



**MAP, PLAN AND REPORT**

**FOR**

**EXTENSION NO. 2  
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, 22-103  
Date: August 30, 2022**

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A. **INTRODUCTION**

The owners of tax map parcel 52.-1-17.18, Avani and Dharmesh Patel, have petitioned the Town of Thompson Town Board, in correspondence dated August 2, 2022 from MNTM Engineering – Land Surveying, 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 16, 2022 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 area to be benefited includes the following parcel:

- Tax Map Parcel 52.-1-17.18, which is located on the south-west side of Old Sackett Road and is approximately 4.98 acres in size. The parcel is currently vacant land. The property classification is 314 – Rural Vacant < 10 acres.

The District extension is more formerly shown on Attachment No. 2 and described in Attachment No. 3.

C. **PROJECT DESCRIPTION**

The owner of Tax Map Parcel 52.-1-17.18 is proposing to construct a residential dwelling on the property five bedrooms. The proposed improvements will result in a future anticipated sewage flow of approximately 550 gpd.

This report will identify any 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 property.

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Emerald Green WWTP Capacity:

The Emerald Green Wastewater Treatment Plant has a rated capacity of 410,000 gallons per day. The plant operates under SPDES permit NY-0035645. The existing average daily flow to the Sewage Treatment Plant was approximately 233,400 gallons per day 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 estimate sewage flow of 4,000 gpd. Even with the addition of flows from Extension Number 1, the Emerald Green Wastewater Treatment plant has sufficient capacity to receive the project 550 gpd from proposed Extension Number 2 without improvements to the plant.

2. Collection System Mains:

The existing sewer district collection system extends south on Lake Shore Drive West to the intersection with Old Sackett Road. The main is 8" diameter gravity sewer and terminates at a manhole where Tax Map Parcel 5.-1-17.18 fronts on Old Sackett Road.

The 8" diameter gravity sewer main has sufficient capacity to receive an additional 550 gpd from the parcel without additional improvements to the collection system.

E. **PROJECT COSTS**

The property owners 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 property to the connection point at the manhole at the intersection of Lake Shore Drive West and Old Sackett Road. There will be no cost to the current district for these improvements.

The proposed District Extension Number 2 will require 550 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.2, at 550 gpd is therefore \$13,750.00.

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 4.

The parcel included in the District Extension is currently classified as property use 314. If developed as a residential dwelling as proposed, it would be classified as use 210 – single family residential with 5 or more bedrooms.

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 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.

For this parcel, a single-family residence with 5 bedrooms property classification of 210 would be assessed the following annual cost:

O&M (Rent) 20 Points (\$44.61/Point) = \$892.20

Capital Debt 20 Points (\$15.27/Point) = \$305.40

Total Annual Cost = \$1,197.60

G. **CONCLUSIONS**

The costs associated with Extension No. 2 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. Costs associated with the connection of the subject property to the existing collection system will be the responsibility of the property owner.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink that reads "Matthew J. Sickler". The signature is written in a cursive style with a long horizontal line extending to the right.

Matthew J. Sickler, P.E.  
Associate

**ATTACHMENT 1**  
**CORRESPONDENCE**

Lawrence J. Marshall, P.E.

John Tarolli, L.S.

Zachary A. Peters, P.E.

August 2, 2022

William J. Rieber Jr.  
Town Supervisor  
Town of Thompson  
4052 State Route 42  
Monticello, NY 12701  
Also via email: [supervisor@townofthompson.com](mailto:supervisor@townofthompson.com)

Re: Job No. 4838  
Tax Map Parcel: 52.-1-17.18  
Town of Thompson,  
Sullivan County  
Old Sackett Road  
Proposed Public Sewer Connection  
*Applicants: Avani & Dharmesh Patel*

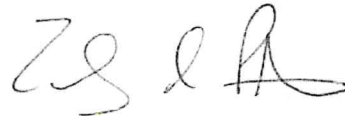
Dear Mr. Rieber:

The owners of the above-captioned tax parcel, Avani & Dharmesh Patel, hereby formerly request to connect to the existing Town of Thompson sewer main located on Old Sackett Road. The connection would serve a proposed single-family residence with an approximate design flow rate of 550 gallons per day (gpd).

Please advise what other information is required to process this request.

If you have any questions or concerns, please feel free to contact me at (845) 744-3620 or by email at [zpeters@mntm.co](mailto:zpeters@mntm.co).

Sincerely,



Zachary A. Peters, P.E.

ZAP/rts  
Enc.

