

JOIN ZOOM MEETING:

<https://us02web.zoom.us/j/84425207611>

+1-646-558-8656

Meeting ID: 844 2520 7611

**TOWN OF THOMPSON
-Regular Meeting Agenda-**

THIS MEETING WILL BE HELD IN-PERSON LOCATED AT TOWN HALL, 4052 STATE ROUTE 42, MONTICELLO, NY 12701. THE MEETING WILL ALSO BE STREAMED LIVE ON ZOOM: TO JOIN PLEASE SEE TOWN WEBSITE AT: WWW.TOWNOFTHOMPSON.COM

TUESDAY, JANUARY 18, 2022

7:00 PM MEETING

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: **January 04, 2022 Organizational/Regular Town Board Meeting**

PUBLIC COMMENT

CORRESPONDENCE:

- **Steele Sleepy Hollow LLC:** Check in the amount of \$30,000.00 made payable to Town of Thompson dated 01/04/2022 for Sleepy Hollow Apartments PILOT Tax Payment, which was provided to the Tax Collector.

AGENDA ITEMS:

- 1) **CONTINUED DISCUSSION: PETITION FOR ANNEXATION SUBMITTED BY JAY L. ZEIGER, ESQ. ON BEHALF OF ABRAHAM JEREMIAS, PETITIONER FOR PINE TREE RESORT ESTATES LLC – NYS ROUTE 42 SOUTH, MONTICELLO, SBL #'S 29.-1-44.2 & 2.2, CONSISTING OF 33.623 ACRES**
- 2) **CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 1 – REVIEW AND ACCEPT MAP, PLAN & REPORT PREPARED BY MHE AND ESTABLISH DATE FOR A PUBLIC HEARING ON SAID EXTENSION (COUNTRYSIDE ACRES BUNGALOW COLONY & FREEDS BUNGALOW COLONY)**
- 3) **REVIEW & AUTHORIZE TOWN SUPERVISOR TO EXECUTE THE UTILITY AND ACCESS EASEMENT FOR SEWER INFRASTRUCTURE IN THE LAKEVIEW ESTATES DEVELOPMENT**
- 4) **AMEND RESOLUTION NO. 29 OF THE YEAR 2022 TO INCLUDE (I) LEASE PAYMENTS TO PREPAYS**
- 5) **BILLS OVER \$2,500.00**
- 6) **BUDGET TRANSFERS & AMENDMENTS**
- 7) **ORDER BILLS PAID**
- 8) **UPDATE: CORONAVIRUS (COVID-19) PANDEMIC**

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER. IF COPIED THE WORD "VOID" WILL ALSO APPEAR.



84-487
1111

CASHIER'S CHECK

9105711189

DATE 01/04/2022

ISSUING REGION

081

BRANCH

Melville DES Ops

BRANCH DID

35540

THIRTY THOUSAND DOLLARS AND 00 CENTS

PAY TO THE
ORDER OF

TOWN OF THOMPSON

\$ 30,000.00

Drawer: Capital One, N.A.

AUTHORIZED SIGNATURE

RE: STEELE SLEEPY HOLLOW PILO

Read the reverse side for important information on the reissuance of lost, destroyed, or stolen cashier's check. This check may not be replaced until after the 90th day of issue.

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

100-1250 (R 7/20)
SUPERSEDED BY ARTIFICIAL WATERMARK PROTECTION



CASHIER'S CHECK

9105711189

DATE 01/04/2022

FEE

\$0.00

ISSUING REGION

081

BRANCH

Melville DES Ops

BRANCH DID

35540

THIRTY THOUSAND DOLLARS AND 00 CENTS

PAY TO THE
ORDER OF

TOWN OF THOMPSON

\$ 30,000.00

CUSTOMER COPY

NON-NEGOTIABLE

This check may not be replaced until after the 90th day of issue

RE: STEELE SLEEPY HOLLOW PILO

A 1081.114

JAN - 5 2022

Rec'd Judge RD
(Went to Tax Collector - she

Town of Thompson
Memorandum of Village Tax 2020-2021
Fiscal Year 01/01/2021-08/31/21 Annualized
PILOT Tax

Tax Map No: 126.-1-3
City Code: 484601

Steele Sleepy Hollow LLC
Sleepy Hollow Apartments
4 Terry Lane #36
Monticello, NY 12701

Due Dates: 1/31/2022
Base Tax: \$ 30,000.00
Penalty: \$ -
Amount Due: \$ 30,000.00

Make Checks Payable To: Town of Thompson
Attn: Tax Office

Address: 4052 Route 42
Monticello, NY 12701


In accordance with the Tax
Abatement Agreement for the
benefit of Steele Sleepy Hollow
LLC dated October 2017
3.Payment in Lieu of Taxes (a.)

AI
#1

Marilee Calhoun (Town of Thompson)

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Thursday, January 13, 2022 3:35 PM
To: Marilee Calhoun
Cc: Michael Mednick; Yoely (Joel Kohn); John Pavese; melinda ; schock
Scott Mace
Subject: FW: Jeremias Petition for Annexation
Attachments: doc04083720211208133941.pdf; doc04083620211208133048.pdf

Marilee, please put this on the agenda for Tuesday:
Annexation request – Pine Tree Resort Estates, Rt. 42 South, Monticello – Discussion on request for annexation.
Thanks.
Bill

<p>William J. Rieber Jr. Town of Thompson Supervisor Office (845) 794-2500 Ext. 306 Cell (914) 799-0387 supervisor@townofthompson.... 4052 Route 42 Monticello, N.Y. 12701</p>	
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William J. Rieber, Jr.
Supervisor
Town of Thompson
845-794-2500 Ext. 306
845-794-8600 – Fax
Email: supervisor@townofthompson.com
Town of Thompson is an equal opportunity provider and employer.



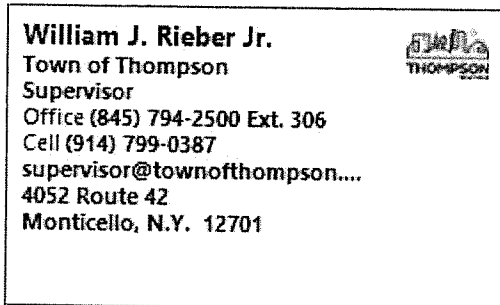
From: Jay Zeiger <jayzeiger.kkzf@gmail.com>
Sent: Monday, December 20, 2021 10:45 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>; Michael Mednick <michael@michaelmednick.com>; Yoel Kohn Ichud ; marilee (clerk-town of thompson) <marilee@townofthompson.com>
Subject: Fwd: Jeremias Petition for Annexation

I see that the agenda for tomorrow night includes the Comolo Annexation Petition but does not include the Pine Tree Annexation Petition which I wrote to you about on 12/18/21. Is there a reason why Pine Tree was not included? Is it too late to add?

Marilee Calhoun (Town of Thompson)

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Monday, December 20, 2021 11:25 AM
To: 'Jay Zeiger'; 'Michael Mednick'; 'Yoel Kohn Ichud'; 'marilee (clerk-town of thompson)'
Subject: RE: Jeremias Petition for Annexation
Attachments: William J_ Rieber Jr_.vcf

Just haven't had the time to go over the new documentation. I had it red flagged to review but didn't look at it when I looked at Comolo. We can put it on after the first of the year. Probably the second meeting in Jan.
Bill



William J. Rieber, Jr.
Supervisor
Town of Thompson
845-794-2500 Ext. 306
845-794-8600 – Fax
Email: supervisor@townofthompson.com
Town of Thompson is an equal opportunity provider and employer.



From: Jay Zeiger <jayzeiger.kkzf@gmail.com>
Sent: Monday, December 20, 2021 10:45 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>; Michael Mednick <michael@michaelmednick.com>; Yoel Kohn Ichud <yoelkohnichud@gmail.com>; marilee (clerk-town of thompson) <marilee@townofthompson.com>
Subject: Fwd: Jeremias Petition for Annexation

I see that the agenda for tomorrow night includes the Comolo Annexation Petition but does not include the Pine Tree Annexation Petition which I wrote to you about on 12/18/21. Is there a reason why Pine Tree was not included? Is it too late to add?

Please advise.

Thank you.

3) PETITION FOR ANNEXATION SUBMITTED BY JAY L. ZEIGER, ESQ. ON BEHALF OF ABRAHAM JEREMIAS (PINE TREE RESORT ESTATES, LLC) – NYS ROUTE 42 SOUTH, MONTICELLO, SBL #'S 29.-1-44.2 & 2.2, CONSISTING OF 33.623 ACRES

Mr. Jay L. Zeiger, Esq. of Kalter Kaplan, Zeiger & Forman Attorneys on behalf of client Mr. Abraham Jeremias was present to explain the Petition for Annexation that he submitted on January 14th, 2021. Mr. Joel Kohn of JK Expediting Services was also present on behalf of the applicant. The Petition is to annex lot 2 from the Town to the Village of Monticello. The property is vacant land consisting of approximately 33.623 acres. The front lot 1 is the Bungalow Colony. The lot 2 parcel is the property to be annexed. Supervisor Rieber expressed concerns regarding property access as a result of wetlands and aquifer boundaries serving the Village Water and Cold Spring Road Water Districts. He said that the provided map does not identify the wetland and aquifer boundaries.

Director Carnell clarified the concerns regarding the lot line changes involving the error of (4) tax parcels, which should have only been (2) tax parcels. The Town is currently working with the Sullivan County Real Property Tax Office to correct the lot line errors that occurred.

Attorney Zeiger and Mr. Kohn advised the Board that lot 2 if developed would have easement access through the Pine Tree Estates lot on the other side. Attorney Zeiger was looking to obtain feedback from both the Town and the Village on the matter to see if there are any concerns prior to proceeding.

Mr. Kohn advised that the purpose of said Annexation was to obtain sewer service from the Village of Monticello. The Village did not seem to have any issues in connection with the Annexation.

Councilwoman Meddaugh expressed concerns regarding the two separate surrounding zoning districts.

Several Town Board members expressed concerns regarding this annexation request. Further discussion was held regarding the concerns. Attorney Mednick advised the Board that they do not have a requirement to make a decision to move forward with the annexation. The Town Board has several concerns regarding access, disturbance of wetlands and aquifer boundaries, traffic, parking and overall impact on the Town should this property be annexed. The Town Board said that these concerns need to be addressed before any further discussion or action can be taken. There was no action taken at this time. Attorney Zeiger and Mr. Kohn will address the concerns, which will be provided to the Town once completed and ask to be put back on the agenda.

