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TOWN OF THOMPSON
-Regular Meeting Agenda-

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

TUESDAY, SEPTEMBER 06, 2022

7:00 PM MEETING

CALL TO ORDER
ROLL CALL
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: August 16, 2022 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Charter Communications:** Letter dated 08/04/22 with Check #80551723 for \$48,825.75 – 2nd Quarter Franchise Fee (04/01/22 – 06/30/22).
- **NYS Dept. of Taxation and Finance:** Check #08865439, Dated: 08/10/2022 in the amount of \$757,966.68 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 1st Quarter Payment.
- **Andrew Kalter, District Director, NYS DOH:** Letter dated 08/17/22 to Town of Thompson Water & Sewer Supt. Michael Messenger Re: Cold Spring Road Water District – Unsatisfactory Bacteriological Quality Water Sampling.
- **Roman Di Cio, P.E., Bridge Engineer, SC DPW:** Letter dated 08/18/22 to Village of Monticello Mayor George Nikolados and other local representatives Re: Portion of Waverly Avenue Road Closure, Monticello for County Bridge 449 Replacement.

AGENDA ITEMS:

- 1) MONTICELLO MOTORSPORTS LLC: ZONE CHANGE REQUEST FROM HC-2 TO RR-2, 10.20 ACRES ALONG RUPP ROAD, MONTICELLO, SBL # 49.-1-23 – REFER TO PLANNING BOARD FOR REVIEW & RECOMMENDATION
- 2) REVIEW, DISCUSS & ACCEPT MAP, PLAN & REPORTS:
 - A) PROPOSED AVON COMMERCIAL PARK AT ROCK HILL TOWNE CENTER PROJECT – ROCK HILL EMERALD GREEN CONSOLIDATED SEWER DISTRICT EXTENSION NO. 1 FOR PROPERTY LOCATED ALONG ROCK HILL DRIVE, ROCK HILL, SBL #'S 32.-1-6, 7, 9.2 & 10
 - B) AVANI & DHARMESH PATEL – ROCK HILL EMERALD GREEN CONSOLIDATED SEWER DISTRICT EXTENSION NO. 2 FOR PROPERTY LOCATED ON OLD SACKETT ROAD, ROCK HILL, SBL #52.-1-17.18
 - C) JK EXPEDITING SERVICES CORP. – CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 3 FOR PROPERTY LOCATED ALONG FRASER ROAD & GIBBER ROAD, KIAMESHA LAKE, SBL #'S 9.-1-8.2, 6.-1-11.1, 11.3, 11.4, 11.5 & 11.6
- 3) AUTHORIZATION TO RENAME FORMER SECTION OF HOLIDAY MOUNTAIN ROAD LOCATED AT THE INTERSECTION OF KATRINA FALLS ROAD TO MOUNTAIN VIEW DRIVE
- 4) ESTABLISH DATE FOR SPRING SHRED DAY EVENT – SATURDAY, OCTOBER 22, 2022 FROM 9AM TO 12PM
- 5) DISCUSS FUTURE SPRING/FALL CLEAN UP PROGRAM EVENTS
- 6) TOWN OF THOMPSON JUSTICE COURT ITEMS:
 - A) AUTHORIZE PAYMENT OF UNUSED COMP TIME TO COURT PERSONNEL AT CURRENT PAY RATE
 - B) DISCUSS ADDITIONAL PERSONNEL FOR COURT OFFICE & POSSIBLE RENOVATION TO ACCOMMODATE ADDITIONAL DESK
 - C) JUSTICE COURT ADMINISTRATION PROGRAM (JCAP) GRANT APPLICATION – DISCUSS & APPROVE FOR 2022-23 GRANT CYCLE

7) LEISURE ACRES PROJECT (WAVERLY AVENUE PROPERTIES) – REVIEW & APPROVE DEVELOPERS AGREEMENT IF AVAILABLE BY MEETING

8) PARKS & RECREATION DEPARTMENT ITEMS:

