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Meeting ID: 828 5217 3394

**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](http://WWW.TOWNOFTHOMPSON.COM)

**TUESDAY, MARCH 15, 2022**

**7:00 PM MEETING**

**PUBLIC HEARING: PROPOSED CREATION OF THE STATE ROUTE 42 LIGHTING DISTRICT**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE TO THE FLAG**

**APPROVAL OF PREVIOUS MINUTES: March 01, 2022 Regular Town Board Meeting**

**PUBLIC COMMENT**

**CORRESPONDENCE:**

- **Julio Garaicoechea, Project Manager, SC IDA:** 2022 Distribution of PILOT Payments – Check #2113 Dated: 02/24/22 for \$963.74 (1 Project).
- **Jennifer M. Flad, Executive Director, SC IDA:** Letter dated 02/23/22 to Assessor Krzywicki enclosing NYS Dept. of Taxation & Finance Form RP-412-a, Application for Real Property Tax Exemption (Catskill Hospitality Holding LLC & Catskill Hospitality Operating LLC Company) along with attachment of Third Omnibus Amendment to Project Documents, February 08, 2021.
- **Village of Monticello Planning Board:** Notice of Intent to Declare Lead Agency, Public Hearing Date 03/08/2022 at 6PM Re: Proposed Action: The Art Storage Project, Applicant: Bosco Sodi – Including EAF Part 1 and Site Plan Application.
- **Jennifer M. Flad, Executive Director, SC Funding Corporation:** Letter dated 02/24/22 to Assessor Krzywicki Re: Renewal Application for Real Property Tax Exemption – Monticello Industrial Park LLC, Rose Valley Road, Monticello, SBL#130.-1-19.2
- **Village of Monticello Planning Board:** Notice of Intent to Declare Lead Agency Dated 03/02/2022 Re: Proposed Action: Lot Subdivision, New Facility Warehouse Project, Rose Valley Road & 33 Plaza Drive, Monticello, SBL #'s 130.-1-19.2 & 17, Applicant: RGG Realty & Monticello Industrial Park LLC – Including EAF Part 1, Site Plan Application and Adopted Planning Board Resolution Declaring Intent to be SEQRA Lead Agency.
- **William J. Rieber, Jr., Town Supervisor:** Letter dated 03/03/22 to Shelley Pascuzzi, Financial Analyst, NYS EFC Re: NYS Clean Water (CW) State Revolving Fund (SRF), CWSRF Project No.: C3-5378-07-00 – Response to September 09, 2021 NYSEFC Items Required to Execute a Project Finance Agreement and Close the Financing for the Emerald Green WWTP Upgrade and Expansion Project.

**AGENDA ITEMS:**

- 1) **PROPOSED CREATION OF THE STATE ROUTE 42 LIGHTING DISTRICT**
  - A) **NEGATIVE DECLARATION RESOLUTION UNDER SEQR**
  - B) **RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO THE PROPOSED CREATION**
  - C) **RESOLUTION APPROVING THE CREATION SUBJECT TO PERMISSIVE REFERENDUM**
- 2) **DISCUSSION: ANNEXATION PETITION FOR MOUNTAINTOP VILLAS LLC – ALONG NYS ROUTE 42 SOUTH, MONTICELLO, SBL # 18.-1-57**
- 3) **YMCA CONTRACT – REVIEW AND APPROVE AGREEMENT FOR 2022 SUMMER YOUTH DAY CAMP**
- 4) **SULLIVAN COUNTY ROADSIDE LITTER PLUCK EVENT – 04/01/2022 – 06/30/2022**
  - A) **DILLON ROAD LITTER PLUCK DAY EVENT–SATURDAY, 04/30/22, RAIN DATE: SATURDAY, 05/07/22, 9AM-12PM**

5) ESTABLISH DATE FOR SPRING SHRED DAY EVENT

6) ESTABLISH DATE FOR SPRING CLEANUP – MUST BE HELD BETWEEN APRIL 15<sup>TH</sup> & MAY 15<sup>TH</sup>

7) REVIEW & APPROVE BIDS FOR SULLIVAN COUNTY FEDERATION FOR THE HOMELESS DRAINAGE IMPROVEMENTS PROJECT (CDBG GRANT FUNDS)

8) BUILDING DEPARTMENT: ESTABLISH DATE FOR BID OPENING FOR DEMOLITION OF UNSAFE BUILDING(S) – 1) 36 LIBERTY LLC, OLD LIBERTY ROAD, MONTICELLO, SBL # 13.-1-38 & 2) 125 ANAWANA LAKE ROAD LLC, 125 ANAWANA LAKE ROAD, MONTICELLO, SBL # 13.-1-13

9) WATER & SEWER DEPARTMENT: LIGHT POLE SETTLEMENT – ADELAAR LIGHTING DISTRICT

A) REVIEW & ACCEPT SETTLEMENT OFFER: CLAIM FOR LIGHT POLE DAMAGE FOR SUM OF \$18,471.64 & AUTHORIZE SUPT. MESSENGER TO EXECUTE NECESSARY DOCUMENTS. DAMAGE OCCURRED ON 06/24/21.

10) HIGHWAY DEPT.: REQUEST TO DECLARE SURPLUS EQUIPMENT – TRUCK #25, 1987 OSHKOSH/SANDER AND TRUCK #29, 2007 INTERNATIONAL DUMP TRUCK

11) REVIEW & APPROVE BIDS FOR HIGHWAY DEPARTMENT: 1) 1-A LOW ABRASION NON-WAPPINGER CRUSHED LIMESTONE, 2) ASPHALTIC CONCRETE MIXES, 3) FIBER REINFORCED BITUMINOUS MEMBRANE SURFACE TREATMENT, 4) VEHICLE EQUIPMENT & REPLACEMENT PARTS, 5) SPRAY PAVER INSTALLED BONDED WEARING COURSE AND 6) 2022 OR NEWER HITACHI ZW180-6 WHEEL LOADER

12) BILLS OVER \$2,500.00

13) BUDGET TRANSFERS & AMENDMENTS

14) ORDER BILLS PAID

15) UPDATE: CORONAVIRUS (COVID-19) PANDEMIC

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

(REMINDER: JOINT PUBLIC HEARING WITH VILLAGE OF MONTICELLO, 03/16/22 AT 6PM – COMOLO LLC ANNEXATION PETITION REQUEST, ROCK RIDGE AVE, MONTICELLO, SBL #'S 13-4-2, 3.1, 3.2, 3.3, 9, 10 & 11.)

PH

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 15<sup>th</sup> day of February, 2022, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

- WILLIAM J. RIEBER, JR., Supervisor
- SCOTT S. MACE, Councilman
- JOHN A. PAVESE, Councilman
- MELINDA S. MEDDAUGH, Councilwoman
- RYAN T. SCHOCK, Councilman

-----X  
 In the Matter of  
 Proposed Creation of the State Route 42 Lighting District  
 in the Town of Thompson, Sullivan County, New York.  
 -----X

**WHEREAS**, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the State Route 42 Lighting District within the Town of Thompson, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

**WHEREAS**, said revised map, plan and report was prepared on behalf of the Town, by Guth DeConzo Consulting Engineers, P.C., dated January, 2022, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

**WHEREAS**, the boundaries of the proposed extended district are more fully set forth and described in Schedule "A" annexed hereto and made a part hereof; and

**WHEREAS**, the improvement proposed for the said State Route 42 Lighting District, as created, consists of providing a means by which the Route 42 N and Anawana Lake Road

commercial business district can have a new public lighting system that will increase visibility to storefronts, improve vehicle and pedestrian safety, reduce crime and increase usage of businesses within the area, and

**WHEREAS**, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said district property owners, and

**WHEREAS**, the annual median cost for a typical residential property within this newly created district would be Nine and 90/100 (\$9.90) Dollars, and the annual medial cost for a typical business would be Thirty-Four and 10/100 (\$34.10) Dollars, and

**WHEREAS**, it is now desired to call a Public Hearing for the purpose of considering said map, plan and report, and creating the State Route 42 Lighting District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

**NOW, THEREFORE, IT IS HEREBY**

**ORDERED**, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 15<sup>th</sup> day of March, 2022, at 7:00 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town



Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

Moved by: Councilman Ryan T. Schock

Seconded by: Councilwoman Melinda S. Meddaugh

The question of the adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

WILLIAM J. RIEBER, JR.	VOTING	Aye
SCOTT S. MACE	VOTING	Aye
JOHN A. PAVESE	VOTING	Aye
MELINDA S. MEDDAUGH	VOTING	Aye
RYAN T. SCHOCK	VOTING	Aye

The order was thereupon declared duly adopted.

\* \* \* \* \*

## SCHEDULE A

Town of Thompson, IL

Annual Levy Assessed Value Report

### 4 – Levy Apportionment

The following table shows all assessed parcels within the Lighting District, their tax exemption status, assessed value, property classification, and respective proposed levy amounts. The data in this table can be used to find the Total Assessed Value ( $AV_T$ ), which is used in conjunction with the balance to be levied to derive the Levy Rate, as shown in the equations below. The Levy Rate is multiplied by the individual parcel's assessed value to derive the parcel's Proposed Levy.

#### Notes:

- (1) Proposed Levy is the total charge to be levied against the specified individual parcel. Future inflationary costs are not accounted for. Increasing years of the levy duration shall increase total levy paid by individual parcels dependent upon the true duration of levy and true inflation experienced each year.
- (2) Annual Levy is the amount to be levied against the specified individual parcel in any given year, assuming that the costs to be levied is evenly distributed over ten years. These values do not account for future inflationary costs. Values proposed in the Annual Levy column are a crude division of the Proposed Levy values and may fluctuate year-to-year as agreed upon by the Town of Thompson by adjustment factors discussed in Section 3.3.
- (3) Property Class was provided with the assessment. Description of property classes follow after the apportionment table. Content of the table was sourced from the following URL:  
<https://www.tax.ny.gov/research/property/assess/manuals/prclas.htm#residential>
- (4) Rows colored RED indicate a tax-exempt (Roll Section 8) parcel controlled by a PILOT with an exception for special district ad valorem levies and are thus included in the calculation.
- (5) Rows colored GREEN indicate wholly tax exempt parcels(Roll Section 8). They are excluded from the calculation despite being within the lighting district and are not levied.
- (6) All Golden Ridge parcels in BLUE are excluded from the calculation. Should it be determined that such special district tax levies are not exempt for the Golden Ridge parcels, then the calculations would change to include them.

Print Key Parcel ID	Property Class	Roll Section Code (RS)	Assessed Value (AV <sub>i</sub> )	Proposed Levy	Annual Levy (10 year)
Parcel list based on tax map current to 02/14/2022					
13.-1-19./1002	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./1202	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./1101	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0601	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0702	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0801	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0903	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0101	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0201	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0301	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0404	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0504	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0102	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0202	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./1001	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./1201	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./1102	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0602	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0701	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0802	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0901	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0302	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0401	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0501	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0902	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0403	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0503	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0402	210c	1	\$25,000.00	\$61.87	\$6.19
13.-1-19./0502	210c	1	\$25,000.00	\$61.87	\$6.19
13.-3-20.3	330	8	\$11,100.00	\$27.47	\$2.75
13.-3-20.2	330	8	\$500.00	\$1.24	\$0.12
13.-3-22	330	8	\$48,700.00	\$120.53	\$12.05
13.-3-36.1	312	1	\$69,600.00	\$172.26	\$17.23
13.-3-10.2	330	1	\$15,000.00	\$37.12	\$3.71
13.-3-21	260	1	\$32,300.00	\$79.94	\$7.99
13.-3-38.5	314	1	\$154,100.00	\$381.39	\$38.14

Print Key Parcel ID	Property Class	Roll Section Code (RS)	Assessed Value (AV <sub>i</sub> )	Proposed Levy	Annual Levy (10 year)
Parcel list based on tax map current to 02/14/2022					
13.-3-38.3	426	1	\$550,000.00	\$1,361.21	\$136.12
13.-3-37.9	411	1	\$2,796,500.00	\$0.00	\$0.00
13.-2-5.1	462	1	\$555,200.00	\$1,374.08	\$137.41
13.-3-39	486	1	\$220,000.00	\$544.48	\$54.45
13.-2-3.3	486	1	\$518,100.00	\$1,282.26	\$128.23
13.-2-3.4	460	1	\$814,600.00	\$2,016.08	\$201.61
13.-3-11	210c	1	\$75,000.00	\$185.62	\$18.56
13.-2-4	484	1	\$269,900.00	\$667.98	\$66.80
13.-3-12	330	8	\$7,400.00	\$18.31	\$1.83
13.-3-11.1	411	1	\$154,500.00	\$0.00	\$0.00
13.-3-40.22	462	1	\$378,100.00	\$935.77	\$93.58
13.-3-13	314	1	\$20,000.00	\$49.50	\$4.95
13.-1-33	330	1	\$14,400.00	\$35.64	\$3.56
13.-3-40.6	451	1	\$5,447,510.00	\$13,482.21	\$1,348.22
13.-3-40.21	426	1	\$336,300.00	\$832.32	\$83.23
13.-3-20.1	330	8	\$124,100.00	\$307.14	\$30.71
13.-2-1.1	422	1	\$250,000.00	\$618.73	\$61.87
13.-1-34.1	453	1	\$9,750,000.00	\$24,130.57	\$2,413.06
13.-1-32	280	1	\$103,900.00	\$257.15	\$25.71
13.-3-14	260	1	\$51,300.00	\$126.96	\$12.70
13.-3-1.1	330	1	\$158,000.00	\$391.04	\$39.10
13.-1-31.2	210c	1	\$80,600.00	\$199.48	\$19.95
13.-3-15	311	1	\$12,700.00	\$31.43	\$3.14
13.-1-18.1	314	1	\$9,800.00	\$24.25	\$2.43
13.-1-31.1	210c	1	\$126,300.00	\$312.58	\$31.26
13.-3-16	210c	1	\$64,400.00	\$159.39	\$15.94
13.-2-2.2	462	1	\$820,900.00	\$2,031.67	\$203.17
13.-2-2.3	331	1	\$503,300.00	\$1,245.63	\$124.56
13.-2-1.2	426	1	\$450,000.00	\$1,113.72	\$111.37
13.-3-17	331	8	\$78,300.00	\$193.79	\$19.38
13.-2-1.3	432	1	\$231,600.00	\$573.19	\$57.32
13.-1-29	872	6	\$481,901.00	\$1,192.67	\$119.27
13.-1-53	330	8	\$66,900.00	\$165.57	\$16.56
13.-3-11.2	411	1	\$154,500.00	\$0.00	\$0.00
13.-3-45	330	8	\$35,300.00	\$87.37	\$8.74
13.-3-8	330	1	\$52,400.00	\$129.69	\$12.97
13.-3-4	330	1	\$85,000.00	\$210.37	\$21.04

Print Key Parcel ID	Property Class	Roll Section Code (RS)	Assessed Value (AV <sub>i</sub> )	Proposed Levy	Annual Levy (10 year)
Parcel list based on tax map current to 02/14/2022					
13.-3-10.1	322	1	\$800,000.00	\$1,979.94	\$197.99
13.-3-5	330	8	\$76,300.00	\$188.84	\$18.88
13.-3-7	330	8	\$133,500.00	\$330.40	\$33.04
9.-1-38	330	1	\$164,800.00	\$407.87	\$40.79
13.-3-18	330	8	\$82,600.00	\$204.43	\$20.44
9.-1-83	330	1	\$3,500.00	\$8.66	\$0.87
9.-1-39.1	330	1	\$137,800.00	\$341.05	\$34.10
13.-3-19.1	330	8	\$103,600.00	\$256.40	\$25.64
13.-1-28	330	8	\$191,600.00	\$474.20	\$47.42
9.-1-36	322	1	\$552,400.00	\$1,367.15	\$136.72
13.-1-30.2	322	1	\$84,900.00	\$210.12	\$21.01
9.-1-40.2	210c	1	\$120,000.00	\$296.99	\$29.70
9.-1-41	446	1	\$600,000.00	\$1,484.96	\$148.50
9.-1-42	411	1	\$360,700.00	\$892.71	\$89.27
9.-1-43	411	1	\$212,700.00	\$531.75	\$53.17
9.-1-44	411	1	\$212,700.00	\$531.75	\$53.17
13.-1-34.3	426	1	\$450,000.00	\$1,113.72	\$111.37
13.-3-19.3	330	8	\$8,300.00	\$20.54	\$2.05
13.-3-37.5	411	1	\$2,423,000.00	\$0.00	\$0.00
13.-3-37.7	411	1	\$2,623,900.00	\$0.00	\$0.00
13.-3-37.8	411	1	\$2,637,000.00	\$0.00	\$0.00
13.-3-40.1	453	1	\$5,061,654.00	\$12,527.24	\$1,252.72
13.-3-40.2	453	1	\$5,061,654.00	\$12,527.24	\$1,252.72
13.-3-38.1	330	8	\$2,316,000.00	\$5,731.94	\$573.19
13.-3-38.10	330	1	\$75,800.00	\$187.60	\$18.76
13.-3-38.9	330	1	\$70,300.00	\$173.99	\$17.40
9.-1-80./0302	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0201	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0103	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0408	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0506	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0301	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0101	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0102	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0104	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0207	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0204	210c	1	\$50,000.00	\$123.75	\$12.37

Print Key Parcel ID	Property Class	Roll Section Code (RS)	Assessed Value (AV <sub>i</sub> )	Proposed Levy	Annual Levy (10 year)
Parcel list based on tax map current to 02/14/2022					
9.-1-80./0205	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0203	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0202	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0206	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0507	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0502	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0505	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0503	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0509	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0501	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0504	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0508	210c	1	\$40,000.00	\$99.00	\$9.90
9.-1-80./0406	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0407	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0401	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0402	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0405	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0404	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80./0403	210c	1	\$45,000.00	\$111.37	\$11.14
9.-1-80	312	1	\$10,000.00	\$24.75	\$2.47
9.-1-80./0106	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0108	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0107	210c	1	\$50,000.00	\$123.75	\$12.37
9.-1-80./0105	210c	1	\$50,000.00	\$123.75	\$12.37
13.-2-2.1	426	1	\$392,700.00	\$971.91	\$97.19
9.-1-84	330	1	\$1,800.00	\$4.45	\$0.45
9.-1-77	331	1	\$15,300.00	\$37.87	\$3.79
13.-3-40.3	462	1	\$259,300.00	\$641.75	\$64.17
9.-1-76	330	1	\$500.00	\$1.24	\$0.12
<b>Totals</b>			<b>\$53,774,166</b>	<b>\$92,619.00</b>	<b>\$9,216.90</b>
<b>Total Non-Taxable</b>			<b>\$16,351,301</b>		
<b>Total Taxable</b>			<b>\$37,422,865</b>		
<b>Balance</b>				<b>\$92,619.00</b>	

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

JEFF BANK  
www.jeffbank.com

2113

50-934/219

CHECK ARMOR  
TRAUD PROTECTION

2/24/2022

PAY TO THE ORDER OF Town of Thompson

\$ \*\*963.74

Nine Hundred Sixty-Three and 74/100\*\*\*\*\*

DOLLARS

Town of Thompson  
4052 Route 42  
Monticello, New York 12701

MEMO 2022 PILOT Distribution #4

  
AUTHORIZED SIGNATURE

⑈002113⑈

COUNTY OF SULLIVAN

INDUSTRIAL DEVELOPMENT AGENCY

2113

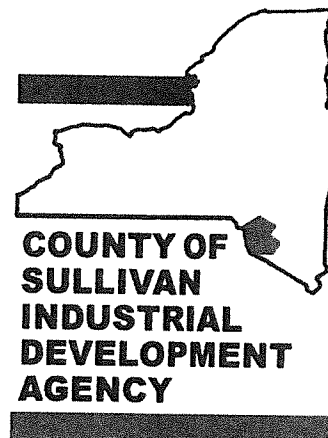
Town of Thompson				2/24/2022	
Date	Type	Reference	Original Amt.	Balance Due	Discount
2/14/2022	Bill		963.74	963.74	
				Check Amount	963.74

FNB NEW IDA Chec 2022 PILOT Distribution #4

963.74



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



February 24, 2022

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

**Re: 2022 Distribution of PILOT Payments**

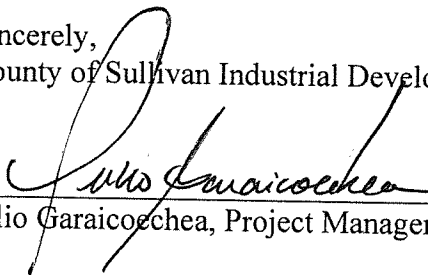
Dear Supervisor Rieber,

In accordance with the County of Sullivan Industrial Development Agency's ("IDA") current Payment In Lieu Of Tax agreements, enclosed please find IDA check # dated February 24, 2022 in the amount of **\$963.74**, payable to the Town of Thompson. This check relates to the projects listed below. This payment is detailed in the attached calculations.