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **February 02, 2021.**

ROLL CALL:

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

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Patrice Chester, Deputy Administrator
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent

Present via Zoom: Councilman John A. Pavese
James L. Carnell, Jr., Director of Building, Planning & Zoning
Michael G. Messenger, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

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

PUBLIC HEARING: UNSAFE BUILDINGS (JACK KOEGEL) – 125 ANAWANA LAKE ROAD, MONTICELLO, NY, SBL # 13.-1-13

Supervisor Rieber opened the Public Hearing at 7:02 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on January 22, 2021 with same being posted at the Town Hall and Town Website on January 20, 2021.

The purpose of said public hearing was regarding the repair or the demolition and or removal of unsafe building(s) located at 125 Anawana Lake Road, Monticello, NY 12701, SBL # 13.-1-13.

Supervisor Rieber asked if the Board had any comments. The Board had no comments.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. Public comments were made as follows:

Marilee Calhoun (Town of Thompson)

From: Jay Zeiger <jayzeiger.kkzf@gmail.com>
Sent: Wednesday, December 8, 2021 1:39 PM
To: William J. Rieber, Jr.
Cc: marilee@townofthompson.com; 'Michael Mednick esq.'; 'Joel Kohn'
Subject: Re: Jeremias Petition for Annexation
Attachments: doc04083720211208133941.pdf; doc04083620211208133048.pdf

Hope that all is well.

We would like to bring the proposed Pine Tree annexation matter back to the Town Board for discussion.

To refresh your recollection, attached is a copy of the Petition which has attached to it a map of the property that is proposed to be annexed to the Village.

Also attached is an impact analysis prepared by Shepstone Management Company, Inc. which outlines the impacts and benefits to the Town if the annexation were to be approved.

Please add this matter to the agenda for an upcoming Town Board Meeting.

Thank you.

Jay Zeiger, Esq.
Kalter, Kaplan, Zeiger & Forman
6166 State Route 42, PO Box 30
Woodbourne, New York 12788
845-434-4777
845-436-8156 (fax)

From: William J. Rieber, Jr.
Sent: Thursday, January 14, 2021 12:06 PM
To: 'Jay Zeiger'
Cc: marilee@townofthompson.com ; 'Michael Mednick esq.' ; 'Joel Kohn'
Subject: RE: Jeremias Petition for Annexation

Marilee will put it on the agenda for discussion Tuesday.

Happy New Year
Bill

William J. Rieber, Jr.
Supervisor
Town of Thompson
845-794-2500 Ext. 306
845-794-8600 – Fax
Email: supervisor@townofthompson.com



From: Jay Zeiger <jlzeiger@gmail.com>
Sent: Thursday, January 14, 2021 11:32 AM
To: supervisor@townofthompson.com
Cc: marilee@townofthompson.com; Michael Mednick esq. <michael@michaelmednick.com>; Joel Kohn <joel@jkexpediting.com>
Subject: RE: Jeremias Petition for Annexation

Attached is a Petition for Annexation sent on behalf of our client, Abraham Jeremias. The proposal is to annex the land specified in the Petition from the Town to the Village of Monticello. A map of the parcel requested to be annexed is attached to the Petition (Lot 2 on the attached map).

Please schedule this for a future Town Board meeting and please email the date and time of the meeting.

Thank you.

JAY L. ZEIGER, ESQ.
Kalter, Kaplan, Zeiger & Forman
6166 State Route 42, PO Box 30
Woodbourne, New York 12788
Telephone: 845-434-4777
Fax: 845-436-8156
jlzeiger@gmail.com
jayzeiger-kkz@hvc.rr.com



Virus-free. www.avast.com

PETITION FOR ANNEXATION

*****X

**TO: TOWN BOARD OF THE TOWN OF THOMPSON
TOWN SUPERVISOR WILLIAM J. RIEBER, JR.
MELINDA S. MEDDAUGH
SCOTT MACE
RYAN T. SCHOCK
JOHN PAVESE**

Town Council

-and-

**TO: VILLAGE BOARD OF THE VILLAGE OF MONTICELLO
GEORGE NIKOLADOS, Mayor
MICHAEL BANKS, TRUSTEE
ROCHELLE MASSEY, TRUSTEE
CHARLIE SABATINO, TRUSTEE
CARMEN RUE, TRUSTEE**

Village Trustees

*****X

**TO: TOWN BOARD OF THE TOWN OF THOMPSON and
VILLAGE BOARD OF THE VILLAGE OF MONTICELLO**

1. Pursuant to Article 17 of the General Municipal Law of the State of New York, the Petitioner herein does petition to annex to the Village of Monticello all of the territory which is now in the Town of Thompson, Sullivan County, New York, which adjoins the Village of Monticello and is described in Paragraph "2" of this Petition.

2. Petitioner seeks to have territory in the Town of Thompson, Sullivan County, New York, which adjoins the Village of Monticello and is currently represented by tax map number for the Town of Thompson being Section 29, Block 1, Lots 44.2 and 2.2 (the "Territory") to be annexed to the Village of Monticello and become a part thereof. A metes and bounds description of the Territory to be annexed is annexed to this Petition as Exhibit "A".

3. The Petitioner is the owner of all of the property in the Territory to be annexed and thus is the owner of a majority in assessed valuation, assessed upon the last proceeding assessment roll of the Town of Thompson.

4. The Territory to be annexed is a single family residence located on 33.623 acres of land.

5. The Petitioner further requests that upon completion of the requested annexation that the Territory be zoned RM, which is the same zone as the contiguous parcel.

6. Upon approval of this annexation petition by all municipalities, the Territory to be annexed will be submitted to the Planning Board of the Village of Monticello for the purpose of developing the property as a residential development.

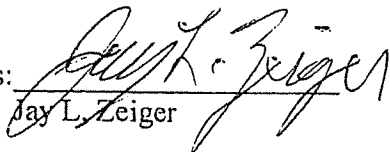
7. Attached to this Petition and made a part hereof is a Certificate of the Assessor of the Town of Thompson, whereby he certifies that as of the date of this Petition, the Petitioner is the owner of the entire assessed value of the Territory sought to be annexed.

IN WITNESS WHEREOF, the Petitioner in the presence of us as witnesses, affixed his name and signed the foregoing Petition on the 27th day of January, 2021.

Petitioner:

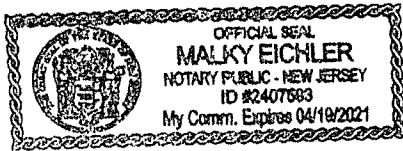

Abraham Jeremias

Witness:


Jay L. Zeiger

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

On the 7 day of January in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **ABRAHAM JEREMIAS**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Malky Eichler

Notary Public

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

WITNESS STATEMENT

Jay L. Zeiger, being duly sworn, deposes and says as follows:

I reside at _____ and I know **ABRAHAM JEREMIAS**, whose name is subscribed to the above sheet containing his signature, and he subscribed same in my presence on January 7, 2021.

Jay L. Zeiger

Jay L. Zeiger

Sworn to before me this 7th
day of January, 2021

Cecelia Oquendo

Notary Public

CECELIA OQUENDO
Notary Public, State of New York
NYS Reg No. 010Q6350287
Qualified in Ulster County
Commission Expires Nov. 7, 2022

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

CERTIFICATE OF ASSESSOR

Van B. Krzywicki, being duly sworn, deposes and says as follows:

1. I am the appointed Assessor for the Town of Thompson, Sullivan County, New York.

2. In my capacity as assessor for the Town of Thompson I prepared the last preceding assessment roll for the Town of Thompson for the 2020 assessment year, corresponding to the 2020/2021 tax year, a certified copy of which was filed with the Town Clerk of the Town of Thompson on or about July 1, 2020 (the "2020 Assessment Roll").

3. The total assessed valuation of the real property in the Town of Thompson according to the 2020 Assessment Roll was \$ 1,831,533,913

4. The 2020 Assessment Roll provided that Abraham Jeremias was the owner of a parcel of land in the Town of Thompson under tax map number Section 29, Block 1, Lot 44. Said parcel was assessed on the 2020 Assessment Roll at \$82,300.00.

5. Subsequent to the filing of the 2020 Assessment Roll, and pursuant to a Town Planning Board approved lot line change, Abraham Jeremias acquired an additional parcel of land of 32.628± acres and Abraham Jeremias conveyed a portion of Section 29, Block 1, Lot 44, to Pine Tree Resort Estates LLC, such that after implementing the aforementioned lot line change, Abraham Jeremias is now the owner of two parcels of land in the Town of Thompson under Tax Map Numbers Section 29, Block 1, Lots 44.2 and 2.2 (the "Reconfigured Parcels"), which is comprised of a single family residence located on 33.62 acres of land.

6. The two Reconfigured Parcels are contiguous to land in the Village of Monticello and the Reconfigured Parcels represent all of the land owned by Abraham Jeremias as a result of the above mentioned lot line change.

7. The Reconfigured Parcels owned by Abraham Jeremias mentioned above comprise 100% of the total assessed valuation of real property owned by the said Abraham Jeremias in the Town of Thompson as a result of the lot line change.

Van B. Krzywicki, IA0
Van B. Krzywicki

Sworn to before me this 7th
day of January, 2021

Marilee J. Calhoun
Notary Public

MARILEE J. CALHOUN
Notary Public, State of New York
Sullivan County Clerk's #2571
Commission Expires July 08, 2022



45 Main Street · P.O. Box 166
Pine Bush, New York 12566
Tel: (845) 744-3620
Fax: (845) 744-3805
Email: mntm@mntm.co

Lawrence J. Marshall, P.E.
John Tarolli, P.E., L.S.

Zachary A. Peters, P.E.
Kenneth W. Vriesema, L.S.