- A) CONTINUED DISCUSSION & APPROVAL OF PROPOSAL FROM CXT PRECAST CONCRETE PRODUCTS – PRECAST CONCRETE STRUCTURE FROM SOURCEWELL CONTRACT FOR NEW RESTROOM FACILITY AT LAKE IDA TOWN PARK, ROCK HILL, TOTAL COST \$307,380.00**
- B) RESOLUTION TO APPROVE EXTENSION OF ZUMBA CLASSES AT EAST MONGAUP RIVER TOWN PARK UNTIL TUESDAY, OCTOBER 11TH, 2022 & AUTHORIZE ADDITIONAL EXPENDITURE OF \$210.00**
- C) DISCUSS & APPROVE RFP’S FOR TREE REMOVAL AT THE ABANDONED SECTION OF ST. JOHN STREET CEMETERY**
- D) DISCUSS & APPROVE RFP’S FOR REPLACEMENT OF SIDEWALKS PROJECT AT TOWN HALL**

9) WATER & SEWER DEPARTMENT ITEMS:

- A) REVIEW & ACCEPT SETTLEMENT OFFER: ADELAAR LIGHTING DISTRICT – CLAIM FOR LIGHT POLE DAMAGE IN THE AMOUNT OF \$5,210.58 DUE TO MVA ON 05/07/2022 AND AUTHORIZE SUPT. MESSENGER TO EXECUTE NECESSARY DOCUMENTS**
- B) RESOLUTION TO ACCEPT FORMAL RESIGNATION OF SHAWN SMITH AS SEWER PLANT OPERATOR 2A WITH GRADE C WATER LICENSE FROM THE WATER & SEWER DEPARTMENT, EFFECTIVE 08/23/2022 DUE TO RELOCATION OUT OF STATE**

10) HIGHWAY DEPARTMENT: REQUEST TO DECLARE SURPLUS EQUIPMENT – 1991 GRADALL 660 E, SERIAL # 0161443

11) BILLS OVER \$2,500.00

12) BUDGET TRANSFERS & AMENDMENTS

13) ORDER BILLS PAID

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and also held remotely via Zoom on **August 16, 2022.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Patrice Chester, Deputy Administrator
Melissa DeMarmels, Town Comptroller
Michael G. Messenger, Water & Sewer Superintendent
James L. Carnell, Jr., Director of Building, Planning & Zoning

Present via Zoom: Michael B. Mednick, Town Attorney
Karen Schaefer, Supervisor's Confidential Secretary
Helen Budrock, Senior Planner, Delaware Engineering, DPC

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:02 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Schock the minutes of the August 2nd, 2022 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace
 Nays 0
 Abstained 1 Rieber (He was not present for that meeting.)

**PRESENTATION: WASCHITZ & PAVLOFF CPA, LLP. – 2021 AUDIT REPORT/
FINANCIAL STATEMENTS**

Mr. Andrew J. Pavloff, CPA and Mr. Charles Dinstuhl, CPA of Waschitz & Pavloff CPA, LLP discussed the Town's audit/financial statements and provided a 15-minute presentation. The draft audit of the financial statements for the year ending December 31, 2021 was received and filed in the Office of the Town Clerk and is available for public inspection upon request. A final copy is expected to be filed shortly.

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

Supervisor Rieber reported on correspondence that was sent or received as follows:

- **Sullivan County Treasurer’s Office:** 1st & 2nd Quarter Mortgage Tax Payments along with 2021 Adjustment, Check #3197, Dated 07/28/22 for \$323,572.89.
- **Stephen Monteverde, Engineer Trainee, NYS DEC, Division of Water, Region 3:** Letter dated 07/29/22 to Supervisor Rieber and Town Board Re: Annual Compliance Inspection – Sackett Lake STP, SPDES Permit No.: NY0030716.
- **Douglas Upright, Professional Engineer I, NYS DEC, Division of Water, Region 3:** Letter dated 07/27/22 to Supervisor Rieber and Town Board Re: Annual Compliance Inspection & Notice of Violation – Kiamesha Lake WWTP, SPDES Permit No.: NY0030724.
- **Stephen Monteverde, Engineer Trainee, NYS DEC, Division of Water, Region 3:** Letter dated 07/29/22 to Supervisor Rieber and Town Board Re: Annual Compliance Inspection & Notice of Violation – Emerald Green Lake Louise Marie WWTP, SPDES Permit No.: NY0035645.
- **Isabela Nowosielski, MD, MBA, President & CMO, Garnet Health Doctors:** Letter dated 08/09/22 to Supervisor Rieber and (12) Others Re: Closure Notification of Rheumatology Practice, Outpatient Pediatric Practice & Outpatient OB/GYN Practice Eff. 11/09/22.

