

**JOIN ZOOM MEETING:**

<https://us02web.zoom.us/j/81440184123>

+1-646-558-8656

Meeting ID: 814 4018 4123

**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](http://WWW.TOWNOFTHOMPSON.COM) OR FACEBOOK @ TOWN OF THOMPSON NY**

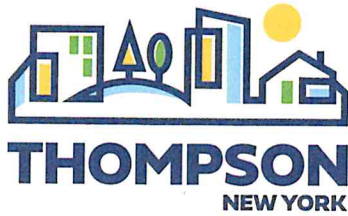
**TUESDAY, MAY 18, 2021****7:00 PM MEETING****CALL TO ORDER****ROLL CALL****PLEDGE TO THE FLAG****APPROVAL OF PREVIOUS MINUTES:** May 4<sup>th</sup>, 2021 Regular Town Board Meeting**PUBLIC COMMENT****CORRESPONDENCE:**

- **Town Clerk Calhoun:** Letter dated 05/05/21 to Lebaum Co., Inc. Re: Notice of Claim, Claimant: Alisa Mezey, DOL: 02/10/21.
- **Town of Thompson Planning Board:** Notice of Intent to Declare Lead Agency Received 05/07/2021 Re: Proposed Action: Avon Commercial Park at Rock Hill Town Center Project, Applicant: Glen Wild Land Company, LLC – Including EAF Part 1, Site Plan Application & Special Use Permit, EDR's Letter and Adopted Planning Board Resolution Declaring Intent to be SEQRA Lead Agency.
- **Marie A. Barker, Esq. CPCU, Litigation Examiner/Claims Supervisor, NYMIR:** Letter dated 05/05/21 to Law Office of Patrick J. Mullaney, PC (Claimants Attorney) Re: Notice of Claim Denial – Claimant: Jose Lorenzo Perello, DOL: 01/05/21.

**AGENDA ITEMS:**

- 1) REVIEW & APPROVE TOWN PARK FACILITY RENTAL AGREEMENT COVID-19 ADDENDUM
- 2) ACCEPT RESIGNATION OF LOUIS KIEFER, PLANNING BOARD CHAIRPERSON/MEMBER
- 3) APPOINT PLANNING BOARD CHAIRPERSON TO REPLACE LOUIS KIEFER
- 4) PLANNING BOARD APPOINTMENT TO FILL UNEXPIRED TERM OF LOUIS KIEFER
- 5) RESOLUTION TO AMEND THE 2021 MILEAGE REIMBURSEMENT RATE FROM \$.575 CENTS TO \$.56 CENTS PER MILE
- 6) REVIEW & APPROVE ADDENDUM TO PROFESSIONAL FINANCIAL ADVISORY SERVICES AGREEMENT WITH FISCAL ADVISORS & MARKETING, INC. TO INCLUDE SERVICE FEES FOR NYS EFC, USDA RURAL DEVELOPMENT AND OTHER WATER/SEWER FINANCING PROGRAMS
- 7) MAGNA 5- DISCUSS RENEWAL OF CONTRACT FOR TELEPHONE SERVICES TO THE TOWN
- 8) REPORT ON SHRED DAY EVENT – PARKS & RECREATION SUPT. GLENN SOMERS
- 9) PARKS & RECREATION DEPT.: REVIEW & APPROVE PRICE QUOTES FOR TOP SOIL
- 10) BILLS OVER \$2,500.00
- 11) BUDGET TRANSFERS & AMENDMENTS
- 12) ORDER BILLS PAID
- 13) 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](http://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](mailto: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](mailto: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 Tuesday, May 18, 2021 at 7:00 PM can be accessed at:

Join Zoom Meeting

<https://us02web.zoom.us/j/81440184123>

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 814 4018 4123

C

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

May 05, 2021

Lebaum Company, Inc.  
PO Box 450  
Monsey, New York 10952

Re: Notice of Claim – Date of Loss: 02/10/2021  
Claimant: Alisa Mezey

To Whom It May Concern:

Enclosed please find a copy of a **Notice of Claim** on the above matter that was received into this office by Personal Service on 05/04/2021. This was received from Jeffrey A. Aronsky, P.C. Attorney at Law, on behalf of Alisa Mezey, Claimant. Copies have also been forwarded to the Town Attorney, Town Board, Comptroller, and Highway Superintendent.

Thank you in advance for your prompt attention to this matter and if you should have any questions regarding the above, feel free to contact our Town Attorney Michael B. Mednick, Esq. at (845) 794-5200.

Sincerely,



Marilee J. Calhoun  
Town Clerk

Encl. (1 Set)  
MJC:kmm

PC: Michael B. Mednick, Town Attorney  
PO Box 612  
Monticello, New York 12701

✓ Hon. William J. Rieber, Jr., Supervisor and Town Board

Melissa DeMarmels, Town Comptroller

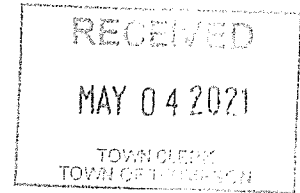
Hon. Richard L. Benjamin, Jr., Highway Superintendent

-----X  
In the Matter of the Claim of

ALISA MEZEY

-against-

COUNTY OF SULLIVAN, NY  
TOWN OF THOMPSON, NY  
VILLAGE OF MONTICELLO, NY



Rec'd by TK

To:	COUNTY OF SULLIVAN 100 North Street, Monticello, NY 12701	TOWN OF THOMPSON 4052 New York 42, Monticello, NY 12701	VILLAGE OF MONTICELLO 2 Pleasant Street, Monticello, NY 12701
-----	---	---	---

1. The name and address of the claimant and claimant's attorneys:

Claimant

Attorneys

ALISA MEZEY

JEFFREY A. ARONSKY  
800 Second Avenue, Ste.301  
New York, NY 10017  
(212) 577-6600

2. The nature of the claim:

To recover money damages for personal injuries, pain and suffering, medical expenses and related damages incurred by and on behalf of claimant, ALISA MEZEY, by reason of the negligence, recklessness and carelessness of COUNTY OF SULLIVAN, TOWN OF THOMPSON, VILLAGE OF MONTICELLO, its agents, servants, employees.

3. The time when, the place where and the manner in which the claim arose:


At approximately 8:30 a.m. on February 10, 2021, while claimant, ALISA MEZEY, was a lawful pedestrian in the parking lot located at 100 North Street, Monticello, NY, she slipped and fell on ice located thereat, resulting in severe, personal and permanent injuries to said claimant as a result of the negligence, carelessness, recklessness and gross negligence of the COUNTY OF SULLIVAN, TOWN OF THOMPSON and/or VILLAGE OF MONTICELLO its agents, servants, and/or employees in the ownership, operation, maintenance and control of the aforesaid location.

4. Claimant, ALISA MEZEY, sustained multiple bodily injuries including, but not limited to, fractured left knee, neck pain, headaches, etc., which have caused claimant to incur and continue to incur expenses for medical attention and treatment, etc., Claimant, ALISA MEZEY, has suffered damages in a sum exceeding the jurisdictional limitations of all lower courts which would otherwise have jurisdiction.



The undersigned claimant therefore presents this claim for adjustment and payment. You are hereby notified that unless said claim is adjusted and paid within the time provided by law from the date of presentation to you, the claimant intends to commence an action on this matter.

Dated: New York, New York  
April 30, 2021

X   
ALISA MEZEY

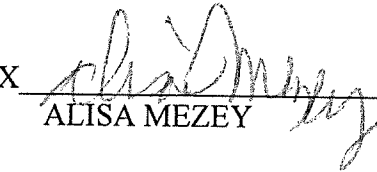
**VERIFICATION**

STATE OF NEW YORK }

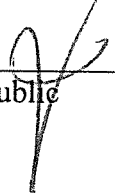
ss.:

COUNTY OF NEW YORK }

Alisa Mezey, being duly sworn, deposes and says that deponent is the above named claimant; deponent has read the foregoing NOTICE OF CLAIM and know its contents; the same is true to deponent's knowledge, except as to those matters stated to be alleged upon information and belief, and as to those matters deponent believes it to be true.

X   
ALISA MEZEY

Sworn to before me this  
30<sup>th</sup> day of April, 2021

  
\_\_\_\_\_  
Notary Public

JEFFREY ARONSKY  
NOTARY PUBLIC, State of New York  
No. 02AR5032322  
Qualified in Westchester County  
My Commission Expires August 22, 2022

**JEFFREY A. ARONSKY, P.C.**  
Attorneys for Claimant  
Alisa Mezey  
800 Second Avenue, Suite 301  
New York, New York 10017  
(212) 577-6600

Printed: 04/07/2021  
At: 09:17:15

MONTICELLO POLICE DEPT  
2 PLEASANT STREET  
MONTICELLO, NY 12701-  
(845)794-4422

Page: 1

---

Entry/CC#:MP-001258-21 Date:02/10/2021 Time:08:33 Tour: 50Desk Officer: D03

---

Call Type.....:AIDED CASE Priority..: How Received:OFFICER

---

Caller.....: YOUMANS, ERIC OFFICER  
Bus. Name...:  
Address.....: 2 PLEASANT ST  
City/St/Zip: MONTICELLO, NY 12701- Call Back #: (845)794-4422

---

Location of Assignment:100 NORTH ST, MONTICELLO  
Cross Street.....:  
Business Name.....:  
Description.....: FALL VICTIM  
Disposition.....: TRANSPORTED

---

Post: Dispatched:Y Dispatched Date:02/10/2021 Call Taker: D03

---

OFFICERS INVOLVED

Serial #:636 Rank:PO Name:ERIC C YOUMANS  
Serial #:640 Rank:PO Name:TYRUS M WALKER

ASSOCIATED NUMBERS

PERSONS INVOLVED

Name.....:YOUMANS, ERIC OFFICER DOB: / /  
Address.....:2 PLEASANT ST  
City/State/Zip:MONTICELLO, NY 12701-  
Phone Number...:(845)794-4422  
Business Number...:( )  
Sex.....:M Race:WHT  
Person Type...:CALLER

---

Name.....:PROBATION DEPT., DOB: / /  
Address.....:100 NORTH ST  
City/State/Zip:MONTICELLO, NY 12701-  
Phone Number...:(794) 3000  
Business Number...:807-0351 Mobile Number...:807-0351  
Sex.....:M Race:UNK

---

NARRATIVE

While at location for different issue officers came upon female who fell on ice and is requesting EMS for knee pain. Dispatch contacted 911 for EMS.



**NOTICE OF INTENT TO DECLARE LEAD AGENCY**  
**TOWN OF THOMPSON PLANNING BOARD**

**Proposed Action:** AVON COMMERCIAL PARK AT ROCK HILL TOWN CENTER

**Applicant:** GLEN WILD LAND COMPANY, LLC

**SEQRA Status:** TYPE 1

This notice is issued pursuant to 6 NYCRR Part 617.6 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law to designate a lead agency for the Proposed Action.

The Proposed Action is the modification the Rock Hill Town Center Project (the “Town Center Project”) by eliminating 213 single-family homes and 60,000 square feet of commercial space on the southern third of the Town Center Project development site and replacing that component with approximately 2,000,000 square feet of warehouse/distribution use to be known as the “Avon Commercial Park.” No other changes to the development program reviewed as part of the Town Center Project are proposed on the remaining 404 acres of the Town Center Project development site. Avon Commercial Park and the remaining (unchanged) portion of the Town Center Project are hereafter referred to as the (“Modified Project”). The Modified Project consists of a total of +/- 560 acres (the “Project Site”) with +/-156 acres now allocated to Avon Commercial Park. The Project Site is located north of NYS Route 17 between Exits 108 and 109.

Additional details of the Proposed Action are contained in the attached Environmental Assessment Form (Part I) (Attachment A), Site Plan Application (Attachment B) and Letter from the Applicant’s consultant EDR, dated March 29, 2021 (Attachment C).

On April 28th, 2021, the Planning Board of the Town of Thompson passed a resolution to declare its intent to be Lead Agency for the above Proposed Action (Attachment D).

**LEAD AGENCY DESIGNATION**

Under the applicable standards of the New York State Environmental Quality Review Act (SEQRA) contained in 6 NYCRR Part 617.6(b), the Planning Board of the Town of Thompson concludes that it should be designated as the Lead Agency for the coordinated environmental review of the Action because potential impacts of the Action will primarily be local and the Planning Board has principal responsibility and jurisdiction to review and act upon the applications for subdivision approval, site plan approval and a special use permit for the Action. This notification is being sent to the Involved Agencies listed below. All Involved Agencies are requested to consent to the Planning Board of the Town of Thompson serving as Lead Agency. Any Involved Agency that objects to the Town of Thompson Planning Board being designated as the Lead Agency must object in writing to the Town of Thompson Planning Board within thirty (30) days of the date set forth in this Notice.

This notice is being mailed on May 5, 2021. We therefore request that each Involved Agency complete the following section either consenting or not consenting to the Planning Board of the Town of Thompson serving as Lead Agency and return it on or before June 4, 2021:

The \_\_\_\_\_:  
(Name of Agency)

(Check One)

agrees and consents

does not consent

to the Town of Thompson Planning Board acting as Lead Agency for purposes of SEQRA review of the above Action.

Responses must be sent to the named contact person by fax or email to the number or email address indicated below, who may also be reached for further information at the telephone number provided.

**IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS OF MAY 3, 2021, YOU WILL BE DEEMED TO HAVE CONSENTED TO THE PLANNING BOARD OF THE TOWN OF THOMPSON SERVING AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.**

**ATTACHMENTS TO THIS NOTICE:**

- [ X ] Environmental Assessment Form (EAF) Part 1, including location map (Attachment A)
- [ X ] Site Plan Application and Special Use Permit submitted by the Applicant (Attachment B)
- [ X ] EDR's letter, dated March 29, 2021, submitted by the Applicant (Attachment C)
- [ X ] Adopted Resolution Declaring Intent to be SEQRA Lead Agency (Attachment D)

**For further information please contact:**

**Contact Person:** Lou Keifer, Planning Board Chair  
Town of Thompson

**Address:** 4052 Route 42  
Monticello, New York 12701

**Phone:** 845.794.2500, x321

**Fax:** 845.794.8600

**Email:** [planning@townofthompson.com](mailto:planning@townofthompson.com)

**A copy of this Notice if being sent to the following INVOLVED AGENCIES and INTERESTED PARTIES and the Town Clerk of the Town of Thompson:**

Involved Agencies

Town of Thompson  
Marilee J. Calhoun, Town Clerk  
4052 Route 42, Monticello, New York, 12701

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

Town of Thompson, Zoning Board of Appeals  
Richard McClernon, Chair  
4052 Route 42, Monticello, New York, 12701

Town of Thompson, Highway Department  
Richard Benjamin Jr., Highway Superintendent  
4052 Route 42, Monticello, New York, 12701

Sullivan County Division of Public Works  
Edward McAndrew, P.E., Commissioner  
100 North Street, Monticello, NY 12701

Sullivan County Industrial Development Agency  
Suzanne Loughlin, Chairperson  
548 Broadway Monticello, NY 12701

Delaware River Basin Commission  
Steve Tambini, Executive Director  
25 Cosey Road, P.O. Box 7360, West Trenton, NJ 08628-0360

NYS Department of Environmental Conservation  
Basil Seggos, Commissioner  
625 Broadway, Albany, NY 12233

NYS Department of Environmental Conservation  
Kelly Turturro, Esq., Regional Director, Region 3  
21 South Putt Corners Road, New Paltz, NY 12561

NYS Department of Transportation, Region 9  
Jack Williams, Regional Director  
44 Hawley Street, Binghamton, NY 13901



NYS Department of Health  
Howard A. Zucker, M.D., J.D., Commissioner  
Corning Tower, Rm. 651, Empire State Plaza, Albany, NY 12237

Interested Parties

Town of Thompson Conservation Advisory Council  
4052 Route 42, Monticello, NY 12701

Sullivan County Planning, Community Development, and Real Property  
Freda Eisenberg, AICP, Commissioner  
100 North Street, Monticello, NY 12701

NYS Office of Parks, Recreation and Historic Preservation  
Erik Kulleseid, Commissioner  
Historic Preservation Office, Peebles Island Resource Center, PO Box 189, Waterford, NY  
12188-0189

United States Army Corps of Engineers  
LTC. Eli Adams, District Commander  
Jacob Javits Federal Building, 26 Federal Plaza, Rm. 17-302, New York, NY 10278-0090

US Fish & Wildlife Service - New York Field Office  
Wendi Weber, Regional Director  
3817 Luker Road, Cortland, New York, 13045

Monticello Central School District  
Matthew T. Evans, Ed. D., Superintendent of Schools  
60 Jefferson Street, Suite 3, Monticello, NY 12701

Catskill Mountainkeeper  
Ramsay Adams, Executive Director  
P.O. Box 1000, Livingston Manor, NY 12758

Monticello Fire Department  
Marc Friedland, Chief  
23 Richardson Avenue, Monticello, New York, 12701

Village of Monticello  
Monticello Village Hall  
Janine Gandy, Village Clerk  
2 Pleasant Street, Monticello, New York, 12701

Sullivan County  
Joshua Potosek, County Manager  
100 North Street, P.O. Box 5012, Monticello, New York, 12701

Sullivan County Board of Legislators  
Robert Doherty, Chair  
100 North Street, Monticello, New York, 12701

Town of Fallsburg  
Donna Akerley, Town Clerk  
P.O. Box 2019, 19 Railroad Plaza, South Fallsburg, New York, 12779

## **Attachment A**

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

**Instructions for Completing Part 1**

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

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

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

**A. Project and Sponsor Information.**

Name of Action or Project: Avon Commercial Park at Rock Hill Town Center		
Project Location (describe, and attach a general location map): Glen Wild Road & Rock Hill Drive, Rock Hill, (T) Thompson		
Brief Description of Proposed Action (include purpose or need):  The proposed action is a modification of the previously reviewed Rock Hill Town Center Project to develop the southern portion of the property (±156 acres of the overall ±560 acre property) with ±2.0 million square feet of warehousing in lieu of 213 single-family homes and 60,000 s.f. of commercial space on the southern third of the property. No changes are proposed to the remaining 404 acres of the Rock Hill Town Center project.		
Name of Applicant/Sponsor: Glen Wild Land Company LLC		Telephone: 917-453-2100
		E-Mail: pip@warwick.net
Address: P.O. Box 204		
City/PO: Rock Hill	State: N.Y.	Zip Code: 12775
Project Contact (if not same as sponsor; give name and title/role): Glenn L. Smith, P.E., Project Engineer		Telephone: 845-796-2216
		E-Mail: gsmith.pepc@verizon.net
Address: 533 Broadway		
City/PO: Monticello	State: N.Y.	Zip Code: 12701
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

**B. Government Approvals**

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. <del>City Council</del> , Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or <del>Village Board of Trustees</del>	Possible Town Board Sewer District Extension Approval	2021
b. <del>City</del> , Town or <del>Village</del> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or <del>Commission</del>	Site Plan Approval, Subdivision Approval and Special Use Permit	October 2020
c. <del>City Council</del> , Town or <del>Village</del> Zoning Board of Appeals <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	ZBA Area Variance for Building Height Exceedance	2021
d. Other local agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1) (T) Thompson Highway Dept. Drive Permits 2) (T) Thompson Well Permits	2021
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	1) GML 239 Review by Sullivan Co. Division of Planning	2021
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC SPDES Permit for Stormwater NYSDEC Potential Sewer District Extension NYSDEC Possible Storm Basin Dam Permit	NYSDEC Potential Water Withdrawal Permit 2021
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**C. Planning and Zoning**

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



**C.3. Zoning**

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance.  Yes  No  
 If Yes, what is the zoning classification(s) including any applicable overlay district?  
SR - Suburban Residential (north section)  
HC-2 - Highway Commercial (south section)

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

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

**C.4. Existing community services.**

a. In what school district is the project site located? Monticello CSD

b. What police or other public protection forces serve the project site?  
NY State Police, Sullivan County Sheriffs Dept.

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

d. What parks serve the project site?  
(T) Thompson Town Park, Town Park Road off Old Liberty Road

**D. Project Details**

**D.1. Proposed and Potential Development**

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

b. a. Total acreage of the site of the proposed action? ±560 acres  
 b. Total acreage to be physically disturbed? approx. 125 acres  
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±560 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
 If Yes,  
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
Warehouse parcel.  
 ii. Is a cluster/conservation layout proposed?  Yes  No  
 iii. Number of lots proposed? 2  
 iv. Minimum and maximum proposed lot sizes? Minimum ±19 acres Maximum 156 acres (warehouse parcel)

e. Will proposed action be constructed in multiple phases?  Yes  No  
 i. If No, anticipated period of construction: 12 months  
 ii. If Yes:  
 • Total number of phases anticipated \_\_\_\_\_  
 • Anticipated commencement date of phase 1 (including demolition) \_\_\_\_\_ month \_\_\_\_\_ year  
 • Anticipated completion date of final phase \_\_\_\_\_ month \_\_\_\_\_ year  
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	—	—	—	—
At completion of all phases	—	—	—	—

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

If Yes,  
 i. Total number of structures 2  
 ii. Dimensions (in feet) of largest proposed structure: 65' height; 760' width; and 1,800' length  
 iii. Approximate extent of building space to be heated or cooled: approx. 2.0 million square feet

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

If Yes,  
 i. Purpose of the impoundment: stormwater detention  
 ii. If a water impoundment, the principal source of the water:  Ground water  Surface water streams  Other specify: surface precipitation runoff from developed areas of warehouses site  
 iii. If other than water, identify the type of impounded/contained liquids and their source.  
 iv. Approximate size of the proposed impoundment. Volume: ±4 million gallons; surface area: +3.5 acres  
 v. Dimensions of the proposed dam or impounding structure: max. 6' height; ±500' length  
 vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): on-site soils

**D.2. Project Operations**

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

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

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

v. What is the total area to be dredged or excavated? \_\_\_\_\_ acres  
 vi. What is the maximum area to be worked at any one time? \_\_\_\_\_ acres  
 vii. What would be the maximum depth of excavation or dredging? \_\_\_\_\_ feet  
 viii. Will the excavation require blasting?  Yes  No

ix. Summarize site reclamation goals and plan: \_\_\_\_\_  
 \_\_\_\_\_

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

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

If Yes, describe: \_\_\_\_\_

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

If Yes:

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

v. Describe any proposed reclamation/mitigation following disturbance: \_\_\_\_\_

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

If Yes:

i. Total anticipated water usage/demand per day: 26,000 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If Yes:

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

v. If a public water supply will not be used, describe plans to provide water supply for the project: on-site drilled wells

vi. If water supply will be from wells (public or private), maximum pumping capacity: +50 gallons/minute.

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

If Yes:

i. Total anticipated liquid waste generation per day: 26,000 gallons/day

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

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

If Yes:

- Name of wastewater treatment plant to be used: Possible (T) Thompson Emerald Green S.T.P.
- Name of district: Town of Thompson
- Does the existing wastewater treatment plant have capacity to serve the project?  Yes  No
- Is the project site in the existing district?  Yes  No
- Is expansion of the district needed? (portion containing warehouses parcel only)  Yes  No

- Do existing sewer lines serve the project site?  Yes  No
- Will line extension within an existing district be necessary to serve the project?  Yes  No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Extend collection system westerly along Rock Hill Drive from last existing manhole via project pump station serving warehouses and sewage forcemain.

- iv. Will a new wastewater (sewage) treatment district be formed to serve the project site?  Yes  No

If Yes:

- Applicant/sponsor for new district: \_\_\_\_\_
- Date application submitted or anticipated: \_\_\_\_\_
- What is the receiving water for the wastewater discharge? \_\_\_\_\_

- v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):
- \_\_\_\_\_

- vi. Describe any plans or designs to capture, recycle or reuse liquid waste: N/A
- \_\_\_\_\_

- e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction?  Yes  No

If Yes:

- i. How much impervious surface will the project create in relation to total size of project parcel?

\_\_\_\_\_ Square feet or 82 acres (impervious surface)

\_\_\_\_\_ Square feet or 560 acres (parcel size)

- ii. Describe types of new point sources. Stormwater management structures (detention basins, bioretention basins, dry swales, sand filters) outlets to existing watercourses.

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

To stormwater management facilities on-site, outlet to on and off-site surface waters.

- If to surface waters, identify receiving water bodies or wetlands: Neversink River

- Will stormwater runoff flow to adjacent properties?

Yes  No

- iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater?  Yes  No

- f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations?  Yes  No

If Yes, identify:

- i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

warehouse tractor trailers & delivery vehicles fleet operations

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

to-be-determined

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

to-be-determined

- g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No

If Yes:

- i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year)  Yes  No

- ii. In addition to emissions as calculated in the application, the project will generate:

- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
- \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
- \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
- \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
- \_\_\_\_\_ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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

If Yes:

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

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

---

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

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

---

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

If Yes:

i. When is the peak traffic expected (Check all that apply):  Morning  Evening  Weekend  
 Randomly between hours of 7:00am to 9:00pm.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: approx. 120

iii. Parking spaces: Existing 0 Proposed approx. 1400 Net increase/~~decrease~~ ±1400

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

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:  
Proposed construction of approx. 5,500 lin. ft. of 24' wide paved roads to serve warehousing parcels.

---

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site?  Yes  No

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

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

---

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

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: to be determined

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):  
New York State Electric & Gas Corp. (NYSEG)

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

---

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

<p>i. During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>7:00a.m. - 5:00p.m.</u></li> <li>• Saturday: <u>7:00a.m. - 5:00p.m.</u></li> <li>• Sunday: <u>---</u></li> <li>• Holidays: <u>---</u></li> </ul>	<p>ii. During Operations:</p> <p style="text-align: right; margin-right: 20px;"><b>Warehousing</b></p> <ul style="list-style-type: none"> <li>• Monday - Friday: <u>to-be-determined</u></li> <li>• Saturday: <u>to-be-determined</u></li> <li>• Sunday: <u>to-be-determined</u></li> <li>• Holidays: <u>to-be-determined</u></li> </ul>
--	--



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

If yes:

i. Provide details including sources, time of day and duration:

Potential site and buildings construction activities, Mon.-Sat., approx. 12 months.

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

Describe: Removal of on-site vegetation on warehouses parcel.

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

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Estim. ±16' - 18' high pole mounted down-facing LED light fixtures along warehouse access roadways and parking lots, also warehouse wall-mounted lights with cutoff shields.

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

Describe: Substantial on-site vegetation will be removed for development of project site, primarily warehouses & parking lots.

