



MAP, PLAN AND REPORT

FOR

EXTENSION NO. 1

OF THE

CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT

TOWN OF THOMPSON

SULLIVAN COUNTY, NEW YORK

Client:

Town of Thompson
4052 Route 42
Monticello, NY 12701

Prepared by:

MHE Engineering, D.P.C.
33 Airport Center Drive, Suite 202
New Windsor, New York 12553

**ANY UNAUTHORIZED ALTERATION OR
ADDITION TO THIS DOCUMENT IS A
NEW YORK STATE EDUCATION LAW.**

Job No.: 95-55.2, 22-102
Date: August 30, 2022

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

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A. **INTRODUCTION**

The owners of certain parcels located along Rock Hill Drive petitioned the Town of Thompson Town Board, in correspondence dated 28 May, 2021 from George Duke, Esq. for the consideration of an extension to the Consolidated Rock Hill/Emerald Green Sewer District. The Town Board, therefore, authorized MHE Engineering D.P.C. at the August 17, 2021 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The Sewer District Extension Benefit Area includes the following parcels:

- Tax Lot 32-1-6, which is located on the north side of Rock Hill Drive and is approximately 44.77 acres in size. The current property use classification is 322 – Rural vacant > 10 acres.
- Tax Lot 32-1-7, which is located on the north side of Rock Hill Drive and is approximately 52.07 acres in size. The current property use classification is 312 – vacant with improvements.
- Tax Lot 32-1-9.2, which is located on the north side of Rock Hill Drive and is approximately 38.42 acres in size. The current property use classification is 240 – Rural residential.
- Tax Lot 32-1-10, which is located on the north side of Rock Hill Drive and is approximately 40.42 acres in size. The current property use classification is 322 – Rural vacant > 10 acres.

The District extension is more formerly shown on Attachment No. 2 and described in Attachment No. 3. The applicant currently has an application pending before the Town Planning Board, which includes consolidation of the above parcels.

C. **PROJECT DESCRIPTION**

The project developer is proposing the construction of two (2) warehouses on the site, which will total 561,000 square feet of building space. The applicant has calculated that sewage flows from the warehouses, based upon the estimated number of employees, will be approximately 4,000 gallons per day (gpd).

This report will identify improvements necessary for the connection of the listed properties to the Consolidated Rock Hill/Emerald Green Sewer District and costs associated to provide service to the properties.

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Emerald Green WWTP Capacity:

The Emerald Green Wastewater Treatment Plant has a permitted capacity of 410,000 gallons per day. The plant operates under SPDES Permit NY-0035645. The existing average daily flow to the Wastewater Treatment Plant was approximately 233,400 gpd from August 2020 to July 2022. The maximum monthly average flow observed in this time period was 382,100 gpd.

Proposed District Extension Number 1 has an estimated sewage flow of 4,000 gpd. It therefore appears that the current wastewater treatment plant has sufficient capacity to accept the Extension flows without additional improvements.

2. Collection System:

The existing sewer district collection system extends west on Rock Hill Drive approximately 1,000 feet from the intersection with Glen Wild Road. The main is 8" diameter gravity sewer, which conveys flows to the east along Rock Hill Drive to a sewage pump station located approximately 250 east of the intersection with Katrina Falls Road. The pump station discharges to a force main, which conveys flows under NYS Route 17 to a manhole at the WWTP entrance. The existing collection system has sufficient capacity to accept the project flow of 4,000 gpd from the project.

The project site is located approximately 2,800 feet west of the last sewer manhole on Rock Hill Drive. A sewage pump station and 4" diameter force main will be required to connect the proposed development to the existing collection system.

A plan identifying the pump station and force main improvements is provided in Attachment 4.

E. **PROJECT COSTS**

The project developers will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection and conveyance of wastewater from the project site to the existing collection system. It is anticipated that these improvements will cost approximately \$1,381,000.00. A cost estimate for the required improvement is provided in Attachment 5. There will be no cost to the current District for the construction of these improvements.