<b>Project Name</b>	<b>PILOT Payment Due Town of Thompson</b>
RGG Realty LLC & Columbia Ice & Cold Storage, Inc.	\$ 963.74
<b>TOTAL</b>	<b>\$ 963.74</b>

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

Sincerely,  
County of Sullivan Industrial Development Agency

  
Julio Garaicoechea, Project Manager

enclosure

**2022 PILOT CALCULATION**  
**COUNTY OF SULLIVAN**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
 with  
**RGG REALTY LLC and COLUMBIA ICE AND COLD STORAGE CORPORATION**

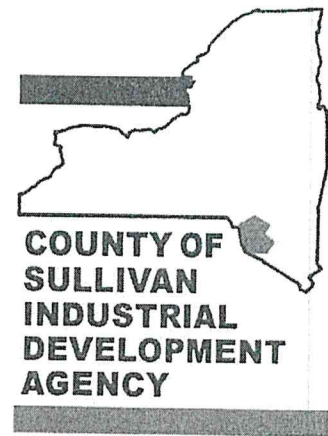
Village of Monticello SBL #130.-1-17

TOTAL VALUE SUBJECT TO PILOT	EQUALIZATION RATE	VALUE SUBJECT TO TAX RATES	COUNTY	(Monticello) SCHOOL	(Monticello) VILLAGE	(Thompson) TOWN
\$545,000.00	72.00%	\$392,400.00	0.0106529630	0.0215969970	0.0250988010	0.0023158950

TAX RATE TOTALS	0.0106529630	0.0215969970	0.0250988010	0.0023158950
AMOUNT OF TAX TO BE PAID TO MUNICIPALITIES		\$4,180.22	\$8,474.66	\$9,848.77
PENALTY AND INTEREST DUE TO TAXING JURISDICTIONS		\$252.90	\$512.71	\$595.85
TOTAL AMOUNT OF TAX TO BE PAID TO MUNICIPALITIES		\$4,433.12	\$8,987.37	\$10,444.62

<b>Total Amount Due 2/21/2022</b>	<b>\$24,828.86</b>
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548 Broadway  
Monticello, New York 12701  
(845) 428-7575  
(845) 428-7577  
TTY 711



February 23, 2022

Mr. Van B. Krzywicki, Sole Assessor  
Town of Thompson  
4052 State Route 42  
Monticello, New York 12701

**Re: New York State Dept. of Taxation and Finance Amended Form RP-412-a-- Catskill Hospitality Holding LLC & Catskill Hospitality Operating LLC ("Company")**

Dear Mr. Krzywicki,

Enclosed please find the following items relating to the above referenced County of Sullivan Industrial Development Agency ("Agency") project located within the Town of Thompson:

1. Amended NYS RP-412-a Form with Attachment
2. Third Omnibus Amendment to Project Documents, February 8, 2021

On February 8, 2021 the Agency and the Company executed the enclosed Third Omnibus Amendment to Project Documents, which supersedes Second Omnibus Amendment to Project Documents submitted to you on February 5, 2021.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jennifer M. Flad". The signature is written in a cursive, flowing style.

Jennifer M. Flad  
Executive Director

enclosures

cc: Robert Doherty, Chairman, Sullivan County Legislature  
Joshua Potossek, Sullivan County Manager  
Nancy Buck, Sullivan County Treasurer  
William J. Rieber, Jr., Supervisor, Town of Thompson  
Dr. Matthew T. Evans, Superintendent, Monticello Central School District

ec: Elizabeth Terwilliger, Accountant/ Treasurer, Monticello Central School District



NYS DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RP-412-a (1/95)

INDUSTRIAL DEVELOPMENT AGENCIES  
APPLICATION FOR REAL PROPERTY TAX EXEMPTION  
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)

**1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)**

Name Co. of Sullivan Industrial Development Agency  
Street 548 Broadway  
City Monticello  
Telephone no. Day (845) 428-7575  
Evening ( ) \_\_\_\_\_  
Contact Jennifer M. Flad  
Title Executive Director

**2. OCCUPANT (IF OTHER THAN IDA)**

(If more than one occupant attach separate listing)

Name see attached  
Street \_\_\_\_\_  
City \_\_\_\_\_  
Telephone no. Day ( ) \_\_\_\_\_  
Evening ( ) \_\_\_\_\_  
Contact \_\_\_\_\_  
Title \_\_\_\_\_

**3. DESCRIPTION OF PARCEL**

a. Assessment roll description (tax map no./roll year) Thompson 13.-3-38.1  
b. Street address 29 Golden Ridge Road  
c. City, Town or Village Thompson  
d. School District Monticello  
e. County Sullivan  
f. Current assessment \$2,316,000  
g. Deed to IDA (date recorded; liber and page)  
Lease to IDA (8/16/18; 2018-5715)

First Amended Memo of Lease (1/25/21, 2021-869); Second Amended Memo of Lease (1/26/21, 2021-960); Third Amended Memo of Lease (6/4/21, 2021-5679)

**4. GENERAL DESCRIPTION OF PROPERTY**

(if necessary, attach plans or specifications)

a. Brief description (include property use) construction of a hotel  
b. Type of construction new  
c. Square footage approx. 56,000  
d. Total cost \$9,592,000  
e. Date construction commenced 2018  
f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)  
February 15, 2037

**5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION**

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment Please see attached Third Omnibus to Project Documents and Payment in Lieu of Tax Agreement submitted on December 10, 2018.  
b. Projected expiration date of agreement 2037

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Sullivan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Thompson</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Thompson</u> n/a	<input type="checkbox"/>	<input type="checkbox"/>
School District <u>Monticello</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Brijesh Patel  
 Title Managing Member  
 Address 16 Raceway Road  
Monticello, NY 12701

e. Is the IDA the owner of the property?  Yes  No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement. IDA holds a leasehold interest

Telephone 646-266-7001

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one)  Yes  No

If yes, list the statutory exemption reference and assessment roll year on which granted: exemption MIDA assessment roll year 2019-present

7. A copy of this application, including all attachments, has been mailed or delivered on 2/24/22 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

**CERTIFICATION**

I, Jennifer Flad, Executive Director of County of Sullivan Industrial Development Agency by certify that the information on this application and accompanying papers constitutes a true statement of facts.

2/24/22  
Date

Jennifer M Flad  
Signature

**FOR USE BY ASSESSOR**

1. Date application filed \_\_\_\_\_
2. Applicable taxable status date \_\_\_\_\_
- 3a. Agreement (or extract) date \_\_\_\_\_
- 3b. Projected exemption expiration (year) \_\_\_\_\_
4. Assessed valuation of parcel in first year of exemption \$ \_\_\_\_\_
5. Special assessments and special as valorem levies for which the parcel is liable: \_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Assessor's signature

Amended RP 412-a Attachment, February 23, 2022

County of Sullivan Industrial Development Agency

Town of Thompson SBL #13.-3-38.1

2. Occupant (if other than IDA)

Name:	Catskill Hospitality Holding LLC
Street:	16 Raceway Road
City:	Monticello, NY 12701
Telephone No.	646-266-7001
Contact:	Brijesh Patel
Title:	Managing Member

Name:	Catskill Hospitality Operating LLC
Street:	16 Raceway Road
City:	Monticello, NY 12701
Telephone No.	646-266-7001
Contact:	Brijesh Patel
Title:	Managing Member

### THIRD OMNIBUS AMENDMENT TO PROJECT DOCUMENTS

*THIS THIRD OMNIBUS AMENDMENT TO PROJECT DOCUMENTS* ("Third Omnibus Amendment"), effective as of this February 8, 2021, amends the 2018 Transaction Documents (as herein defined), dated August 1, 2018 by and among COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY, a corporate governmental agency constituting a body corporate and politic and a public benefit corporation organized and existing under the laws of the State of New York, with its principal office located at 548 Broadway, Monticello, New York 12701 ("Agency"), CATSKILL HOSPITALITY HOLDING LLC, a New York limited liability company, having a mailing address of 16 Raceway Road, Monticello, New York 12701 ("Catskill Holding") and CATSKILL HOSPITALITY OPERATING LLC, a New York limited liability company, having a mailing address of 16 Raceway Road, Monticello, New York 12701 ("Catskill Operating" and together with Catskill Holding collectively, the "Company"), as amended by that certain Omnibus Amendment to Project Documents ("Omnibus Amendment"), effective as of February 10, 2020; and as further amended by that certain Second Omnibus Amendment to Project Documents ("Second Omnibus Amendment"), effective as of August 10, 2020.

#### RECITALS

*WHEREAS*, Title 1 of Article 18-A of the General Municipal Law of the State of New York ("Enabling Act") was duly enacted into law as Chapter 1030 of the Laws of 1969 of the State of New York ("State"); and

*WHEREAS*, the Enabling Act authorizes the creation of industrial development agencies for the benefit of the several counties, cities, villages and towns in the State and empowers such agencies, among other things, to acquire, construct, reconstruct, lease, improve, maintain, equip and sell land and any building or other improvement, and all real and personal properties, including, but not limited to, machinery and equipment deemed necessary in connection therewith, whether or not now in existence or under construction, which shall be suitable for manufacturing, warehousing, research, commercial or industrial facilities, in order to advance job opportunities, health, general prosperity and the economic welfare of the people of the State and to improve their standard of living; and

*WHEREAS*, the Enabling Act further authorizes each such agency to lease any or all of its facilities at such rentals and on such other terms and conditions as it deems advisable; and

*WHEREAS*, pursuant to and in connection with the provisions of the Enabling Act, Chapter 560 of the Laws of 1970 of the State (collectively referred to as the "Act") created the Agency which is empowered under the Act to undertake the providing, financing and leasing of the facility described below; and

*WHEREAS*, on April 5, 2016, the Company presented an application ("Application") to the Agency, a copy of which is on file with the Agency, requesting the Agency's assistance with respect to a certain project consisting of the: (i) acquisition, construction, installation and equipping of an approximately 56,000 square foot building intended to be used as a limited service hotel ("Building") situate on one (1) parcel of real estate consisting of approximately 6.59±



acres located along Golden Ridge Road, Town of Thompson ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as a portion of Section 13, Block 3, Lot 38.1 ("Land"); (ii) acquisition, construction and equipping of the Building; (iii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iv) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the "Facility" or the "Project"); and (v) lease of the Project from the Agency to the Company; and

*WHEREAS*, on June 20, 2016 by resolution #22-16, the Agency authorized the Company to act as its agent for the purposes of acquiring, constructing, installing and equipping the Facility and conferred on the Company certain financial assistance consisting of: (a) an exemption from all New York State and local sales and use tax for the purchases and rentals related to the Project with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, installation or equipping of the Facility, (b) an exemption from mortgage recording tax, and (c) a partial abatement from real property taxes conferred through a certain payment in lieu of tax agreement requiring the Company to make payments in lieu of taxes ("PILOT") for the benefit of each municipality and school district having taxing jurisdiction over the Project, (collectively, the sales and use tax exemption, the mortgage recording tax exemption, and the partial abatement from real property taxes, are hereinafter collectively referred to as the "Financial Assistance"). Provision of Financial Assistance is subject to the Company entering into the Agent and Project Agreement; and

*WHEREAS*, on September 12, 2016 by resolution #32-16, the Agency approved the execution and delivery of one or more mortgages in favor of Jeff Bank in an aggregate amount not to exceed \$8,223,500; and

*WHEREAS*, the Company was unable to close on the anticipated straight lease transaction with the Agency due to issues associated with Project financing; and

*WHEREAS*, on February 27, 2017 by resolution #09-17, the Agency authorized taking title to the Land from the present owner as nominee of the Company; and

*WHEREAS*, on or about March 17, 2017 the Company and the Agency entered into the following:

1. Agent and Project Agreement; and
2. Environmental Compliance and Indemnification Agreement; and

*WHEREAS*, on August 23, 2017 by resolution #42-17, the Agency approved the execution and delivery of three (3) or more mortgages in favor of Bancorp Bank in an aggregate amount not to exceed \$12,000,000; and

*WHEREAS*, the Agency took title to the Land by Bargain & Sale Deed, dated March 13, 2017 which was recorded on March 22, 2017 in the Sullivan County Clerk's Office as Instrument Number 2017-2254; and

*WHEREAS*, in order to obtain Project financing, the Company requested that title to the Land be re-conveyed by the Agency to the Company; and

*WHEREAS*, by Quit Claim Deed, dated August 10, 2018 the Agency conveyed legal title to the Land to the Company; and

*WHEREAS*, on August 1, 2018 the Agency and the Company entered into the following documents:

1. Amended and Restated Agent and Project Agreement, dated August 1, 2018;
2. Environmental Compliance and Indemnification Agreement, dated August 1, 2018;
3. Bill of Sale to Agency, dated August 1, 2018;
4. Bill of Sale to Company, dated August 1, 2018;
5. Lease to Agency and memorandum thereto, dated August 1, 2018 (“Lease”);
6. Leaseback to Company and memorandum thereto, dated August 1, 2018 (“Leaseback”); and
7. Payment in Lieu of Tax Agreement, dated August 1, 2018 (“PILOT Agreement”);

(Items 1-7 collectively referred to as the “2018 Transaction Documents”)  
; and

*WHEREAS*, at the time of the Application, adoption of Resolution #22-16 and execution of the PILOT Agreement, it was anticipated that the Project would be completed and open for business by the end of 2018; and

*WHEREAS*, the development of the Project is ongoing, and it is now anticipated that the Project will not be completed earlier than July 2021; and

*WHEREAS*, it is the Agency’s intent to provide the benefits contemplated by the Agency’s Tourism Destination Uniform Tax Exemption Policy over the operating life of the Project; and

*WHEREAS*, by resolution #04-20, the Agency authorized the execution and delivery of an Amended Payment in Lieu of Tax Agreement to delay the each applicable year of the exemption contemplated by the PILOT Agreement by one year and to provide for a PILOT payment equal to what taxes would have been if the Agency was not involved in the Project for the payment due February 1, 2020; and (ii) authorizing its Chairman, Chief Executive Officer or Executive Director to execute and deliver the same; and

*WHEREAS*, on or about February 10, 2020, the Agency and Company entered into an Omnibus Amendment to delay each applicable year of the exemption contemplated by the PILOT Agreement by one year and to provide for a PILOT payment equal to what taxes would have been if the Agency was not involved in the Project for the payment due February 1, 2020; and

*WHEREAS*, by resolution #37-20, the Agency authorized a Second Amended Payment in Lieu of Tax Agreement to further delay each applicable year of the exemption contemplated by the PILOT Agreement for one (1) additional year; and

*WHEREAS*, or or about August 10, 2020, the Agency and the Company entered into a Second Omnibus Amendment to further delay each applicable year of the exemption contemplated by the PILOT Agreement by an additional one-year period and to provide for a PILOT payment equal to what taxes would have been if the Agency was not involved in the Project for the payment due February 1, 2021; and

*WHEREAS*, by Resolution No. 04-21, the Agency authorized a Third Omnibus Amendment of Project Documents to further delay each applicable year of the exemption contemplated by the PILOT Agreement for one additional year and to provide for a PILOT payment computed on a Total Value Subject to PILOT of Nine Hundred Thousand and 00/100 (\$900,000.00) Dollars for the payment due February 1, 2022; and

*WHEREAS*, further amending the PILOT Agreement makes it necessary to extend the Term of the Lease and Leaseback.

*NOW THEREFORE*, in consideration of the foregoing recitals and the mutual terms, conditions, limitations and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, it is mutually agreed as follows:

AMENDMENT OF PILOT AGREEMENT

1. Section 3 of the PILOT Agreement is hereby deleted and the following inserted in its place and stead:

- “3. Computation of PILOT Payments. PILOT Payments shall be made in the amounts and in the manner contemplated by this PILOT Agreement:

Section, Block & Lot
13 - 3 - 38.1

3.1 Computation of PILOT Payments – Pre-Opening.

- (a) For the PILOT Payment due February 1, 2020, the Company paid the Agency an amount equal to what real estate taxes would have been if the Agency had not been involved with the Project.
- (b) For the PILOT Payment due February 1, 2021, the Company paid the Agency an amount equal to what real estate taxes would have been if the Agency had not been involved with the Project.