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

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

If Yes:

i. Product(s) to be stored \_\_\_\_\_

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

iii. Generally describe proposed storage facilities: \_\_\_\_\_

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

If Yes:

i. Describe proposed treatment(s):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

If Yes:

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

• Construction: Est. 3 tons per week (unit of time)

• Operation: Est. 7.5 tons per week (unit of time)

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

• Construction: scrap materials recycling to be promoted by owner

• Operation: recycling of glass, plastics and wood scraps anticipated in warehousing operations.

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

• Construction: Sullivan County Municipal Transfer Station, East Broadway, Monticello

• Operation: same as above

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste?  Yes  No  
 If Yes:  
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: \_\_\_\_\_  
 \_\_\_\_\_  
 ii. Generally describe processes or activities involving hazardous wastes or constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Specify amount to be handled or generated \_\_\_\_\_ tons/month  
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: \_\_\_\_\_  
 \_\_\_\_\_  
 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility?  Yes  No  
 If Yes: provide name and location of facility: \_\_\_\_\_  
 \_\_\_\_\_  
 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:  
 \_\_\_\_\_  
 \_\_\_\_\_

**E. Site and Setting of Proposed Action**

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

a. Existing land uses.  
 i. Check all uses that occur on, adjoining and near the project site.  
 Urban  Industrial  Commercial  Residential (suburban)  Rural (non-farm)  
 Forest  Agriculture  Aquatic  Other (specify): NYS Route 17 / I86 Highway Corridor  
 ii. If mix of uses, generally describe: abutts project site  
Site adjoins Hamlet of Rock Hill business district and fronts on major highway, with properties a mix of stores, restaurants, shops, gas stations, firehouse and private homes

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.5	82	+81.5
• Forested	543	455	-88
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	3.0	2	-1
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	1.0	1.0	0
• Wetlands (freshwater or tidal)	10.0	10.0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>Lawns &amp; Landscaped Areas</u>	2.5	10	+7.5

Total: 560 560  
 Page 9 of 13

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

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

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

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

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

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

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

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

---

**E.2. Natural Resources On or Near Project Site**

a. What is the average depth to bedrock on the project site? varies 0' to +5' feet

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

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

<u>WIC</u>	<u>85</u> %
<u>AoC</u>	<u>8</u> %
<u>WuB</u>	<u>7</u> %

d. What is the average depth to the water table on the project site? Average: 4-8 feet

e. Drainage status of project site soils:  Well Drained: 70 % of site  
 Moderately Well Drained: 23 % of site  
 Poorly Drained: 7 % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: 68 % of site  
 10-15%: 26 % of site  
 15% or greater: 6 % of site

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

---

h. Surface water features.

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

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

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

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

- Streams: Name Fowlwood Brook Classification B
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name NYSDEC No. WO-36 & WO-35 Approximate Size 3.5 ac. (on parcel)
- Wetland No. (if regulated by DEC) WO-36 & 35

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

---

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

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

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

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

m. Identify the predominant wildlife species that occupy or use the project site:		
<u>Whitetail Deer</u> <u>Black Bear</u> <u>Foxes</u>	<u>Rabbits</u> <u>Crows</u> <u>Squirrels</u>	<u>Racoons</u>   
n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:		
i. Describe the habitat/community (composition, function, and basis for designation): _____ _____		
ii. Source(s) of description or evaluation: _____		
iii. Extent of community/habitat:		
<ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul>		
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span>		
<p><b>Bald Eagle</b></p> <p>(PRIOR DEIS FOR PROPERTY CONCLUDED NO SIGNIFICANT IMPACT)</p>		
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span>		
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If yes, give a brief description of how the proposed action may affect that use: <u>Proposed project will eliminate deer and bear hunting on property.</u>		
<b>E.3. Designated Public Resources On or Near Project Site</b>		
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <span style="float: right;"><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</span> If Yes, provide county plus district name/number: <u>SULL004 (Located on adjacent parcels, not project parcels.)</u>		
b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____		
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:		
i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____		
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</span> If Yes:		
i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____		



e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: <u>UNKNOWN - to be determined</u>	
iii. Brief description of attributes on which listing is based: <u>t.b.d.</u>	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

**F. Additional Information**

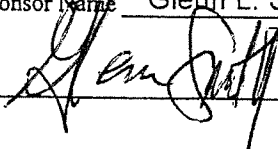
Attach any additional information which may be needed to clarify your project.

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

**G. Verification**

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

Applicant/Sponsor Name Glenn L. Smith, P.E. Date March 26, 2021

Signature  Title Project Engineer

# EAF Mapper Summary Report

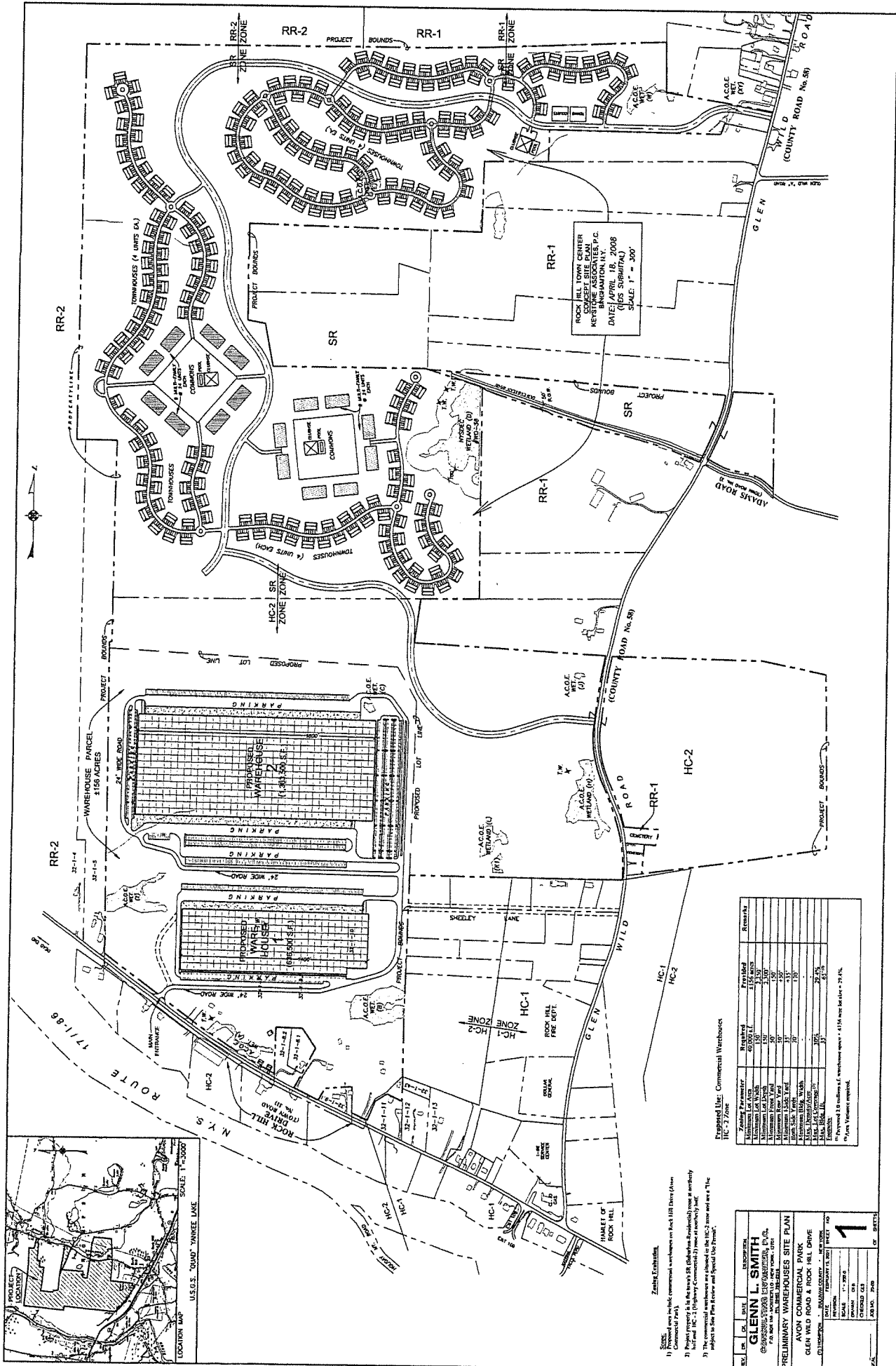
Wednesday, October 28, 2020 8:37 AM

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

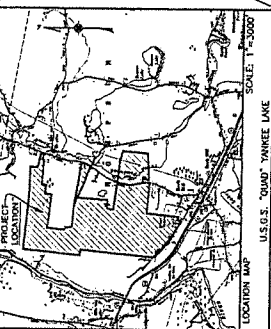
Map data sources: Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Esri Korea, Esri (Thailand), NGCC (c), OpenStreetMap contributors, and the GIS User Community.

B.1.i [Coastal or Waterfront Area]	No
B.1.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Delaware
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):22.6, NYS Wetland (in acres):19.8
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	WO-35, WO-36
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No

E.2.n. [500 Year Floodplain]	No
E.2.i. [Aquifers]	Yes
E.2.i. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Bald Eagle
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	Yes
E.3.a. [Agricultural District]	SULL004
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No



ROCK HILL TOWN CENTER  
CONCEPT SITE PLAN  
NEWSTONE ASSOCIATES, P.C.  
100 WILSON AVENUE  
DARTMOUTH, MASSACHUSETTS 01928  
DATE: 1/15/2008  
(10% SUBMITTAL)  
SCALE: 1" = 300'



Proposed Use: Commercial Warehouses

HC-2 Zone

Zoning Parameter	Required	Provided	Remarks
Minimum Lot Area	40,000 S.F.	115,000 S.F.	
Minimum Lot Depth	150'	250'	
Minimum Front Yard Setback	50'	50'	
Minimum Side Yard Setback	50'	50'	
Minimum Rear Yard Setback	50'	50'	
Maximum Building Height	35'	35'	
Maximum Floor Area Ratio	0.25	0.25	
Maximum Building Width	75'	150'	
Maximum Building Depth	75'	150'	
Maximum Building Area	30,000 S.F.	30,000 S.F.	
Maximum Building Volume	1,050,000 CU. FT.	1,050,000 CU. FT.	
Maximum Building Footprint	30,000 S.F.	30,000 S.F.	
Maximum Building Height	35'	35'	
Maximum Building Area	30,000 S.F.	30,000 S.F.	
Maximum Building Volume	1,050,000 CU. FT.	1,050,000 CU. FT.	
Maximum Building Footprint	30,000 S.F.	30,000 S.F.	

Approved 2.0 conditions of subdivision map # 4114 map and lot # 259 PL.  
No other variance required.

**Zoning Exclusions:**

1) All uses which, commercial construction uses and 100' Drive (even Commercial use).

2) Project property is in the town's SR (Shaded in Red) zone as per zoning bylaw HC-2 (Highway Commercial) zone as per zoning bylaw.

3) The commercial warehouses are allowed in the HC-2 zone and are in the subject to Site Plan Review and Special Use Permit.

**PRELIMINARY WAREHOUSES SITE PLAN**  
AVON COMMERCIAL PARK  
GLEN WILD ROAD & ROCK HILL DRIVE

DESIGNED BY: NEWSTONE ASSOCIATES, P.C.  
DATE: 1/15/2008  
SCALE: 1" = 300'

CHECKED BY: [Signature]  
DATE: 1/15/2008

PROJECT NO: 2008-001  
SHEET NO: 1 OF 1

## **Attachment B**

Lou Kiefer- Chairman  
James Barnicle - Member  
Matthew Sush - Member  
Michael Croissant - Member  
Michael Hoyt - Member  
Arthur Knapp - Alternate  
Kathleen Lara- Alternate

# Town of Thompson Planning Board

4052 Route 42  
Monticello, New York 12701-3221

Phone: (845) 794-2500  
Fax: (845) 794-7353

Paula Kay - Attorney  
Richard McGoey, P.E.-Consultant Eng.  
Heather Zangla - Secretary  
Debbie Mitchell-Recording Secretary  
Logan Ottino - Zoning Officer

## SUBDIVISION / SITE PLAN APPLICATION

RETURN TO:

DATE RECEIVED: / /

FEES:

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

Application Fee: \$ .00 (Paid)(Due)  
Preliminary Plan Review Fee: \$ .00 (Paid)(Due)  
Final Plan Review Fee: \$ .00 (Paid)(Due)

1. Identifying title of Subdivision / Site Plan: Avon Commercial Park at Rock Hill Town Center

2. Owner of Lands to be reviewed:

Name Glenn Wild Land Co. LLC

Address P.O. Box 204, Rock Hill, NY 12775 Phone 917-453-5100

3. Who will appear before the Planning Board:

Circle one : Owner, Agent, **Representative of Owner**, Contract Vendee

4. Who prepared Subdivision/ Site Plan:

Name Glenn L. Smith, P.E.