The proposed District Extension Number 1 will require 4,000 gpd of the available capacity at the existing WWTP. New system users are required to pay for the portion of reserve capacity that they are acquiring. The current rate for reserve capacity is \$25 per gallon per day. The total capacity cost for District Extension No.1 at 4,000 gpd is, therefore, \$100,000.00.

F. **ANNUAL COSTS**

The Consolidated Rock Hill/Emerald Green Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 6.

The parcels included in the District Extension are currently classified as property use 322, 312 and 340. If developed with a 561,000 square feet of warehouse, as proposed, it would be classified as use 440, 441, 442, 446 or 449 which includes warehouses. These uses are assigned a base of 20 points (Rent Points and Debt Points) plus 4 points/1,000 square feet. The current proposed use would then be assigned 2,264 Rent Points and 2,264 Debt Points.

The Town of Thompson Town Board has adopted the following rates for the 2022 Rock Hill/Emerald Green Sewer District assessment:

Capital Debt Service = \$15.27/Point

Annual O&M (Rent) Cost = \$44.61/Point

The Annual Sewer Fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the rates noted above.

The project, if developed as proposed, would be assessed the following annual cost:

O&M (Rent) 2,264 Points (\$44.61/Point) = \$100,997.04

Capital Debt 2,264 Points (\$15.27/Point) = \$34,571.28

Total Annual Cost = \$135,568.32

*All costs shown above are subject to change. Costs for the sewer pump station and force main may change based on actual Construction Costs and all increases will be the responsibility of The Rock Hill/Emerald Green Sewer District Extension No. 1 users. Any increase in costs over estimates contained herein shall be reconciled and paid in full by all properties in Extension No. 1 prior to being allowed to discharge into the system.

G. CONCLUSIONS

The costs associated with Extension No. 1 of the existing Rock Hill/Emerald Green Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users.

Respectfully submitted,

MHE Engineering, D.P.C.



Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

BROWN DUKE & FOGEL, P.C.

ATTORNEYS AND COUNSELORS AT LAW
WWW.BDFLEGAL.COM

George C. D. Duke, Esq., P.G.
Brown Duke & Fogel, P.C.
Empire State Building
350 Fifth Avenue, Suite 4640
New York, NY 10118
gduke@bdflegal.com
Tel: 646-915-0236
Fax: 646-219-2601

May 28, 2021

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

Matthew Sush, Chair
Town of Thompson Planning Board
Thompson Town Hall
4052 Route 42
Monticello, NY 12701

Michael G. Messenger, Superintendent
Town of Thompson Water & Sewer Department
4052 Route 42
Monticello, NY 12701

RE: Avon Commercial Park at Rock Hill Town Center – Sewer District Extension

Dear Supervisor Rieber, Chairman Sush and Superintendent Messenger:

This office represents Glen Wild Land Company (the “Applicant”). As you may be aware, under a cover letter dated April 26, 2021, the Applicant’s engineer, Glenn L. Smith, P.E., submitted a Subdivision/Site Plan Application (“Application”) to the Town of Thompson Planning Board (the “Planning Board”) for an approximately 2,000,000 square feet warehouse/distribution project to be known as the Avon Commercial Park (the “Avon Commercial Park”), which is part of the previously reviewed Rock Hill Town Center Project. The Application is currently being reviewed as part of a coordinated review by the Town of Thompson Planning Board.

To facilitate the project, the Applicant respectfully submits the attached Petition to extend the existing Rock Hill Sewer District to include the Avon Commercial Park. This extension is proposed solely for the approximately 156 acres now allocated to the Avon Commercial Park, as shown on the

SYRACUSE

MONTICELLO

NEW YORK CITY

attached exhibits.

In support of its request to extend the Rock Hill Sewer District, we enclose the following,

1. Petition for the Extension of the Thompson/Rock Hill Sewer District, dated May 27, 2021,
2. Exhibit A – Description of land to Serve the Avon Commercial Park,
3. Exhibit A1 – Plan showing the proposed Sewer District Extension Bounds, and
4. Exhibit A2 – Tax Map showing the proposed Sewer District Extension Bounds.

We look forward to continuing to work with the Town to bring the Avon Commercial Park to fruition.

Very truly yours,

BROWN DUKE & FOGEL, P.C.