- (c) For the PILOT Payment due February 1, 2022, the Company shall pay the Agency a PILOT Payment computed based on a TVSP of Nine Hundred Thousand and 00/100 (\$900,000.00) Dollars.

3.2 Computation of PILOT Payments – Project Operation. For the PILOT Payment due February 1, 2023 and thereafter, the Company shall make PILOT Payments to the Agency as contemplated by this Sub-Section 3.2.

- (a) Total Value Subject to PILOT. The total value subject to PILOT (“TVSP”) shall be the following amounts for the following years:

	Base	New Construction	Exemption %	Exemption Amount	Taxable New Construction	TVSP
February 1, 2023	\$ 900,000.00	\$ 5,050,000.00	100			\$ 900,000.00
February 1, 2024	\$ 900,000.00	\$ 5,050,000.00	100			\$ 900,000.00
February 1, 2025	\$ 900,000.00	\$ 5,050,000.00	100			\$ 900,000.00
February 1, 2026	\$ 900,000.00	\$ 5,050,000.00	100			\$ 900,000.00
February 1, 2027	\$ 900,000.00	\$ 5,050,000.00	100			\$ 900,000.00
February 1, 2028	\$ 900,000.00	\$ 5,050,000.00	90	\$ 4,545,000.00	\$ 505,000.00	\$ 1,405,000.00
February 1, 2029	\$ 900,000.00	\$ 5,050,000.00	80	\$ 4,040,000.00	\$ 1,010,000.00	\$ 1,910,000.00
February 1, 2030	\$ 900,000.00	\$ 5,050,000.00	70	\$ 3,535,000.00	\$ 1,515,000.00	\$ 2,415,000.00
February 1, 2031	\$ 900,000.00	\$ 5,050,000.00	60	\$ 3,030,000.00	\$ 2,020,000.00	\$ 2,920,000.00
February 1, 2032	\$ 900,000.00	\$ 5,050,000.00	50	\$ 2,525,000.00	\$ 2,525,000.00	\$ 3,425,000.00
February 1, 2033	\$ 900,000.00	\$ 5,050,000.00	40	\$ 2,020,000.00	\$ 3,030,000.00	\$ 3,930,000.00
February 1, 2034	\$ 900,000.00	\$ 5,050,000.00	30	\$ 1,515,000.00	\$ 3,535,000.00	\$ 4,435,000.00
February 1, 2035	\$ 900,000.00	\$ 5,050,000.00	20	\$ 1,010,000.00	\$ 4,040,000.00	\$ 4,940,000.00
February 1, 2036	\$ 900,000.00	\$ 5,050,000.00	10	\$ 505,000.00	\$ 4,545,000.00	\$ 5,445,000.00
February 1, 2037	\$ 900,000.00	\$ 5,050,000.00	0	-	\$ 5,050,000.00	\$ 5,950,000.00

- (b) Calculation of Annual Payment in Lieu of Tax. The calculation of the annual PILOT Payments shall be made as follows:

- (i) The Total Value Subject to PILOT shall be multiplied by the equalization rate as defined in ¶3(c) hereof; and
- (ii) The annual PILOT Payment shall be determined by multiplying the amount derived in ¶3(b)(i) hereof by the tax rates identified in ¶3(d) hereof.
- (c) Equalization Rate. The equalization rate to be used in making the computation contemplated by ¶3(b)(i) hereof shall mean the equalization rate for the Town used by the County to allocate and levy County taxes in connection with the January 1st tax roll immediately preceding the due date of the PILOT Payments. In the event that the equalization rate shall exceed one hundred (100%) percent, the equalization rate used in making the computation contemplated by ¶3(b)(i) shall be one hundred (100%) percent.

- (d) **Tax Rates.** For the purposes of determining the amount of the PILOT Payments as contemplated by ¶3(b)(ii) hereof, the tax rates for each Taxing Jurisdiction shall mean the last tax rate used for levy of taxes by each such jurisdiction. For County and Town purposes, the tax rates used to determine the PILOT Payment shall be the tax rates relating to the calendar year which includes the PILOT Payment due date. For school district purposes, the tax rates used to determine the PILOT Payment shall be the rate relating to the school tax year which began in the calendar year immediately preceding the year in which the PILOT Payment is due. The chart which follows sets forth the years of the overall fifteen (15) year period governed by this PILOT Agreement; the date that a PILOT Payment is due; and the appropriate tax periods utilized in determining the tax rates for computing the PILOT Payment:

Year	Payment Date	School Fiscal Year Beginning	County & Town
Pre-opening	February 15, 2022	July 1, 2021	January 1, 2022
1	February 15, 2023	July 1, 2022	January 1, 2023
2	February 15, 2024	July 1, 2023	January 1, 2024
3	February 15, 2025	July 1, 2024	January 1, 2025
4	February 15, 2026	July 1, 2025	January 1, 2026
5	February 15, 2027	July 1, 2026	January 1, 2027
6	February 15, 2028	July 1, 2027	January 1, 2028
7	February 15, 2029	July 1, 2028	January 1, 2029
8	February 15, 2030	July 1, 2029	January 1, 2030
9	February 15, 2031	July 1, 2030	January 1, 2031
10	February 15, 2032	July 1, 2031	January 1, 2032
11	February 15, 2033	July 1, 2032	January 1, 2033
12	February 15, 2034	July 1, 2033	January 1, 2034
13	February 15, 2035	July 1, 2034	January 1, 2035
14	February 15, 2036	July 1, 2035	January 1, 2036
15	February 15, 2037	July 1, 2036	January 1, 2037

2. Section 4 of the PILOT Agreement is hereby deleted and the following inserted in its place and stead:

"4. Other Agreements Relating to PILOT Payments. The Agency shall remit to the Taxing Jurisdictions amounts received hereunder within thirty (30) days of receipt and shall allocate the PILOT Payments among the Taxing Jurisdictions in the same proportion as normal taxes would have been allocated but for the Agency's involvement.

The PILOT Payments were paid as contemplated by Subsection 3.1, followed by the first (1st) year of an approximately fifteen (15) year period in which the Company is to receive tax benefits relative to the Project. In no event shall the Company be entitled to receive tax benefits relative to the Project for more than the period provided in this PILOT Agreement. The Company agrees that it will not seek any tax exemption for the Project which could provide benefits for more than the periods provided for in this PILOT Agreement and specifically agrees that the exemptions provided for in this PILOT Agreement, to the extent actually received (based upon the number of years elapsed), supersede and are in substitution of the exemptions provided by §485(b) of the Real Property Tax Law ("RPTL"). It is hereby agreed and understood that the Taxing Jurisdictions can rely upon and enforce this waiver to the same extent as if they were signatories hereto."

3. Section 6(a)(i) and (ii) of the PILOT Agreement is hereby deleted and the following inserted in its place and stead:

"6. Employment Obligations.

(a) Employment Goals.

(i) Employment Goal Definitions: For the purposes of this PILOT Agreement, the following terms shall have the meaning set forth in each definition:

(1) "Employee" shall mean a person first employed by the Company at the Project on or after February 8, 2021.

(2) "Full-Time Equivalent Employee" or "FTE" shall mean an employee who works thirty-five (35) hours in any seven (7) day period at the Project.

(3) "Base Compensation" shall be determined in accordance with the provisions of the Fair Labor Standards Act.

- (4) "At the Facility" shall mean that an FTE is employed primarily at the Facility.
- (ii) FTE Employment Goals: The Company agrees that an FTE-employment goal of nine (9) jobs shall be maintained for the period October 1, 2022 to September 30, 2023 and thereafter for such annual period throughout the term of this PILOT Agreement.

The Company shall file with the Agency no later than November 1, 2019 and on November 1 of each year thereafter a statement certified under oath setting forth the actual FTE's employed by the Company at the Project for the preceding calendar year. Such statement shall contain such additional information as the Agency may reasonably request. The Company shall make available to the Agency such information as it may request to verify the information provided to the Agency including but not limited to State and Federal employment tax forms and payroll records of the Company. "Actual average FTE - employment" shall be determined by adding the actual FTEs employed in each month of the applicable calendar year and dividing such sum by twelve (12)."

#### AMENDMENT OF LEASE

4. Section 2.4(b) of the Lease is hereby deleted and the following inserted in its place and stead:

"(b) The leasehold estate created hereby shall terminate the earlier of (i) at 11:59 P.M. on February 15, 2037; and (ii) the day immediately following the expiration or earlier termination of the Lease Agreement as set forth under Article VI hereunder."

5. The Company and the Agency shall execute, deliver and record a Third Amended Memorandum of Lease to memorialize the extension of the Lease term on the public record.

#### AMENDMENT OF LEASEBACK

6. Section 2.5(b) of the Leaseback is hereby deleted and the following inserted in its place and stead:

"(b) The leasehold estate created hereby shall terminate at 11:59 P.M. on February 15, 2037, or on such earlier date as may be permitted by Section 8.1 hereof."

7. The Company and the Agency shall execute, deliver and record a Third Amended Memorandum of Leaseback to memorialize the extension of the Lease term on the public record.



8. This Third Omnibus Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but which together shall constitute a single instrument.

9. Except as herein amended, all other terms and conditions of the 2018 Transaction Documents, as previously amended by the Omnibus Amendment and Second Omnibus Amendment, shall remain in full force and effect.

70312-067v2

*IN WITNESS WHEREOF*, the Company and the Agency have caused this Third Omnibus Amendment to be executed in their respective names, all as of the date first above written.

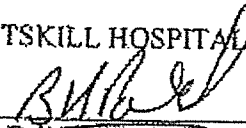
COUNTY OF SULLIVAN INDUSTRIAL  
DEVELOPMENT AGENCY

  
By: Edward T. Sykes, Chief Executive Officer

CATSKILL HOSPITALITY HOLDING LLC

  
By: Brijesh Patel, Managing Member

CATSKILL HOSPITALITY OPERATING LLC

  
By: Brijesh Patel, Managing Member

# VILLAGE OF MONTICELLO



## STATE ENVIRONMENTAL QUALITY REVIEW NOTICE OF INTENT TO BECOME LEAD AGENCY

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law

The Village of Monticello Planning Board hereby indicates its intent to assume Lead Agency status for the below-referenced project.

Involved Agencies objecting to the to the Village of Monticello Planning Board assuming Lead Agency status for this action must inform the Board in writing within 30 days at the address below:

**Contact Person:** Hildy Rosenberg, Planning Board Chairman  
Village of Monticello  
Village Hall  
2 Pleasant Street  
Monticello, New York 12701  
845-794-6130

**Title of Action:** The Art Storage

**Date:** Public Hearing Date: Tuesday, March 8<sup>th</sup>, 2022 at 6:00pm

**SEQR Status:** Unlisted  Type I

**Description of Action:** Convert an existing commercial space to an art gallery warehouse and cafe

**Location:** Village of Monticello

**Involved Agency Circulation:** This notice is being sent out to the following Involved Agencies along with an EAF Part I:

NYS DEC Region 3

Sullivan County DPEM

Town of Thompson Board

Town of Thompson Department of Health

NYS Department of Health Local Office

NYS Department of Transportation

NYS DEC-Commissioners Office

US Army Corps of Engineers

Sullivan County DPW

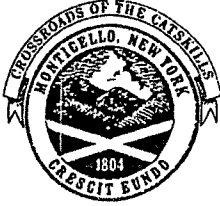
County of Sullivan IDA

2 PLEASANT STREET  
MONTICELLO, NY 12701

(845) 794-6130

FAX (845) 794-2327

[WWW.VILLAGEOFMONTICELLO.COM](http://WWW.VILLAGEOFMONTICELLO.COM)



Village of Monticello  
2 Pleasant Street  
Monticello, NY 12701  
Ph: (845)794-6130  
Fax: (845)794-2327

### SITE PLAN REVIEW/SUBDIVISION APPLICATION

Planning Board Fees:	
Basic Application Fee: \$300.00	Escrow Fee: \$1,000.00 due at time of application submission
For a Pre-Submission Conference:	Application Fee Only & Preliminary Site Plan of Project
Site Plan Review: Residential: \$500.00/plus \$150.00 per lot for each dwelling unit	
Non-Residential: \$300.00/plus \$150.00 for each 2,000 sq. ft. of building area	
Sub-Division Request: 2 Lot Subdivision: \$600.00	
3 or more Lot Subdivision: \$1,000.00	
SEQR Hearing: \$300.00	
<b>*Clean Search of Violations must be submitted with your application from the Building Dept*</b>	

*The Village of Monticello Planning Board Meetings is scheduled for every 2<sup>nd</sup> Tuesday monthly unless otherwise noticed by the Village Clerk. All submissions must be received by the Village Clerk two (2) weeks prior to that date. Any application received after that date will be held until the following month. Thank you.*

Identifying Title of Site Plan or Subdivision: The Art Storage

Section: 116 Block: 1 Lot(s): 6

Zoning District: R-2 / B-2

Street Address of Proposed Project: 397 Broadway, Monticello, NY

Current Property Owners: Bosco Sodi

Address: 397 Broadway Monticello NY 12701

Street/PO Box City State Zip

Contact Phone: ( 347 ) 782-3901

Are you the current owner of this property?  Yes  No

Name of Person(s) filling out application: Vasilios Georgopoulos PE/RA

Phone number: ( 718 ) 359-5577

Relation to project: Architect/Engineer

Who will appear before the Planning Board and receive all notices:

Check one only:

Owner  Agent  Attorney  Engineer  Surveyor  Other



Who prepared the Site Plan/Proposed Subdivision: Vasilios Georgopoulos

Name: P Georgopoulos Architect PC

Address: 33-12 Francis Lewis Blvd Flushing NY 11358

Contact Phone: ( 718 ) 359-5577

Purpose of Review: Site Plan Review  Lot Line Change  Other   
Subdivision  Number of Lots \_\_\_\_\_

Brief Description of Project:  
Conversion of existing commercial space to art gallery warehouse and cafe.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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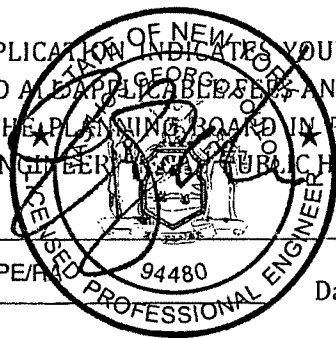
**Please note: All applicable forms attached must be filled out in their entirety before your application can be submitted to the Village Clerk.**

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

THE SIGNING OF THIS APPLICATION INDICATES YOUR KNOWLEDGE OF AND RESPONSIBILITY FOR PAYMENT OF ANY AND ALL APPLICABLE FEES AND ESCROW ACCOUNT FOR PROFESSIONAL SERVICES INCURRED BY THE PLANNING BOARD IN REVIEW OF THIS APPLICATION, SUCH AS PLANNER/CONSULTANT, ENGINEERING, PUBLIC HEARING, AND/OR SITE INSPECTIONS.

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

Title: Vasilios Georgopoulos PE/PAE Date: 1/27/22



\*\*\*\*\*Do Not Write Below This Line\*\*\*\*\*

FOR OFFICE USE ONLY

Date Paid: \_\_\_\_\_ Complete Application Fee: \_\_\_\_\_ Cash  Check  No. \_\_\_\_\_  
Escrow Amount: \_\_\_\_\_ Cash  Check  No. \_\_\_\_\_  
Clerk Initials: \_\_\_\_\_ 7 Copies of Site Plan/ Subdivision  Emailed Site Plan Date: \_\_\_\_\_

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

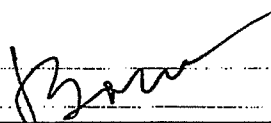
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: The Art Storage			
Project Location (describe, and attach a location map): 397 Broadway Monticello, NY			
Brief Description of Proposed Action: Interior conversion of existing space.			
Name of Applicant or Sponsor: Bosco Sodi		Telephone: 347-782-3901	
		E-Mail:	
Address: 397 Broadway			
City/PO: Monticello,		State: NY	Zip Code: 12701
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1 _____ acres	
b. Total acreage to be physically disturbed?		0 _____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1 _____ acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			



5. Is the proposed action: a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>BOSCO SODI</u></p>		<p>Date: <u>02/01/22</u></p>
<p>Signature: _____</p>		

**SULLIVAN COUNTY FUNDING CORPORATION**  
**548 Broadway**  
**Monticello, New York 12701**

February 24, 2022

Mr. Van B. Krzywicki, Assessor  
Town of Thompson  
4052 Route 42  
Monticello, NY 12701

**Re: Renewal Application for Real Property Tax Exemption-- SBL#130.-1-19.2**

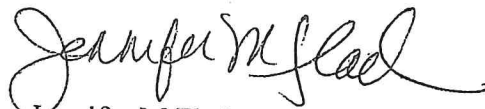
Dear Mr. Krzywicki,

Enclosed please find the following items relating to the above referenced project located within the Town of Thompson:

1. Original NYS RP-420-a/b-Rnw-I, Organization Purpose
2. Original NYS RP-420 a/b-Rnw-1 Schedule A
3. Original NYS RP-420 a/b-RNW-II, Property Use, for SBL# 130.-1-19.2
4. Option Agreement made as of April 19, 2021 by and between the Sullivan County Funding Corporation and Monticello Industrial Park LLC
5. Right of Entry and Indemnity Agreement made as of April 19, 2021 by and between the Sullivan County Funding Corporation and Monticello Industrial Park LLC

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

Sincerely,



Jennifer M Flad  
Executive Director

enclosures

cc: Robert Doherty, Chairman, Sullivan County Legislature (w/ enclosures)  
Joshua Potossek, County Manager (w/ enclosures)  
Nancy Buck, County Treasurer (w/ enclosures)  
William J. Rieber, Jr., Supervisor, Town of Thompson (w/ enclosures)  
George Nikolados, Mayor, Village of Monticello (w/ enclosures)  
Matthew T. Evans, Ed.D., Superintendent, Monticello Central School (w/ enclosures)

ec: Elizabeth Terwilliger, Accountant/ Treasurer, Monticello Central School (w/ enclosures)



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RENEWAL APPLICATION FOR REAL PROPERTY TAX EXEMPTION  
FOR NONPROFIT ORGANIZATIONS

I – ORGANIZATION PURPOSE

(See general information and instructions on back form)

- 1a. Name of organization  
Sullivan County Funding Corporation
- b. Mailing address  
548 Broadway  
Monticello, New York 12701
- c. Employer ID no. 45-3863381
- d. Name of contact person  
Jennifer Flad
- e. Telephone no. of contact person  
Day (845) 428-7575 Evening ( ) \_\_\_\_\_
- f. E-mail address (optional)  
jflad@sullivanida.com

2. Have any of the following changes occurred since application for this property tax exemption was last filed? If any of the listed changes have occurred, please give a detailed explanation of each change on the back of this form, check the appropriate line below, and complete and sign the statement. If none of the changes has occurred, please check the appropriate line below and complete and sign the statement.