DEED DESCRIPTION

ALL THAT LAND, situate in the Town of Thompson, County of Sullivan, State of New York, as shown on a map entitled "Lot Line Change Map of Lands of Pine Tree Resort Estates, LLC & Abraham Jeremias", filed in the Sullivan County Clerk's Office on March 9, 2020, as Map No. 15-245, bound and described as follows:

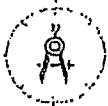
BEGINNING at a set 5/8" iron rod with a plastic i.d. cap on the east side of New York State Highway No. 42 at the northwest corner of lands of Kolliel Metzzyonim Beth Aron Zev, Deed Reference Instrument # 2011-1269;

THENCE along said road, North Twenty-Two Degrees, Forty-One Minutes, Seventeen Seconds East, One Hundred Fifty-Four and Thirty-Five Hundredths Feet (N 22°41'17" E 154.35);

THENCE through the lands of Abraham Jeremias, Deed Reference Liber 1515, Page 594, South Eighty Degrees, Fifty-Seven Minutes, Three Seconds East, Two Hundred Eighty-Eight and Eighty-Seven Hundredths Feet (S 80°57'03" E 288.87');

THENCE through the lands of Pine Tree Resort Estates, LLC, Deed Reference Liber 1932, Page 548, the following courses:

- South Twenty-Two Degrees, Thirty-One Minutes, Fifty-Seven Seconds West, Fifty-One and Forty-Two Hundredths Feet (S 22°31'57" W 51.42'),
- South Eighty Degrees, Fifty-Seven Minutes, Three Seconds East, One Thousand One Hundred Fifteen and Sixty-One Hundredths Feet (S 80°57'03" E 1,115.61'),
- North Eight Degrees, Forty-Five Minutes, Fifty-Two Seconds West, Six Hundred Seventy-Nine and Seven Hundredths Feet (N 08°45'52" W 679.07'),
- North Seventy-Six Degrees, Thirty-Three Minutes, Nine Seconds West, One Hundred Sixty-Six and Two Hundredths Feet (N 76°33'09" W 166.02'), and
- North Six Degrees, Fifty Minutes, Forty-Six Seconds East, One Hundred Eighty-Five and Eighty-Nine Hundredths Feet (N 06°50'46" E 185.89');



THENCE along the lands of Steele Sleepy Hollow LLC, Instrument # 2017-8972, South Seventy-Nine Degrees, Twenty-Five Minutes, Fifty-Seven Seconds East, One Thousand Five Hundred Eighty-One and Eighty-Four Hundredths Feet (S 79°25'57" E 1,581.84') to a set stone on end in a stone pile;

THENCE along the lands of Nellie S. & Timothy F. Culligan, Deed Reference Liber 3106, Page 380, South Six Degrees, Twenty-Seven Minutes, Twenty-Two Seconds West, Nine Hundred Thirty and Zero Hundredths Feet (S 06°27'22" W 930.00') to a set 5/8" Iron rod with a plastic i.d. cap in a swampy area, and North Eighty Degrees, Forty-Eight Minutes, Six Seconds West, One Thousand Nine Hundred Thirty-Six and Ninety-Three Hundredths Feet (N 80°48'06"W 1,936.93');

THENCE along the lands of Zoli S. Kleinberger, Deed Reference Liber 2232, Page 175, North Seventy-Five Degrees, Four Minutes, Twenty-Four Seconds West, Two Hundred Four and Thirty-Four Hundredths Feet (N 75°04'24" W 204.34');

THENCE along the lands of Kolliel Metzlyonim Beth Aron Zev, Instrument # 2011-1269, North Eighty Degrees, Fifty-Seven Minutes, Three Seconds West, Two Hundred Forty-Two and Thirty-Four Hundredths Feet (N 80°57'03" W 242.34') to a found 1" o.d. Iron pipe, 5" above grade, and North Eighty Degrees, Fifty-Seven Minutes, Three Seconds West, Two Hundred Eighty-Nine and Thirty-One Hundredths Feet (N 80°57'03" W 289.31') to the point of beginning.

CONTAINING 33.623 acres of land as surveyed by Mercurlo-Norton-Tarolli-Marshall, Land Surveying-Engineering, P.C., 45 Main Street, Pine Bush, NY 12566. Bearings refer to state plane coordinate grid north of the New York State eastern zone.

SUBJECT to utility easements, grants or rights-of-way of record, if any.

INTENDED to be a portion of the same premises conveyed to Abraham Jeremias, by a deed filed in the Sullivan County Clerk's Office in Liber 1515 of Deeds, Page 594 and a portion of the same premises conveyed to Pine Tree Resort Estates LLC, by a deed filed in the Sullivan County Clerk's Office in Liber 1932 of Deeds, Page 548.



Pine Tree Resort Estates, LLC Multi-Family Project



Proposed Annexation to Village of Monticello: Community Impact Analysis

Prepared by:

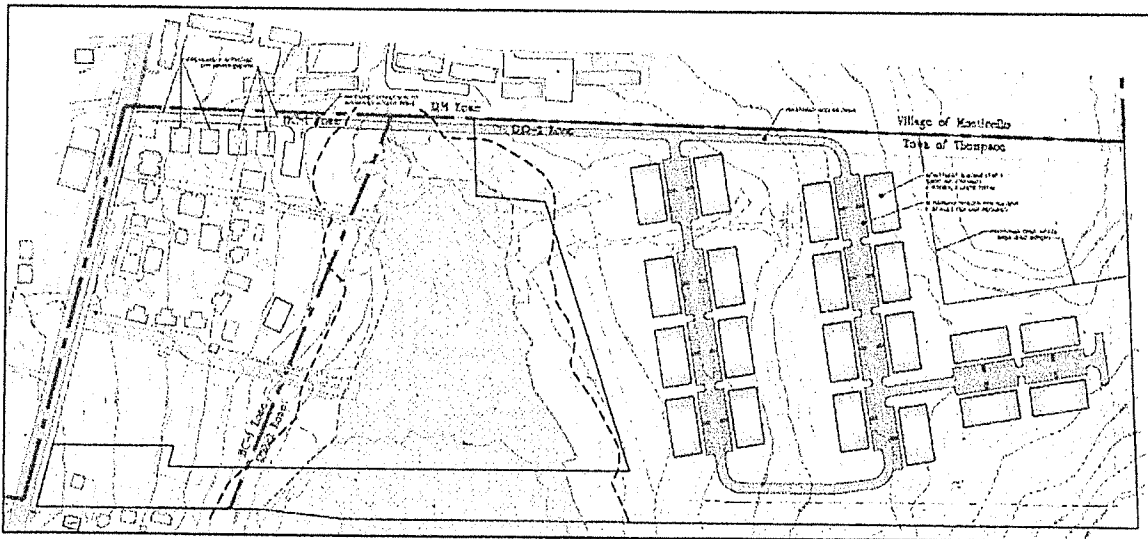
Shepstone Management Company, Inc.
Planning & Research Consultants
100 Fourth Street Honesdale, PA 18431
(570) 251-9550 FAX 251-9551
www.shepstone.net
mail@shepstone.net

November, 2021

Community Impact Analysis

Background:

Pine Tree Resort Estates, LLC proposes to develop a 33.6 acre parcel of land (tax map parcel 29-1-2.2) located at the rear of 3710 State Route 42 in the Town of Thompson. The parcel is also proposed for annexation to the Village of Monticello, which it adjoins on the south side. There is a legal access to the parcel along the current Town/Village boundary, which skirts the northern edge of a significant wetland, crossing the wetland buffer area. There is, too, a connection crossing this wetland to Route 42 on the south side of the property, on which is located an older single-family home of 1,820 square feet in floor area.



A total of 20 apartment buildings are proposed for the site, which is currently in the Town of Thompson's RR-2 Rural Residential 2 District under zoning where such apartments are not permitted. Given annexation, though, the property will presumably become part of the Village of Monticello's R-M Residential Multifamily District, where they will be permitted as Special Uses. Each building will consist of eight apartment with a

Community Impact Analysis

combination of three and five-bedroom units, a total of 160 units with an average floor area of 1,225 square feet.

Fiscal Impact:

This property is currently assessed at \$99,800, which is equal to a theoretical full market value of \$138,611. This includes the existing single-family home. The 33.6 acres of land is assessed at \$51,300 or \$71,250 market value, which is \$2,120 per acre. The existing home is assessed at \$48,500, which is equivalent to a market value of \$67,415 or \$37 per square foot.

Based on a review of several assessments for relatively new and comparable apartment units in the Village of Monticello, it is anticipated the units proposed in this instance are likely to be assessed at a roughly \$50,000 per unit (a market value of just under \$70,000), yielding a total assessed value of approximately \$8,000,000 for the project.

Real property taxes are levied by the Town (including "Town to Highway" taxes paid by both Town and Village property owners), the Village and the County both for itself and to cover state mandated costs for Medicaid, state welfare mandates and other state mandates. There are also special taxes for fire protection, library services, solid waste management and sewage services, but these are assumed to generally match costs and, therefore, are not further analyzed in terms of net fiscal impacts.

Tax rates per \$1,000 of assessed value are for the latest periods available (2021) are the same for the Town and the Village, with the exception that Town residents outside the Village do not pay Village taxes and Village residents do not pay taxes raised for Highway and General Fund expenses outside the Village. "Highway Outside Village" taxes will be dropped for this property upon annexation.

Community Impact Analysis

The resulting changes in taxes from annexation and development of this project are highlighted in the table below:

Tax Impacts			
Jurisdiction	Before Annexation	After Annexation	Projected Gain
Town to Highway	2.335904	2.335904	0.000000
Highway Outside Vill	2.133580	0.000000	-2.133580
Gen Fund out of Vill	0.000005	0.000000	-0.000005
Total Town Tax Rate	4.469489	2.335904	-2.133585
Current Assessment	\$ 99,800	\$ 99,800	\$ -
Current Taxes to Town	\$ 446.06	\$ 233.12	\$ (212.93)
Added Assessment	\$ -	\$ 8,000,000	\$ 8,000,000
Total Assessment	\$ 99,800	\$ 8,099,800	\$ 8,000,000
Total Taxes to Town	\$ 446.06	\$ 18,920.36	\$ 18,474.30
Village Tax Rate	0.000000	25.098801	25.098801
Taxes to Village	\$ -	\$ 203,295.27	\$ 203,295.27
County Tax Rate	2.941601	2.941601	0
Taxes to County	\$ 293.57	\$ 23,826.38	\$ 23,532.81
School Tax Rate	21.596997	21.596997	0
Taxes to School	\$ 2,155.38	\$ 174,931.36	\$ 172,775.98
TOTAL LOCAL TAXES	\$ 2,895.01	\$ 420,973.36	\$ 418,078.35
Total State Tax Rate	3.079567	3.079567	0
Taxes to State	\$ 307.34	\$ 24,943.88	\$ 24,636.54
TOTAL ALL REAL PROPERTY TAXES	\$ 3,202.35	\$ 445,917.24	\$ 442,714.89

The data indicates the following:

- While the Town will lose \$212.93 in taxes from annexation prior to development, such project, upon completion, will annually generate an estimated additional \$18,474.30 in total net taxes to the Town post-development.