AGENDA ITEMS:

1) RESOLUTION TO APPROVE COMOLO LLC ANNEXATION PETITION REQUEST, PROPERTY LOCATED ALONG ROCK RIDGE AVENUE, MONTICELLO, SBL #'S 13.-4-2, 13.-4-3.1, 13.-4-3.2, 13.-4-3.3, 13.-4-9, 13.-4-10 & 13.-4-11

The Following Resolution Was Duly Adopted: Res. No. 291 of the Year 2022.

ANNEXATION RESOLUTION

This **Annexation Resolution**, adopted by the Town of Thompson is as set forth below.

WHEREAS, Comolo LLC, the owner of the property which is hereinafter described, submitted a petition to the Town Board of the Town of Thompson and the Village Board of the Village of Monticello pursuant to Article 17 of the General Municipal Law of the State of New York, requesting that the territory which is now located in the Town of Thompson, Sullivan County, New York be annexed to the Village of Monticello; and

WHEREAS, the territory which is the subject of the petition of the Petitioner is known as Town of Thompson Section 13, Block 4, Lots 2, 3.1, 3.2, 3.3, 9, 10 and 11 (the “Territory”); and

WHEREAS, the Petitioner is the sole owner of the Territory proposed to be annexed from the Town of Thompson to the Village of Monticello; and

WHEREAS, the Territory to be annexed consists of vacant land, there being no residences or structures of any kind thereon; and

WHEREAS, the Village of Monticello and the Town of Thompson have determined that the Petitioner is the sole owner of the Territory proposed to be annexed and that the Petition has been duly signed by the Petitioner; and

WHEREAS, a joint public hearing was held by the Town Board of the Town of Thompson and the Village Board of the Village of Monticello on July 19, 2022, at which time the annexation petition was discussed and members of the public were allowed to comment and ask questions; and

WHEREAS, the joint meeting was closed on July 19, 2022; and

WHEREAS, the Town Board of the Town of Thompson has determined that the annexation by the Village of Monticello of the Territory proposed to be annexed is in the overall best interest of the Village of Monticello, the Town of Thompson, and the applicable school district, fire district and all other districts for which the Territory is situate; and

WHEREAS, among the other reasons forming the basis of the determination that the annexation is in the best interest of all applicable municipalities is that the properties are currently land locked and cannot be built upon unless they are annexed to other properties also located in the Village of Monticello and also owned by the Petitioner;

NOW, THEREFORE, be it enacted by the Town Board of the Town of Thompson that the proposed annexation of the Territory to the Village of Monticello is hereby approved.

Dated: Monticello, New York
August 16, 2022

Motion by: Councilman Scott S. Mace
Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X] No []
Councilman SCOTT S. MACE	Yes [X] No []
Councilman JOHN A. PAVESE	Yes [X] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [X] No []
Councilman RYAN T. SCHOCK	Yes [X] No []

**2) AVANI & DHARMESH PATEL – REQUEST CONNECTION TO ROCK HILL
EMERALD GREEN CONSOLIDATED SEWER DISTRICT FOR PROPERTY
LOCATED ON OLD SACKETT ROAD, ROCK HILL, SBL #52.-1-17.18**

The Following Resolution Was Duly Adopted: Res. No. 292 of the Year 2022.