Address P.O. Box 156, Monticello, NY 12701 Phone 845-796-2216

Email address gsmith.pepc@verizon.net

5. Location of Lands to be reviewed:

Glen Wild Road & Rock Hill Drive, Rock Hill

Zoning District: SR (north side) & HC-2 (south side)

6. Tax Map: Section 24 Block 1 Lot 9, 10, 11, 12

25 1 9.2, 10, 15.2, 16, 17, 21.2, 24

7. Purpose of review (describe briefly):

32 1 6, 7, 10

Land to be subdivided: Yes Number of Lots: Approx. 5

Lot line change: Yes

Site Plan Review: Yes

Other: \_\_\_\_\_

8. Easements or other restrictions on property (Describe generally):

NYSEG R.O.W. crosses easterly portion of parcel #25-1-21.2

9. The undersigned hereby requests approval by the Planning Board of the above identified application.

THE SIGNING OF THIS APPLICATION INDICATES YOUR KNOWLEDGE OF RESPONSIBILITY FOR PAYMENT OF ALL FEES AND PROFESSIONAL SERVICES INCURRED BY THE PLANNING BOARD IN REVIEW OF THIS APPLICATION. SUCH AS: PLANNER/CONSULTANT, ENGINEER, LEGAL, PUBLIC HEARING, AND/OR SITE INSPECTION.

Signature  Title MANAGING MEMBER

Date: April 26, 2021

## **Attachment C**





March 29, 2021

Lou Kiefer, Chair  
Town of Thompson Planning Board  
Thompson Town Hall  
4052 Route 42  
Monticello, NY 12701

RE: **Avon Commercial Park at Rock Hill Town Center**  
EDR Project No. **20275**

Dear Chairman Kiefer and Planning Board Members,

The Glen Wild Land Company (the "Applicant") is proposing to modify the Rock Hill Town Center Project (the "Town Center Project") by eliminating 213 single-family homes and 60,000 square feet of commercial space on the southern third of the Town Center Project development site and replacing that component with approximately 2,000,000 square feet of warehouse/distribution to be known as the "Avon Commercial Park." No other changes to the development program reviewed as part of the Town Center Project are proposed on the remaining 404 acres of the Town Center Project development site. Avon Commercial Park and the remaining (unchanged) portion of the Town Center Project are hereafter referred to as the ("Modified Project"). The Modified Project consists of a total of +/- 560 acres (the "Project Site") with +/-156 acres now allocated to Avon Commercial Park. The Project Site is located north of NYS Route 17 between Exits 108 and 109.

The southern portion of the Project Site where Avon Commercial Park is proposed to be developed is within the Highway Commercial (HC-2) zoning district. Avon Commercial Park is allowed under the Town of Thompson's Zoning Law subject to its receipt of a Special Use Permit and Site Plan Approval from the Town of Thompson Planning Board.

As discussed above, the Town Center Project, was previously proposed at the Project Site in 2007 and is described in a Draft Environmental Impact Statement ("DEIS") submitted to the Town of Thompson Planning Board on April 13, 2007. As described in the 2007 DEIS, the Town

Center Project was a mixed-use proposal consisting of 480,000 square feet of commercial space and 1,489 residential dwelling units. Additionally, the Town Center Project included internal roads, an on-site wastewater treatment facility, a community water system using private on-site wells, and a stormwater management system to service the development.

During the prior review under the State Environmental Quality Review Act ("SEQRA"), the Town Center Project was modified, as defined in the Final Environmental Impact Statement ("FEIS"), dated August 21, 2009 and Town of Thompson Planning Board's 2009 SEQRA Findings Statement which describes an as-of-right project consisting of up to 60,000 square feet of commercial space and up to 1,613 residential dwelling units. Approximately 10 percent of the residential units were intended to be age restricted allowing adults 55 years of age and older. The commercial portion was intended to be retail development adjoining the Rock Hill hamlet at Exit 109 of NYS Route 17. The Town Center Project was to be serviced by an on-site wastewater treatment facility, a community water system using private on-site wells and a stormwater management system. Vehicular access was proposed from Glen Wild Road on the east and Rock Hill Drive on the south. It is noted that the 2009 FEIS was prepared and accepted by the Thompson Planning Board to serve as a Generic EIS document, as per SEQRA regulations. As such, the levels of impacts for the evaluated resource categories in the accepted 2009 Rock Hill Town Center FEIS represent the benchmark threshold limits for site specific development of the Town Center Project and are further relevant to an assessment of potential adverse impacts of the Modified Project.

A summary of the project components associated with the Town Center Project (as described in the 2007 DEIS, the 2009 FEIS and 2009 Findings Statement) and the Modified Project are provided in Table 1 below.

**Table 1. Summary of Project Components**

<b>Project Component</b>	<b>2007 DEIS Town Center Project</b>	<b>2009 FEIS and SEQRA Findings Statement Town Center Project</b>	<b>The Town Center Project as Modified by the Avon Commercial Park Project</b>
One-Family Detached Residential Units	581 dwelling units	213 dwelling units*	N.A.
One-Family Attached Townhomes	524 dwelling units	1,012 dwelling units*	1,012 dwelling units
Multi-Family Attached Residences	384 dwelling units	384 dwelling units*	384 dwelling units
<i>Total Residential Units</i>	<i>1,489 dwelling units</i>	<i>1,613 dwelling units*</i>	<i>1,396 dwelling units</i>
Commercial – Retail	295,000 square feet	60,000 square feet	N.A.
Commercial - Supermarket	60,000 square feet	N.A. <sup>1</sup>	N.A.
Movie Theater	40,000 square feet	N.A.	N.A.
Hotel/Conference Center	85,000 square feet	N.A.	N.A.
Commercial – Warehouse Distribution Center	N.A.	N.A.	<i>2,000,000 square feet</i>
<i>Total Commercial</i>	<i>480,000 square feet</i>	<i>60,000 square feet</i>	<i>2,000,000 square feet</i>
*Maximum permitted N.A. = Not applicable <sup>1</sup> A small supermarket potentially could have been included as part of 60,000 square feet of commercial retail.			

**Framework for Analysis**

The Technical Memorandum will provide additional information to assist the Town of Thompson Planning Board, as Lead Agency under the State Environmental Quality Review Act (SEQRA) (6 NYCRR Part 617), to make a determination as to whether the Modified Project, will have any additional significant adverse environmental impacts that were not identified and analyzed in the previous environmental review for the Town Center Project which would require the preparation of a Supplemental Environmental Impact Statement (“SEIS”), or whether no SEIS will be required because the Modified Project will not result in any new significant adverse environmental impacts and that mitigation measures identified in the previous environmental review remain sufficient and appropriate with respect to the Modified Project. The previously reviewed documents (e.g., 2007 DEIS, 2009 FEIS and 2009 Findings Statement) for the Town Center Project will be used as the baseline for the review of potential environmental impacts associated with the development and operation of the Modified Project. The framework for the analysis will

include a comparison of the Town Center Project, as amended by the Modified Project, against the environmental impact categories analyzed during the SEQRA review for the Town Center Project. For environmental impact categories where the Town Center Project, as amended by the Modified Project, does not result in any new significant adverse environmental impacts that were not already identified and analyzed in the previous environmental review, the Technical Memorandum will document that fact. For environmental impact categories that require further assessment, because of new information and/or changed project conditions or other circumstances, the Technical Memorandum will summarize the project-specific analyses that were performed for such categories.

The information presented below provides a preliminary outline of what is intended to be included in the final Technical Memorandum to be provided to the Town of Thompson Planning Board to support the environmental review under SEQRA of the Modified Project.

## **Potential Environmental Impacts**

### **Geology, Soils, and Topography**

#### *Town Center Project – 2007 Draft Environmental Impact Statement*

The 2007 DEIS outlined the potential impacts to geology, soils, and topography for the originally proposed Town Center Project. In some locations, rock removal was needed to adhere to the design of the Town Center Project discussed in the 2007 DEIS. Any required blasting would be carried out in accordance with a Blasting Protocol that meets New York State and Town of Thompson, Chapter 120, Drilling and Blasting, requirements for blasting. All construction plans would adhere to the mitigation measures outlined in the Soil Erosion and Sediment Control Plan. Soil fill and earth cut material would be used on site where necessary. The remaining material would be carried off site to a facility where it could be stored for later use.

#### *Town Center Project – 2009 Findings Statement*

The Findings Statement indicates a total of 293.64 acres of site disturbance, including 4.66 acres of steep slopes (20 percent or greater) would result from the project. The Town Center Project

described in the Findings Statement involved approximately 207,000 cubic yards (cy) of cut and 140,000 cy of fill. The Town Center Project was anticipated to require rock removal using mechanical means, and if necessary, blasting would be utilized in accordance with the Town requirements.

Mitigation measures include adherence to the proposed Erosion and Sediment Control Plan, the Stormwater Pollution Prevention Plan and the Blasting Plan as outlined in the Findings Statement.

*Town Center Project as Modified by the Avon Commercial Project*

Any impacts relating to Geology, Soils, and Topography from the Modified Project are anticipated to be approximately the same as those evaluated in the DEIS or the 2009 Findings Statement. However, an updated assessment of cut and fill quantities will be prepared to demonstrate continued compliance with the Findings Statement. Additionally, an updated assessment of activity within areas of steep slopes will be provided. Project engineers will evaluate whether construction may require blasting and, if needed, update and amend the previously prepared Blasting Plan as appropriate. Lastly, the Project Engineer will confirm soil suitability and infiltration rates for the Modified Project and develop an updated Stormwater Pollution Prevention Plan (SWPPP) in compliance with the current NYSDEC State Pollutant Discharge Elimination System (SPDES) General Permit.

**Surface Water Resources**

*Town Center Project – 2007 Draft Environmental Impact Statement*

The DEIS concluded that with the mitigation measures outlined in the SWPPP, no flooding related impacts were anticipated for the Town Center Project. Additionally, no portion of the Town Center Project fell within any Shallow Flooding or Special Flood Hazard area as defined in Chapter 140 of the Town of Thompson Code. Consequently, no Flood Development Permit was required. Furthermore, no Article 15 Stream Protection Permit was required as there was no projected disturbance to any NYSDEC protected watercourse.

*Town Center Project – 2009 Findings Statement*

The Findings Statement indicates that potential impacts to on- and off-site surface water resources from the Town Center Project include sedimentation during construction, post development increases in pollutant loading in stormwater, post development flooding from increased peak rates of stormwater discharge, and bed and bank erosion in receiving watercourses resulting from increased stormwater discharge velocities. However, adherence to the prepared SWPPP would ensure that post-development stormwater flow volumes and rates do not exceed pre-development flow volumes and rates and that post-development pollutant loading (phosphorus, nitrogen, and biological oxygen demand) do not exceed pre-development levels to the maximum extent practicable.

The Town Center Project proposed to discharge effluent from a sewage treatment plant to Fowlwood Brook in accordance with an approved NYSDEC SPDES permit. Except for the sewage treatment plant outfall, no other flood prone area would be impacted and no NYSDEC regulated watercourses would be disturbed.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project occupies a smaller development footprint than the Town Center Project as outlined in the DEIS and the Findings Statement; and does not involve any activities within a Federal Emergency Management Agency (FEMA) designated Flood Zone. No adverse effects to flooding and/or New York State regulated Article 15 surface waters are anticipated from the Modified Project. This section will include an updated review of publicly available floodplain and stream data to confirm these findings. Further, a new SWPPP will be prepared to demonstrate compliance with current NYSDEC stormwater regulations. A description of the Modified Project's compliance with the prior Findings Statement for the Town Center Project will be provided.

## **Ecology and Wetland Resources**

### *Town Center Project – 2007 Draft Environmental Impact Statement*

On-site wetlands were delineated in 2005 and 2006 and thirteen wetlands were identified - twelve of which are potentially regulated by the U.S. Army Corps of Engineers (USACE) and three of which that are regulated by NYSDEC. Based on the design of the Town Center Project described in the 2007 DEIS, all direct impacts to wetlands were to be avoided. Consequently, no wetland mitigation features were proposed. However, some mitigation measures for encroachments into NYSDEC 100-foot wetland adjacent area for Wetland D included revegetation with native plants. Mitigation measures outlined in the SWPPP will prevent sedimentation and stormwater discharge into on-site wetlands.

The DEIS for the Town Center Project also identified several short-and long-term impacts to the on-site ecology and wildlife, including impacts to wildlife movement, increased erosion and storm water runoff, loss of upland wooded habitat, increased wildlife competition for smaller habitats, habitat disturbance by site grading, fragmentation of habitats, and loss of isolated wetlands. Several mitigation methods were proposed in the DEIS to reduce impacts on sensitive wildlife, habitats, and vegetation.

### *Town Center Project – 2009 Findings Statement*

The Findings Statement indicates that the Town Center Project would result in approximately 1.1 acres of disturbance to non-regulated wetlands (areas not under the jurisdiction of the NYSDEC or the USACE) and temporary disturbance to a dirt road within a NYSDEC regulated wetland buffer for the installation of underground utility lines. These disturbances were described as required and are unavoidable. This would require a permit from the NYSDEC for the temporary disturbance in the 100-foot regulated buffer but not a permit from the USACE which does not regulate wetland buffers. Phase 1 of the Town Center Project did not require any wetland permits from USACE. It remained undetermined if other subsequent phases of the Town Center Project might require any wetland permits from the USACE and/or the NYSDEC.

The Town Center Project was estimated to disturb approximately 18.8 percent of the existing hardwood uplands and understory on the Project Site. This disturbance was described as unavoidable for the construction Town Center Project and did not constitute a significant adverse environmental impact.

Mitigation includes protection measures for preserved tree stands and underlining root zones during construction, replanting of inadvertently damaged trees or vegetation within preserved areas and implementation of a maintenance and monitoring plan for preserved vegetation.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project, located in the southwestern corner of the Project Site, has been designed to avoid adjacent wetlands A, B, C, L, K1, and Z entirely; thus, no adverse impacts are proposed to any wetlands consistent with the original findings. Site reconnaissance conducted on January 7, 2021 visually assessed the mapped locations of these wetlands to confirm that they remain generally in the same location. The Modified Project will require a standardized field investigation of on-site wetland, surface water, and habitat boundaries to document or confirm any changes in sensitive ecological communities, wildlife, or wetlands and confirm impact avoidance and provide a summary in the Technical Memorandum.