By: George Duke
George Duke, Esq.

Ecc: Michael Mednick, Esq.
Larry Wolinsky, Esq.

**AT A REGULAR MEETING OF THE TOWN BOARD OF THE
TOWN OF THOMPSON HELD AT THE TOWN HALL,
4052 ROUTE 42, MONTICELLO, NEW YORK ON AUGUST 17, 2021**

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
1 OF CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT.**

WHEREAS, Avon Commercial Park at Rock Hill Towne Center made a request to the Town Board of the Town of Thompson to extend the Consolidated Rock Hill/Emerald Green Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL's 32-1-6, 32-1-7, 32-1-9.2 and 32-1-10; and

WHEREAS, the said area to be included in the Consolidated Rock Hill/Emerald Green Sewer District is totally located within the Town of Thompson and outside any incorporated Village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said updated general map and plan, and for other services in connection therewith; the costs of which shall be borne by said Avon Commercial Park at Rock Hill Towne Center.

NOW, THEREFORE, BE IT

RESOLVED, that the Town Board of the Town of Thompson does hereby authorize McGoey, Hauser & Edsall Consulting Engineers, P.C., of 33 Airport Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Rock Hill/Emerald Green Sewer District, and for such other services as may be necessary in connection therewith, and it is further

RESOLVED, that the Town Board of the Town of Thompson does hereby appropriate the sum of \$5,000.00 to pay the cost of preparing the updated general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the Town to complete any district extension and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of an updated general map, plan and report shall be paid by the Developer. Said monies shall be deposited by the Developer in the Town escrow account prior to preparation of said updated map, plan and report and will be released to McGoey, Hauser & Edsall Consulting Engineers, P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension, and it is further

RESOLVED, that McGoey, Hauser & Edsall Consulting Engineers, P.C., of 33 Airport Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$10,000.00, of which said monies are to be paid by the Developer, to prepare an updated general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Rock Hill/Emerald Green Sewer District, and it is further

RESOLVED, that legal fees incurred by the Town in connection with the extension of the Consolidated Rock Hill/Emerald Green Sewer District are to be paid by the Developer, and it is further

RESOLVED, that all updated maps and plans prepared by McGoey, Hauser & Edsall Consulting Engineers, P.C. shall conform with the requirements of §192 of the Town Law, and shall be filed with the Town Clerk, and it is further

RESOLVED, that the updated map, plan and report shall be prepared once monies are placed in escrow by the Developer, and it is further

RESOLVED, that in the event that the said Consolidated Rock Hill/Emerald Green Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the updated maps and plans and other services therefore shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefore, or such portion of that amount which the Town Board, at the Public Hearing held pursuant to the Town Law, shall allocate against such District, and it is further

RESOLVED, that this Resolution is subject to a Permissive Referendum pursuant to and in accordance with the provisions of §209-b and §90 of the Town Law, and it is further

RESOLVED, that within ten (10) days from the date of this Resolution, the Town Clerk shall post and public a Notice which shall set forth the date of the adoption of the Resolution, shall contain an abstract of such Resolution concisely setting forth the purpose and effect thereof, shall specify that this Resolution was adopted subject to a Permissive Referendum, and shall publish such Notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson, a copy of such Notice within ten (10) days after the date of the adoption of this Resolution.

Moved by: Councilwoman Melinda S. Meddaugh
Seconded by: Councilman Scott S. Mace

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilperson MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

STATE OF NEW YORK)
(ss:
COUNTY OF SULLIVAN)

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto for the proposed extension of the Consolidated Rock Hill/Emerald Green Sewer District in the Town of Thompson and authorization of an updated map, plan and report with respect to the extension of the Consolidated Rock Hill/Emerald Green Sewer District was adopted by said Town Board on August 17, 2021, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 18, 2021.