At a regular meeting of the Town Board of the Town
of Thompson held at the Town Hall, 4052 Route 42,
Monticello, New York on August 16, 2022

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
02 OF THE CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT IN
THE TOWN OF THOMPSON**

WHEREAS, Avani & Dharmesh Patel have made a request to the Town Board of the Town of Thompson to extend the Consolidated Rock Hill-Emerald Green Sewer District, a Special Improvement District heretofore created in said Town, to include a certain parcel of property, namely SBL 52-1-17.18; and

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

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicants, Avani & Dharmesh Patel.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson as follows:

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Rock Hill-Emerald Green Sewer District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$5,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicants. Said monies shall be deposited by the applicants in the Town escrow account prior to preparation

of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$1,500.00, of which said monies are to be paid by the applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Rock Hill-Emerald Green Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Rock Hill-Emerald Green Sewer District are to be paid by the applicants.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicants.

7. That in the event that the said Consolidated Rock Hill-Emerald Green Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this Resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

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

Moved by: Councilman John A. Pavese

Seconded by: Councilwoman Melinda S. Meddaugh

The Members voted on the foregoing Resolution as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X] No []
Councilman SCOTT S. MACE	Yes [X] No []
Councilman JOHN A. PAVESE	Yes [X] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [X] No []
Councilman RYAN T. SCHOCK	Yes [X] No []

3) EMERALD GREEN WWTP UPGRADE & EXPANSION PROJECT – RESOLUTION AUTHORIZING SUBMISSION OF NYS EFC WATER INFRASTRUCUTURE IMPROVEMENT ACT (WIIA) GRANT APPLICATION & AUTHORIZE TOWN SUPERVISOR TO EXECUTE ALL NECESSARY DOCUMENTS IN CONNECTION WITH SAID APPLICATION/FUNDING

The Following Resolution Was Duly Adopted: Res. No. 293 of the Year 2022.

**Town of Thompson Town Board Meeting
Emerald Green WWTP Upgrade & Expansion Project
CWSRF Project No. C3-5378-07-00**

Resolution # 293
August 16, 2022

Town Board Resolution Authorizing Submission of the New York State Environmental Facilities Corporation's Water Infrastructure Improvement Act Grant Application

WHEREAS, Town of Thompson, Sullivan County, New York (hereinafter the "TOWN") has established the public benefit to residents in the Rock Hill Emerald Green Consolidated Sewer District for the Wastewater Treatment Plant (WWTP) Upgrade and Expansion Project (hereinafter the "PROJECT"); and

WHEREAS, the TOWN, on behalf of the Rock Hill Emerald Green Consolidated Sewer District, will undertake the PROJECT that will upgrade the existing buildings and systems and add additional treatment capacity as necessary to support a SPDES permit flow increase from 0.401 MGD to 0.475 MGD; and

WHEREAS, the PROJECT has been determined to be necessary and prudent to ensure continued regulatory compliance, to improve system reliability, to protect public health, and to allow for future growth; and

WHEREAS, the total PROJECT cost is estimated at \$13.9 million and, to date, the TOWN has secured \$416,800 in other grant funds which would reduce the PROJECT cost; and

WHEREAS, the TOWN has received notification from the New York State Environmental Facilities Corporation (NYSEFC) that the PROJECT will be eligible for interest-free financing through the Clean Water State Revolving Fund (CWSRF) Hardship program for which the

TOWN is eligible to finance all or a portion of the PROJECT at 0% interest for a term of up to 30-years; and

WHEREAS, the TOWN has submitted a financing application to the NYSEFC to secure both short and long-term loans through the CWSRF program; and

WHEREAS, additional grant funding for the PROJECT may be available through the New York State Water Infrastructure Improvement Act (WIIA) grant program that could provide additional grant funding of up to 25% of the non-grant funded portion of the PROJECT; and

WHEREAS, the TOWN, on behalf of the Rock Hill Emerald Green Consolidated Sewer District, will be submitting an application to the NYSEFC Water Infrastructure Improvement Act (WIIA) grant program to secure additional grant funding to reduce the PROJECT'S financial impact to rate payers.

NOW, THEREFORE, BE IT RESOLVED THAT

1. The Supervisor of the Town of Thompson is authorized to sign the WIIA grant application, as well as any NYSEFC funding agreements and associated documents for the PROJECT; and
2. Delaware Engineering D.P.C., on behalf of the TOWN, is authorized to submit the WIIA grant application for the PROJECT; and
3. The TOWN agrees to contribute local matching funds for the balance of the PROJECT cost not provided by the grants, through bonding or other means, with potential short-term and/or long-term loan financing for the balance through the CWSRF program.