In addition, updated information requests to the U.S. Fish & Wildlife Service (USFWS) Information, Planning, and Consultation (IPaC) system and the NYSDEC Natural Heritage Program (NHP) will provide updated information regarding any documented protected species on or near the Project Site. Any new potential impacts or appropriate avoidance measures regarding habitat will be discussed in the Technical Memorandum.

**Land Use and Zoning**

*Town Center Project – 2007 Draft Environmental Impact Statement*

As described in the DEIS, the Town Center Project was compatible with existing land uses near the Project Site. The Site falls within three Town zoning districts: Suburban Residential (SR), Highway



Commercial (HC-2) and Rural Residential (RR-1). The Zoning Code's allowable number of residential units exceeds what was proposed in the Town Center Project for the single-family and multi-family components, which could be achieved using a cluster option for the layout. The commercial component of the Town Center Project discussed in the 2007 DEIS was proposed on Lots zoned HC-2 and RR-1. The Town Center Project would require a rezoning of this portion of the RR-1 zone to HC-2 zone by the Town Board.

*Town Center Project – 2009 Findings Statement*

The Town Center Project as described in the Findings Statement was an As-of Right plan that would have no anticipated significant adverse impacts to land use or zoning requiring mitigation measures.

*Town Center Project Modified by Avon Commercial Park Project*

The Modified Project is anticipated to remain consistent with the 2007 DEIS and the Town's 2009 Findings Statement. The Modified Project is allowable under current zoning and will require Site Plan and Special Use permit review and approval by the Town of Thompson Planning Board and possibly other approvals. The Technical Memorandum will provide a description of current land use, and demonstrate compatibility with the local comprehensive plan, and applicable zoning regulations.

**Transportation**

*Town Center Project – 2007 Draft Environmental Impact Statement*

A Traffic Impact Study was presented in the DEIS as well as a Traffic Impact Study prepared by the Town's Technical Consultants, Adler Consulting (dated March 28, 2007). This study estimated that the Town Center Project was projected to add between 1,000 and 2,800 peak-hour trips, depending on time of day, to the adjacent roadway network. Mitigation measures were identified to address the projected traffic-related impacts associated with the Town Center Project. It was determined that with implementation of the proposed mitigation measures, the Town Center Project would not have a significant adverse impact on the traffic operating conditions in the study

area, and adequate capacity would be provided to accommodate the Project and Non-Project traffic.

*Town Center Project – 2009 Findings Statement*

As described in the Findings Statement, the modifications to the Town Center Project discussed in the 2007 DEIS lessened the projected volume of traffic that would be generated to levels that could be accommodated by the study area roadway network with implementation of the identified mitigation measures.

*Town Center Project as Modified by Avon Commercial Park Project*

The Technical Memorandum will include an updated traffic study based on current data and traffic project data. The Applicant's traffic consultant will prepare a Traffic Review to compare the anticipated traffic projections of the Modified project to the 2007 Rock Hill Town Center project as described in the DEIS because the 2007 Rock Hill Town Center project had higher traffic impacts compared to the 2009 Rock Hill Town Center, largely due to the 480,000 square feet of proposed commercial space. Utilizing the traffic impacts associated with the 2007 Rock Hill Town Center plan as the benchmark is intended to provide a more conservative assessment of the traffic impacts associated with the Avon Commercial Park project. Trip distribution for the Avon Commercial Park project is anticipated to be similar to the 2007 Rock Hill Town Center project with majority of the trips heading to and from NYS Route 17. Based on the similarities in trip generation and distribution between the projects, the potential mitigation measures for the Avon Commercial Park project are expected to be generally similar to those identified in the traffic analysis for the 2007 Rock Hill Town Center project.

The Traffic Review proposes a recommended traffic study scope for the Avon Commercial Park project that includes the following:

1. Collect traffic turning movement counts at the following six study area intersections on a typical weekday morning between 7-9am, weekday evening between 4-6pm, and Saturday

between 11am-12pm to ensure that the actual peak hours of the adjacent streets are captured.

- Glen Wild Road @ Old Glen Wild Road
- Rock Hill Drive @ Route 17 WB Ramps
- Rock Hill Drive @ Glen Wild Road
- Rock Hill Drive @ Katrina Falls Road
- Katrina Falls Road @ Lake Louise Marie Road
- Katrina Falls Road @ Route 17 EB Ramps

Counts will include passenger cars, heavy vehicles by direction and pedestrians. Given current Covid impacts on traffic volumes throughout the country, and the generally flat or negative historic traffic volume trends in the area, it may be advisable to complete the updated traffic study using the 2007 traffic counts previously collected.

2. Review and verify available sight distances along Rock Hill Drive from the proposed driveway location.
3. Collect additional data needed to analyze traffic operations, including roadway geometry, speed limits and traffic control.
4. Obtain the most current three years worth of accident data for study area. Complete an accident analysis. Accident data will be summarized in a tabular format, accident rates will be calculated and compared to statewide averages for similar facilities. Collision diagrams will not be prepared.
5. Review available AADT and speed data from the NYSDOT website for inclusion in the report.
6. Review recommended sight distances from AASHTO and compare with the actual distances that are available at the proposed driveway.
7. Reduce the traffic count data and apply any necessary seasonal adjustments factors to the existing peak hour traffic volumes.
8. Review historical traffic volume data in the area and apply any adjustments that may be necessary to account for current Covid impacts on traffic volumes.

9. Complete an existing conditions capacity analysis of the study area intersections using Synchro10 in order to identify existing operations.
10. Review historical traffic volume data in the area to develop a background growth rate and grow the existing traffic volumes to the assumed 2024 design year.
11. Contact the Town of Thompson and incorporate any required area approved development into the 2024 design year traffic volumes.
12. Complete a 2024 background conditions capacity analysis without the proposed development.
13. Distribute the new trips (warehouse component only) to study area intersections and site driveway, and add to the 2024 background traffic volumes for the resultant 2024 build traffic volumes.
14. Complete a capacity analysis of the build condition with no improvements to identify the potential impacts of the proposed development (warehouse component only).
15. Complete an additional capacity analysis of the build condition traffic volumes with improvements needed to mitigate the impacts of the proposed warehouse development.
16. Distribute the future residential trips to study area intersections and site access, and add to the 2024 warehouse build traffic volumes for the resultant 2024 full build traffic volumes with the future residential development.
17. Complete a capacity analysis of the full build condition with no additional improvements to identify the potential impacts of the proposed residential development.
18. Complete an additional capacity analysis of the full build condition traffic volumes with improvements needed to mitigate the impacts of the proposed residential development.

In addition to evaluating the operation-related traffic effects of the Project, the traffic study would include an evaluation of the construction-related traffic effects.

### **Visual Resources**

#### *Town Center Project – 2007 Draft Environmental Impact Statement*

The visual resources outlined in the DEIS analysis identified Route 17 and the Neversink Reservoir as visually sensitive resources. Additionally, the Anshei Glen Synagogue, located 1,300 feet north

of the Town Center Project Site was identified as a potential visually sensitive resource. Overall, the 2007 DEIS determined that visual impacts to any of these resources would not result from the Town Center Project.

*Town Center Project – 2009 Findings Statement*

The Findings Statement indicates that no significant adverse visual impacts would result from the Town Center Project.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project will be located within the footprint of the previously studied Town Center Project. The Technical Memorandum will confirm and update the list of visually sensitive receptors, include an updated viewshed analysis, and provide renderings/simulations to confirm the original findings and to document any appropriate mitigation measures (i.e., landscaping).

**Historic and Archaeological Resources**

*Town Center Project – 2007 Draft Environmental Impact Statement*

A Phase 1A cultural resource investigation was conducted at the Town Center Project Site by CITY/SCAPE Cultural Resource Consultants in May 2009. As described in this report and the DEIS, the Town Center Project did not propose any impacts to documented historic or prehistoric sites. It was determined that there would be a moderate to high potential for prehistoric remains to exist on the more level and well-drained portions of the Town Center Project Site and a high potential for the Town Center Project Site to contain cultural resources. Additionally, a site reconnaissance survey to document all buildings within and adjacent to the Town Center Project Site was conducted from which the OPRHP identified several National Register (NR) eligible properties.

A subsequent Phase 1B investigation was completed by CITY/SCAPE. No archaeological resources of any significance were encountered within the Town Center Project Site described in the 2007 DEIS. CITY/SCAPE recommended that no further investigations were required and indicated that

the Town Center Project would not result in adverse impacts to historic and/or archaeological resources.

*Town Center Project – 2009 Findings Statement*

Based on the Cultural Resource studies prepared for the DEIS, the Town's Findings Statement indicates that the Town Center Project would not result in adverse impacts to historic and/or archeological resources, and therefore, no mitigation would be required.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project is located within the footprint of the Town Center Project studied in the DEIS. It is not anticipated that the Modified Project will impact any of the historic or archaeological resources identified in the original Phase 1A and Phase 1B surveys. Further, the Modified Project will continue to adhere to any applicable recommendations for mitigation outlined by the State Historic Preservation Office (SHPO). The Technical Memorandum will include a description of the Modified Project and compliance with the Town's previous Findings, as well as a summary of any additional SHPO consultation, if deemed necessary.

**Community Facilities and Services**

*Town Center Project – 2007 Draft Environmental Impact Statement*

The Town Center Project was estimated to add 3,835 persons to the existing population of the Town. Additionally, up to 668 school age children were projected to be added to the Monticello Central School District. It was determined in the DEIS that no perceived impacts to police protection or fire protection services would result. However, the Town Center Project was anticipated to have a significant impact on the Town's Emergency Medical Services (the Rock Hill Volunteer Ambulance Cops), requiring the hiring of additional staff. Furthermore, the Town Center Project was also anticipated to have an impact on the local school district.

*Town Center Project – 2009 Findings Statement*

As described in the Findings Statement, the Town Center Project and its projected population is not anticipated to result in a significant adverse impact due to the phased nature of the development and the revenues it would generate to off-set the added expenses to community facilities.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project does not include residential uses and would affect local population growth in the same manner as the Town Center Project. The Technical Memorandum will provide a description of the Modified Project's compliance with the Town's Findings.

**Utilities**

*Town Center Project – 2007 Draft Environmental Impact Statement*

The Town Center Project, as described in the DEIS, was conservatively estimated to generate a design average flow of approximately 0.500 MGD of wastewater flow. The Applicant originally proposed to construct an on-site wastewater treatment facility that would be designed to accommodate flows from the Town Center Project only. The Town Center Project would develop its own source of groundwater supply and construct its own storage, treatment, and distribution facilities for potable water. Thus, the Town Center Project was determined to have no impact on existing municipal water systems for the town. It was also indicated that there was sufficient service capacity to handle the solid waste needs of the Town Center Project. Therefore, it was determined that no adverse impacts to existing utilities would occur for the Town Center Project.

*Town Center Project – 2009 Findings Statement*

As described in the Findings Statement the utilities required to support the Town Center Project could be provided without significant adverse impacts. The Town Center Project would be serviced by a private community water supply and wastewater treatment plant that would not impact the existing municipal water supply or the wastewater treatment facilities.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project is not anticipated to have the same demands for utilities as originally described in the DEIS. A description of the Modified Project's compliance with the Findings Statement will be provided. The Technical Memorandum will address the following utilities that currently service the Project Site area:

- *Water Supply* – Pursuant to the DEIS, four test wells were drilled on the property in 2006-2007. The Technical Memorandum will analyze and supplement the yield and water quality information associated with these wells and any additional wells to determine adequacy for the Modified Project.
- *Sewer* – The Technical Memorandum will evaluate the adequacy of the existing sewer infrastructure in the vicinity of the Project Site for possible connection and/or upgrades. The Technical Memorandum will also address any potential impacts or capacity issues associated with the proposed connection to the Thompson/Emerald Green sewer district to service the Modified Project.
- *Electric* – The Technical Memorandum will evaluate the existing utility infrastructure available to service the Modified Project and consult with the NYSEG to identify any utility concerns or required improvements.

**Fiscal Analysis**

*Town Center Project – 2007 Draft Environmental Impact Statement*

A fiscal analysis was performed for the Town Center Project that outlined potential project valuation and revenues generated by the Town Center Project discussed in the 2007 DEIS.

*Town Center Project – 2009 Findings Statement*

A revised fiscal analysis of the Town Center Project was prepared which indicates that the additional taxes generated for Town departments, services and the Monticello Central School District would more than off-set the demands generated for these services. No additional mitigation measures were proposed.



*Town Center Project as Modified by Avon Commercial Park Project*

The Technical Memorandum will include a description of the Modified Project's compliance with the SEQRA Findings Statement to demonstrate the fiscal impact of the Modified Project on the Town and school district, which is anticipated to be positive. Applicable financial information will be provided as needed. The Technical Memorandum will include a fiscal analysis of any anticipated benefits received or conferred that involve the Sullivan County Industrial Development Agency. The Technical Memorandum will also provide an analysis of the construction costs and associated secondary fiscal benefits.