- a. A change has occurred in the purpose(s) of the organization.
- b. A change has occurred in the organization as a result of action taken by one or more regulatory agencies (such as issuance, restriction, or withdrawal of an operating certificate, permit, charter, or similar authorization).
- c. A change has occurred in the organization's status with regard to exemption from federal income taxes (such as exempt status has been recognized, denied, or revoked by the Internal Revenue Service, or the Internal Revenue Code classification of exemption has been changed).

**STATEMENT OF CHANGE** -- I hereby certify that all of the changes, as listed above, that have occurred since application for exemption was last filed have been noted and the explanations of such changes are true and correct to the best of my knowledge and belief.

**STATEMENT OF NO CHANGE** -- I hereby certify that none of the changes listed above has occurred since application for exemption was last filed to the best of my knowledge and belief.

Jennifer Flad  
Signature

Executive Director  
Title

2/24/22  
Date

3. Forms filed with the Internal Revenue Service by the organization since application for property tax exemption was last filed (check all applicable lines):

- Form 1023 (Application for Recognition of Exemption under Section 501 (c)(3) of the Internal Revenue Code)
- Form 1024 (Application for Recognition of Exemption under Section 501 (a)).
- Form 990 (Return of Organization Exempt from Income Tax under Section 501 (c) of the Internal Revenue Code)
- Schedule A. Form 990 (Organizations Exempt under Section 501(c) (3))
- Form 990-PF (Return of Private Foundation Exempt from Income Tax)
- Form 990-AR (Annual Report of Private Foundation)
- Form 990-T (Exempt Organization Business Income Tax Return)
- None of these

(Note: Assessor may request a copy of forms filed)

**FOR ASSESSOR'S USE**

Assessing unit \_\_\_\_\_

County \_\_\_\_\_

City/Town \_\_\_\_\_

Village \_\_\_\_\_

School District \_\_\_\_\_

**EXPLANATION OF CHANGES THAT HAVE OCCURRED**

(If more space is needed, attach additional sheets. Please give the organization's name, its employer identification number and the parcel number on each attachment)

Change No. \_\_\_\_\_ Explanation \_\_\_\_\_

**GENERAL INFORMATION AND FILING REQUIREMENTS**

**1. Application**

For purposes of exemptions granted pursuant to section 420-b of the Real Property Tax Law, each year following the year in which exemption is granted on the basis of application forms RP-420-b-Org and RP-420-a/b-Use, a renewal application must be filed. One copy of RP-420-a/b-Rnw-1 must be filed in each assessing unit; one copy of RP-420-a/b-Rnw-II must be filed in each assessing unit for each separately assessed parcel for which exemption renewal is sought. The assessor may request information in addition to the information contained in the application.

For purposes of exemptions granted pursuant to section 420-a of the Real Property Tax Law, the same forms may be used (except RP-420-a-Org replaces RP-420-b-Org). In the alternative, the owner may submit proof of continued exempt status to the assessor in whatever form is mutually acceptable.

**2. Place of filing application**

Application for exemption from city, town, or village taxes must be filed with the city, town, or village assessor. Application for exemption from county or school district taxes must be filed with the city or town assessor who prepares the assessment roll used in levying county or school taxes. In Nassau County, applications for county, town and school tax purposes should be filed with the Nassau County Board of Assessors. In Tompkins County, application should be filed with the Tompkins County Division of Assessment. **Do not file with the Office of Real Property Tax Services.**

**3. Time of filing application**

The application must be filed in the assessor's office on or before the appropriate taxable status date. In towns preparing their assessment roll in accordance with the schedule provided by the Real Property Tax Law, the taxable status is March 1. In towns in Nassau County, the taxable status date is January 2. Westchester County towns have either a May 1 or June 1 taxable status date; contact the assessor. In villages and cities, the taxable status dates vary, and the appropriate assessor should be consulted for the correct date.

**SPACE BELOW FOR ASSESSOR'S USE ONLY**

\_\_\_\_\_  
Parcel identification no. (s)

\_\_\_\_\_  
Applicant organization

\_\_\_\_\_  
Employer ID no.

\_\_\_\_\_  
Date application filed

Application     Approved     Disapproved

Assessed Valuation \$ \_\_\_\_\_ Taxable                      \$ \_\_\_\_\_ Exempt

Documentary evidence presented: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Assessing unit

\_\_\_\_\_  
Assessor's signature

\_\_\_\_\_  
Date



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RENEWAL APPLICATION FOR REAL PROPERTY TAX  
EXEMPTION FOR NONPROFIT ORGANIZATIONS  
I-ORGANIZATION PURPOSE

Sullivan County Funding Corporation

45-3863381

1a. Name of Organization  
548 Broadway

c. Employer ID no.  
Jennifer Flad

Monticello, New York 12701

d. Name of contact person  
845-428-7575

e. Day telephone no. of contact person

b. Mailing address

f. Evening telephone no.

2a. Statement of receipts and expenditures for the fiscal year (year ending December 31, , 20 21 )

**RECEIPTS**

(1) Gross dues and assessments of members .....		0.00
(2) Gross contributions, gifts, etc. * .....		0.00
(3) Gross amounts derived from activities related to organization's exempt purpose (attach schedule) .....	2,000.00	
Less cost of sales (attach schedule) .....	0.00	2,000.00
(4) Gross amount from unrelated business activities (attach schedule)...	0.00	0.00
Less cost of sales (attach schedule) .....	0.00	0.00
(5) Gross amounts received from sale of assets, excluding inventory items (attach schedule) .....	0.00	
Less cost or other basis and sales expenses of assets sold (attach schedule) .....	0.00	0.00
(6) Interest, dividends, rents and royalties .....		4,906.46
(7) Other receipts (attach schedule) .....		0.00
(8) Total receipts .....		6,906.46

**EXPENDITURES**

(9) Fund raising expenses .....	0.00
(10) Contributions, gifts, grants and similar amounts paid (attach schedule) .....	0.00
(11) Disbursements to or for the benefit of members (attach schedule) .....	0.00
(12) Compensation of officers, directors and trustees .....	0.00
(13) Other salaries and wages .....	0.00
(14) Interest .....	0.00
(15) Rent .....	0.00
(16) Depreciation and depletion .....	0.00
(17) Other expenditures (attach schedule) .....	85,812.56
(18) TOTAL EXPENDITURES .....	85,812.56
(19) Excess of receipts over expenditures (line 8 less line 18) .....	78,906.10

\*If the organization received any unusual grants during the year, attach a list showing the name of the contributor, the date and amount of the grant and a brief description of the nature of the grant.

**2b. Statement of assets and liabilities for the last fiscal year**

I. ASSETS	<u>Enter Dates</u>	
	01-01-2021 Beginning date	12-31-2021 Ending date
(1) Cash (a) interest bearing accounts .....	402114.03	395059.40
(b) other .....	16838.69	960.47
(2) Accounts receivable, net .....	9183.71	(3857.56)
(3) Inventories .....	0	
(4) Bonds and notes (attach schedule) .....	314713.76	267443.79
(5) Corporate stocks (attach schedule) .....	0	0
(6) Mortgage loans (attach schedule) .....	0	0
(7) Other investments (attach schedule) .....	0	0
(8) Depreciable and depleted assets (attach schedule) .....	0	0
(9) Land .....	0	0
(10) Other assets (attach schedule) .....	0	0
(11) TOTAL ASSETS .....	742850.19	659606.1

**II. LIABILITIES**

(12) Accounts payable .....	4337.99	0
(13) Contributions, gifts, grants, etc. payable .....	0	0
(14) Mortgages and notes payable (attach schedule) .....	0	0
(15) Other liabilities (attach schedule) .....	0	0
(16) TOTAL LIABILITIES .....	4337.99	0

**III. FUND BALANCE OR NET WORTH**

(17) Total fund balance or net worth .....	738512.20	659606.10
(18) Total liabilities and fund balance or net worth (line 16 plus line 17) .....	742850.19	659606.10

(19) Has there been any substantial change in any aspect of the organization's financial activities since the period ended as shown above?

Yes     No

If yes, attach a detailed explanation.

**3a. Officers, directors and trustees:**

Name and title	Time devoted to position	Compensation (annual)	Contributions to Employee Benefit Plans (annual)	Expense account and other Allowances (annual)
please see attached.				

**b. Five highest paid full-time employees (other than officers, directors and trustees):**

Name, title and address	Time devoted to position	Compensation (annual)	Contributions to Employee Benefit Plans (annual)	Expense account and other Allowances (annual)
please see attached.				

**c. Five highest paid part-time employees (other than officers, directors and trustees):**

Name, title and address	Time devoted to position	Compensation (annual)	Contributions to Employee Benefit Plans (annual)	Expense Account and other Allowances (annual)
please see attached.				

**d. Five highest paid persons for professional services (non-employees):**

Name and address	Type of service	Time devoted to service	Compensation (annual)	Expense Account and other Allowances (annual)
please see attached.				



4. During the last fiscal year, did the organization, either directly or indirectly, engage in any of the following acts with a trustee, director, principle officer or creator of the organization, or any organization with which such a person is affiliated:

- a. Sale, exchange or leasing of property? .....  Yes  No
- b. Lending of money or other extension of credit? .....  Yes  No
- c. Furnishing of goods, services or facilities? .....  Yes  No
- d. Transfer of any part of the organization's income or assets? .....  Yes  No

**IF YES ANSWERED TO a, b, c or d ABOVE, ATTACH A DETAILED EXPLANATION OF THE TRANSACTION(S)**

**VERIFICATION**

State of New York )

County of )ss:  
)

Jennifer M. Flad, being duly sworn says: that S he is the Executive Director of the applicant organization, that the statements contained in this application (including the attached sheets consisting of 41 pages) are true, correct and complete, and that S he makes this application for real property tax exemption as provided by law.

Subscribed and sworn to me before  
this 23<sup>rd</sup> day of February 2022

Jennifer M. Flad  
Signature of owner or authorized representative

Sue Jahn  
Commissioner of deeds or notary public

SUE JAHN  
Notary Public, State of New York  
NYS Registration No. 01JA4989241  
Qualified in Sullivan County  
My Commission Expires 12/02/2025

4:27 PM

01/31/22

Accrual Basis

**Sullivan County Funding Corporation**  
**Profit & Loss**  
January through December 2021

	<u>Jan - Dec 21</u>
Ordinary Income/Expense	
Income	
4005 · Interest Income - Loans **	
49 Main Street 2	275.56
BWW Brewers Inc	1,607.14
Country House Realty, Inc.	159.00
Fat Lady 2019	153.24
Janice Center	939.93
RH Campus	338.63
Van Smokey	477.75
Western Catskills Truck Company	739.29
Total 4005 · Interest Income - Loans **	4,690.54
4006 · Project Fees - One Time	2,000.00
Total Income	6,690.54
Gross Profit	6,690.54
Expense	
6001 · Insurance	2,618.22
6003 · Management & Admin. Svcs. Agree	20,000.00
6003.3 · Non-Reimbursable Consulting	37,838.33
6004 · Non Reimbursable LEGAL	0.00
6010 · Promotion - HVABDC	25,000.00
6011 · Office/Misc. Expense	-247.00
6012 · Property Expense	598.01
7777 · Loan Closing Costs	5.00
Total Expense	85,812.56
Net Ordinary Income	-79,122.02
Other Income/Expense	
Other Income	
7000 · Bank Interest	215.92
Total Other Income	215.92
Net Other Income	215.92
Net Income	-78,906.10

4:27 PM

01/31/22

Accrual Basis

**Sullivan County Funding Corporation**  
**Balance Sheet**  
 As of January 1, 2021

	Jan 1, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Millennium - FN - 7962	352,687.44
1002 · Savings - FN -7950	49,426.59
1003 · Checking - FN -8541	16,838.69
<b>Total Checking/Savings</b>	418,952.72
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	9,183.71
<b>Total Accounts Receivable</b>	9,183.71
<b>Total Current Assets</b>	428,136.43
<b>Other Assets</b>	
1500** · Loans Receivable **	
1502 · RH Campus, LLC Loan	13,125.00
1504 · Country House Realty Inc. Loan	8,252.00
1507 · 49 Main Street LLC 2 Loan	29,000.00
1508 · The Janice Center Loan	56,840.92
1509 · BWW Brewers LLC Loan	56,250.01
1510 · Western Catskill Truck Co. Loan	54,247.88
1511 · Fat Lady LLC 2019 Loan	31,423.00
1513 · Van Smokey Holding LLC Loan	65,574.95
<b>Total 1500** · Loans Receivable **</b>	314,713.76
<b>Total Other Assets</b>	314,713.76
<b>TOTAL ASSETS</b>	742,850.19
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	4,337.99
<b>Total Accounts Payable</b>	4,337.99
<b>Total Current Liabilities</b>	4,337.99
<b>Total Liabilities</b>	4,337.99
<b>Equity</b>	
3200 · Retained Earnings	738,512.20
<b>Total Equity</b>	738,512.20
<b>TOTAL LIABILITIES &amp; EQUITY</b>	742,850.19

**Sullivan County Funding Corporation**  
**Balance Sheet**  
As of December 31, 2021

	Dec 31, 21
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Millennium - FN - 7962	
1000.1 · Grant App Cost Share	33,726.84
1000 · Millennium - FN - 7962 - Other	294,272.84
<b>Total 1000 · Millennium - FN - 7962</b>	327,999.68
1002 · Savings - FN -7950	67,059.72
1003 · Checking - FN -8541	960.47
<b>Total Checking/Savings</b>	396,019.87
<b>Accounts Receivable</b>	
1100 · Accounts Receivable	-3,857.56
<b>Total Accounts Receivable</b>	-3,857.56
<b>Total Current Assets</b>	392,162.31
<b>Other Assets</b>	
1500** · Loans Receivable **	
1502 · RH Campus, LLC Loan	7,500.00
1504 · Country House Realty Inc. Loan	171.42
1507 · 49 Main Street LLC 2 Loan	23,000.00
1508 · The Janice Center Loan	51,158.30
1509 · BWW Brewers LLC Loan	48,214.30
1510 · Western Catskill Truck Co. Loan	49,705.24
1511 · Fat Lady LLC 2019 Loan	27,744.58
1513 · Van Smokey Holding LLC Loan	59,949.95
<b>Total 1500** · Loans Receivable **</b>	267,443.79
<b>Total Other Assets</b>	267,443.79
<b>TOTAL ASSETS</b>	659,606.10
<b>LIABILITIES &amp; EQUITY</b>	
<b>Equity</b>	
3200 · Retained Earnings	738,512.20
Net Income	-78,906.10
<b>Total Equity</b>	659,606.10
<b>TOTAL LIABILITIES &amp; EQUITY</b>	659,606.10

**Sullivan County Funding Corporation**  
**Attachment to Form RP-420-a/b-Rnw-I Schedule A**

**3a. Officers, directors and trustees:**

Name and title	Time devoted to position	Compensation (annual)	Contributions to Employee Benefit Plans (annual)	Expense account and other Allowances (annual)
Suzanne Loughlin, Chairperson		0	0	0
Edward T. Sykes, Vice Chairman		0	0	0
Carol Roig, Secretary		0	0	0
Howard Siegel, Treasurer/ CFO		0	0	0
Scott Smith, Assistant Treasurer		0	0	0
Paul Guenther, Director		0	0	0
Sean Brooks, Director		0	0	0
Carol Roig, Director		0	0	0
John Kiefer, CEO		0	0	0
Jennifer Flad, Executive Director		0	0	0

**3b. Five highest paid full-time employees (other than officers, directors and trustees):**

The Sullivan County Funding Corporation has no paid employees.

**3c. Five highest paid part-time employees (other than officers, directors and trustees):**

The Sullivan County Funding Corporation has no paid employees.

**3d. Five highest paid persons for professional services (non-employees):**

Name and address	Type of service	Time devoted to service	Compensation (annual)	Expense Account and other Allowances (annual)
County of Sullivan IDA	Management and administrative services		26058.20	0
Hudson Valley Agribusiness Development Corporation	Agricultural business consulting		25000.00	0
Business Opportunities Management Consulting	Grantwriting services		9993.75	0
Firehouse Road, LLC	Grantwriting services		9000.00	0
Saratoga Associates	Grantwriting services		5644.58	0



NYS DEPARTMENT OF TAXATION & FINANCE  
OFFICE OF REAL PROPERTY TAX SERVICES

RENEWAL APPLICATION FOR REAL PROPERTY TAX EXEMPTION  
FOR NONPROFIT ORGANIZATIONS  
II - PROPERTY USE

(See general information and instructions on back form)

- 1a. Name of organization  
Sullivan County Funding Corporation
- b. Mailing address  
548 Broadway  
Monticello, NY 12701
- c. Employer ID no. 45-3863381
- d. Name of contact person  
Jennifer Flad
- e. Telephone no. of contact person  
Day 845 )428-7575 Evening ( )
- f. E-mail address (optional)  
jflad@sullivanida.com
- g. Property identification (see tax bill or assessment roll) Tax map number or section/block/lot  
130.-1-19.2

2. Have any of the following changes occurred since application for this property tax exemption was last filed? If any of the listed changes have occurred, please give a detailed explanation of each change on the back of this form, check the appropriate line below, and complete and sign the statement. If none of the changes has occurred, please check the appropriate line below and complete and sign the statement.

- a. A change has occurred in the ownership of all or part of the property.
- b. A change has occurred in the use or uses of the property by the owner.
- c. A change has occurred in that all or part of the property is now being offered for sale or lease.
- d. All or part of the property is occupied by an organization other than the owner: the user organization(s) make payments for use of the property, and a change has occurred in (1) the proportion of the property so occupied, (2) the terms of the occupancy, or (3) the payments made by the occupant(s).
- e. Physical changes in the property (such as construction, alterations, or demolition) have occurred.
- f. A change has occurred in the nature or schedule of planned construction of buildings or other improvements on an unimproved portion of the property.
- g. One of the organization's purposes is hospital, and a change has occurred in the amount of space or time that the property is used for the private practice of staff members or others rather than for the direct hospital related activities.

**STATEMENT OF CHANGE**  
I hereby certify that all of the changes, as listed above, that have occurred since application for exemption was last filed have been noted and the explanations of such charges are true and correct to the best of my knowledge and belief.

