties?DateID=BB8E2A062F9A014CE0530A6C7C169A31>
- Everyone must maintain social distancing guidelines and remain at least 6 feet apart.
- When you arrive at the clinic site, remain in your vehicle and call 845-807-9173 for instructions from the clinic staff.

Dogs – Cats – Ferrets

- All Pet owners must clean up after their pets.
- All pets must be in a carrier or on a leash.
- All pets must be at least 3 months old.

If you don't have access to a computer or have questions please call 845-292-5910

Sponsored by: Sullivan County Public Health Services