**Construction Related Effects**

*Town Center Project – 2007 Draft Environmental Impact Statement*

Construction of the Town Center Project as outlined in the DEIS was anticipated to cause increases in ambient noise levels and fugitive dust. Additionally, required blasting may cause temporary noise related disturbance to adjacent properties. However, mitigation measures were identified. Mitigation measures and existing distance from the Town Center Project Site to adjacent properties was expected to reduce the impact of fugitive dust and construction associated noise.

*Town Center Project – 2009 Findings Statement*

The Findings Statement outlines the mitigation measures to be implemented during construction to minimize the potential for adverse impacts associated with the Town Center Project.

*Town Center Project as Modified by Avon Commercial Park Project*

The Modified Project involves less overall construction as compared to the Town Center Project. The Technical Memorandum will describe the projected duration of construction, number of trips, noise levels and proposed mitigation measures, as well as the Modified Project's compliance with the SEQRA Findings Statement.

**Noise**

*Town Center Project – 2007 Draft Environmental Impact Statement*

No significant construction-related noise impacts were anticipated with proposed mitigation measures described in the 2007 DEIS. Operational related noise sources (i.e., residential, commercial) were not identified as significant impacts with adherence to the town noise regulations as stipulated in Chapter 163 of the Town Code.

*Town Center Project – 2009 Findings Statement*

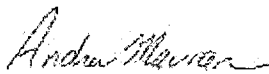
No significant construction-related noise impacts were anticipated with proposed mitigation measures described in the 2009 Findings Statement. Operational related noise sources were not identified as significant impacts with adherence to the town noise regulations as stipulated in Chapter 163 of the Town Code.

*Town Center Project as Modified by Avon Commercial Park Project*

The Technical Memorandum will evaluate the anticipated noise impacts associated with the construction related activities and the operational aspects of the Modified Project.

We look forward to working with the Planning Board to assist in the review and consideration of the proposed Avon Commercial Park at Rock Hill Town Center project.

Sincerely,



Andrew Mavian, AICP  
Project Manager, Environmental

## **Attachment D**

**RESOLUTION OF THE TOWN OF THOMPSON PLANNING BOARD  
DECLARING ITS INTENT TO RESUME ITS STATUS AS LEAD AGENCY FOR  
THE SEQRA REVIEW OF THE MODIFICATION OF THE ROCK HILL TOWN  
CENTER PROJECT TO CONSTRUCT THE AVON COMMERCIAL PARK AT  
ROCK HILL TOWN CENTER**

**WHEREAS**, on or around April 26, 2021, Glen Wild Land Company, LLC (the “Applicant”) submitted an updated application to the Town of Thompson Planning Board (the “Planning Board”) for subdivision approval, site plan approval and a special use permit (the “Application”) in connection with the modification of the Rock Hill Town Center Project (the “Town Center Project”) by eliminating 213 single-family homes and 60,000 square feet of commercial space on the southern third of the Town Center Project development site and replacing that component with approximately 2,000,000 square feet of warehouse/distribution to be known as the “Avon Commercial Park” (the “Proposed Action”), as more fully described in the Part 1 of the Long Form Environmental Assessment Form (“EAF”) for the Proposed Action; and

**WHEREAS**, the Planning Board was the Lead Agency for the Town Center Project and wishes to declare its intent to resume its status as Lead Agency in connection with all processing, procedures, determinations and findings to be made or conducted pursuant to the New York State Environmental Quality Review Act (“SEQRA”) with respect to the Proposed Action; and

**WHEREAS**, the Planning Board further wishes to coordinate environmental review among interested and involved agencies pursuant to SEQRA with respect to the Proposed Action; and

**WHEREAS**, under the applicable standards of SEQRA contained in 6 NYCRR Part 617.6(b), the Planning Board concludes that it should resume its designation as the Lead Agency for the coordinated environmental review of the Proposed Action because any potential impacts of the Proposed Action will primarily be local and the Planning Board has principal responsibility and jurisdiction to review and act upon the applications for subdivision approval, site plan approval and a special use permit for the Proposed Action; and

**WHEREAS**, the Planning Board has identified all of the potentially Involved Agencies, which Agencies are set forth in the Planning Board’s Notice of Intent to Declare Lead Agency (the “Notice of Intent”), which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Proposed Action will require review pursuant to SEQRA.
2. The Proposed Action is a Type 1 Action.

**RESOLUTION OF THE TOWN OF THOMPSON PLANNING BOARD  
DECLARING ITS INTENT TO RESUME ITS STATUS AS LEAD AGENCY FOR  
THE SEQRA REVIEW OF THE MODIFICATION OF THE ROCK HILL TOWN  
CENTER PROJECT TO CONSTRUCT THE AVON COMMERCIAL PARK AT  
ROCK HILL TOWN CENTER**

**WHEREAS**, on or around April 26, 2021, Glen Wild Land Company, LLC (the "Applicant") submitted an updated application to the Town of Thompson Planning Board (the "Planning Board") for subdivision approval, site plan approval and a special use permit (the "Application") in connection with the modification of the Rock Hill Town Center Project (the "Town Center Project") by eliminating 213 single-family homes and 60,000 square feet of commercial space on the southern third of the Town Center Project development site and replacing that component with approximately 2,000,000 square feet of warehouse/distribution to be known as the "Avon Commercial Park" (the "Proposed Action"), as more fully described in the Part 1 of the Long Form Environmental Assessment Form ("EAF") for the Proposed Action; and

**WHEREAS**, the Planning Board was the Lead Agency for the Town Center Project and wishes to declare its intent to resume its status as Lead Agency in connection with all processing, procedures, determinations and findings to be made or conducted pursuant to the New York State Environmental Quality Review Act ("SEQRA") with respect to the Proposed Action; and

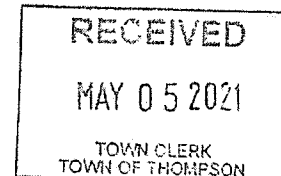
**WHEREAS**, the Planning Board further wishes to coordinate environmental review among interested and involved agencies pursuant to SEQRA with respect to the Proposed Action; and

**WHEREAS**, under the applicable standards of SEQRA contained in 6 NYCRR Part 617.6(b), the Planning Board concludes that it should resume its designation as the Lead Agency for the coordinated environmental review of the Proposed Action because any potential impacts of the Proposed Action will primarily be local and the Planning Board has principal responsibility and jurisdiction to review and act upon the applications for subdivision approval, site plan approval and a special use permit for the Proposed Action; and

**WHEREAS**, the Planning Board has identified all of the potentially Involved Agencies, which Agencies are set forth in the Planning Board's Notice of Intent to Declare Lead Agency (the "Notice of Intent"), which is incorporated herein by reference.

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Proposed Action will require review pursuant to SEQRA.
2. The Proposed Action is a Type 1 Action.



3. In accordance with 6 NYCRR Part 617.6(b), the Planning Board declares its intent to serve as Lead Agency to review the Proposed Action;
4. The Planning Board directs the Secretary to the Planning Board to transmit a copy of this Resolution and the Planning Board's Notice of Intent to the Involved Agencies identified in the Notice of Intent, together with the EAF and Application submitted by the Applicant, and to notify them that a Lead Agency must be agreed upon within 30 calendar days of the date that the Planning Board's Notice of Intent is transmitted to them.

**Motion to Declare Lead Agency - Adopted April 28, 2021 by the Planning Board**

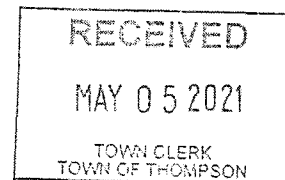
Moved by: Planning Board chair/member James Barnicle

Seconded by: Planning Board chair/member Kathleen Lara

The members of the Planning Board votes as follows:

	<u>AYE</u>	<u>NAY</u>
Chair Lou Kiefer	(not present)	
Member James Barnicle	X	
Member Matthew Sush	X	
Member Michael Croissant	X	
Member Michael J. Hoyt	X	
Member (Alternate) Kathleen Lara	X	

Filed in the Office of the Town Clerk of the Town of Thompson on ~~April~~ <sup>May</sup> 05, 2021





**NEW YORK MUNICIPAL INSURANCE RECIPROCAL**

May 5, 2021

Law office of Patrick J. Mullaney, PC  
100-09 Metropolitan Ave.  
Forest Hills, NY 11375

via email to: [qmiranda@maglawyers.com](mailto:qmiranda@maglawyers.com)

RE: Claimants: Jose Lorenzo Perello  
Subscriber: Town of Thompson  
Date of Loss: January 5, 2021  
Location: 207 Anawana Lake Road, Monticello, NY  
File Number: TTHOM-2021-002-001

Dear Mr. Mullaney:

The New York Municipal Insurance Reciprocal is the liability insurer for the Town of Thompson. We are in receipt of your Notice of Claim entitled Jose Lorenzo Perello v. The Village of Monticello, County of Sullivan and the Town of Thompson served on the Town on or about April 6, 2021. NYMIR feels that the investigation of the captioned matter with the Notice of Claim and our insured provides sufficient information upon which to make a proper decision regarding this claim.

The location of this loss, 207 Anawana Lake Road, Monticello, NY, is not a property owned, controlled, designed, built, or maintained by the Town of Thompson. Therefore, we must respectfully decline to make any payment relating to this claim.

We trust you will understand our decision in this matter and would appreciate it if you would confirm withdrawal of your clients claim to us in writing, so we can close this claim file. Please call me if you have any questions.

Yours truly,

Marie A. Barker, Esq. CPCU  
Litigation Examiner/Claims Supervisor  
518-292-0066 (direct)  
518-437-1171 x 3366  
[mbarker@wrightinsurance.com](mailto:mbarker@wrightinsurance.com)

Please note that all mail should be sent to the Garden City office for scanning into the system, although I work from the Colonie office. Due to the COVID-19 restrictions, I am working from home, but my office number is being forwarded.

Cc: Town of Thompson

Sponsored by:



900 Stewart Ave. Suite 600  
Garden City, New York 11530  
(516) 227-2120, FAX 227-2352  
1-800-NYMIR05

12 Metro Park Road  
Colonie, New York 12205-1139  
(518) 437-1171, FAX 437-1182  
[www.nymir.org](http://www.nymir.org)

## marilee (clerk-town of thompson)

---

**From:** Marie Barker <mbarker@wrightinsurance.com>  
**Sent:** Wednesday, May 05, 2021 11:58 AM  
**To:** marilee (clerk-town of thompson)  
**Cc:** tf@lebaum.com  
**Subject:** TTHOM-2021-002-001 - PERELLO, JOSE L.  
**Attachments:** Attachment.pdf

Here is a copy of the denial letter I sent to the claimant's attorney. I will hold my file open for 30 days to see if there is any response. If not, I will close the file then.

Should you hear from them further, please refer to the above claim number and send to the main mailbox: [nymirclaims@wrightrisk.com](mailto:nymirclaims@wrightrisk.com). Thank you.



**Marie A. Barker, Esq. CPCU**  
Litigation Examiner/Claim Supervisor  
Wright Public Entity  
900 Stewart Avenue, 6th Floor  
Garden City, NY 11530  
518-437-1171 ext. 3366  
Direct dial 518-292-0066

I am working out of the Albany area (12 Metro Park Road, Colonie) office, however all paper mailed should be sent to Garden City for scanning into the system.

Insurance coverage cannot be bound, amended or cancelled via voicemail, facsimile or e-mail message without confirmation from an authorized Wright Insurance Group representative.

### CONFIDENTIALITY NOTICE

This e-mail and all attachments may contain legally privileged and confidential information. If the reader of this email is not the intended recipient, or the employee, agent or representative responsible for delivering the e-mail to the intended recipient, you should immediately stop reading this message and delete it from your system. Any unauthorized reading, distribution, copying, or other use of this message, or its attachments is strictly prohibited. All personal messages express solely the sender's views and not those of The Wright Insurance Group. This message may not be copied or distributed without this disclaimer. Although this email and any attachments are believed to be free of any virus or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus-free and no responsibility is accepted by The Wright Insurance Group or its subsidiaries or affiliates either jointly or severally, for any loss or damage arising from its use. If you have received this e-mail by mistake, please reply immediately to the sender and delete this email from your system.



AI  
#1

**COVID-19 ADDENDUM TO  
TOWN OF THOMPSON  
TOWN PARK FACILITY RENTAL AGREEMENT**

Due to the ongoing COVID-19 pandemic, the Town of Thompson has instituted the following Rules and Regulations that MUST be adhered to while enjoying the Park Facilities:

(1) All visitors must comply with the current New York State COVID-19 Regulations, including, but not limited to, the following: the wearing of face masks, social distancing and gathering limits. For further guidance on the New York State COVID-19 Regulations, please see <https://coronavirus.health.ny.gov/home>.

(2) Please do not enter or remain at the Town Park if you are sick or do not feel well. It is advised that if you are sick that you please stay home.

(3) For those using the indoor facilities, additional cleaning and sanitizing is required for all bathrooms and surfaces utilized. It is the Renters obligation to sanitize the indoor areas used, including bathrooms and all hard surfaces before leaving the Town Park. Failure to adequately clean and sanitize the Town Park facilities may result in the loss of your Security Deposit.

(4) Due to the fluid nature of the pandemic, the Town of Thompson reserves the right to cancel or postpone large events and gatherings or limit the size of such event or gathering, as directed by Local, State and/or Federal Public Health Guidelines.

(5) Failure to comply with the rules and guidelines as listed above may result in the Town of Thompson revoking Lessee's rights to remain at the Town Park, and may also result in the forfeiture of the Lessee's Security Deposit.