**STATEMENT OF NO CHANGE**  
I hereby certify that none of the changes listed above has occurred since application for exemption was last filed to the best of my knowledge and belief.

Jennifer M Flad                      2/24/22                      Executive Director  
Signature                                      Date                                      Title

**FOR ASSESSOR'S USE**

Assessing unit \_\_\_\_\_ County \_\_\_\_\_  
City/Town \_\_\_\_\_ Village \_\_\_\_\_  
School District \_\_\_\_\_

**EXPLANATIONS OF CHANGES THAT HAVE OCCURRED**

(If more space is needed, attach additional sheets. Please give the organization's name, its employer identification number and the parcel number on each attachment)

Change No. 2.c Explanation see enclosed Option Agreement and Right of Entry, 4/19/21

**GENERAL INFORMATION AND FILING REQUIREMENTS**

**1. Application**

For purposes of exemptions granted pursuant to section 420-b of the Real Property Tax Law, each year following the year in which exemption is granted on the basis of application forms RP-420-b-Org and RP-420-a/b-Use, a renewal application must be filed. One copy of RP-420-a/b-Rnw-I must be filed in each assessing unit; one copy of RP-420-a/b-Rnw-II must be filed in each assessing unit for each separately assessed parcel for which exemption renewal is sought. The assessor may request information in addition to the information contained in the application.

For purposes of exemptions granted pursuant to section 420-a of the Real Property Tax Law, the same forms may be used (except RP-420-a-Org replaces RP-420-b-Org). In the alternative, the owner may submit proof of continued exempt status to the assessor in whatever form is mutually acceptable.

**2. Place of filing application**

Application for exemption from city, town, or village taxes must be filed with the city, town, or village assessor. Application for exemption from county or school district taxes must be filed with the city or town assessor who prepares the assessment roll used in levying county or school taxes. In Nassau County, applications must be filed with the Nassau County Board of Assessors. In Tompkins County, applications must be filed with the Tompkins County Division of Assessment. **Do not file with the Office of Real Property Tax Services.**

**3. Time of filing application**

The application must be filed in the assessor's office on or before the appropriate taxable status date. In towns preparing their assessment roll in accordance with the schedule provided by the Real Property Tax Law, the taxable status is March 1. In towns in Nassau County, the taxable status date is January 2. Westchester County towns have either a May 1 or June 1 taxable status date; contact the assessor. In villages and cities, the taxable status dates vary, and the appropriate assessor should be consulted for the correct date.

**SPACE BELOW FOR ASSESSOR'S USE**

\_\_\_\_\_  
Parcel identification no. (s)

Applicant organization \_\_\_\_\_ Employer ID no. \_\_\_\_\_ Date application filed \_\_\_\_\_

Application  Approved  Disapproved

Assessed Valuation \$ \_\_\_\_\_ Taxable \$ \_\_\_\_\_ Exempt

Documentary evidence presented: \_\_\_\_\_  
\_\_\_\_\_

Assessing unit \_\_\_\_\_ Assessor's signature \_\_\_\_\_ Date \_\_\_\_\_

**NOTICE OF INTENT TO DECLARE LEAD AGENCY**  
**VILLAGE OF MONTICELLO PLANNING BOARD**

**Proposed Action:** Lot Subdivision, New Facility Construction

**Applicant:** Monticello Industrial Park LLC & RGG Realty

**SEQRA Status:** TYPE 1

**NOTICE TO INVOLVED AGENCIES THAT LEAD AGENCY MUST BE  
DESIGNATED WITHIN THIRTY (30) DAYS OF MARCH 2, 2022**

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

The Proposed Action involves the construction of a 50,000 SF warehouse including employee parking on the South-West side of the building and loading docks on South-East side of the building, and a future 50,000 SF expansion. Also proposed is the subdivision of the property (SBL No. 130-1-19) into 9 lots and a proposed lot line adjustment for SBL No. 130-1-17 (altogether the "Project"). The Project consists of a total of +/- 83.60 acres (the "Project Site"). The Project Site is located at the parcels identified as SBL 130.-1-19.2 and SBL 130-1-17, respectively, at Rose Valley Road and 33 Plaza Drive, Monticello, NY 12701.

Additional details of the Proposed Action are contained in the attached Environmental Assessment Form (Part I) (Attachment A) and Site Plan Review/Subdivision Applications submitted by the Applicant's engineer, Kenneth D. Ellsworth, PE of Keystone Associates, LLC, dated January 25, 2022 (Attachment B).

On February 8, 2022, the Planning Board of the Village of Monticello passed a resolution to declare its intent to be Lead Agency for the above Proposed Action (Attachment C).

**LEAD AGENCY DESIGNATION**

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



This notice is being mailed on March 2, 2022. We ask that each Involved or Interested Agency complete the following section either consenting or not consenting to the Planning Board of the Village of Monticello serving as Lead Agency and return it on or before Friday, April 1, 2022

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

(Check One)

agrees and consents

does not consent

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

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

**IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE PLANNING BOARD OF THE VILLAGE OF MONTICELLO SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY LATER PROCEEDINGS AND HEARINGS, AS PROVIDED BY LAW.**

**ATTACHMENTS TO THIS NOTICE:**

[ X ] Environmental Assessment Form (EAF) Part 1, including location map (Attachment A)

[ X ] Site Plan Review/Subdivision Applications submitted by the Applicant (Attachment B)

[ X ] Adopted Resolution Declaring Intent to be SEQRA Lead Agency (Attachment C)

**For further information please contact:**

**Contact Person:** Planning Board Chair  
Village of Monticello

**Address:** 2 Pleasant Street  
Monticello, New York 12701

**Phone:** 845-794-6130

**Fax:** 845-794-2327

**Email:** [lead@villagemonticello.org](mailto:lead@villagemonticello.org)

**A copy of this Notice is being sent to the following INVOLVED and INTERESTED AGENCIES and the Clerk of the Village of Monticello:**

Involved

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

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

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

Sullivan County Funding Corporation  
Suzanne Loughlin, Chairperson  
548 Broadway  
Monticello, NY 12701

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

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

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

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

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

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

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

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

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

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

NYS Department of Health  
Dr. Mary Bassett, Commissioner  
Corning Tower, Rm. 651, Empire State Plaza, Albany, NY 12237

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

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

Interested

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

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

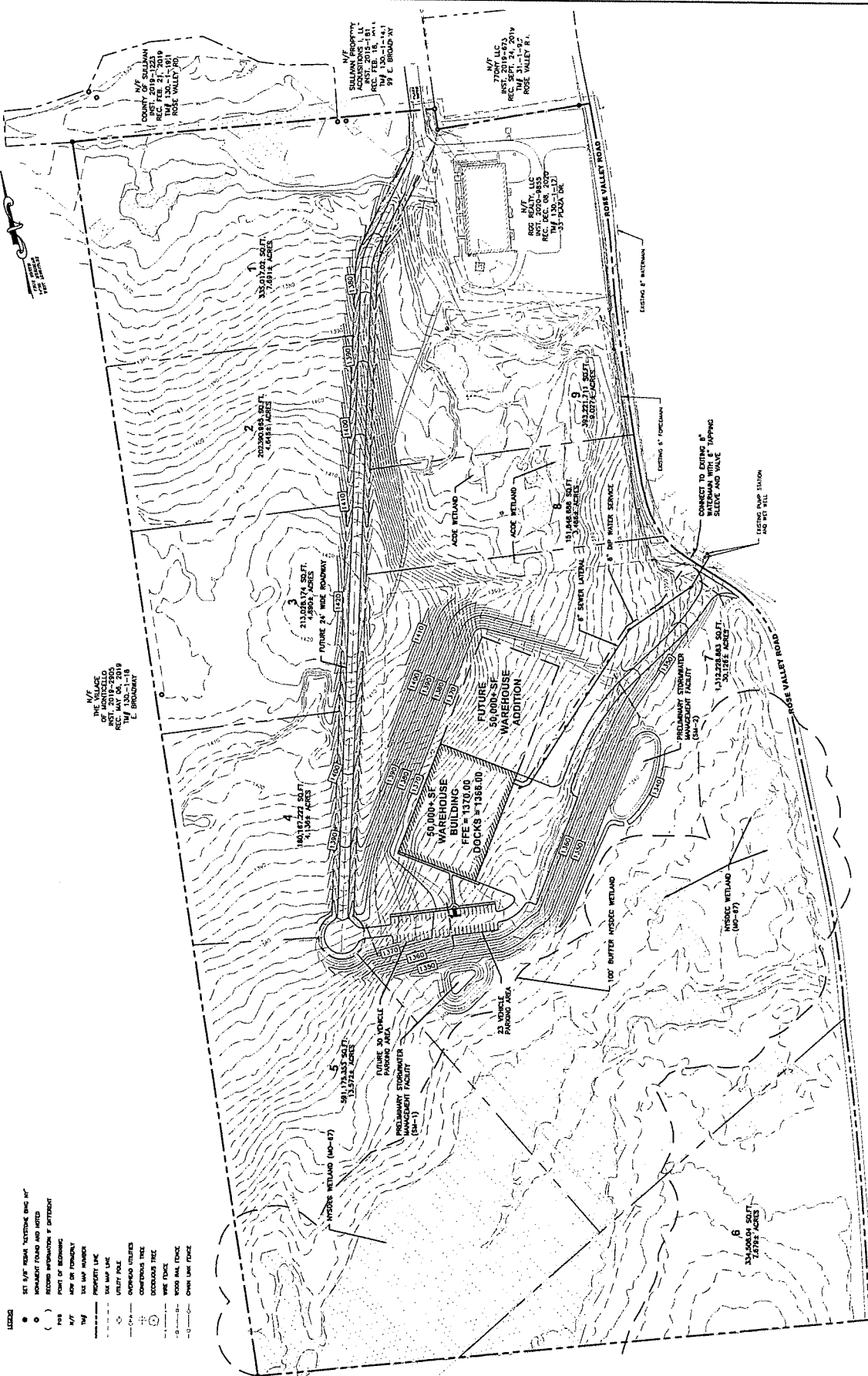
35 Exchange Blvd  
 Paramus, New York 11765  
 Phone: (914) 261-1100  
 Fax: (914) 273-2515  
 Email: info@keystone.com  
 www.keystone.com

**KEYSTONE ASSOCIATES**

**NEW FACILITY CONSTRUCTION & LOT SUBDIVISION**  
 VILLAGE OF MONTEPELLO  
 SULLYMAN COUNTY, NY

**C050**

DATE: 01/14/2021  
 DRAWING NO: 01/14/2021



- LEGEND**
- SET N/F ROAD "OUTSIDE" ENG. N/F
  - IMPROVEMENT FOUND AND NOTED
  - ( ) RECORD INFORMATION IF DIFFERENT
  - PSB POINT OF BEGINNING
  - N/F ANY ON FORMERLY
  - TMF USE WAY MARKER
  - PROPERTY LINE
  - E&M WAY LINE
  - UTILITY POLE
  - OVERHEAD UTILITIES
  - CONCRETE TREE
  - WIRE FENCE
  - WOOD FENCE
  - OTHER LINE FENCE



**Town Supervisor**  
William J. Rieber, Jr.

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

March 3, 2022

Shelley Pascuzzi  
Financial Analyst  
NYS Environmental Facilities Corporation  
625 Broadway  
Albany, New York 12207-2997

Re: New York State Clean Water (CW) State Revolving Fund (SRF)  
CWSRF Project No.: C3-5378-07-00  
Town of Thompson, NY  
County of Sullivan

Subj.: Response to September 9, 2021 NYSEFC *Items Required to Execute a Project Finance Agreement and Close the Financing* for the Emerald Green WWTP Upgrade and Expansion Project

Dear Ms. Pascuzzi:

This letter is in response to the September 9, 2021 NYSEFC correspondence concerning the *Items Required to Execute a Project Finance Agreement and Close the Financing* for CWSRF Project No: C3-5378-07-00.

Below is the list of items required to execute a project finance agreement as identified in the NYSEFC letter. For each item, a response has been provided (*in italics*) and, if applicable, a copy of the item has been attached to this letter.

Items required to execute a Project Finance Agreement (“Agreement”) and close the financing:

1. Appropriate Regulatory Agency's approval of engineering report.

*Response: NYSEFC is in receipt of the engineering report and has provided comments and requested additional information. The requested information has been provided, and final approval of the engineering report is pending.*

2. All cost documentation (invoices) incurred to date for the project, if available.

*Response: Through February 2022, eight (8) invoices for design services rendered totaling \$185,919.03 have been submitted to the Town by the consulting engineer. Copies of the invoices are included with this correspondence.*

*This institution is an equal opportunity provider and employer.*

3. Confirmation no debt outstanding related to project.

Response: *There is presently no outstanding debt associated with this project.*

4. Updated project budget from application, if necessary. If budget amount unchanged, please confirm.

Response: *Since the submittal of the initial application, the Town has decided to split the project into two phases. This has been done in order to ensure compliance with the timelines imposed by the NYSDEC Order on Consent. Updated SRF application project budget pages for each phase is attached to this correspondence.*

*Under the revised two-phase plan, Phase 1 construction is scheduled to begin in July 2022, with completion by July 2023. Phase 2 construction is tentatively scheduled to begin in December 2023, with completion by February 2024.*

5. Executed Engineering Agreement for Planning and/or Design (with applicable bid packet, if being funded)

Response: *A copy of the executed Engineering Agreement for Phase 1 services (UV Design and Bid/Award services) is attached to this correspondence.*

6. Confirm no intermunicipal agreements with respect to the project

Response: *There are no intermunicipal agreements with respect to this project.*

7. Confirm no claims/litigation identified with respect to the project

Response: *There have been no claims or litigation, either threatened or existing, with respect to this project. Furthermore, the period available under NYS Town Law to file such claims has expired.*

8. Confirm no private use/private operator agreement with respect to the project

Response: *There are no private operator agreements associated with the Emerald Green WWTP. Dedicated Town personnel currently operate the facility and will continue to do so.*

9. 202-B proceeding -Affidavit of publication of notice of hearing in the local newspaper

Response: *A copy of the Affidavit of Publication of Notice of Hearing for the 202B proceeding is attached to this correspondence.*

*This institution is an equal opportunity provider and employer.*

10. 202-B proceeding -Certified copy of the public interest order of the Town approving the increase/improvement of facilities

*Response: A certified copy of the public interest order approving the improvement to the Emerald Green WWTP is attached to this correspondence.*

11. 202-B proceeding -Copy of map and plan for the district

*Response: A copy of the approved Map and Plan for the Rock Hill/Emerald Green Sewer District is attached to this correspondence.*

12. Confirmation of applicable Regulatory Agency's permits satisfied, if any required

*Response: The Emerald Green WWTP operates under the NYSDEC issued SPDES permit #NY003564 which expires 8/31/2024. The permit includes a schedule of compliance for meeting stricter chlorine residual limits and the Town is currently negotiating an extension to the May 2022 compliance deadline.*

*The Town is in the process of renewing the NYSDEC 2A WWTP operating permit and is awaiting final effluent testing results to complete the application.*

*The WWTP also holds a docket (#D-95-16 CP) with the DRBC. The upgrade will require a project review by the DRBC, which is anticipated to begin following acceptance of the engineering report by the NYSDEC.*

13. Contact information see attached. Confirm Contacts Applicable for C3-5378-07-00 or update as necessary

*Response: The contact information provided on the SRF application is up-to-date and accurate.*

14. MWBE Workplan

*Response: A copy of the MWBE work plan is attached to this correspondence.*

15. Acceptable MWBE utilization plan for one contract, generally an engineering agreement

*Response: The MWBE utilization plan and waiver request for the design/bid & award contract is attached to this correspondence. These documents were previously submitted to Brenda Lee Byrne on 2/8/2022.*

If you have any questions, or require additional documentation, please contact me at 845-794-2500 Ext. 306 or via email at [supervisor@townofthompson.com](mailto:supervisor@townofthompson.com).

*This institution is an equal opportunity provider and employer.*

Sincerely,



Town of Thompson, NY  
William J. Rieber  
Town Supervisor

CC: Melissa DeMarmels, Town Comptroller (via email w/enclosures)  
Michael Mednick, Town Attorney (via email w/enclosures)  
Marilee Calhoun, Town Clerk (via email w/enclosures)  
Randolph Mayer, Bond Counsel (via email w/enclosures)  
Brock Juusola, P.E., Delaware Engineering, D.P.C. (via email w/enclosures)

Attachments:

- Item 2 – Invoices for Design Services to date
- Item 4 – Phase 1 Revised Budget Page  
Phase 2 Revised Budget Page
- Item 5 – Executed Engineering Agreement
- Item 9 – Affidavit of Notice of Public hearing
- Item 10 – Certified Public Interest Order for WWTP Improvement
- Item 11 – Copy of the Map & Plan
- Item 14 – MWBE Work Plan
- Item 15 – MWBE Utilization Plan & Waiver Request

*This institution is an equal opportunity provider and employer.*



AI  
#2

**Marilee Calhoun (Town of Thompson)**

---

**From:** Jay Zeiger <jayzeiger.kkzf@gmail.com>  
**Sent:** Tuesday, February 22, 2022 8:36 PM  
**To:** William J. Rieber, Jr.  
**Cc:** Yoel Kohn Ichud; marilee (clerk-town of thompson); Michael Mednick  
**Subject:** Mountaintop Villas - Annexation Petition  
**Attachments:** Mountaintop Villas Annexation Petition.pdf

Hope that all is well with you.

Attached is an annexation petition for property owned by Mountaintop Villas LLC.

Note that the property located in the Town of Thompson is a landlocked parcel. The same owner owns the adjacent parcel that is located in the Village of Monticello. The annexation will allow the town parcel to be developed with the Village parcel.

Please schedule this for an upcoming meeting of the Town Board and advise me of the date and time of the meeting.

**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  
ROCHELE MASSEY  
CHARLIE SABATINO  
CARMEN RUE**

**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 18, Block 1, Lot 57 (the "Territory") to be annexed to the Village of Monticello and become a part thereof.

3. The Petitioner is the contract vendee of all of the Property in the Territory to be annexed and is authorized to act on behalf of all of the assessed valuation proposed to be annexed, as assessed upon the last proceeding assessment roll of the Town of Thompson.

4. The Territory to be annexed is one parcel of vacant land consisting of 13.98± acres of land. The parcel is landlocked. The parcel is contiguous to Village of Monticello parcel Section 128, Block 1, Lot 1 (the "Contiguous Parcel"), which Contiguous Parcel has road frontage on Forestburgh Road. A copy of a survey of the parcel to be annexed and the Contiguous Parcel is annexed to this Petition.