MARILEE J. CALHOUN, TOWN CLERK

ATTACHMENT 2

DISTRICT EXTENSION MAP

ATTACHMENT 3

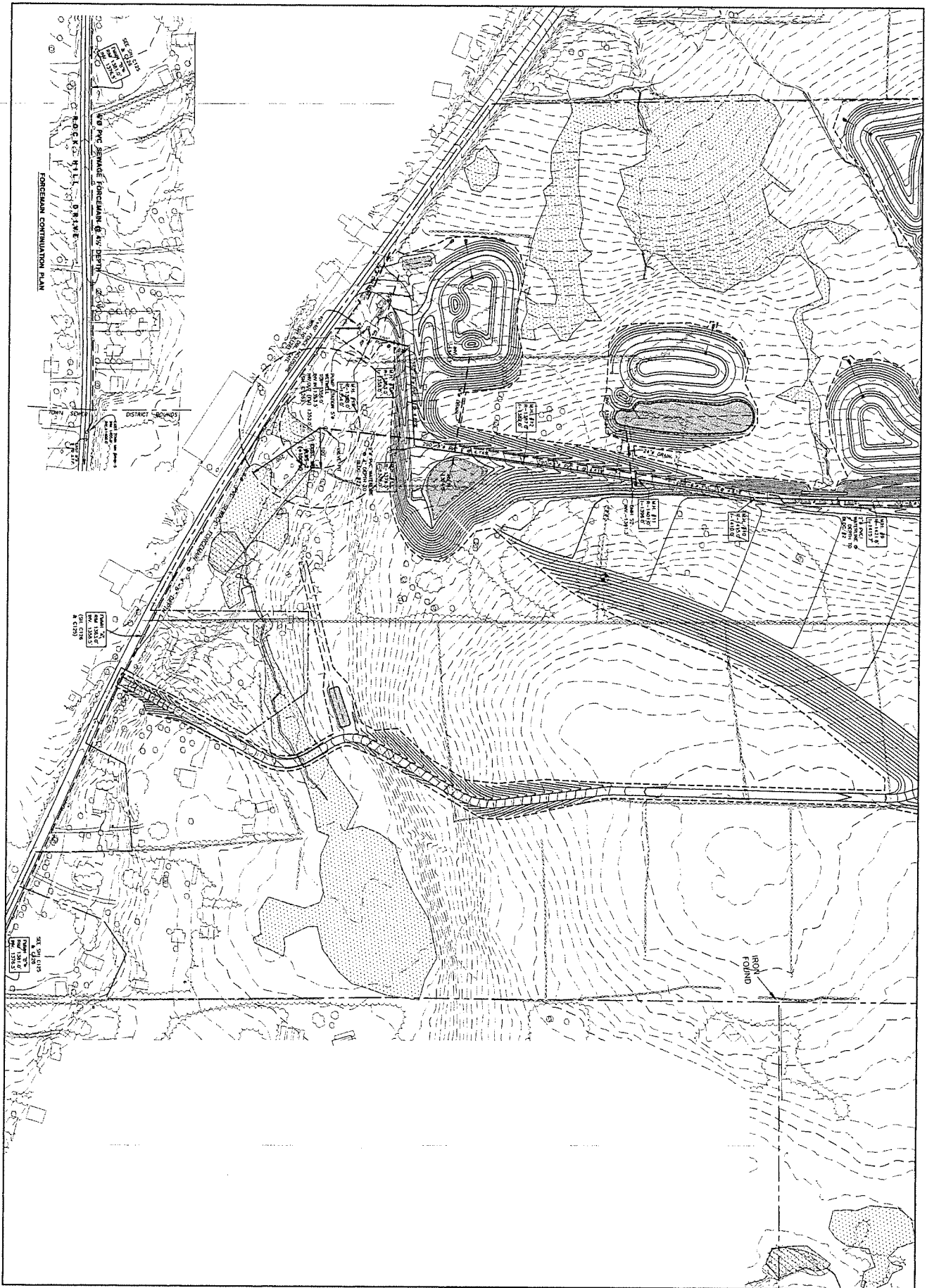
DESCRIPTION OF DISTRICT EXTENSION

Beginning at a point on the bounds of the Rock Hill/Emerald Green Sewer District, being the northerly bounds of Rock Hill Drive (Town Road No. 51); Thence