Community Impact Analysis

- The Village will gain \$203,295.27 in taxes.
- Sullivan County will gain \$23,532.81 in taxes to cover its general expenditures plus another \$24,636.54 to cover the costs of Medicaid and other state mandates.
- The Monticello Central School District will gain \$172,775.98 in taxes.

Some of these gains, of course, will offset by expenses, but these will be minor for this particular development for three reasons:

1. The access road from Route 42 will remain private and generate no maintenance expenses for the Town or Village.
2. Although there obviously can be no guarantee, it is fully anticipated this project will be marketed to the Jewish Orthodox community. Women do not typically drive and, therefore, the traffic impacts on Route 42 will be mitigated with more bus service and fewer individual trips.
3. Jewish Orthodox communities also rely upon private religious education and, therefore, there is highly unlikely to be any impact school costs.

Consequently, municipal expenses should be minimal, with no particular burden on the Town of Thompson, the Village of Monticello or the Monticello Central School District. The general costs of Sullivan County government would increase very slightly with the addition of 160 households but there are no county roads involved and, therefore, the increase in expenses would not rise to full proportionality with household growth. "The Economic Impact of Home Building in a Typical Local Area," a National Association of Home Builders study from 2015, in fact, indicates a 100-unit rental project can typically

Community Impact Analysis

be expected, after 15 years, to "generate a cumulative \$9.5 million in revenue compared to \$8.4 million in costs, including annual current expenses, capital investment, and interest on debt." Applied to this 160-unit project, this would mean a net positive economic impact of \$1,760,000 to local government over the 15 year period. This is before considering the special factors noted above.

Traffic Impact:

Traffic impacts in this instance will be limited to Route 42 a/k/a Forestburgh Road, where sight distance is excellent and traffic is currently approximately 8,970 vehicles per day. Given that women typically do not drive in Jewish Orthodox communities and neither do others on Saturdays and several other religious holidays, traffic generated will be less than typical. Supporting this perspective is Census data indicating the average number of vehicles per household in Sullivan County is 1.6. It is 1.4 in the Town (which includes the Village) and only in 0.6 in a typical Jewish Orthodox community. Moreover, use of public transportation and carpooling is far more common in such communities than elsewhere.

Therefore, while the total traffic generated per apartment unit on a daily basis would normally be in the range of six trips per day, it will be far less in this instance. Using the number of vehicles per household ratio as a guide, it is projected this development will produce roughly three trips per day per unit or 480 per day, increasing Route 42 traffic by 5.4%.

The impact of this traffic can be approximated based on Route 42 characteristics (e.g., 12 feet wide lanes, 6 feet wide shoulders, 5% truck traffic, level terrain, a 50/50 direction split). Using "Highway Capacity Manual" formulas it is estimated this highway now

Community Impact Analysis

operates at a low LOS C or high LOS D level of service and will continue to do so with the addition of 480 trips generated from this project with significant changes in delay.

Regardless, a traffic study will undoubtedly be required and if such study determines Route 42 improvements are required to mitigate traffic impacts, such improvements will become the responsibility of Pine Tree Resort Estates, LLC and will not become a burden to taxpayers.

Land Use Impact:

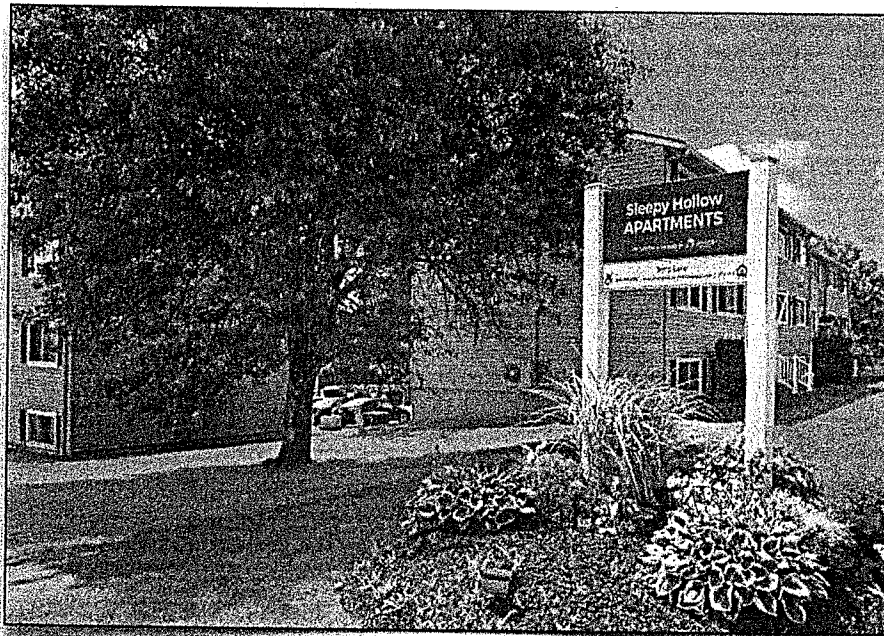
As noted above, the project site is currently in the Town of Thompson's RR-2 Rural Residential 2 District where such apartments are not permitted and maximum density for all residential development is one unit per acre. Given annexation, though, the property will presumably become part of the Village of Monticello's R-M Residential Multifamily District where there is no strict density standard. The number of units is simply restrained in the Village by other applicable RM development standards relating to building height, yards, lot coverage and open space.) There is, though, a maximum density set for townhouses of eight units per acre, which provides some guidance based on another form multi-family development.

Pine Tree Resorts Estates will have a density of 4.75 units per acre, which is well below the maximum for townhouses that are typically larger in floor area. This equal to just slightly less than 9,150 square feet of lot area per unit on average. Significantly, the R-M Residential Multifamily District allows one-family and two-family dwellings with a minimum of 7,500 square feet. Therefore, the density proposed in this instance is well below what would be permitted for even the least-intensive residential development in this zoning district.

It is, likewise, significant that adjoining existing development is also more intensive. The

Community Impact Analysis

Sleepy Hollow Apartments project on Terry Lane (see photo on next page) consists of 228 units in 23 buildings on 26 acres; a density of 8.8 units per acre, which is almost twice the density Pine Tree Resort Estates will have. Therefore, land use impacts are essentially nil and certainly not significant.



Sleepy Hollow Apartments - Adjoins Pine Tree Resort Estates Site

Environmental Impact:

Pine Tree Resort Estates will be a residential development subject to State Environmental Quality Review and New York State DEC stormwater management regulations that will strictly control how the site is developed. There is a large wetland on the property, around which the access road will need to skirt, crossing the wetlands buffer area in the process. Federal and State wetland standards will, therefore, also apply and ensure development meets all environmental standards.

Community Impact Analysis

The area being improved primarily consists of Wellsboro and Wurtsboro soils that are moderately well-drained and developable, although there are some slopes to be avoided and the conceptual plan does this by carefully laying out the buildings to fit topography.

A New York State Department of Environmental Conservation EAF Mapper Summary Report indicates the site includes a principal aquifer and the Village of Monticello Water Department has three water wells located at the end of Park Avenue roughly one-third of a mile from the nearest part of the project. A review of the Annual Drinking Water Quality Report for 2019 for the Water Department indicates

These wells provided 59,312,000 gallons of water in 2019, equal to 11.5% of the Village's water supply. These wells were evaluated as part of a New York state Department of Health source water assessment and rated as having a "Medium High" risk of contamination for two reasons:

- "The well draws 100 gallons per minutes from an unknown aquifer."
- "The well has a high sensitivity rating."

Both of these explanations are speculative in nature and there have been no actual significant contamination issues, despite Sleepy Hollow Apartments, a residential project of similar character and scope being immediately adjacent.

The primary water quality issue in the case of residential development is, of course, during construction and this will be directly addressed with required stormwater management. Other issues such as; (a) the use of road deicing chemicals on the access road and parking areas, (b) use of herbicides or insecticides on the lawn areas

Community Impact Analysis

of the development and (c) fuel oil spills can be controlled with conditions attached to Village special use and site plan review approvals.

Conclusions:

Pine Tree Resort Estates can reasonably be expected to have the following community impacts:

- Positive fiscal impacts on the Town of Thompson, Village of Monticello Central School District and a generally neutral impact fiscal impact on Sullivan County,
- A relatively minor impact on Route 42 traffic conditions,
- A land use impact for similar to that anticipated under Village zoning and consistent with the character of the adjoining neighborhood,
- Negligible environmental impacts that can be addressed during the planning approval process and through conditions.

Overall, the proposed annexation will be net positive for all parties involved.

#2

Marilee Calhoun (Town of Thompson)

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Thursday, January 13, 2022 3:29 PM
To: Marilee Calhoun
Cc: Michael Mednick; Yoely (Joel Kohn); John Pavese; melinda ; schock
Scott Mace
Subject: FW: Kiamesha - Draft MPR
Attachments: Kiamesha MPR 12-29-21.pdf


Marilee:

Please put this on the agenda:

Kiamesha Consolidated Sewer District Extension No. 1- Review and accept the Map Plan and report prepared by MHE and set a date and time for a public hearing on said extension.

Thanks.

Bill

<p>William J. Rieber Jr. Town of Thompson Supervisor Office (845) 794-2500 Ext. 306 Cell (914) 799-0387 supervisor@townofthompson.... 4052 Route 42 Monticello, N.Y. 12701</p>	
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William J. Rieber, Jr.
Supervisor
Town of Thompson
845-794-2500 Ext. 306
845-794-8600 – Fax
Email: supervisor@townofthompson.com
Town of Thompson is an equal opportunity provider and employer.