\_\_\_\_\_  
**LESSEE** **Date**

\_\_\_\_\_  
**LESSEE** **Date**

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace  
Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 47 of the Year 2021.**

Resolved, that Heather J. Zangla be hereby appointed as Clerk to the Planning and Zoning Board of Appeals at an annual salary of \$5,736.82 for the 2021 year.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace  
Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 48 of the Year 2021.**

Resolved, that the Regular Meetings of the Planning Board be conducted at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the second and fourth Wednesday of each and every month during 2021 and shall commence at 6:30 PM (6:00 PM for the January 13<sup>th</sup> meeting) prevailing time for the Work-Session and 7:00 PM prevailing time for the meetings, unless otherwise changed as provided by law. Meetings may be conducted in person or electronically through Zoom or other approved electronic means or a combination thereof.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace  
Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 49 of the Year 2021.**

Resolved, that Louis Kiefer is hereby appointed as the Planning Board Chairperson for the Town of Thompson Planning Board for the year 2021.

Moved by: Councilman Pavese Seconded by: Councilman Mace

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace  
Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 50 of the Year 2021.**

Resolved that Matthew Sush is hereby appointed to the Planning Board for a term to expire December 31, 2025. Appointee shall attend necessary training as required.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

Vote: Ayes 5 Rieber, Meddaugh, Pavese, Schock and Mace  
Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 51 of the Year 2021.**

Resolved, that Kathleen Lara be appointed to serve as Alternate Member to the Planning Board with a term to expire December 31, 2021. Appointees shall attend necessary training as required.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

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









2021 mileage reimbursement rate



Sign

All News Maps Images Shopping More

Settings Tools

About 6,600,000 results (0.54 seconds)

More In Tax Pros

Period	Rates in cents per mile	Source
<b>Business</b>		
2021	56	IR-2020-279
2020	57.5	IR-2019-215
2019	58	IR-2018-251

9 more rows • Mar 17, 2021

https://www.irs.gov › tax-professionals › standard-mileage...

### Standard Mileage Rates | Internal Revenue Service

About featured snippets • Feedback

People also ask :

- What is the GSA mileage rate for 2021? ▼
- What is the government reimbursement rate for mileage? ▼
- What are the IRS guidelines for mileage reimbursement? ▼
- Can w2 employees deduct mileage 2021? ▼

Feedback

https://www.irs.gov › newsroom › irs-issues-standard-m...

### IRS issues standard mileage rates for 2021 | Internal Revenue ...

Dec 22, 2020 — 56 cents per mile driven for business use, down 1.5 cents from the rate for 2020; 16 cents per mile driven for medical, or moving purposes for ...

https://www.shrm.org › hr-topics › benefits › pages › ir...

### IRS Lowers Standard Mileage Rate for 2021 - SHRM

Jan 5, 2021 — IRS Lowers Standard Mileage Rate for 2021 ... Effective Jan. 1, 2021, the optional standard mileage rate used in deducting the costs of operating ...

https://www.gsa.gov › transportation-airfare-pov-etc

### Privately Owned Vehicle (POV) Mileage Reimbursement Rates

The following lists the Privately Owned Vehicle (POV) reimbursement rates ... GSA has adjusted all POV mileage reimbursement rates effective January 1, 2021.

https://www.ebcflex.com › 2021mileagerates

### IRS Announces 2021 Mileage Rates for Business, Medical ...

Beginning on January 1, 2021, the standard mileage rates for the use of a car (also vans, pickups or panel trucks) will be: 56 cents per mile for business miles driven, down 1.5 cents from the 2020 rate. 16 cents per mile driven for medical\* or moving purposes, down 1 cent from the 2020 rate.

https://www.everlance.com › blog › irs-standard-mileag...

### IRS Standard Mileage Rate in 2021 - Everlance

Beginning January 1, 2021 the IRS Standard Mileage Rate for personal car use will be 56 cents per mile for business use (a decrease of 1.5 cents), 16 cents per ...

https://www.forbes.com › markkantrowitz › 2020/12/22

### New 2021 IRS Standard Mileage Rates - Forbes

Dec 22, 2020 — New IRS **Mileage Rates**. The new IRS **mileage rates** apply to travel starting on January 1, 2021. ... The new **mileage rates** are down from 57.5 ...

https://www.journalofaccountancy.com › news › dec

### 2021 standard mileage rates decrease - Journal of Accountancy

Dec 22, 2020 — For business use of a car, van, pickup truck, or panel truck, the **rate** for 2021 will be 56 cents per mile after decreasing to 57.5 cents per mile in ...

### Images for 2021 mileage reimbursement rate

odometer
 per mile
 highway
 standard mileage

Report images

→ View all

https://blog.data-basics.com › 2021-per-diem-rates-for-...

### GSA Per Diem Rates 2021 & GSA Mileage Rate 2021 ... - Blog

Dec 22, 2020 — Current 2021 government **mileage rate** - 56 cents per mile for business use - 16 cents per mile driven for medical or moving purposes for qualified ...

### Related searches

- current mileage rate 2021
- medical mileage rate 2021
- irs mileage reimbursement rate 2021
- mileage reimbursement 2021 california
- government mileage rate 2021
- irs mileage reimbursement rules
- irs mileage 2021
- irs medical mileage rate 2021

1 2 3 4 5 6 7 8 9 10 Next

Monticello, New York - From your Internet address - Use precise location - Learn more

Help Send feedback Privacy Terms



**ADDENDUM TO FINANCIAL ADVISORY SERVICES AGREEMENT DATED 1/12/2021**

This Addendum to Financial Advisory Services Agreement (“Addendum”), entered into as of \_\_\_\_\_, 2021 (“Effective Date”), is between the Town of Thompson, Sullivan County, New York (“Client”) and Fiscal Advisors & Marketing, Inc. (“Fiscal Advisors”) (collectively referred to herein as the “Parties”) hereby amends Appendix B as set forth below to provide the fees for New York State Environmental Facilities Authority, USDA Rural Development and other water and sewer financing programs.

**ADDENDUM TO APPENDIX B – FEE SCHEDULE <sup>(1)(2)</sup>**

<u>SERVICE</u>	<u>FEES</u>
<b>NYS EFC FINANCINGS</b>	
Short-term financing	\$ 7,500
Long-term financing	
Up to \$1.0 million	6,500
Over \$1.0 million to \$10.0 million	8,900
Over \$10.0 million	11,500

Notes:

- <sup>(1)</sup> This fee schedule is proprietary information provided to the Client only; **It is not for dissemination.**
- <sup>(2)</sup> Fees may adjust yearly based on Consumer Price Index (CPI) beginning January 1, 2022, and annually thereafter.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed by their respective duly authorized officers as of the date first written above.

**TOWN OF THOMPSON,  
SULLIVAN COUNTY, NEW YORK**

**FISCAL ADVISORS  
& MARKETING, INC.**

By: \_\_\_\_\_

By: Beth A. Ferguson

Signature: \_\_\_\_\_

Signature: Beth A. Ferguson

Title: \_\_\_\_\_

Title: Vice President



#7

**SERVICE ORDER**

Quote for:

Billing Address:

Company Name: Town of Thompson  
Contact Person: Bill Reiber  
Phone: (845) 794-2500  
Email: supervisor@townofthompson.com

Street Address: 4052 Rt 42  
City: Monticello  
State: NY  
Zip Code: 12701

Service Address:

Existing Acct #: 7293 & 7294  
New Acct #  
Tax Exempt \*  
\*If tax exempt, please provide forms to the account manager

Street Address: See below  
City:  
State:  
Zip Code:

Voice Services	QTY	Unit Price	Monthly Charges	Install	NRC Charges	Notes
NEW	0	\$ -	\$ -	\$ -	\$ -	
Order Type Renew POTS Line 845-794-2680	1	\$ 37.00	\$ 37.00	\$ -	\$ -	158 Lake Louise Marie Rd Rock Hill, NY 12775
Order Type Renew POTS Line 845-794-3870	1	\$ 37.00	\$ 37.00	\$ -	\$ -	158 Lake Louise Marie Rd Rock Hill, NY 12775
Order Type Renew POTS Line 845-794-3781	1	\$ 37.00	\$ 37.00	\$ -	\$ -	Cor Willow Ln & Hemlock Lake Ln Monticello, NY 12701
Order Type Renew POTS Line 845-794-5280	1	\$ 37.00	\$ 37.00	\$ -	\$ -	128 Rock Ridge Dr Monticello, NY 12701
Order Type Renew POTS Line 845-794-2777	1	\$ 37.00	\$ 37.00	\$ -	\$ -	128 Rock Ridge Dr Monticello, NY 12701
Order Type Renew POTS Line 845-794-7300	1	\$ 37.00	\$ 37.00	\$ -	\$ -	@ Sacket Lake Rd Monticello, NY 12701
Order Type Renew POTS Line 845-434-4036	1	\$ 37.00	\$ 37.00	\$ -	\$ -	181 Town Park Rd Monticello, NY 12701
Order Type Renew POTS Line 845-434-7303	1	\$ 37.00	\$ 37.00	\$ -	\$ -	181 Town Park Rd Monticello, NY 12701
Order Type Renew POTS Line 845-434-4535	1	\$ 37.00	\$ 37.00	\$ -	\$ -	@ Old Liberty Rd Monticello, NY 12701
Order Type Renew POTS Line 845-796-3606	1	\$ 37.00	\$ 37.00	\$ -	\$ -	@ Old Liberty Rd Monticello, NY 12701
Order Type Renew POTS Line 845-794-5560	1	\$ 37.00	\$ 37.00	\$ -	\$ -	33 Jefferson Monticello, NY 12701
Order Type Renew POTS Line 845-794-5722	1	\$ 37.00	\$ 37.00	\$ -	\$ -	33 Jefferson Monticello, NY 12701
Order Type Renew POTS Line 845-794-9849	1	\$ 37.00	\$ 37.00	\$ -	\$ -	33 Jefferson Monticello, NY 12701
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
<b>Subtotal(s)</b>			\$ 481.00		\$ -	

Data Services	QTY	Unit Price	Monthly Charges	Install	NRC Charges	Notes
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
Order Type -	0	\$ -	\$ -	\$ -	\$ -	
<b>Subtotal(s)</b>			\$ -		\$ -	

Ancillary Charges & Options	QTY	Unit Price	Monthly Charges	Install	NRC Charges	Notes
Ancillary Services	0	\$ -	\$ -	\$ -	\$ -	
Ancillary Services	0	\$ -	\$ -	\$ -	\$ -	
Ancillary Services	0	\$ -	\$ -	\$ -	\$ -	
<b>Subtotal(s)</b>			\$ -		\$ -	

Hardware (Equipment)	QTY	Unit Price	MRC	Unit Price	NRC	Notes
Hardware -	0	\$ -	\$ -	\$ -	\$ -	
Hardware -	0	\$ -	\$ -	\$ -	\$ -	
Hardware -	0	\$ -	\$ -	\$ -	\$ -	
Hardware -	0	\$ -	\$ -	\$ -	\$ -	
<b>Hardware Costs</b>			\$ -		\$ -	- Hardware Costs Shown do not include applicable Shipping or Taxes

911 Requirements	Yes/No	Address Information	Notes
BTN Only		N/A	
BTN + DIDs (attach list of DIDs with this form)		N/A	
Opt Out		N/A	Please Note: If Customer Opts out and Magna5 is alerted of an unprovisioned 911 call, then Customer will be charged \$100 per 911 call that has been routed to the National 911 Center
911 Address		Street: City, State & Zip Code	

Usage Rates	CPM Local	CPM Inter-State Rate	CPM Intra-State Rate*	Monthly Charges	NRC	Notes
1+ Long Distance		\$ 0.0190	\$ 0.0190	\$ -	\$ -	1+ Long Distance Rates (Continental US)
Toll Free Origination		\$ 0.0190	\$ 0.0190	\$ 2.00	\$ -	Toll Free Service Rates (Continental US)
Local	\$ -				per #	

	Total MRC	Total NRC
Service Charges	\$ 481.00	\$ -
Hardware Charges	\$ -	\$ -

This Service Order shall be pursuant to any additional terms and conditions of any Master Service Agreement, Service Agreement Master Terms and Conditions or Service Agreement by and between the Parties.

For order interval information, please consult your sales representative. IF LOA is required, please submit with this form.

Initial Term\*  M  1 Yr.  2 Yrs.  3 Yrs. Desired Due Date and Time:  Standard Interval

\* Following the Initial Term of this Service Order, this Service Order shall continue on a month to month Term, unless terminated by either Party upon thirty (30) days advanced written notice.

Customer Signature \_\_\_\_\_  
Print Name \_\_\_\_\_  
Date \_\_\_\_\_





#9



DEPARTMENT OF PARKS & RECREATION  
4052 STATE ROUTE 42  
MONTICELLO, NEW YORK 12701-3221  
WEBSITE: [www.townofthompson.com](http://www.townofthompson.com)

GLENN SOMERS, SUPERINTENDENT  
[gsomers@townofthompson.com](mailto:gsomers@townofthompson.com)  
(845) 796-3606  
(845) 794-2777 FAX

May 13, 2021

Recommending that The Town of Thompson adopt all three quotes for top soil, as the availability changes from day to day.