1. Westerly, 973 feet more or less, along the northerly bounds of Rock Hill Drive, to a point, being the southeasterly corner of tax map parcel 32.-1-1; thence
2. Northeasterly and Easterly, 410 feet more or less along the common boundary of tax map parcel 32.-1-10 and tax map parcel 32.-1-11 to a point; thence
3. Northerly, 3,675 feet more or less, along the easterly boundary of tax map parcel 32.-1-10 to a point, said point being the northeast corner of tax map parcel 32.-1-10; thence
4. Westerly, 2,250 feet more or less, along the Northerly boundary of tax map parcels 32.-1-10, 32.-1-9.2, 32.-1-7 and 32.-1-6 to a point, said point being the northwest corner of tax map parcel 32.-1-6; thence
5. Southerly, 2,800 feet more or less, along the western boundary of tax map parcel 32.-1-6, to a point on the northerly boundary of the Rock Hill Drive R.O.W; thence
6. Southeasterly, 1,550 feet more or less, along the R.O.W. bounds of Rock Hill Drive to a point, said point being the southeast corner of tax map parcel 32.-1-7 and the southwest corner of tax map parcel 32.-1-8.2; thence
7. Northerly, easterly and southerly, 1,100 feet more or less, along the boundary of tax map parcels 32.-1-8.2 and 32.-1-8.1 to a point on the northerly R.O.W. of Rock Hill Drive; thence
8. Southeasterly, 179 feet more or less along the northerly R.O.W. of Rock Hill Drive to a point, said point being the southwesterly corner of tax map parcel 32.-1-9.1; thence
9. Northerly, easterly and southerly, 550 feet more or less, along the boundary of tax map parcel 32.-1-9.1 to a point on the northerly bounds of the Rock Hill Drive R.O.W.; thence
10. Southerly, 50 feet more or less, across Rock Hill Drive on a line perpendicular to the centerline of Rock Hill Drive, to a point on the southerly bounds of the Rock Hill Drive R.O.W.; thence
11. Southeasterly, 1,075 feet more or less, along the southerly boundary of Rock Hill Drive R.O.W. to a point on the western boundary of the Rock Hill/Emerald Green Sewer District; thence
12. Northerly, 50 feet more or less, across Rock Hill Drive on a line perpendicular to the center line of Rock Hill Drive to a point, said point being the point of beginning, containing 177 acres more or less.

ATTACHMENT 4

PUMP STATION AND FORCE MAIN SKETCH PLAN



FORSEMAN CONTINUATION PLAN

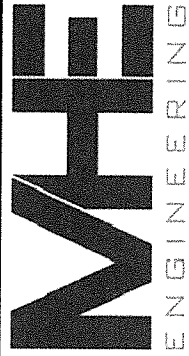
IRON FINDING

IRON FINDING

SHEET NO. C122 DATE 2021.05.10 DRAWN BY KJW/MSK	GLEN WILD LAND CO. AVON COMMERCIAL PARK ROCK HILL DRIVE TOWN OF THOMPSON SULLIVAN COUNTY, NY	WARNING: THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DESIGN OR ANALYSIS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. © Copyright 2021 KeyScorp Associates 58 Exchange Street Kingston, NY 12401	
SITE UTILITIES PLAN		58 Exchange Street Kingston, New York 12401 Phone: 607.722.1100 Fax: 607.722.2515 Email: info@keyscorp.com www.keyscorp.com	

ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST



Consolidated Rock Hill/Emerald Green Sewer District
Extension No. 1 Improvements
Town of Thompson
Sullivan County, New York
Schematic Estimate of Probable Construction Cost

Last Revised:
 12-Aug-22
Revised By:
 MJS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
<u>Sewage Pump Station</u>						
1	wet well mounted station	1	EA	\$ 250,000.00	\$ 250,000	
2	emergency generator	1	EA	\$ 50,000.00	\$ 50,000	
3	wet well, piping, valving	1	EA	\$ 160,000.00	\$ 160,000	
<u>Sewer Main</u>						
4	4" diameter pvc main	2,800	lf	\$ 200.00	\$ 560,000	
5	sewer manholes/air relief	8	EA	\$ 12,000.00	\$ 96,000	
6	restoration	1	LS	\$ 70,000.00	\$ 70,000	
				Subtotal		\$ 1,186,000
				Construction Contingencies		\$ 70,000
				Total Construction Cost		\$ 1,256,000
				design/permitting		\$ 75,000
				construction administration/observation		\$ 50,000
				Total Design & Construction Cost		\$ 1,381,000