From: Matthew Sickler <msickler@mhepc.com>
Sent: Wednesday, December 29, 2021 11:27 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>
Cc: 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger' <mmessenger@townofthompson.com>; 'Yoely (Joel Kohn)'
Subject: RE: Kiamesha - Draft MPR

Bill,
I've attached a revised copy. Please let me know if you need hard copies of the report delivered.
Thanks and Happy New Year to everyone!

Matt



111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

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msickler@mhepc.com | www.mhepc.com



From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Tuesday, December 28, 2021 1:44 PM
To: Matthew Sickler <msickler@mhepc.com>
Cc: 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger' <mmessenger@townofthompson.com>; 'Yoely (Joel Kohn)'
Subject: RE: Kiamesha - Draft MPR

Matt:
Please look over the changes I have noted in the attached and if you agree, please update the MPR so we can get it on the agenda for Tues.
Bill

<p>William J. Rieber Jr. Town of Thompson Supervisor Office (845) 794-2500 Ext. 306 Cell (914) 799-0387 supervisor@townofthompson.com 4052 Route 42 Monticello, N.Y. 12701</p>	
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From: Matthew Sickler <msickler@mhepc.com>
Sent: Thursday, December 16, 2021 12:15 PM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>
Cc: 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger'

<mmessenger@townofthompson.com>; 'Yoely (Joel Kohn)'

Subject: RE: Kiamesha - Draft MPR

Bill,

I've attached the revised MPR.

Please let me know if anyone has any questions or comments.

Matt



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Milford, PA 18337

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From: William J. Rieber, Jr. <supervisor@townofthompson.com>

Sent: Tuesday, December 14, 2021 12:01 PM

To: Matthew Sickler <msickler@mhepc.com>

Cc: 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger' <mmessenger@townofthompson.com>; 'Yoely (Joel Kohn)'

Subject: RE: Kiamesha - Draft MPR

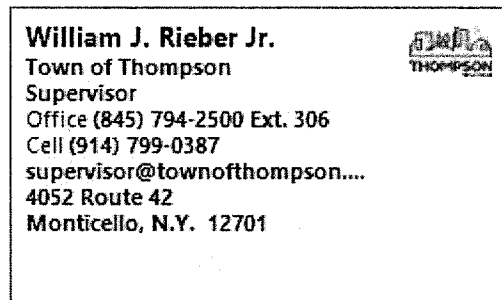
Joel:

This additional cost will be the responsibility of the applicant. Kindly confirm.

Matt:

Let's move forward.

Bill



William J. Rieber, Jr.

Supervisor

Town of Thompson

845-794-2500 Ext. 306

845-794-8600 – Fax

Email: supervisor@townofthompson.com

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From: Matthew Sickler <msickler@mhepc.com>
Sent: Tuesday, December 14, 2021 10:44 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>
Cc: Michael B. Mednick ESQ <michael@michaelmednick.com>; Michael Messenger <mmessenger@townofthompson.com>; Yoely (Joel Kohn)
Subject: RE: Kiamesha - Draft MPR

Bill,
Not a big change but we will need to revise the report narrative, update the flow and cost sharing calculations, the district map and district description. Probably a couple of hours of time on our end.
If you are ok with that I should be able to get it done later this week.
Matt



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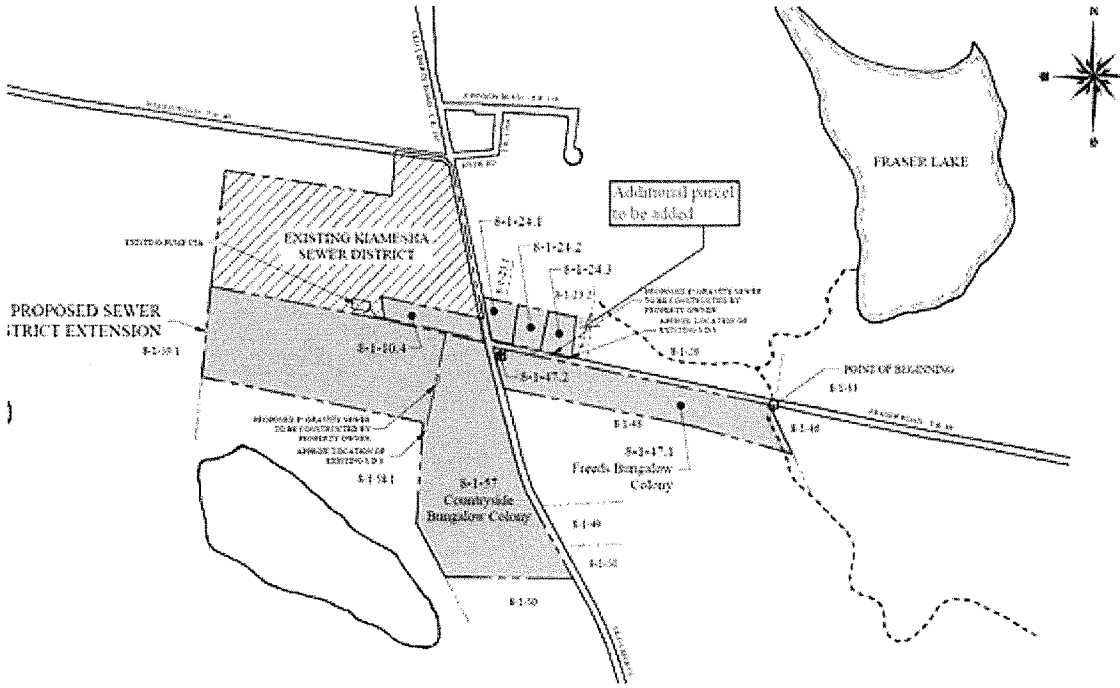
From: Joel Kohn
Sent: Monday, December 13, 2021 10:23 AM
To: Matthew Sickler <msickler@mhepc.com>
Cc: William J. Rieber, Jr. <supervisor@townofthompson.com>; Michael B. Mednick ESQ <michael@michaelmednick.com>; Michael Messenger <mmessenger@townofthompson.com>
Subject: Re: Kiamesha - Draft MPR

Good morning Matt,

As discussed on the phone with you, see screenshot below of the additional parcel that the owner wants to add, that I discussed with the supervisor.

The parcel is approximately .69 acres and currently has a manufactured home.

If you have any questions please do not hesitate to contact me.



Sincerely,

Joel Kohn

JK Expediting Services
63 Liberty St.
P.O. Box 369
Monticello NY 12701

On Mon, Dec 6, 2021 at 11:19 AM Matthew Sickler <msickler@mhepc.com> wrote:

Hi Bill,

I've attached a revised MPR. I've made revisions to address the comments below. I put something in to address capacity and additional bedrooms with a 10 year time period.

Please let me know if you have any other comments.

Thanks and have a great day!

Matt



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From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Friday, December 3, 2021 11:53 AM
To: Matthew Sickler <msickler@mhepc.com>; 'Michael B. Mednick ESQ' <michael@michaelmednick.com>;
'Michael Messenger' <mmessenger@townofthompson.com>
Cc: 'Yoely (Joel Kohn)' _____
Subject: RE: Kiamesha - Draft MPR

Matt:

See your last email highlighted below. Let's all try to get this wrapped up.

Joel:

If you have any more comments on behalf of your clients please get them in before we revise the MPR and get it on the agenda to accept.

Bill

From: Matthew Sickler <msickler@mhepc.com>
Sent: Tuesday, November 23, 2021 10:27 AM
To: William J. Rieber, Jr. <supervisor@townofthompson.com>; 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger' <mmessenger@townofthompson.com>
Cc: Yoely (Joel Kohn) _____
Subject: RE: Kiamesha - Draft MPR

Thanks Bill. We're a little short staffed the rest of this week but I'll get the revisions out to everyone early next week.

Have a great Thanksgiving!

Matt



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From: William J. Rieber, Jr. <supervisor@townofthompson.com>

Sent: Monday, November 22, 2021 4:31 PM

To: Matthew Sickler <msickler@mhepc.com>; 'Michael B. Mednick ESQ' <michael@michaelmednick.com>; 'Michael Messenger' <mmessenger@townofthompson.com>

Cc: Yoely (Joel Kohn)

Subject: RE: Kiamesha - Draft MPR

Matt:

First of all, I did send Joel a copy of the report. I have added him to this thread so he can see my comments.

- Pp D refers to the Concord reserve. That right to a reserve has expired. Technically the Concord is in the district and would have a right to some use but not a reserve. I guess the Concord could possibly use possible use 300,000 gpd for high density housing. 140 acres x 4 homes per lot x 5 bedrooms x 110 gallons per BR.
- The single family home lots should have a buy in. I don't know where the 4000 gpd number came from. It seems like it could be 20 bedrooms x 110 gallons x \$20 of approximately \$11,000 per lot.
- I think we should have a notation that says that if the bedroom count on any of the properties exceeds that which they bought in for by virtue of new construction, additions or the like, that they must pay the \$20.00 per gallon fee at building permit application. You could sunset the requirement, say in 10 years: From their connection to the district.

Bill

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From: Matthew Sickler <msickler@mhepc.com>

Sent: Monday, November 8, 2021 10:14 AM

To: Michael B. Mednick ESQ <michael@michaelmednick.com>; Michael Messenger <mmessenger@townofthompson.com>; 'William J. Rieber, Jr' <supervisor@townofthompson.com>

Subject: FW: Kiamesha - Draft MPR

I've attached a draft of the MPR to extend the Kiamesha district to include Country side and Freeds. The initial report to expand the old Harris Woods district included the purchase of capacity at Kiamesha wwtp. I've left that section in this report. Please confirm that this is still applicable to the consolidated district.

Please let me know if you have any comments and we will get it finalized.

Joel Kohn asked if I could send him a copy of the draft. Is that ok with everyone?

Thanks and have a great day!