Cc: Dharmesh Patel (*via email*)

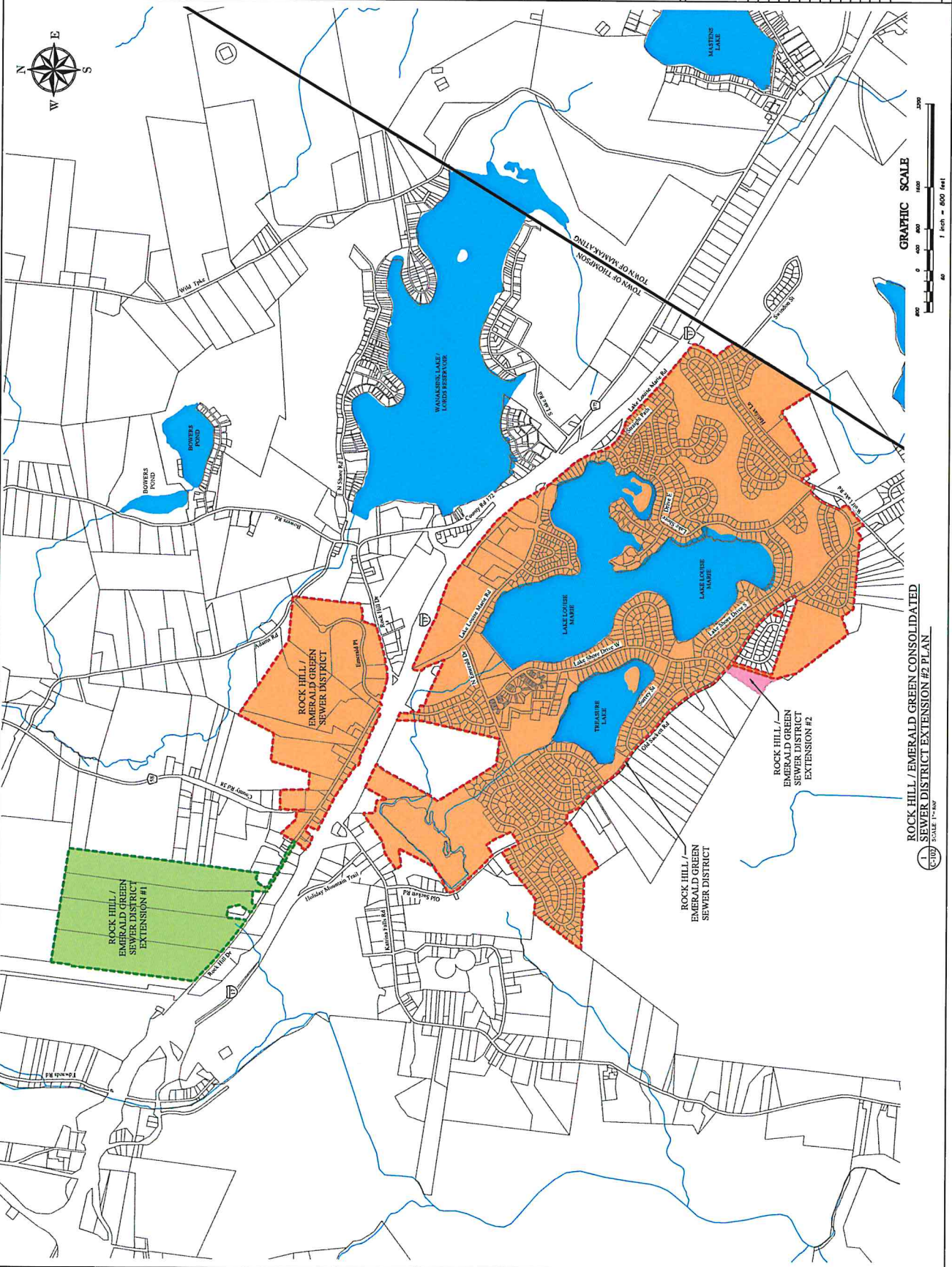




**ATTACHMENT 2**

**DISTRICT EXTENSION MAP**

REVISIONS	
NO.	DESCRIPTION



ROCK HILL / EMERALD GREEN CONSOLIDATED  
 SEWER DISTRICT EXTENSION #2 PLAN  
 SHEET 1-108

**ATTACHMENT 3**

**DESCRIPTION OF DISTRICT EXTENSION**

Beginning at a point, being the northwest corner of Tax map parcel 52.-1-17.18 and the northeast corner of tax map parcel 52.-1-17.17, said corner also being on the southern boundary of Old Sackett Road;  
Thence

1. Southwesterly, 800 feet more or less, along the eastern boundary of tax map parcel 52.-1-17.17, to a point, being the southwestern corner of tax map parcel 52.-1-17.18; thence
2. Southeasterly, 252.3 feet more or less along the northern boundary of tax map parcel 64.-1-1.1 a point; thence
3. Southerly, 183 feet more or less, along the boundary of tax map parcel 64.-1-1.1 to a point, said point being the southeasterly corner of tax map parcel 52.-1-17.18; thence
4. Northerly, 887.3 feet more or less, along the westerly boundary of tax map parcel 52.-1-17.19, to a point, said point being the northeasterly corner of tax map parcel 52.-1-17.18 and being located on the southern boundary of Old Sackett Road; thence
5. westerly, 162.3 feet more or less, along the southern boundary of Old Sackett Road, also being the northern boundary of tax map parcel 52.-1-17.18, to a point, being the northwestern corner of tax map parcel 52.-1-17.18 and also being the point of beginning.

**ATTACHMENT 4**

**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
Condominiums	Residences with HOA offering plans will be assigned a share of the Points for the related common facilities			
270, 416	Mobile home, manufactured home parks*		5	5
260	Seasonal Residences		10	10
414, 415, 418	Hotels, Motels, Inns			
	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 5 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