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 together with the Contiguous Parcel and a third parcel as a duplex residential development (preliminary map attached).

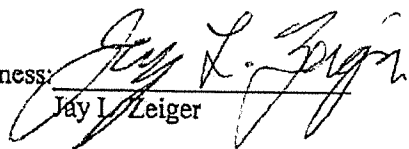
7. Attached to this Petition and made a part hereof is a Certificate of the Assessor of the Town of Thompson, whereby he certifies that as of the date of this Petition, the Petitioner is the owner of the entire assessed value of the Territory sought to be annexed.

IN WITNESS WHEREOF, the Petitioner in the presence of us as witnesses, affixed his name and signed the foregoing Petition on the 7 day of November, 2021.

Petitioner: Mountaintop Villas LLC

By: 

Fishel Schlesinger, Managing Member

Witness: 

Jay L. Zeiger

STATE OF NEW YORK )

COUNTY OF Kings )ss.:

On the 6 day of November, in the year 2021 before me, the undersigned, a Notary Public in and for said State, personally appeared FISHEL SCHLESINGER, 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

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

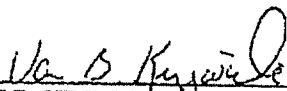
CERTIFICATE OF ASSESSOR

VAN B. KRZYWICKI, being duly sworn, deposes and says as follows:


1. I am the 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 2021 assessment year, corresponding to the 2021/2022 tax year, a certified copy of which was filed with the Town Clerk of the Town of Thompson on or about July 1, 2021.
3. The total assessed valuation of the real property in the Town of Thompson according to said assessment roll was \$1,841,685,318.00.
4. William and Wita Molly Lipschitz are the owners of a parcel of land in the Town of Thompson under Tax Map Numbers Section 18, Block 1, Lot 27, which is comprised of 13.98± acres of vacant land, and is assessed for real property tax purposes as \$49,100.00.

Said parcel of land is contiguous to land in the Village of Monticello and I have been informed that there is a petition to be submitted by the property owner to annex the aforementioned parcel of land into the Village of Monticello.

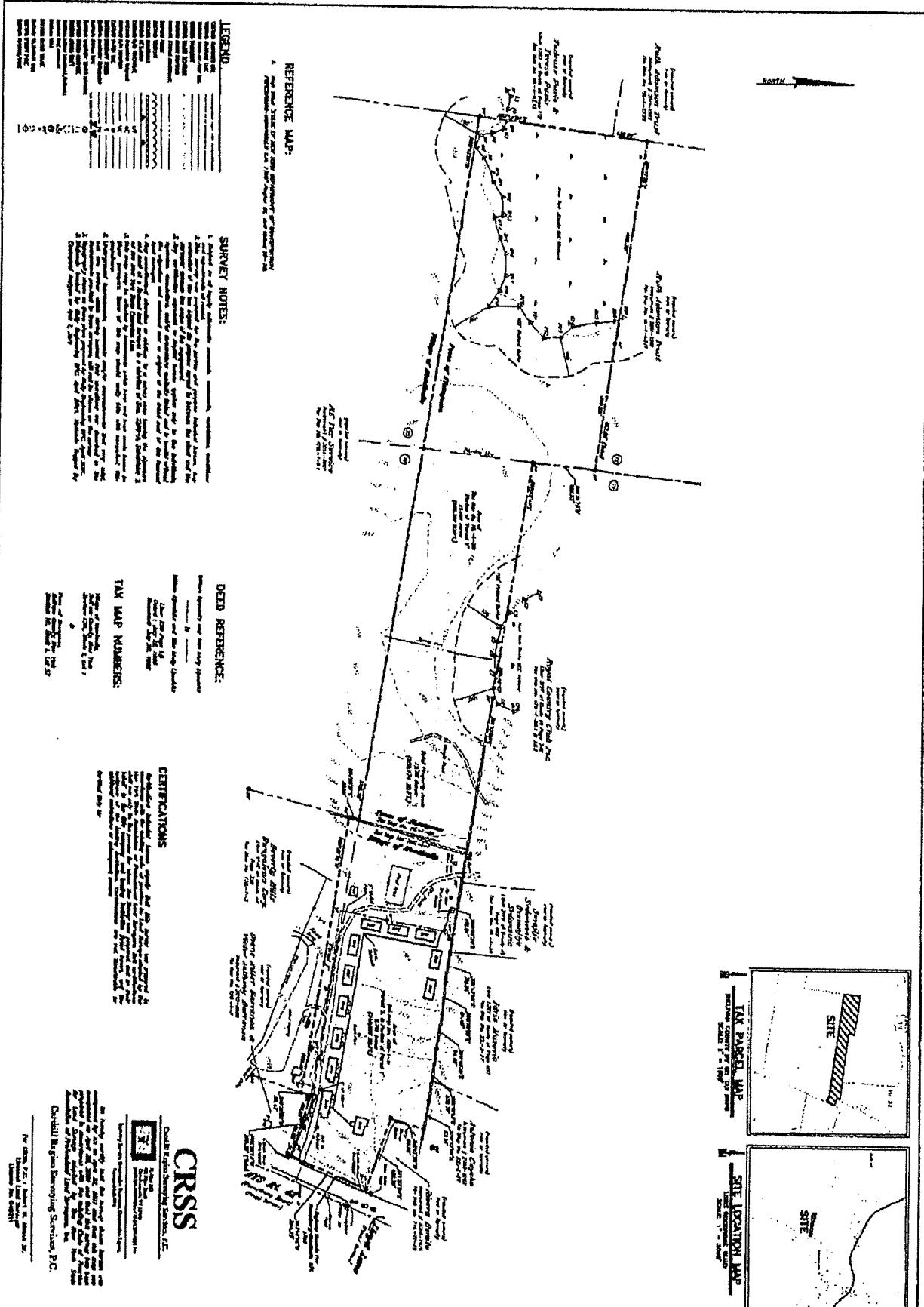
5. The real property mentioned above comprises 100% of the total assessed valuation of real property in the territory proposed to be annexed as assessed on the last preceding assessment roll for the Town of Thompson.

  
VAN B. KRZYWICKI

Sworn to before me this 29<sup>th</sup>  
day of October, 2021

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

KELLY M. MURRAN  
Notary Public, State of New York  
Sullivan County Clerk's # 2773  
Commission Expires Nov. 18, 2021



**LEGEND**

1. Proposed Easement  
 2. Proposed Access  
 3. Proposed Driveway  
 4. Proposed Utility Lines  
 5. Proposed Fencing  
 6. Proposed Site Boundary  
 7. Proposed Building Footprint  
 8. Proposed Parking Area  
 9. Proposed Landscape  
 10. Proposed Utility Easement

**SURVEY NOTES:**

1. The survey was conducted on the 15th day of May, 2011, at approximately 10:00 AM. The weather was clear and the ground was dry. The survey was conducted using a total station and a GPS receiver. The survey was conducted in accordance with the New York State Surveying Law. The survey was conducted by the undersigned, a Licensed Professional Engineer in the State of New York, No. 12345. The survey was conducted for the purpose of establishing the boundaries and easements of the property described herein. The survey was conducted in accordance with the New York State Surveying Law. The survey was conducted by the undersigned, a Licensed Professional Engineer in the State of New York, No. 12345. The survey was conducted for the purpose of establishing the boundaries and easements of the property described herein.

**DEED REFERENCE:**

1. Deed of Conveyance, Book 1234, Page 567, dated 12/15/10, recorded in the Office of the County Clerk, Albany County, New York.

**TAX MAP NUMBERS:**

1. Tax Map No. 123456789, Albany County, New York.

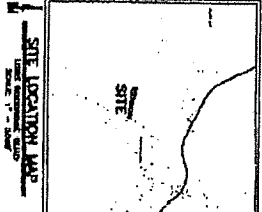
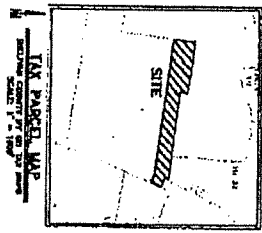
**CERTIFICATIONS:**

I, the undersigned, a Licensed Professional Engineer in the State of New York, No. 12345, do hereby certify that the foregoing is a true and correct copy of the original survey as conducted by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of New York.

**CRSS**

CONSTRUCTION RECORDS & SURVEYING SERVICES, P.C.

12345 Main Street  
 Albany, NY 12242  
 T. 518-782-1234  
 F. 518-782-5678  
 E. crss@crss.com



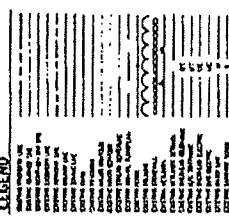
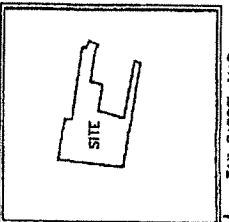
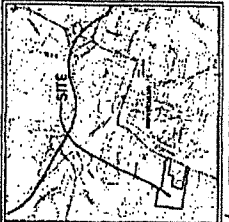
BOUNDARY SURVEY OF LANDS OF <b>WILLIAM LIPSCHITZ &amp; WENDY LIPSCHITZ</b> SOA, 18-1-57 & 18-1-101 ALBANY COUNTY, NY TOWN OF THOMPSON VILLAGE OF MONTICELLO	<b>RIELLY</b> <b>ENGINEERING DPC</b> PO BOX 88 / 87 LIBERTY STREET MONTICELLO, NY 12701 T. 845-786-8789 MRELLY@RIELLYENGINEERING.COM	APPROVED <b>DAVID J. KELLY</b> State of NY No. 12345 Date: 5/15/11	SCALE: 1" = 100' 	SHEET NO. 1 OF 1
		PROJECT NO. 12345 DATE: 5/15/11	DRAWN BY: J. KELLY CHECKED BY: J. KELLY	TITLE: BOUNDARY SURVEY OF LANDS OF WILLIAM LIPSCHITZ & WENDY LIPSCHITZ

**RE TAX SERVICES LLC.**  
FOR  
**RIELLY**  
ENGINEERING DPC  
184 PARK AVENUE  
BROOKLYN, NY 11205  
DATE: [ ]

**RE TAX SERVICES LLC.**  
184 PARK AVENUE  
BROOKLYN, NY 11205  
DATE: [ ]

PO BOX 9032 LEATHY STREET  
MONTICELLO, NY 12853  
1-518-837-5341  
RIELLYENGINEERING.COM

SALTON COUNTY, NY  
TOWN OF MONTICELLO  
SBL 128-1-1 & 41, 18-1-07  
SKETCH PLAN



**GENERAL NOTES**

1. THIS PLAN IS THE PROPERTY OF RIELLY ENGINEERING DPC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RIELLY ENGINEERING DPC.

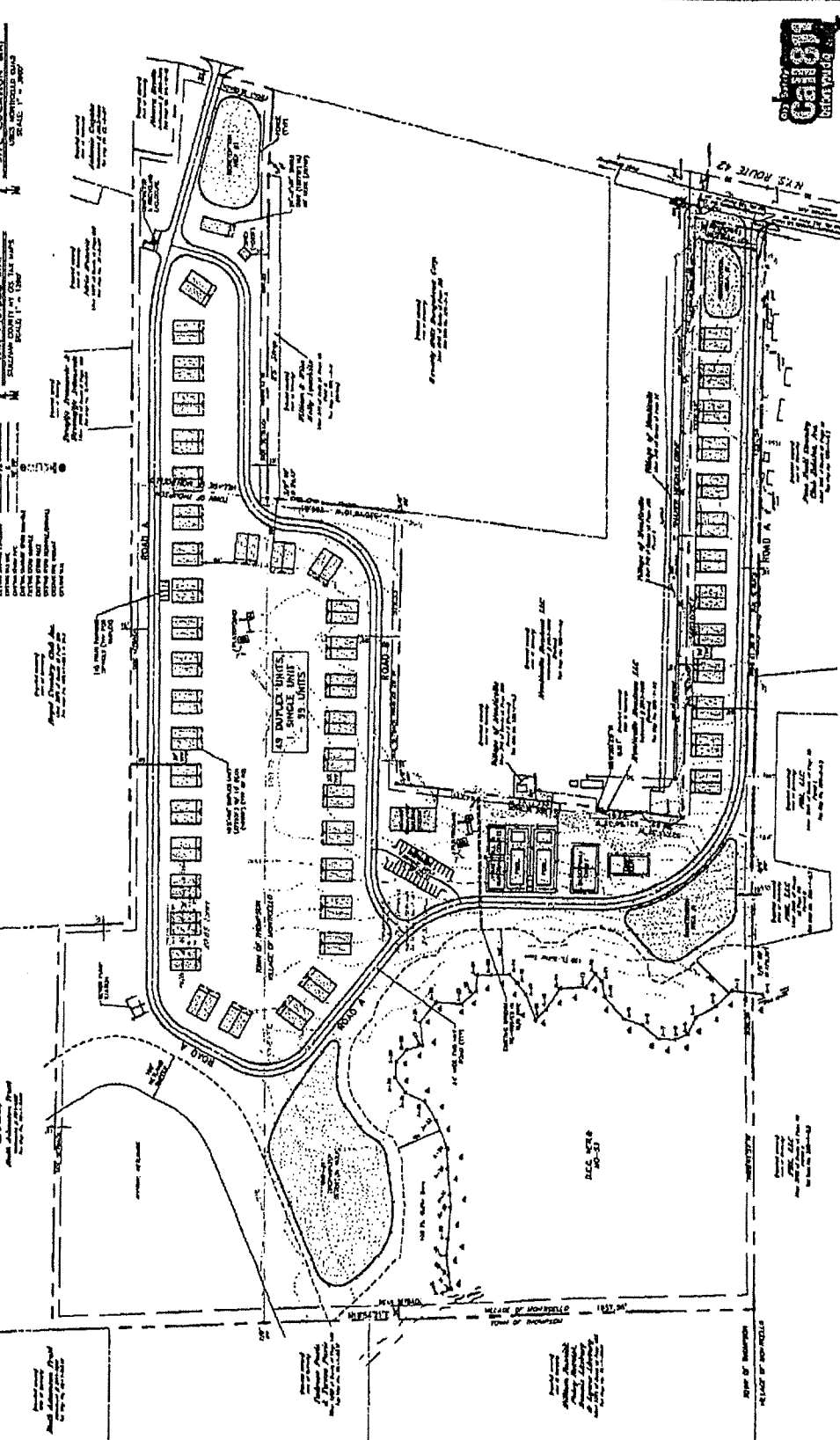
**LANDOWNER / DEVELOPER**  
RE TAX SERVICES LLC  
184 PARK AVENUE  
BROOKLYN, NY 11205

**SOURCE OF TITLE**  
1. DEED  
2. SURVEY  
3. RECORDS

**ZONING DATA**

ZONE	PERMITTED USES
R1A	Single-Family Detached Dwelling
R1B	Single-Family Detached Dwelling
R1C	Single-Family Detached Dwelling
R1D	Single-Family Detached Dwelling
R1E	Single-Family Detached Dwelling
R1F	Single-Family Detached Dwelling
R1G	Single-Family Detached Dwelling
R1H	Single-Family Detached Dwelling
R1I	Single-Family Detached Dwelling
R1J	Single-Family Detached Dwelling
R1K	Single-Family Detached Dwelling
R1L	Single-Family Detached Dwelling
R1M	Single-Family Detached Dwelling
R1N	Single-Family Detached Dwelling
R1O	Single-Family Detached Dwelling
R1P	Single-Family Detached Dwelling
R1Q	Single-Family Detached Dwelling
R1R	Single-Family Detached Dwelling
R1S	Single-Family Detached Dwelling
R1T	Single-Family Detached Dwelling
R1U	Single-Family Detached Dwelling
R1V	Single-Family Detached Dwelling
R1W	Single-Family Detached Dwelling
R1X	Single-Family Detached Dwelling
R1Y	Single-Family Detached Dwelling
R1Z	Single-Family Detached Dwelling

**ZONING NOTE**  
1. THIS PLAN IS SUBJECT TO THE ZONING REGULATIONS OF THE TOWN OF MONTICELLO, NY.





**2022 Countywide**

**Roadside & Trail Litter Pluck Event**

**April 1<sup>st</sup> – June 30<sup>th</sup>**



**Litter Plucked from Sullivan County Roads and Trails accepted "FREE" at County operated Transfer Stations!**

To help beautify Sullivan County and in support of National Earth Day - April 22<sup>nd</sup> & National Trails Day - June 4<sup>th</sup>, litter plucked from any public roadside or trail (walking, hiking or bicycling) located in Sullivan County from April 1<sup>st</sup> – June 30<sup>th</sup>, will be accepted for FREE at all County-operated Transfer Stations.

Free disposal coupons are required and may be obtained at the following locations:

- At your local Town and Village Municipal Offices
- All County Operated Transfer Stations
- Sullivan County Parks and Recreation Office: [scparks@sullivanny.us](mailto:scparks@sullivanny.us)
- Can't Hurt Steel: [canthurtsteelfoundation@gmail.com](mailto:canthurtsteelfoundation@gmail.com)
- Catskill Mountainkeeper: [beth@catskillmountainkeeper.org](mailto:beth@catskillmountainkeeper.org)
- Mamakating Environmental Education Center: [Jackie.Broder@mamakating.org](mailto:Jackie.Broder@mamakating.org)
- Smallwood Civic Association: [smallwoodcivic@gmail.com](mailto:smallwoodcivic@gmail.com)
- Town of Liberty Parks and Recreation: [p.r.dept@townofliberty.org](mailto:p.r.dept@townofliberty.org)

Visit [Trailkeeper.org](http://Trailkeeper.org) for a complete list of trails in Sullivan County.



For further information contact: Sullivan County Parks & Recreation Office  
Email: [scparks@sullivanny.us](mailto:scparks@sullivanny.us) or call (845) 807-0287

Funded by the Sullivan County Legislature





## 2022 Countywide Roadside & Trail

### Litter Pluck Event: April 1<sup>st</sup> – June 30<sup>th</sup>

Thank you for participating in our annual Roadside & Trail Litter Pluck Event. Please distribute the enclosed disposal coupons to participants, who will receive “FREE” disposal of any litter filled bag plucked from any roadside or public trail, located within Sullivan County. Participants must bring the bags to any County operated Transfer Station, during operating hours and present the enclosed disposal coupon (one per bag). Participants no longer need to adhere the identification sticker to their bags.