Matt



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From: Jessica Keveson <jkeveson@mhepc.com>

Sent: Monday, November 8, 2021 10:06 AM

To: Matthew Sickler <msickler@mhepc.com>

Subject: Kiamesha - Draft MPR

Attached is the PDF of the Draft for the Kiamesha MPR



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Jessica Keveson

Administrative Assistant

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MAP, PLAN AND REPORT
For
EXTENSION No. 1
OF THE KIAMESHA SEWER DISTRICT



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.: 20-110
Draft Date: 11 May 2020
Rev. Date: 29 December 2021**

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Table of Contents

	<u>Page</u>
A. Introduction.....	3
B. Benefit Area.....	3
C. Project Description.....	3
D. Existing and Proposed Improvements.....	4
E. Harris Woods Pump Station.....	5
F. Project Costs.....	6
G. Conclusion.....	7

Attachment 1	Harris Woods Sewer District No. 1
Attachment 2	Sketch Plan of Schematic Layout of Collection Lines
Attachment 3	Description of District Extension
Attachment 4	Schematic Estimate of Probable Cost-Not Included in Draft
Attachment 5	2020 Schedule of Points
Attachment 6	List of Parcels for District Extension

A. INTRODUCTION

The owners of the Countryside Bungalow Colony and Freeds Colony as well as other parcels located along Old Liberty Road and Fraser Road, listed elsewhere, have petitioned the Town Board for the consideration of an extension to the Kiamesha Sewer District located at the intersection of Old Liberty Road and Fraser Road. The Town Board therefore authorized MHE Engineering, D.P.C. to prepare the following Map, Plan and Report.

B. BENEFIT AREA

The area to be benefited includes Countryside Acres Bungalow Colony, Tax Lot 8-1-57 and Freeds Bungalow Colony, Tax Lot 8-1-47.1.

Tax Lot 8-1-10.4, which is a vacant parcel, will be added to Countryside Acres as a parking lot and will be included in the district extension.

In addition, other single-family home lots, Tax Lots 8 – 1–24.1, 24.2, 24.3, 27 and 47.2 will be added to the district extension

The district extension is generally located along Old Liberty Road and Fraser Road. The District extension is more formerly shown on Attachment No. 1 and described in Attachment No.3.

C. PROJECT DESCRIPTION

The Harris Woods housing development is presently served by a central sewage collection system and pumping station, which pumps wastewater to the Patio Homes pump station, which eventually is treated at the Kiamesha Lake Sewage Treatment Plant.

The various bungalow colonies and property owners to be included in the Sewer District No.1 Extension will develop their own sewage collection systems and connect via gravity sewer lines to the existing Harris Woods Sewage Pumping Station located off of Old Liberty Road. Attachment No.2 shows a schematic layout of how the property owners may wish to consider connecting to the pump station.

The existing Countryside Bungalow Colony and Freeds Colony are presently served by on lot subsurface sewage disposal systems at various locations on their properties. An existing central gravity sewage collection system carries wastewater from the bungalows to the multiple subsurface sewage disposal systems locations. It is the intention of the Bungalow Colonies to abandon their own lot subsurface sewage disposal systems and redirect their existing gravity sewage collection systems to a new gravity collection line to be connected to the existing Harris Woods sewage pump station to be upgraded to handle the additional flows.

The Town of Thompson Sewer Department will require that the Bungalow Colonies investigate and upgrade the existing collection systems within the colonies to eliminate any existing ground water infiltration/ inflow and other deficiencies that may exist to avoid the need to treat excessive groundwater, which may be infiltrating into the existing sewer system presently.

The various Bungalow Colonies and property owners to be included in the Sewer District Extension No.1 will develop, at their own cost and expense, their own sewage collection systems and connect via gravity sewer lines to the existing Harris Wood Sewage Pump Station located off of Old Liberty Road.

D. EXISTING AND PROPOSED IMPROVEMENTS

The existing Kiamesha Sewer District includes a central sewage collection system and sewage pumping system (Harris Woods Pump Station) designed for approximately 21,600 gallons per day. Sewage flows are pumped via a 4-inch force main from the existing Harris Woods sewage pump station along Fraser Road to Anawanna Lake Road where sewage flows by gravity via an 8-inch gravity sewer line to the Patio Homes Pump Station. From Patio Homes, wastewater is pumped to the existing Kiamesha Lake Sewage Treatment Plant.

The Kiamesha Lake Sewage Treatment Plant has a rated capacity of 2,000,000 gallons per day. The existing average daily flow to the Sewage Treatment Plant approximates 432,400 gallons per day for 2019. A new Development, referred to as Lakeview Estates, was recently constructed and has paid for 33,000 gallons per day of capacity at the Kiamesha Lake Sewage Treatment Plant. Considering the existing flows to the Sewage Treatment Plant as well as the potential for in District properties to develop in the short term requiring an estimated 350,000 gallons per day, the Adelar/EPR Casino Resort project with a Phase 1 estimate of 373,100 gallons per day and the Lakeview Estates Sewer District of 33,000 gallons per day, we estimate there will be a reserve capacity at the Kiamesha Lake Sewage Treatment Plant of 811,900 gallons.

Estimated Sewage Flow for Ext. No. 1Countryside Acres Bungalow Colony: (8-1-57, 10.4)

Existing Bungalow = 74 Units
 Existing Bedrooms = 253 Bedrooms
 Future Bedrooms to be Added = 47 Bedrooms
 Total Bedrooms = 300

Estimated Flow (300 Bedrooms X 110gpd/Bedroom) = 33,000 gpd

Freeds Bungalow Colony: (8-1-47.1)

Existing Bungalows = 35 Units
 Existing Bedrooms = 74 Bedrooms
 Future Bedrooms to be added = 16 Bedrooms
 Total Bedrooms = 90 Bedrooms

Estimated Flow (90 Bedrooms X 110gpd/Bedroom) = 9,900 gpd

5 Single Family Homes (8-1-24.1, 24.2, 24.3, 27 & 47.2)

Estimated Flow (5 bedrooms x 110gpd/Bedroom) = 550 gpd per home
 Total flow = 5 x 550 gpd = 2,750 gpd

Total Flow = 45,650 gpd

Based on the permitted capacity at the Kiamesha Lake Sewage Treatment Plant, and committed flows for the casino/resort and other project developments, the sewage treatment plant has adequate capacity to treat the wastewater generated from the proposed Extension No.1 of the Kiamesha Sewer District projected to add an estimated 45,650 gallons per day of additional flow.

The Kiamesha Extension No. 1 property owners are expected to contribute to the cost to purchase their fair share of the reserve capacity at the Kiamesha Sewage Treatment Plant as provided for under Project Costs in this report.

Countryside Acres and Freeds Bungalow Colony presently have sewage collection systems, which discharge to on-lot subsurface sewage disposal systems. Modifications to the existing collection system will be required. The existing subsurface sewage disposal systems are to be abandoned in accordance with NYSDOH protocols. A gravity sewer line from strategic points in the existing Bungalow Colony collection systems will be constructed to a newly proposed gravity sewer line to be extended from both Countryside Acres and Freeds to the existing sewage pump station located at Harris Woods. The existing single-family lots will also require a new gravity collection line.

The design and construction of the collection system modifications for Freeds and Countryside will be the responsibility of the respective property owners as well as the extension of the gravity sewer line to tie into the Harris Woods Sewage Pump Station. The design and construction of the collection line to serve the single-family home lots to be included in the district extension will also be the responsibility of the various property owners.

As noted above the Town of Thompson Sewer Department will require the owners of the Bungalow Colonies to perform TV/smoke inspections of their existing sewage collection lines to determine if there are any infiltration /inflow problems or other deficiencies within the collection system requiring repairs. All repairs must be completed prior to connection of the Bungalow Colonies to the newly upgraded pump station at Harris Woods.

A sketch plan showing the schematic layout of the various collection lines to be constructed by the property owners has been included as Attachment No.2.

E. HARRIS WOODS PUMP STATION

The Harris Woods Pump Station was designed to service the build out of the Harris Woods Community, which was determined to be 98 dwellings. The average daily flow rate was determined to be 21,613 gpd, with a corresponding peak hour flow rate of 60 gpm. The pump station was designed for a flow rate of 120 gpm at a TDH of 150 feet to maintain a minimum velocity in the force main above 2 feet per second.

The proposed additional flows to the district will increase the average day flow for the pump station to a total of 67,263 gpd(21,613gpd + 45,650gpd). The corresponding peak hour flow rate is then 150 gpm.

The additional flows tributary to the pump station will require the replacement of the existing submersible pumps, guiderail assemblies and variable frequency drives. A schematic estimate of probable construction cost is attached to this report as Attachment No.4. The total estimated cost to increase the capacity of the pump station to accommodate the additional development is \$146,000.00.

F. PROJECT COSTS

The costs associated with the Sewer District Extension No.1 include pump station improvement costs, capacity costs and annual costs. A summary of these costs is provided as follows:

PUMP STATION IMPROVEMENT COSTS

The bungalow colonies and other property owners to be included in the Sewer District Extension No.1 will be responsible for all design, construction and costs associated with the installation of infrastructure improvements for the collection of wastewater within the district extension and the gravity sewer connection to the Harris Woods Sewage Pump Station.

In addition, the users in the Kiamesha Sewer District Extension No.1 will be responsible for all costs to upgrade the pumping capacity of the existing Harris Woods Sewage Pump Station estimated at \$146,000.00. A copy of this cost estimate is provided as Attachment 4.

Assessing the pump station improvement costs on a gallon per day basis results in the following costs to each property:

- Countryside Acres: $\$146,000 \times (33,000 \text{ gpd}/45,650 \text{ gpd}) = \$105,542.16$
- Freeds Acres: $\$146,000 \times (9,900 \text{ gpd}/45,650 \text{ gpd}) = \$31,662.69$
- Single Family Home (each): $\$146,000 \times (550 \text{ gpd}/45,650 \text{ gpd}) = \$1,759.03$

CAPACITY COSTS

With respect to the available capacity at the Kiamesha Lake Sewage Treatment Plant, to be used by the Sewer District Extension No.1, due to the fact that the existing Kiamesha Lake Sewer District users have bought and paid for the additional available capacity in the Kiamesha Lake Sewage Treatment Plant, as an outside user the Sewer District Extension No.1 property owners will be expected to pay their fair share of the reserve capacity at a rate of \$20 per gallon per day, the cost for which is shown below.