Glenn Somers

marilee



DEPARTMENT OF PARKS & RECREATION  
4052 STATE ROUTE 42  
MONTICELLO, NEW YORK 12701-3221  
WEBSITE: [www.townofthompson.com](http://www.townofthompson.com)

GLENN SOMERS, SUPERINTENDENT  
[gsomers@townofthompson.com](mailto:gsomers@townofthompson.com)  
(845) 796-3606  
(845) 794-2777 FAX

## Town of Thompson

RFP: Written request for proposal to provide top soil for The Town of Thompson

Top Soil shall be sandy loam, clay loam and shall not contain any coarse fragments like gravel, sticks, roots, trash or other material larger than 1 ½" in diameter and shall be capable of growing grass, plants and trees,

Please call Glenn Somers at [REDACTED] for further information on this request for proposal

Email the proposal to [GSomers@TownofThompson.com](mailto:GSomers@TownofThompson.com) or mail it to Town of Thompson 4052 Rt 42, Monticello, NY 12701 Attention Glenn Somers

Date: 5/11/21

Company Name CARWESI & SON INC

Address 589 RT 17B

Phone Number [REDACTED] Fax                     

Contact Person SKIP

Top Soil Per Yard \$ 27.00

Available for Pick Up - Yes                      No ✓

Cost to Deliver \$ 405.<sup>00</sup>

Delivery included 405. YES

Signature [Signature]

Date: May 11, 2021

Company Name William J Rieber Excavating

Address 390 Broadway, Monticello, NY 12701

Phone Number [REDACTED] Fax \_\_\_\_\_

Contact Person Kevin

Top Soil Per Yard \$ 32.00

Available for Pick Up - Yes  No

Cost to Deliver \$ \_\_\_\_\_

Delivery included No

Signature \_\_\_\_\_

Date: 5/11/2021

Company Name Gary Myers Excavation Inc.

Address PO BOX 326 Swan Lake NY 12783

Phone Number [REDACTED] Fax [REDACTED]

Contact Person Traci Myers

Top Soil Per Yard \$ 30.00

Available for Pick Up - Yes  No

Cost to Deliver \$ 85.00

Delivery included 15 yard load = \$535/load delivered.

Signature *Gary Myers*



Town Supervisor  
William J. Rieber, Jr.

#10  
Town Board Members  
Deputy Supervisor Melinda Meddaugh  
Scott Mace  
John Pavese  
Ryan Schock

---

May 18, 2021

**Bills over \$2,500.00**

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

Village of Monticello	Harris Sewer flow	\$151,449.23
	Cold Spring flow	<u>\$23,070.40</u>
	Total	\$174,519.63

**APPROVED BY TOWN BOARD** \_\_\_\_\_

1/1/2025

# VILLAGE OF MONTICELLO

# INVOICE

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

DATE: MAY 6, 2021

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

**RE:**  
Harris and Cold Spring Sewer

DESCRIPTION			AMOUNT
2020 Flow Monticello WWTP	523,685,000 Gal.		
Operating Budget 2020-21	\$2,238,399.00		
Subtract G.8120.101 Thru 8120.425	\$277,735.00		
Total	\$1,960,664.00		
\$1,960,664.00 Divided by 523,685,000 Gals =	\$0.00374398/gal		
Harris Sewer Dist. Flow 10/1/19 to 9/30/20 40,451,400 gal x \$0.00374398 /gal =		SSH. 8130.401	\$151,449.23
Cold Spring Sewer Dist Flow 6,162,000 gal x	\$0.00374398/gal =	SSC 8130.400	\$23,070.40
		<b>TOTAL</b>	<b>\$174,519.63</b>

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



#10

# 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](mailto:waterandsewer@townofthompson.com)

Michael Messenger, Superintendent  
Keith Rieber, Assistant Superintendent

## **BILLS OVER \$2,500.00**

We are requesting permission to pay the following:

VENDOR: Marshall Machinery, INC

Description: Kubota SLV97-2HFC Track Loader

Amount: \$66,072.05

As per Resolution 127 of the Year 2021

Purchased through Sourcewell Contract



Town Hall  
4052 State Route 42  
Monticello, NY 12701

PO Number
100197

Phone: (845) 794-5280  
Fax: (845) 794-2777

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

Vendor	
MARSHALL MACHINERY, INC 348 BETHEL SCHOOL ROAD HONESDALE, PA 18431	Number 3121

Appropriation
18 DP
Town of Thompson Water and Sewer Department

Invoice Date
04/30/2021

Invoice Number
29771

Item Description	
Purchase of new Kubota SLV97-2HFC Track Loader	\$ 66,072.05
	\$ -
	\$ -
Total	\$ 66,072.05

Prices Checked by: \_\_\_\_\_ Date: \_\_\_\_\_

Approved for Payment by: \_\_\_\_\_ Date: \_\_\_\_\_

District	Code	Amount
Adelaar SD	8130.400SAR	\$ 5,946.48
Anawana SD	8130.400SSA	\$ 2,973.24
Cold Spring SD	8130.400SSC	\$ 33.04
Dillon Farms SD	8130.400SSD	\$ 33.04
Emerald Green SD	8130.400SSG	\$12,884.05
Harris SD	8130.400SSH	\$ 5,285.76
Harris Woods SD	8130.400SHW	\$ 264.29
Kiamesha Lake SD	8130.400SSK	\$26,428.82
Lakeview Estates SD	8130.400SSLV	\$ 330.36
Melody Lake SD	8130.400SSM	\$ 1,321.44
Rock Hill SD	8130.400SSR	\$ 809.38
Sackett Lake SD	8130.400SSS	\$ 7,928.65
Adelaar WD	8320.400SWA	\$ 991.08
Cold Spring Water	8320.400SWC	\$ 330.36
Dillon Farm WD	8320.400SWD	\$ 82.59
Lucky Lake WD	8320.400SWL	\$ 66.07
Melody Lake Acres WD	8320.400SWM	\$ 330.36
Route 42 WD	8320.400SWK	\$ 33.04
Total		\$66,072.05

# MARSHALL MACHINERY, Inc.

## General Retail Purchase Order Marshall Machinery, Inc.

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

# MARSHALL MACHINERY, Inc.

Email: [info@marshall-machinery.com](mailto:info@marshall-machinery.com) Website: [www.marshall-machinery.com](http://www.marshall-machinery.com)

Date: April 30, 2021 Customer Contact: \_\_\_\_\_ Phone: (845)794-5560 Cell: \_\_\_\_\_  
 Customer: Town Of Thompson Address: 33 Jefferson Street  
 City, State: Monticello, NY Zip Code: 12701 Email: [mmessenger@townofthompson.cc](mailto:mmessenger@townofthompson.cc)  
 Invoice #: 29771 Salesman Name: David Boniface

Please enter my order for the following merchandise to be:  Picked up on or about \_\_\_\_\_  
 To be delivered to this location: \_\_\_\_\_ on or about \_\_\_\_\_

Qty	New / Used	Stock Number	Description	Serial Number	Amount
1	New	M12206	Kubota SVL97-2HFC Track Loader	KBCZ064CHM1A60704	\$ 81,849.00
1		SVL97-2HFC	COMPACT TRACK LOADER 17.7" Rubber Tracks, A/C ROPS/FOPS Cab Hydraulic Quick Coupler, High Flow		
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		\$ 1,750.00
1		S6689	Hose Stay		\$ 22.00
1		S6678	Rotating Beacon Light Kit		\$ 98.00
					\$ 353.00
1			Extended Warranty 1 Year 3000 hours		\$ 1,200.00
1			PDI		
1			Dealer Assembly		\$ 250.00
1			Kubota Factory Freight		\$ 62.33
					\$ 665.00

Trade In's: Buyer certifies the below listed trade in equipment to be free and clear of all encumbrances except as noted hereon:

Description	Serial Number	Trade Allowance	Amount Owed
			\$ -

Trade Allowance:	\$ -
Sourcewell Discount	\$ 6,389.47
Dealer Discount:	\$ 13,787.81
Trucking:	\$ -
Subtotal:	\$ 66,072.05
If state is NY, enter Jurisdiction Code	0
State	EXEMPT
Sales Tax:	\$ -
Doc. Fee:	
Trade Amount Owed:	\$ -
Total:	\$ 66,072.05
Down Payment Received:	
Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/>	\$ -
Received by: _____	
Balance Due to Be Paid by:	
Amount Due on Marshall Machinery Customer Account	\$66,072.05
Finance <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> Credit Card <input type="checkbox"/>	\$ -

If M.M.I. is to deliver, Miles

All used equipment is sold AS IS unless noted in writing on this agreement. All warranty repairs made on the above equipment must be made in dealer's shop and buyer is responsible for hauling of the equipment for such repairs. The customer is fully responsible for repairs due to accident, misuse, or negligence.

It is the Purchaser's responsibility to ensure all safety procedures are followed by the equipment operator. Used equipment may not come with an operator's manual. If the Purchaser requests one, Dealer will attempt to acquire a manual, but is under no obligation to provide a manual.

Title to the goods sold shall remain with the Seller and the Seller's assigns until the unpaid balance of the price has been paid in full.

Customer Signature: \_\_\_\_\_ Date: 5/19/21

Accounting

authorized to execute said agreement as presented. A fully executed copy will be filed in the Town Clerk's Office and available for review upon request.

Motion by: Councilman Pavese                      Seconded by: Councilman Mace

Vote: Ayes 4              Rieber, Pavese, Schock and Mace

Nays 0

Absent 1              Meddaugh

**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**

Water & Sewer Department Superintendent Michael Messenger submitted a purchase request for (1) New Kubota SVL97-2HFC Compact Track Loader, Purchase from Marshall Machinery, Inc., Quote # 29771 for a total cost of \$66,072.05 off Sourcewell Contract for the Water & Sewer Department. There is a 24-month warranty provided. Discussion was held and action to approve purchase was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 127 of the Year 2021.**

Resolved that purchase request of Superintendent Michael Messenger for (1) New Kubota SVL97-2HFC, Quote ID # 29771 for a total cost of \$66,072.05 from Marshall Machinery, Inc. through (Sourcewell Contract) for the Water & Sewer Department hereby be approved.

Moved by: Councilman Schock                      Seconded by: Councilman Pavese

Vote: Ayes 4              Rieber, Pavese, Schock and Mace

Nays 0

Absent 1              Meddaugh

**8) BILLS OVER \$2,500.00 – HIGHWAY DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 128 of the Year 2021.**

Resolved, that the following bills over \$2,500.00 for the Highway Department be approved for payment as follows:

**Northern Supply**

**\$2,917.85 Total Cost**

Invoice # 80445 for Cutting Edges

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4              Rieber, Schock, Pavese and Mace

Nays 0

Absent 1              Meddaugh

**9) BUDGET TRANSFERS & AMENDMENTS – (3) RESOLUTIONS**

To:              Town of Thompson - Supervisor and Council

From:          Melissa DeMarmels - Comptroller



FYI

# \*FREE\*

# RABIES CLINIC

**Town of Fallsburg**  
**Morningside Park Pavilion**  
**638 Brickman Rd, Hurleyville, NY**  
**Wednesday, June 16<sup>th</sup> 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=BBB1A38A7FA01166E0530A6C7C165147>

- 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

## marilee (clerk-town of thompson)

---

**From:** Salonich, Wendy S. <Wendy.Salonich@sullivanny.us>  
**Sent:** Tuesday, April 20, 2021 9:06 AM  
**To:** caroline Devoe (townclerk@townofrocklandny.com); Donna Akerley; Doreen Hanson (townclerk@townofhighlandny.com); Hollye Schulman (townclerk@townofcochectonny.org); Jean Dougherty (townclerk@mamakating.org); Joanne Nagoda (townofforestburgh@hvc.rr.com); Kim Klein (toctownclerk@hvc.rr.com); Laurie Dutcher (l.dutcher@townoffliberty.org); Laurie Terry (townclerk@townoflumberland.org); Lisa Garigliano (townclerk@townofneversink.org); Marilee Calhoun; Rita Sheehan (bethelclerk@hvc.rr.com); Tess McBeath (delawaretownclerk@hvc.rr.com)  
**Subject:** Emailing: Rabies flyer 6-16-2021 morningside SPANISH, Rabies flyer 6-16-2021  
**Attachments:** Rabies flyer 6-16-2021 morningside SPANISH.docx; Rabies flyer 6-16-2021.docx

Attached you will find flyers for the Sullivan County Public Health Services Free Rabies Clinic of 2021. Due to the ongoing issues of COVID-19, we will be implementing the following safety measures,

- \* Everyone must wear a mask while at the clinic site.
- \* Everyone must maintain social distancing guidelines and remain at least 6 feet apart.
- \* Everyone must be registered with an appointment time. Please arrive at your appointment time to avoid large gatherings.
- \* When you arrive at the clinic site, you will call 845-807-9173 and wait in your car for instructions from the clinic staff.

The clinic will be held Wednesday, June 16th, 2021, 6:00 p.m. - 7:30 p.m. in the Town Of Fallsburg, Morningside Park Pavilion located on 683 Brickman Rd, Hurleyville, New York.

Please help advertise this clinic by posting the flyers for your residents in the post office, at nutrition sites and other areas that will be visible for the public. Please keep some of the flyers in your office for residents who may come in during office hours. Feel free to make additional copies for distribution.

By providing the free clinics, Sullivan County Public Health Services encourages that all residents will take advantage of the clinics and have their pets vaccinated for rabies.

Sullivan County Public Health Services appreciates any assistance you can provide.

Thank You.

Wendy Salonich  
PHS Program Coordinator  
Sullivan County Public Health Services  
50 Community Lane  
Liberty NY 12754  
Phone: (845) 292-5910 Ext. 2220  
Fax: (845) 513-2276