Please take this opportunity to reach out to organizations, businesses, volunteer groups, schools, Adopt-a-Road participants, Adopt-a-Trail participants, etc. to organize litter plucking events in your area. There are two special dates that coincide with the event: National Earth Day (April 22<sup>nd</sup>) and National Trails Day (June 4<sup>th</sup>).

#### Included in the packet:

- Disposal Coupons for Litter Filled Bags. Depending on group size, you may divide them up as you deem necessary.
- Flyers for the event.
- Litter Plucking Safety Checklist – Please review with participants.
- Adopt -A- Highway Application (*Required for litter plucking on NYSDOT Roadside*).

#### Important NYSDOT Roadside Guidelines:

- Litter Plucking is prohibited on State Route 17 (future I-86).
- A permit from NYSDOT is required if litter plucking on any New York State DOT Roadside, for example Rt. 52, Rt. 17B, Rt. 97, Rt. 209. Please complete the enclosed A-A-H application. Everything must be completed except for the 2-year renewal. You would enter the dates for the litter pluck event. For questions and submittal, please contact Paul Hahn, Senior Engineering Technician at [paul.hahn@dot.ny.gov](mailto:paul.hahn@dot.ny.gov).

#### Trails:

- Please inform the trail owner of any organized events.

If you need more Disposal Coupons, or have any questions, please contact the Sullivan County Parks, Recreation & Beautification Department at [scparks@sullivanny.us](mailto:scparks@sullivanny.us) or call (845) 807-0287.

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

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



## Litter Plucking - SAFETY Checklist

### Please review with all participants

- ✓ NO HORSEPLAY!
- ✓ Workers will wear a hard hat, proper footwear, long pants, gloves and a safety vest or Orange shirt for the duration of the activity.
- ✓ Stay well away from pavement areas and traffic.
- ✓ No vehicles should stop or park on roadways or roadway shoulders.
- ✓ Do not pick up anything that could be hazardous to your health. This includes, but is not limited to, **Needles (DO NOT TOUCH)**, jagged glass or other sharp objects, animal carcasses and heavy objects. If in doubt, contact DOT.
- ✓ Ensure children 12-18 years old are supervised – 1 supervisor for every 6 children.
- ✓ Children should not operate power mowing or grass trimming equipment.
- ✓ Proper hearing protection shall be worn when appropriate.
- ✓ No activity, including the operation of mowing equipment, shall be done on the roadway surface or shoulders.
- ✓ No activity that will compromise your safety or distract motorists shall be done.
- ✓ Groups should have a first aid kit and transportation available for the group at all times in case of emergency.
- ✓ Someone in the group should be familiar with CPR techniques in case of emergency.
- ✓ Avoid overexertion and make arrangements to provide drinking water in hot weather.
- ✓ Do not walk on guiderail(s).
- ✓ Stay off the underside of overhead bridge structures.
- ✓ Do not lean over bridge railings.
- ✓ No crossing of pavement when traffic would have to slow down to accommodate the crossing shall be done.
- ✓ When working close to the roadway, always have one person watching traffic; work shall progress facing traffic.
- ✓ Stop working in inclement weather.
- ✓ Participants should wear sunscreen and bug spray to avoid burns and ticks.

**\*\* Remember, you are working in a dangerous environment, a public highway! \*\***

**\*\*No work will begin until ALL signs and cones are in place\*\***

#7



**DELAWARE ENGINEERING, D.P.C.**

223 Main Street, Suite 103  
Goshen, New York 10924

Tel: 845.615-9232

March 09, 2022

Mrs. Patrice Chester  
Deputy Administrator  
Town of Thompson  
4052 Route 42  
Monticello, NY 12701

RE: Sullivan Federation for the Homeless  
Drainage Improvements  
Bids Received; 03/04/22  
Recommendation to Award

Dear Ms. Chester,

Bids were received on March 04, 2022 at the Town of Thompson Town Hall for the Sullivan Federation for the Homeless Drainage Improvement. Six (6) bids were received, and a bid tabulation is attached to this letter. We have reviewed the bids and confirmed that the low bidder is a responsive qualified bidder.

Our office recommends that the project be awarded to Superior Surfacing Systems, Inc. of Middletown, NY. The contract amount shall be One Hundred Twenty-Four Thousand Six Hundred Ninety-Eight Dollars and Ninety-Four Cents (\$124,698.94). In addition, it is recommended that at least Twenty Thousand Dollars and Zero Cents (\$20,000.00) be allocated for a General Contingency Allowance.

Please call me at (845) 615-9232 x503 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael J. Aiello Jr." in a cursive, flowing script.

Michael J. Aiello Jr., PE

*Town of Thompspon, NY  
Sullivan Federation for the Homeless Drainage Improvement  
Bids Received; 03/04/22*

<b>Contractor</b>	<b>Bid</b>	<b>Amount</b>
<b>Superior Surfacing Systems, Inc.</b> P.O. Box 4299 Middletown NY, 10941	Total Base Bid	\$ 10,053.98
	Total Bid Alternate	\$ 114,644.96
	<b>Total Bid</b>	<b>\$ 124,698.94</b>
<b>Precise Enterprises II, Ltd.</b> P.O. Box 93 Walkkill, NY 12589	Total Base Bid	\$ 14,670.00
	Total Bid Alternate	\$ 129,795.00
	<b>Total Bid</b>	<b>\$ 144,465.00</b>
<b>Poley Paving and Construction Corp.</b> P.O. Box 916 Liberty, NY 12754	Total Base Bid	\$ 15,900.00
	Total Bid Alternate	\$ 135,900.00
	<b>Total Bid</b>	<b>\$ 151,800.00</b>
<b>Consorti Bros. Paving &amp; Sealcoating, Inc.</b> 208 South Plank Road Newburgh, NY 12550	Total Base Bid	\$ 23,110.27
	Total Bid Alternate	\$ 137,110.27
	<b>Total Bid</b>	<b>\$ 160,220.54</b>
<b>NGS Construction</b> P.O. Box 18 Eldred, NY 12732	Total Base Bid	\$ 14,250.00
	Total Bid Alternate	\$ 157,600.00
	<b>Total Bid</b>	<b>\$ 171,850.00</b>
<b>Reeves Excavation, Inc.</b> 300 Chestnut Street Liberty, NY 12754	Total Base Bid	\$ 23,750.00
	Total Bid Alternate	\$ 183,372.00
	<b>Total Bid</b>	<b>\$ 207,122.00</b>

Town of Thompspon, NY  
 Sullivan Federation for the Homeless Drainage Improvement  
 Bids Received; 03/04/22

Checklist Items	Superior Surfacing Systems, Inc.	Precise Enterprises II, Ltd.	Poley Paving and Construction Corp.	Consorti Bros. Paving & Sealcoating, Inc.	NGS Construction	Reeves Excavation, Inc.
Bid Form	X	X	X	X	X	X
Acknowledgement and Receipt of Addendum #1	X	X	X	X	X	
Bid Bond	X	X	X	X	X	X
Certification as to Corporate Principal	X		X	X	X	X
Statement of Bidder's Qualifications	X	X	X	X	X	X
Non-Collusion Affidavit of Bidder	X	X	X	X	X	X
Non-Discrimination Statement	X	X	X	X	X	X
EEO Policy Statement	X		X	X	X	X
Statement on Sexual Harassment	X	X	X	X	X	X

#8,

13.-1-38

484689 Thompson

Active

R/S: 1

School: Monticello



36 Liberty LLC  
Old Liberty Rd

Roll Year: 2021 Curr Yr

Cottages

Land AV: 96,700

Land Size: 36.08 acres

Total AV: 213,500

- Parcel 13.-1-38
  - History
  - Assessment
    - Spec Dist(s)
  - Description
  - Owner(s)
  - Images
  - Gis
  - Site (1) Com
    - Land(s)
    - Imprvmt(s)
    - Bldg 1 Sec 1
    - Valuation
  - Sale03/24/04
    - Site (1) Com
      - Land(s)
      - Imprvmt(s)
      - Bldg 1 Sec 1
      - Valuation

Prop Class: **417 Cottages** Desc 1:

Ownership Code:  Desc 2:

Roll Section: **1 Taxable** Desc 3:

Roll Subsection:  Desc Print Code: **P = Print on Roll & Bill**

School Code: **484601 Monticello** Land Com Code:

Cons. School:  Land Com Year:

Easement Code:  Ag District:  Ag Dist No:

Allocation Factor: **.0000** Arrears:  SSI Recipient:

Appraisal No:

Company Code **0** Co **0**

Company Apport **.0000** Loc:

Run RPS440 Edits:  Major Type **B**

**Total 19 Roll Years:**

Roll Yr	Prop Class	Roll Section	Owner Code
2021	Cottages	Taxable	
2020	Cottages	Taxable	

Ready





#82



13-1-13  
125 Anawana Lake Road LLC  
125 Anawana Lake Rd

484689 Thompson  
Roll Year: 2021 Curr Yr  
Land Size: 14.25 acres

Active  
Seasonal res

R/S: 1 School: Monticello  
Land AV: 52,700  
Total AV: 140,000



- Parcel 13-1-13
  - History
  - Assessment
    - Spec Dist(s)
    - Description
    - Owner(s)
    - Images
    - Gis
  - Site (1) Res
    - Land(s)
    - Bldg
    - Imprvmt(s)
    - Valuation
  - Sale08/31/20
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation
  - Sale11/23/09
    - Site (1) Res
      - Land(s)
      - Bldg
      - Imprvmt(s)
      - Valuation

Prop Class: 260 Seasonal res  
 Ownership Code:   
 Roll Section: 1 Taxable  
 Roll Subsection:   
 School Code: 484601 Monticello  
 Cons. School:   
 Easement Code:   
 Allocation Factor: .0000  
 Appraisal No:   
 Desc 1:   
 Desc 2:   
 Desc 3:   
 Desc Print Code: P = Print on Roll & Bill  
 Land Com Code:   
 Land Com Year:   
 Ag District:  Ag Dist No:   
 Arrears:  SSI Recipient:

Run RPS440 Edits:  Major Type A

Total 19 Roll Years:

Roll Yr	Prop Class	Roll Section	Owner Code
2021	Seasonal res	Taxable	
2020	Seasonal res	Taxable	

Ready



#9  
A

**Marilee Calhoun (Town of Thompson)**

---

**From:** Michael Messenger <mmessenger@townofthompson.com>  
**Sent:** Wednesday, March 9, 2022 9:28 AM  
**To:** Marilee Calhoun; William J. Rieber, Jr.  
**Subject:** Fwd: Proposed Insurance Claim 2021.06.14

Can you add this to the March 15th board meeting for Review and Acceptance. It is another light pole settlement.

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

[mmessenger@townofthompson.com](mailto:mmessenger@townofthompson.com)

*The Town of Thompson is an equal opportunity provider and employer.*

**IMPORTANT NOTICE:** This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected by law from further disclosure. It is intended only for the addressee. If you received this in error or from someone who was not authorized to send it to you, please do not distribute, copy or use it or any attachments. Please notify the sender immediately by reply e-mail and delete this from your system. Thank you for your cooperation.

----- Forwarded message -----

**From:** Keith Rieber <[krieber@townofthompson.com](mailto:krieber@townofthompson.com)>  
**Date:** Wed, Mar 9, 2022 at 8:41 AM  
**Subject:** Proposed Insurance Claim 2021.06.14  
**To:** Michael Messenger <[mmessenger@townofthompson.com](mailto:mmessenger@townofthompson.com)>

Michael,

The insurance company has proposed an offer of \$18,471.64 for the light pole on Resorts World Drive claim on 6/14/2021. They originally offered \$17,410.04 but TRAAC negotiated them to the current offer. This is \$68.50 less than my original \$18,540.14 demand. I believe they took off my estimated increases for trucking/freight over past shipments.

Could you ask the Board if they would like to accept this **\$18,471.64 proposal**? In my opinion this is a good settlement offer and slightly more than some of the claims we've had in the recent past.

Regards,

--

Keith Rieber

Town of Thompson Water & Sewer Department

Assistant Superintendent

Office - (845) 794-5280 Ext 103

Cell - (917) 579-3852



#10

# Town of Thompson Highway Dept

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

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

**March 3, 2022**

**Town Board,**

**I recommend the board declare truck # 25 and 29 surplus.**

**25 1987 Oshkosh/sander  
29 2007 International/dump**

**Thanks,**

**Rich**

## **Town of Thompson Highway Dept**

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

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

**March 11, 2022**

**Town Board,**

**I recommend the board approve the low bidder for the following items.**

- 1) Paver placed surface treatment, Gorman Group**
- 2) Fiber Mat, Gorman Group**
- 3) Hitachi Wheel Loader, Westchester Tractor**
- 4) Asphaltic Concrete, Callanan Industries**
- 5) I a Stone delivered, JKM Trucking**

**Specific details provided on additional pages and on file with the Town Clerk**

**Thanks,**

**Rich**

## Spray Paver Installed Bonded Wearing Course Bid Form

<u>Item No.</u>	<u>Material</u>	<u>0-350 Tons/Day</u>	<u>351-700 Tons/Day</u>	<u>701+ Tons/Day</u>
1	PPST Type A	\$330.00	\$275.00	\$264.00
2	PPST Type B	\$324.50	\$269.50	\$258.50
3	PPST Type C	\$324.50	\$269.50	\$258.50
4	9.5mm (Type 7 HMA)	\$203.50	\$159.50	\$143.00
5	12.5mm (Type 6 HMA)	\$198.00	\$154.00	\$137.50
6	6.3mm Polymer Modified	\$209.00	\$165.00	\$138.50

7. Trucking Rate \$ 180.00 /hour
8. Rebate Milling – 18" \$ 22.00 /linear foot
9. Price Per Flagger \$ 1,100.00 /day
10. Price Per Additional Laborer \$ 1,100.00 /day
11. Install Riser on Sanitary Sewer \$ 200.00 /each
12. Install Riser on Catch Basin \$ 300.00 /each



Dane T. Mellon

SIGNATURE

PRINTED

Sales Manager

3/9/22

TITLE

DATE

Gorman Bros., Inc.

518-462-5401

COMPANY NAME

PHONE

200 Church Street, Albany, NY 12202

518-462-1296

ADDRESS

FAX

**PROPOSAL**

Gorman Bros., Inc.

(Firm name)

agrees to furnish Fiber-reinforced, Bituminous-Membrane Surface treatment Thompson Highway Department, as called for in specification

**Base Bid Square Yard Range (for application of bituminous material and glass fibers):**

Square Yard Range	Base Bid <u>Fiber Mat</u> Type A		<u>Fiber Mat</u> Type B	
	1 - 5000 s.y.	\$ No Bid	/s.y.	\$ No Bid
5,001 - 10,000 s.y.	\$ 6.50	/s.y.	\$ 6.50	/s.y.
10,001 - 20,000s.y.	\$ 4.02	/s.y.	\$ 4.02	/s.y.
20,001 - 40,000 s.y.	\$ 3.27	/s.y.	\$ 3.27	/s.y.
40,001 + s.y.	\$ 3.16	/s.y.	\$ 3.16	/s.y.

**Optional Items**

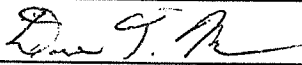
	1 - 5000 s.y.	5,001 - 10,000 s.y.	10,001 - 20,000s.y.	20,001 - 40,000 s.y.	40,001 + s.y.
Option A	\$ No Bid /s.y.	\$ 0.98 /s.y.	\$ 0.80 /s.y.	\$ 0.74 /s.y.	\$ 0.74 /s.y.
Option B	\$ No Bid /s.y.	\$ 0.40 /s.y.	\$ 0.19 /s.y.	\$ 0.12 /s.y.	\$ 0.11 /s.y.
Option C	\$ No Bid /s.y.	\$ 0.57 /s.y.	\$ 0.57 /s.y.	\$ 0.57 /s.y.	\$ 0.57 /s.y.
Option D	\$ No Bid /s.y.	\$ 0.92 /s.y.	\$ 0.57 /s.y.	\$ 0.40 /s.y.	\$ 0.40 /s.y.
Option E	\$ No Bid /s.y.	\$ 0.57 /s.y.	\$ 0.36 /s.y.	\$ 0.31 /s.y.	\$ 0.28 /s.y.
Option F	\$ No Bid /s.y.	\$ 0.57 /s.y.	\$ 0.36 /s.y.	\$ 0.34 /s.y.	\$ 0.34 /s.y.

**Optional items**

- A Contactor furnishes and delivers aggregate to chip spreader.
- B Contactor furnishes and operates a self-propelled aggregate chip spreader.
- C Contactor furnishes and operates a pneumatic tired roller.
- D Contactor furnishes Maintenance & Protection of Traffic as per MUTCD.
- E Contactor furnishes and operates steel wheel roller (per roller).
- F Contactor furnishes and operates self-propelled broom of vacuum sweeper.

Town of Thompson reserves the right to reject parts of any or all bids.

Date 3/9/22 Company Gorman Bros., Inc

Signature  Address 200 Church Street  
Albany, NY 12202

Name & Title Dane T. Mellon, Sales Manager

E-mail dmellon@gormanroads.com Telephone 518-462-5401

Fax 518-462-1296

**DO NOT WRITE BELOW THIS LINE.**

ACCEPTED ( ) DATE: \_\_\_\_\_ SIGNATURE \_\_\_\_\_

REJECTED ( )

COMMENTS: \_\_\_\_\_

INFORMATION REQUIRED ON ALL EQUIPMENT BID: THE MANUFACTURER, MAKE AND EXACT MODEL BID SHALL BE SUBMITTED WITH ALL PROPOSALS.

YEAR 2022

---

MAKE Hitachi

---

MODEL ZW 180-6

---

ESTIMATED DELIVERY DATE June/July 2022

---

(PROPOSAL)

Item 1 For a 2022 or newer Hitachi ZW180-6 Wheel Loader or Approved Equal to be delivered to the Town of Thompson Highway Dept. 33 Jefferson St. Monticello NY 12701 in accordance with the specification.

\$ 169,980.00

---

Item 2 OPTIONS TO BE DETERMINED BY PURCHASER AT A PERCENTAGE DISCOUNT FROM LIST.

\* % 7. Sevin

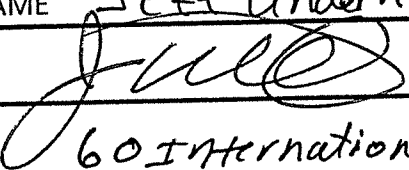
---

\* Current price list at time of arrival of these optional items.

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

COMPANY Westchester Tractor, Inc.

PRINTED NAME Jeff Underhill v.p.