Cost to purchase available capacity at the Kiamesha Lake Sewage Treatment Plant. Fair share cost has been established previously for other District formations (Lakeview Estates), at a cost of \$20 per gallon of Daily Capacity reserves. Capacity costs for the District Extension properties are therefore:

- Countryside Acres: $\$20/\text{gpd} \times 33,000 \text{ gpd} = \$660,000.$
- Freeds Acres: $\$20/\text{gpd} \times 9,900 \text{ gpd} = \$198,000$
- Single Family Home (each): $\$20/\text{gpd} \times 550 \text{ gpd} = \$11,000$

Actual capacity costs shall be determined based upon the number of actual bedrooms at the time of connection. If the number of bedrooms on any of the properties exceeds that for which the property purchased at the time of district extension, an additional capacity fee of \$20/gpd shall be assessed and payable at the time of building permit application. This additional capacity fee shall be assessed if the bedroom count is increased within a 10 year time period, commencing at the time of District Extension No.1 formation by the Town Board.

ANNUAL COSTS

The Kiamesha 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 5.

The list of parcels included in the District Extension is provided in Attachment 6 of this Report. This list includes the property classification, which is utilized to assess annual sewer costs.

The Town of Thompson Town Board has adopted the following rates for the 2022 Kiamesha Sewer District assessment:

Capital Debt Service = \$9.65/Point
Annual O&M Cost = \$54.50/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 example: A single-family residence with 4 bedrooms property classification of 210 would be assessed the following annual cost:

O&M (Rent) 10 Points (\$54.50/Point) = \$545.00
Capital Debt 10 Points (\$9.65/Point) = \$96.50
Total Annual Cost = \$641.50

*All costs shown above are subject to change. Costs for the Pump Station Upgrade may change based on actual Construction Costs and all increases will be the responsibility of The Kiamesha 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 Kiamesha 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 Sickler, P.E.

Attachment 1

Kiamesha Sewer District No. 1

Attachment 2

Sketch Plan of Schematic Layout of Collection Lines



33 Airport Center Drive
 Suite 202
 New Windsor, NY 12653
 (845) 567-3100

111 Wheelfield Drive
 Suite 1
 Milford, PA 18337
 (610) 266-2765

UNAUTHORIZED ADDITION OR ALTERATION OF THIS PLAN IS A VIOLATION
 OF SECTION 2203 OF THE NEW YORK STATE EDUCATION LAW.

ALL PRODUCTION & INTELLECTUAL PROPERTY RIGHT RESERVED ©

**KIAMESHA SEWER
 DISTRICT EXT. SCHEMATIC
 SEWER EXTENSION No. 1**

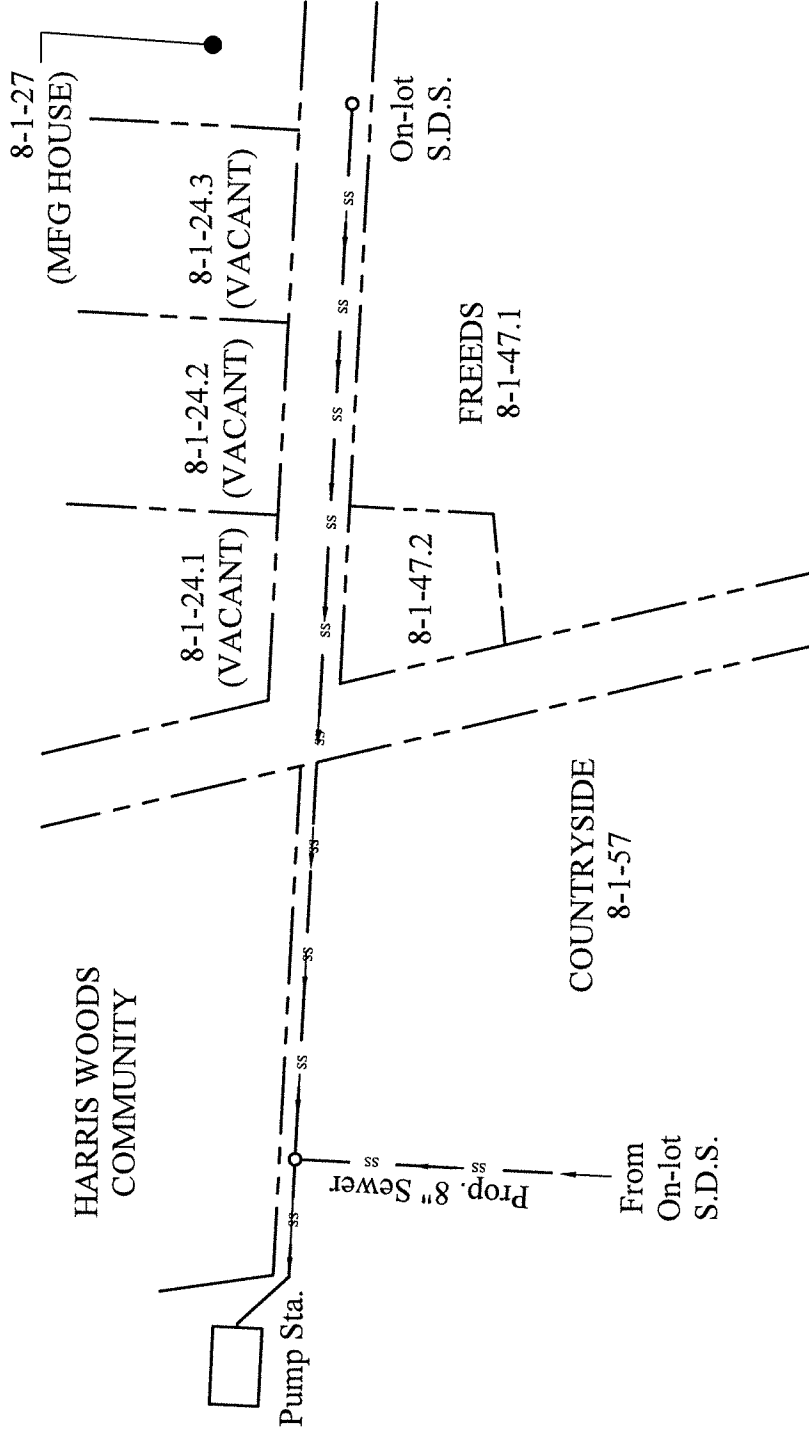
FOR TOWN OF THOMPSON
 4052 ROUTE 42
 MONTICELLO, N.Y. 12701

REVISIONS

NO.	DESCRIPTION	DATE
A	ADDED LOT 8-1-27	12/16/21
ISSUED DATE: 03 NOV. 2021		
DESIGN BY: MJS		CHECKED BY: MJS
DRAWN BY: HPBJF		REVIEWED BY: MJS
SHEET NO.		

**Attachment
 No. 2**

PROJECT #20-110 PHASE #



Attachment 3

Description of District Extension

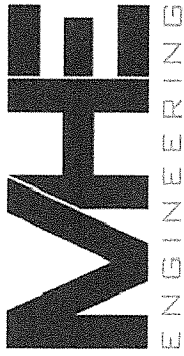
Beginning at a point, being the northeast corner of TM 8-1-47.1, said corner also being on the boundary of Fraser Road; Thence

1. Westerly, 1,318 feet more or less, along the southerly boundary of Fraser Road, also being the northern boundary of TM 8-1-47.1, to a point; thence
2. Northerly, 42 feet more or less, across Fraser Road to a point, being the southeastern corner of TM 8-1-27; thence
3. Northerly, 281 feet more or less, along the easterly boundary of TM 8-1-27 to a point, said point being the northeasterly corner of TM 8-1-27; thence
4. Westerly, 775 feet more or less, along the northerly boundary of TM 8-1-27, TM 8-1-24.3, TM 8-1-24.2 and TM 8-1-24.1 to a point, said point being the northwesterly corner of TM 8-1-24.1 and being located on the boundary of Old Liberty Road; thence
5. Southerly, 156 feet more or less, along the easterly boundary of Old Liberty Road, also being the westerly boundary of TM 8-1-24.1, to a point; thence
6. Westerly, 57 feet more or less, across Old Liberty Road to a point, said point being the northeasterly corner of TM 8-1-10.4; thence
7. Westerly, 704 feet more or less, along the northerly boundary of TM 8-1-10.4, also being the southerly boundary of the Kiamesha Sewer District, to a point, said point being the northwesterly corner of TM 8-1-10.4; thence
8. Southerly, 161 feet more or less, along the westerly boundary of TM 8-1-10.4, also being the easterly boundary of the Kiamesha Sewer District to a point, said point being the southwest corner of TM 8-1-10.4; thence
9. Westerly, 1,223 feet more or less, along the northerly boundary of TM 8-1-57, also being the southerly boundary of the Kiamesha Sewer District, to a point, said point being the northwesterly corner of TM 8-1-57; thence
10. Southerly, 624 feet more or less, along the westerly boundary of TM 8-1-57 to a point, said point being the southwest corner of TM 8-1-57; thence
11. Easterly, 1,563 feet more or less, along the southerly boundary of TM 8-1-57 to a point, said point being an inside corner of TM 8-1-57; thence
12. Southerly, 692 feet more or less, along the westerly boundary of TM 8-1-57 to a point, said point being a corner of TM 8-1-57; thence
13. Southeasterly, 418 feet more or less, along the westerly boundary of TM 8-1-57 to a point, said point being the southwest corner of TM 8-1-57; thence

14. Easterly, 898 feet more or less, along the southerly boundary of TM 8-1-57 to a point, said point being the southeasterly corner of TM 8-1-57 and on the westerly boundary of Old Liberty Park road; thence
15. Northwesterly, 1,444 feet more or less, along the easterly boundary of TM 8-1-57, also being the westerly boundary of Old Liberty Park road to a point; thence
16. Easterly, 50 feet more or less, across Old Liberty Park Road to a point, said point being the southwesterly corner of TM 8-1-47.1; thence
17. Easterly, 2,055 feet more or less, along the southern boundary of TM 8-1-47.1 to a point, said point being the southeastern corner of TM 8-1-47.1; thence
18. Northwesterly, 323 feet more or less, along the easterly boundary of TM 8-1-47.1 to a point on said boundary; thence
19. Northerly, 43 feet more or less, along the westerly boundary of TM 8-1-47.1 to point, said point being the northeasterly corner of TM 8-1-47.1 and also being the point of beginning.