ATTACHMENT 6

2020 SCHEDULE OF POINTS

7/19/2021

2020 Schedule of Points

This Schedule refers to domestic, or sanitary, sewage
Multi-use properties will be assigned points summed for each use

Property Class	Property Use	*per unit	Rent Points	Debt Points
210	Single-family dwellings			
		1 to 4 bedrooms	10	10
		5 or more bedrooms	20	20
215, 220	Home with apartment, Two-family dwellings		20	20
230	Three-family dwelling		30	30
260	Seasonal Homes		10	10
280	Residential multistructure, multipurpose*		20	20
411	Apartment*			
		one-bedroom	7	7
		two-bedroom	8	8
		three-bedroom	10	10
	Residences with HOA offering plans will be assigned a share of the Points for the related common facilities			
Condominiums	Mobile home, manufactured home parks*		5	5
270, 416	Seasonal Residences		10	10
260	Hotels, Motels, Inns			
414, 415, 418	Office, first unit, small kitchen		20	20
	each sleeping unit*		5	5
	each efficiency unit*		6	5
417	Camps, cottages, bungalows; unheated; per unit*		5	10
	add for day camps and/or school facilities		15	15
421, 424	Restaurants, Night clubs		80	80
422, 423, 425, 426	Diners, Fast Food and bars		40	40
431, 432, 433	Autodealers, Service Stations, Body shops		20	30
434, 435, 436	Car wash		70	70
437, 438	Parking lots		0	10
440, 441, 442, 446, 449	Storage, warehouse, distribution facility		20	20
	plus 4 point/1000 sqft			
447	Truck terminal		100	100
451, 452, 453, 454	Large Retail		50	50
	plus 6 points/1000 sqft			
	limited facilities 4 points/1000 sqft			
455, 471, 472	Sales (non-auto), funeral home, kennel		30	30
460, 461, 462, 463	Banks		60	60
464, 465	Office and Professional building		100	100
480, 482, 483	Multi-use commercial, row type, converted residence		15	15
484, 485, 486	Small commercial, mini-marts		30	30
512, 534, 541, 542	Movie theatre, social halls, bowling alleys, ice rinks		90	90
543, 544, 545, 546, 553, 554	Recreational and sport facilities		120	120
550, 552, 682	Recreational acreage without facilities, per acre (ex golf courses, parks, etc)		0	5
554	Outdoor pools, no facilities		20	20
612, 613, 614, 615	Schools, Colleges, Special Institutions (day use)		20	20
	plus 5 point/1000 sqft			
611, 620, 632, 681	Library, Cultural, Religious, Benevolent		20	20
641	Hospitals		50	50
	plus 20 points/1000 sq ft			
614, 633	(Residential) Nursing Home, Group Home, Special Institutions, Assisted Living		50	50
	plus 25 points/1000 sq ft			
642	Small health care office		20	20
	plus 8 points/1000 sq ft			
652	Government Office		100	100
710, 712, 714	Manufacturing and Processing		50	50
720, 721	Mining		10	10
822, 823 853	water supply, water treatment, wastewater treatment			
	according to volume of sewage sent to Town			
300	Vacant, Subdivided lots			
	Each buildable residential lot		0	3
	Each commercial lot		0	4
	Each waterfront lot		0	4
	Acreage per acre		0	5
	SPECIAL CLASSIFICATION: parcels or units included in the district which can not be feasibly served at this time, the property line being more than 200 feet from the sewer line or other circumstances making connection infeasible.			
			0	0.01
	OUTSIDE USERS shall be assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% Administration fee			
	If a user is a MUNICIPAL GOVERNMENT, the Town and such municipal government may by contract agree on the charge to be imposed for use of the sewer system, which such contract may include the successor to such municipal government			
	The Town Board will make decisions on questions of classifications of properties			