SIGNATURE  v.p.

ADDRESS 60 International Blvd - Brewster, NY.

TELEPHONE 845-278-7766 / 914-490-6405 (c)

FAX 845-278-4431

EMAIL jeff@wtractor.com

DATE 03-08-22

DO NOT WRITE BELOW THIS LINE.

ACCEPTED ( ) DATE: \_\_\_\_\_

REJECTED ( ) \_\_\_\_\_

COMMENTS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Division of Thompson Highway Department  
133 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

DETAILED SPECIFICATIONS

Callanan

ASPHALTIC CONCRETE

**ASPHALTIC CONCRETE:** The Asphaltic Concrete to be provided shall be manufactured at a New York State approved plant. The material shall have been previously tested and shall meet all the requirements under the latest edition of the New York State Department of Transportation, Standard Specifications, Section 400, dated May 1st, 2008, or current addenda to date, found on web at <https://www.dot.ny.gov/main/business-center/engineering/specifications/english-spec-repository/section400.pdf> for the respective items included in the proposal under ASPHALTIC CONCRETE.

ITEM

Vendor having more than one location in Sullivan County are required to bid each location.

Asphaltic Concrete

Asphalt Concrete-Type 1 Base Course (Item 403.118902)	\$	57.10	/Ton
Asphalt Concrete-Type 2 Base Course (Item 403.128902)	\$	57.10	/Ton
Asphalt Concrete-Type 3 Binder Course (Item 403.138902)	\$	59.60	/Ton
Asphalt Concrete-Type 5 Shim Course (Item 403.158902)	\$	78.00	/Ton
Asphalt Concrete-Type 6 F2 Top Course (Item 403.178202)	\$	63.05	/Ton
Asphalt Concrete-Type 6 Top Course (Item 403.178902)	\$	63.05	/Ton
Asphalt Concrete-Type 7 F2 Top Course (Item 403.198202)	\$	66.70	/Ton
Asphalt Concrete-Type 7 Top Course (Item 403.198902)	\$	66.70	/Ton

Location of Plant: Bridgeville, Monticello

Location of Plant #2: N/A

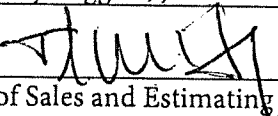
wn of Thompson Highway Department  
3 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

COMPANY Callanan Industries, Inc.

PRINTED NAME Timothy Higgins, Jr.

SIGNATURE 

ADDRESS GM of Sales and Estimating  
PO Box 15097, Albany, NY 12212-5097

TELEPHONE 845-428-8994-Dan Hogue  
518-374-2222 x

FAX 518-381-6775

EMAIL dhogue@callanan.com;  
drcasale@callanan.com

DATE 3/7/22

**DO NOT WRITE BELOW THIS LINE.**

ACCEPTED ( ) DATE:

REJECTED ( )

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_



Thompson Highway Department  
Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail richhiway@gmail.com

Monticello Black Top

### DETAILED SPECIFICATIONS

#### ASPHALTIC CONCRETE

**ASPHALTIC CONCRETE:** The Asphaltic Concrete to be provided shall be manufactured at a New York State approved plant. The material shall have been previously tested and shall meet all the requirements under the latest edition of the New York State Department of Transportation, Standard Specifications, Section 400, dated May 1st, 2008, or current addenda to date, found on web at <https://www.dot.ny.gov/main/business-center/engineering/specifications/english-spec-repository/section400.pdf> for the respective items included in the proposal under ASPHALTIC CONCRETE.

#### ITEM

Vendor having more than one location in Sullivan County are required to bid each location.

#### Asphaltic Concrete

Asphalt Concrete-Type I Base Course (Item 403.118902)	\$	<u>N.B</u>	/Ton
Asphalt Concrete-Type 2 Base Course (Item 403.128902)	\$	<u>N.B</u>	/Ton
Asphalt Concrete-Type 3 Binder Course (Item 403.138902)	\$	<u>62.50</u>	/Ton
Asphalt Concrete-Type 5 Shim Course (Item 403.158902)	\$	<u>76.00</u>	/Ton
Asphalt Concrete-Type 6 F2 Top Course (Item 403.178202)	\$	<u>66.50</u>	/Ton
Asphalt Concrete-Type 6 Top Course (Item 403.178902)	\$	<u>66.50</u>	/Ton
Asphalt Concrete-Type 7 F2 Top Course (Item 403.198202)	\$	<u>69.50</u>	/Ton
Asphalt Concrete-Type 7 Top Course (Item 403.198902)	\$	<u>69.50</u>	/Ton

Location of Plant: 802 Patio Drive, Thompsonville, NY 12784

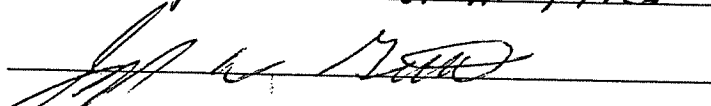
Location of Plant #2: \_\_\_\_\_

Monticello Black Top

of Thompson Highway Department  
Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

COMPANY Monticello Black Top Corp  
PRINTED NAME Joseph W. Gottlieb, Pres  
SIGNATURE   
ADDRESS PO Box 95 Ed Patio Drive  
Thompsonville, NY 12784  
TELEPHONE 845-434-7280  
FAX 845-434-7280  
EMAIL \_\_\_\_\_  
DATE March 10, 2022

DO NOT WRITE BELOW THIS LINE.

ACCEPTED ( ) DATE: \_\_\_\_\_

REJECTED ( )

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Town of Thompson Highway Department  
33 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

Tetz

### DETAILED SPECIFICATIONS

#### ASPHALTIC CONCRETE

**ASPHALTIC CONCRETE:** The Asphaltic Concrete to be provided shall be manufactured at a New York State approved plant. The material shall have been previously tested and shall meet all the requirements under the latest edition of the New York State Department of Transportation, Standard Specifications, Section 400, dated May 1st, 2008, or current addenda to date, found on web at <https://www.dot.ny.gov/main/business-center/engineering/specifications/english-spec-repository/section400.pdf> for the respective items included in the proposal under ASPHALTIC CONCRETE.

#### ITEM

Vendor having more than one location in Sullivan County are required to bid each location.

#### Asphaltic Concrete

Asphalt Concrete-Type I Base Course (Item 403.118902)	\$ 74.00	/Ton
Asphalt Concrete-Type 2 Base Course (Item 403.128902)	\$ 74.00	/Ton
Asphalt Concrete-Type 3 Binder Course (Item 403.138902)	\$ 75.00	/Ton
Asphalt Concrete-Type 5 Shim Course (Item 403.158902)	\$ 82.00	/Ton
Asphalt Concrete-Type 6 F2 Top Course (Item 403.178202)	\$ 76.00	/Ton
Asphalt Concrete-Type 6 Top Course (Item 403.178902)	\$ 76.00	/Ton
Asphalt Concrete-Type 7 F2 Top Course (Item 403.198202)	\$ 77.00	/Ton
Asphalt Concrete-Type 7 Top Course (Item 403.198902)	\$ 77.00	/Ton

Location of Plant: 63 Cemetery RD  
Middletown NY, 10941

Location of Plant #2: \_\_\_\_\_

Town of Thompson Highway Department  
33 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent

Bid Item: Asphaltic Concrete Mixes  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

COMPANY E-Tetz + Sons inc.  
PRINTED NAME Denise Tetz  
SIGNATURE Denise Tetz  
ADDRESS 130 Crotty Rd  
Middletown NY, 10941  
TELEPHONE 845-692-4486  
FAX 845-692-4278  
EMAIL Denise@Etetz-sons.com  
DATE 3/9/22

**DO NOT WRITE BELOW THIS LINE.**

ACCEPTED ( ) DATE:

REJECTED ( )

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Town of Thompson Highway Department  
33 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent  
David Wells Deputy Highway Superintendent

Bid Item: 1-A Low Abrasion Non Wappinger  
Crushed Limestone  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

1-A Low Abrasion Non Wappinger Crushed Limestone Delivered \$ 31.50 /TON

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

COMPANY JKN Trucking, Inc  
PRINTED NAME Natalie Felicello  
SIGNATURE Natalie Felicello  
ADDRESS 86 Ridge Road  
Marlboro, NY 12542  
TELEPHONE 845-236-4140 - Cell 914-213-8360  
FAX 845-236-4197  
EMAIL NFelicello@hotmail.com  
DATE 3-2-22

**DO NOT WRITE BELOW THIS LINE.**

ACCEPTED ( ) DATE:

REJECTED ( )

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE:  
\_\_\_\_\_

Town of Thompson Highway Department  
33 Jefferson St. Monticello, NY 12701  
Richard Benjamin Jr. Highway Superintendent  
David Wells Deputy Highway Superintendent

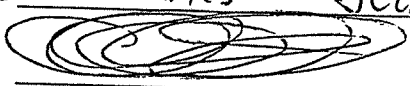
Bid Item: 1-A Low Abrasion Non Wappinger  
Crushed Limestone  
Phone # 845-794-5560  
E-mail [richhiway@gmail.com](mailto:richhiway@gmail.com)

1-A Low Abrasion Non Wappinger Crushed Limestone Delivered \$ 38.00 /TON

\* (If NYS Deems delivery is prevailing wage) (\$ 45.00 /TON) \*

The undersigned certifies that the bid is submitted in full conformance with the specifications. If non-conformant an attachment to the bid shall be submitted detailing items of non-conformance and detailed specifications for the non-conforming items shall be attached. If, in the sole opinion of the Town of Thompson that non-conformance affects the durability of function of the bid item, and the bid will be rejected.

\*\* A Fuel Surcharge will be applicable when diesel fuel reaches \$6.00/gallon. \*\*

COMPANY Deckelman LLC  
PRINTED NAME Charles Deckelman  
SIGNATURE   
ADDRESS 150 County Rd 95  
Fremont Center NY 12736  
TELEPHONE 845-887-4769  
FAX 845-887-6138  
EMAIL deckelmanllc@aol.com  
DATE 3/10/2022

DO NOT WRITE BELOW THIS LINE.

ACCEPTED ( ) DATE: \_\_\_\_\_

REJECTED ( )

COMMENTS:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNATURE: \_\_\_\_\_

#12

# Town of Thompson

Town Hall  
4052 State Route 42  
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

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

Michael Messenger, Superintendent

Keith Rieber, Assistant Superintendent

## BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: Slack Chemical

DESCRIPTION: SternPAC - Emerald Green

AMOUNT: \$2,892.00



**CHEMICAL COMPANY** Incorporated

465 South Clinton St., P.O. Box 30  
 Carthage, NY 13619-0030 USA  
 Federal I.D. # 15-0503203



Customer Number	
4778	
Invoice Date	Invoice Number
2/21/2022	434586
Due Date	BL Number
3/23/2022	432258

ISO 9001:2015

Phone: (315) 493-0430 Fax: (315) 493-3931

## INVOICE

**Sold To:**

\*\*Thompson Town  
 128 Rock Ridge Dr  
 \*\*Only 1 product per invoice\*\*  
 Monticello, NY 12701  
 Email Invoices  
 Tel. No. 845-794-5280 , Fax No. 845-794-2777

**Ship To:**

\*\*Emerald Green Sewer  
 158 Lake Louise Marie Rd  
 Rock Hill, NY 12775

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS	
2/21/2022	SLACK RH	NET 30	Email Keith	075	
QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
8	55 G DRUM-SP	440 G	SternPAC	5.5500 / G	2,442.00
Merchandise SubTotal					2,442.00
Delivery Charge					50.00
Total Container Deposit					360.00
Pallets Shipped: 2					40.00
Total Invoice					2,892.00
Tax Exempt: 14-6002141					

*EF.*

Please Remit Payment To: **Slack Chemical Company, Inc. • P.O. Box 30 • Carthage, NY • 13619**

All past due invoices are subject to FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE OF 18%)



#12

# Town of Thompson

Town Hall  
4052 State Route 42  
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

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

Michael Messenger, Superintendent  
Keith Rieber, Assistant Superintendent

## BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: SLACK Chemical

DESCRIPTION: Sta F10C & Stern PAC

AMOUNT: \$ 3,854.00



**CHEMICAL COMPANY Incorporated**

465 South Clinton St., P.O. Box 30  
 Carthage, NY 13619-0030 USA  
 Federal I.D. # 15-0503203



Customer Number	
4778	
Invoice Date	Invoice Number
2/21/2022	434585
Due Date	BL Number
3/23/2022	432257

ISO 9001:2015

Phone: (315) 493-0430

Fax: (315) 493-3931

**INVOICE**

**Sold To:**

\*\*Thompson Town  
 128 Rock Ridge Dr  
 \*\*Only 1 product per invoice\*\*  
 Monticello, NY 12701  
 Email Invoices  
 Tel. No. 845-794-5280 , Fax No. 845-794-2777

**Ship To:**

\*\*Kiamesha WWTP  
 128 Rock Ridge Dr  
 Monticello, NY 12701

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS	
2/21/2022	SLACK RH	NET 30	Email Keith	075	
QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
3	450 # DRUM	1,350 #	Sta Flocc 8827	2.5000 / #	3,375.00
12	5 G CARBOY-SP	60 G	SternPAC	5.5500 / G	333.00
				Merchandise SubTotal	3,708.00
				Delivery Charge	50.00
				EXCHANGED PALLET	
				Total Container Deposit	96.00
				Total Invoice	3,854.00
				Tax Exempt: 14-6002141	

KIAM  
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 ML  
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Please Remit Payment To: **Slack Chemical Company, Inc. · P.O. Box 30 · Carthage, NY · 13619**

All past due invoices are subject to FINANCE CHARGE of 1.5% per month (ANNUAL PERCENTAGE RATE OF 18%)

#12

# Town of Thompson

Town Hall  
4052 State Route 42  
Monticello, NY 12701

Water and Sewer Department

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

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

Michael Messenger, Superintendent  
Keith Rieber, Assistant Superintendent

## BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: Ketcham Fencing, INC.  
DESCRIPTION: Repair to Kiamesha Plant Fence  
AMOUNT: \$ 3,084.00

- DELIVERY TRUCK ~~DAMAGED~~ FENCE. CALLED KETCHAM to REPAIR FENCE.  
EMERGENCY REPAIR TO SECURE SEWER PLANT.  
~~Sole Source.~~

Board Meeting  
3/15/22

**KETCHAM FENCING, INC.**

19 Borden St.  
 Otisville, NY 10963  
 (845) 386 1161

**Invoice**

Date	Invoice #
2/15/2022	60229

<b>Bill To</b>
Town of Thompson 4052 State Route 42 Monticello, NY 12701

<b>Ship To</b>
Fence Repair - Road Front 128 Rock Ridge Drive

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30	GKJ	2/15/2022			
Quantity	Item Code	Description			Price Each	Amount
	Repair- Commercial	Repairs to Existing 6' plus Barbed Wire Galvanized Chain Link Fence as Listed Below Replace: 1 - 4" x 12' Gate Post with Concrete Footing 1 - 1 5/8" Top Rail 1 - 1 5/8" Center Rail 10' x 72" x 2" x 9 Gauge Galvanized Fabric 30' of Barbed Wire 1 - 3" x 12' Gate Post with Concrete Footings 1 - 4" Brace Band, 2 - 3" Brace Bands, 4 - 1 5/8" Rail Ends, 1 - 72" Tension Bar  Adjust Gate for Proper Operations			3,084.00	3,084.00

Thank you for your business. Please remit to above address.

<b>Total</b>	\$3,084.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$3,084.00

#12

# Town of Thompson

Town Hall  
4052 State Route 42  
Monticello, NY 12701

Water and Sewer Department

Phone: (845) 794-5280

Fax: (845) 794-2777

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

Michael Messenger, Superintendent  
Keith Rieber, Assistant Superintendent

## BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: Computer Doctors

DESCRIPTION: Dell power Edge Server

AMOUNT: \$ 8,209.72

\* State B.I.D.



5 TRIANGLE RD  
 LIBERTY, NY  
 12754  
 (845)295-9000

# Invoice

Date	Invoice #
2/1/2022	3347154

Name/Address
Town of Thompson 4052 Rt 42 Monticello, NY 12701

P.O. No.

Qty	Description	Rate	Amount
	Water Department  Dell Power Edge server Optical drive Raid 6 w/Perc H750 Idrac 9 enterprise Dual hot swap power supplies with heavy duty power cables 32 GB RAM Basic keyboard and mouse 10 pack windows user licenses (5) 1.92 SSD hot plug drives Pro support next business day 7 year warranty RDX 1000 External backup device Windows server 2019 standard	8,209.72	8,209.72

Remember to always back up your data.	<b>Subtotal</b>	\$8,209.72
	<b>Sales Tax (8.0%)</b>	\$0.00
	<b>Total</b>	\$8,209.72
	<b>Payments/Credits</b>	\$0.00
	<b>Balance Due</b>	\$8,209.72

FYI

**\*FREE\***

# **RABIES CLINIC**

**Town of Rockland**

**Livingston Manor Firehouse**

**93 Main Street, Livingston Manor, NY**

**Wednesday, April 13<sup>th</sup> 2022**

**6PM to 7:30PM**

**\*Sullivan County Residents only -Proof of ID required**

**\* Everyone must wear a mask while at clinic site**

**\*Appointments are required**

**\*Pre-registration of ALL animals is required**

**<https://tinyurl.com/yckmx6jm>**

**\*Everyone must maintain social distancing guidelines and remain at least 6 feet apart.**

**\*Bring prior rabies certificate, receive a 3-year vaccination.**

**\* No vaccine history, receive a 1-year vaccination.**

**Dogs – Cats – Ferrets**

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

• Aggressive dogs should be muzzled to prevent any biting incidents

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





## Sullivan County March Blood Drive Listing

3/9/22	Grahamsville Fire Dept	205 Main St.	Grahamsville	10:00 AM	3:00 PM
3/23/22	Woodbourne Firehouse	355 Rte. 52	Woodbourne	1:00 PM	6:00 PM
3/23/22	St. Peters Parish	59 North St.	Monticello	1:00 PM	6:00 PM



**Come give blood in March and get a \$10 e-gift card, from our partners at Fanatics! PLUS, get a chance to win a trip to the 2022 MLB All-Star Game in LA, including round-trip airfare and 4-night hotel accommodations for 2! See [rcblood.org/team](http://rcblood.org/team) for details. (2022-APL-0016)**

**Donate blood during #RedCrossMonth!**

Visit [redcrossblood.org](http://redcrossblood.org), call 1-800-RED CROSS or download the Blood Donor App to schedule an appointment.