Attachment 4

Schematic Estimate of Probable Cost



Harris Woods Sewer District
Pump Station Improvements Project
 Town of Thompson
 Sullivan County, New York
 Schematic Estimate of Probable Construction Cost

Last Revised: 2-Nov-21
 Revised By: MJS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
Harris Woods Pump Station						
1	Submersible pumps 426 gpm @ 84 ft	2	EA	\$ 22,000.00	\$ 44,000	
2	Variable Frequency Drive	2	LF	\$ 5,000.00	\$ 10,000	
3	Guide Rail Assembly	2	EA	\$ 3,000.00	\$ 6,000	
4	Misc hardware and electrical components	1	LS	\$ 5,000.00	\$ 5,000	
5	Manufacturer startup & training	1	LS	\$ 2,000.00	\$ 2,000	
6	Bypass pumping and flow management	4	DAY	\$ 1,500.00	\$ 6,000	
7	Labor, crew of 4	5	DAY	\$ 3,200.00	\$ 16,000	
8	General conditions, bonds, ins, etc.	1	LS	\$ 10,000.00	\$ 10,000	
9	Contractor OH&P	1	LS	\$ 20,000.00	\$ 20,000	
	Subtotal					\$ 119,000
	Construction Contingencies					\$ 9,000
	Total Construction Cost					\$ 128,000
	preliminary design and DEC approval					\$ 5,000
	bid documents and process					\$ 6,000
	construction administration/observation					\$ 7,000
	Total Design & Construction Cost					\$ 146,000

Attachment 5

2020 Schedule of Points

1/28/2021

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 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	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

Attachment 6

List of Parcels for District Extension

List of Parcels for District Extension

Tax Map Parcel	Acreage	Property Classification
8-1-24.1	1.55	370 – Residence Vacant
8-1-24.2	1.41	311 – Residence Vacant
8-1-24.3	1.46	311 – Residence Vacant
8-1-27	0.69	270 – MFG Housing
8-1-47.1	13.77	417 – Cottage
8-1-47.2	0.3	210 – 1 Family Residence
8-1-10.4	2.76	314 – Rural Vacant
8-1-57	48.83	417 – Cottage

#3

KALTER, KAPLAN, ZEIGER & FORMAN

ATTORNEYS AT LAW

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ELLENVILLE OFFICE

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FAX (845) 647-6232

Email: jkaplan.kkzf@gmail.com

December 30, 2021

Michael B. Mednick, Esq.
Law Office of Michael B. Mednick
544 Broadway, Suite 4
Monticello, New York 12701

RE: Lakeview Estates of Monticello, LLC with Town of Thompson

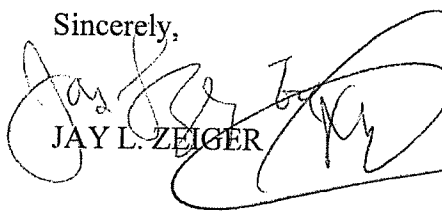
Dear Michael:

Enclosed please find the Utility and Access Easement with the TP-584 which has been signed by my client. Please have William J. Rieber, Jr., the Town Supervisor, sign both and return signed originals back to my office for recording.

If you have any questions, please call our office.

Thank you,

Sincerely,



JAY L. ZEIGER

JLZ/ma
Enc.

UTILITY AND ACCESS EASEMENT

This indenture is made and executed as of the __ day of December, 2021, between Lakeview Estates of Monticello, LLC, a New York limited liability company having its principal place of business at 1738 57th Street, Brooklyn, New York 11204 (the "Grantor") and Town of Thompson, a Municipal corporation, having its principal place of business at 4052 Route 42, Monticello, NY 12701 ("Grantee").

W I T N E S S E T H

WHEREAS, the Grantor is the owner of a parcel of land located in the Town of Thompson, Sullivan County, New York having a tax map number of Section 8, Block 1, Lot 31.1 (the "Grantor Parcel"); and

WHEREAS, the Grantor has constructed a residential community on the Grantor Parcel consisting of 59 houses, a caretaker residence, a community building, and amenities, including swimming pools (the "Project"), and, in connection with the construction, installed a sewage pump station, which connects the Project improvements to the Grantee's sewer distribution systems; and

WHEREAS, the Grantee requires an easement from the Grantor to allow the Grantee to access the sewage pump station, and to allow the Grantee to maintain the Grantee the sewage pump station and other Grantee owned facilities which are connected to said sewage pump station; and

WHEREAS, the Grantor has agreed to grant the easement requested herein under the terms and conditions set forth below:

NOW, THEREFORE, the Grantor and Grantee agree as follows:

1. The Grantor for and in consideration of the sum of \$1.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey and release unto the Grantee, its successors and assigns a permanent right-of-way and easement (the "Easement") to enter upon, construct and reconstruct, and install and maintain the sewage pump station and all additional Grantee property that is connected to said sewage pump station and all such other utility property and facilities now located within the area of the Easement or that may be installed at any future date. A metes and bounds description of the area of the Easement is annexed hereto as Exhibit "A".

2. The Grantor has installed the sewage pump station and all additional facilities within the area of the Easement. The Grantor authorizes the Grantee to maintain the sewage pump station and all meters, valves, pipes and appropriate additional connections, within the boundaries of the easement area. The Grantee shall be responsible for all costs and expenses of the foregoing, and upon completion of any new installation and/or maintenance, the Grantee shall restore the lands of the Grantor to the condition that existed prior to the foregoing.

3. The Grantee shall have a permanent easement which will allow the Grantee access to the easement area to inspect and maintain the property that is installed by the Grantee and to make all necessary repairs and replacements. All costs and expenses of maintenance, repairs and replacement shall belong to the Grantee. In addition, any damage caused by the Grantee to the lands of the Grantor in connection with the installation or in connection with maintenance, repairs or restoration by the Grantee shall be at the Grantee's sole cost and expense.

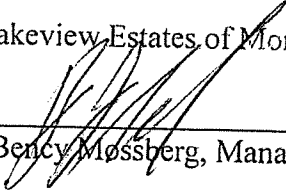
4. The Grantor reserves the right to use and enjoy the premises which is the subject of the Easement described herein, subject to the rights and privileges herein described and granted to the Grantee pursuant to this Agreement; provided, however, that such use shall not interfere or obstruct the construction, installation, operation, maintenance, repair or replacement of, or cause injury or damage to the sewage pump station or any other equipment of the Grantee.

5. The Grantor and Grantee agree that the Easement provided for herein shall be a covenant which shall run with the land, and shall be binding upon and inure to the benefit of the Grantor, the Grantee, and their heirs, successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor and Grantee have duly executed this easement the date, month and year first above written.

Lakeview Estates of Monticello, LLC

By:


Nancy Mossberg, Managing Member

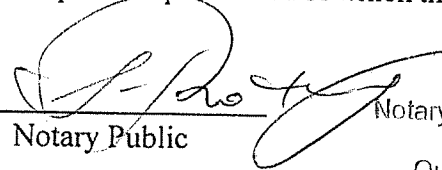
Town of Thompson

By:

William J. Rieber, Jr., Supervisor

STATE OF NEW YORK)
)ss.:
COUNTY OF Kings)

On the 23rd day of December, in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **BENCY MOSSBERG**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



Notary Public
SVETLANA ROTH
Notary Public, State of New York
No. 01RO6222656
Qualified in Kings County
Commission Expires 5/24/2022

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

On the ____ day of December, in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared **WILLIAM J. RIEBER, JR.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

DESCRIPTION OF 20 FOOT WIDE RIGHT OF WAY TO THE TOWN OF THOMPSON FOR ACCESS TO THE SEWAGE PUMP STATION AREA EASEMENT & A DESCRIPTION OF AN EASEMENT FOR ACCESS GRANTED TO THE TOWN OF THOMPSON FOR THE SEWAGE PUMP STATION AREA EASEMENT

Portion of Tax Map no. 8.-1-31.1

All that certain lot, piece or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York which is more accurately bounded and described as follows:

Beginning in the center of Coral Drive and the westerly bounds of Anawana Lake Road a.k.a. County Route #103. said point being located $S07^{\circ}22'37''$ W 26.66' from angle point of the outer bounds of the lands of Lake View Estates of Monticello LLC. filed in the Sullivan County Clerk's office as Instrument #2014-8068, said angle point also being in the center of Anawana Lake Road a.k.a. County Route #103:

thence from the said point of beginning in a generally northwesterly direction and generally along the center line of Coral Drive a total distance of 1520 feet, more accurately described as the following (9) nine courses and distances:

1. $N82^{\circ}03'45''$ W 384.46';
2. On a curve to the right having a radius of 100.00, an arc length of 62.13', a chord bearing $N64^{\circ}15'45''$ W and chord distance of 61.14';
3. $N46^{\circ}27'44''$ W 179.12';
4. On a curve to the left having a radius of 200.00, an arc length of 90.00', a chord bearing $N59^{\circ}21'16''$ W and chord distance of 89.25';
5. $N72^{\circ}14'48''$ W 360.88';
6. On a curve to the right having a radius of 100.00, an arc length of 83.48', a chord bearing $N48^{\circ}19'58''$ W and chord distance of 81.07';
7. $N24^{\circ}25'07''$ W 63.18';
8. On a curve to the right having a radius of 100.00, an arc length of 95.58', a chord bearing $N02^{\circ}57'47''$ E and chord distance of 91.98';
9. $N30^{\circ}20'41''$ E 201.16', partially adjacent to the sewage pump station easement on the westerly bounds of Coral Drive, being the end of the 1520' right of way.

Together with a Sewage pump Station Area Easement described as followed:

Beginning at the end of the 1520' right of way N54°12'13"W 10.05' from the point of beginning inside the lands of Lake View Estates of Monticello LLC. filed in the Sullivan County Clerk's office as Instrument #2014-8068 on the westerly bounds of Coral Drive;

thence from the said point of beginning on the following (5) five courses and distances;

1. S59°39'19"E 15.00',
2. N60°09'32"E 50.00',
3. N11°00'56"E 60.00',
4. N59°39'19"W 20.00',
5. S30°20'41"W 100.00', to the point or place of beginning.

Containing 0.066 Acres of land.

Subject to all legally enforceable covenants, easements, restrictions, conditions and agreements of record.

Being a portion of the premises conveyed to Lake View Estates of Monticello LLC. dated November 04, 2014, and recorded December 08, 2014, in the Sullivan County Clerk's office as Instrument #2014-8068.