Motion offered by: Councilman Ryan T. Schock
Motion seconded by: Councilman John A. Pavese

Roll Call Vote:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X] No []
Councilman SCOTT S. MACE	Yes [X] No []
Councilman JOHN A. PAVESE	Yes [X] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [X] No []
Councilman RYAN T. SCHOCK	Yes [X] No []

4) ADOPT TOWN OF THOMPSON EMPLOYEE HANDBOOK (DRAFT 08/03/2022)
The Following Resolution Was Duly Adopted: Res. No. 294 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby adopts the Town of Thompson Employee Handbook (Draft Version Dated: 08/16/2022) to become effective September 01, 2022.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

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

5) LED LIGHTING PROJECT

A) SMART CITIES PROPOSAL – ACCEPT PROPOSAL & AUTHORIZE TOWN SUPERVISOR TO SIGN ALL NECESSARY DOCUMENTS INCLUDING AUTHORIZATION OF MATCHING FUNDS UP TO \$80,000.00

The Following Resolution Was Duly Adopted: Res. No. 295 of the Year 2022.

Resolved, that the Proposal of Guth DeConzo for Smart Cities Scope of Work at a total cost of \$199,005.00 including matching funds up to \$80,000.00 is hereby approved as presented and

Further Be It Resolved, that the Town Board of the Town of Thompson hereby authorizes the use of the Smart Cities Project Grant Funds towards the expense of said services and that the Town Supervisor is hereby authorized to execute acceptance of said proposal.

Motion by: Councilman Schock Seconded by: Councilman Mace

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

Nays 0

B) UPDATE ON RE-LIGHTING OF TOWN BARN & PARKING LOT AREA

Deputy Administrator provided the Town Board with an update regarding the re-lighting of the Town Barn property including the parking lot area. A proposal will be provided to include the additional lighting and cameras. There was no action taken, but further discussion was held regarding the subject matter.

6) MELODY LAKE WATER DISTRICT WATER SYSTEM IMPROVEMENT PROJECT: APPROVE & AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES BETWEEN TOWN OF THOMPSON & MHE ENGINEERING, D.P.C. FOR USDA FUNDING REQUEST

The Following Resolution Was Duly Adopted: Res. No. 296 of the Year 2022.

Resolved, that the Agreement for Engineering Services between the Town of Thompson and MHE Engineering, D.P.C. for Professional Engineering Services related to Melody Lake Water District Water System Improvement Project at a cost of \$120,000.00 hereby be approved and the Town Supervisor hereby be authorized to execute said agreement as presented. A copy of the fully executed agreement shall be filed in the Town Clerk's Office and available for review upon request.

Moved by: Councilman Schock Seconded by: Councilman Pavese

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

Nays 0

7) HARRIS SEWER DISTRICT IMPROVEMENTS PROJECT: APPROVE & AUTHORIZE THE TOWN SUPERVISOR TO EXECUTE AGREEMENT FOR

11) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 300 of the Year 2022.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.¹

Moved by: Councilwoman Meddaugh Seconded by: Councilman Mace

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

Nays 0

OLD BUSINESS

1) REVIEW & APPROVE AMENDED SERVICES AGREEMENT BETWEEN CONCORD RESORTS MASTER ASSOCIATION, LLC AND TOWN OF THOMPSON ON BEHALF OF ADELAAR SPECIAL DISTRICTS (IF AVAILABLE & READY)

Supervisor Rieber said that the Amended Services Agreement Between Concord Resorts Association, LLC and the Town of Thompson on behalf of the Adelaar Special Districts is not yet ready for review and consideration. Attorney Mednick will reach out to Attorney Helen Mauch to obtain the amended agreement for the next Town Board Meeting. There was no action taken at this time.

2) STATUS OF IMA BETWEEN VILLAGE OF MONTICELLO & TOWN OF THOMPSON REGARDING PROVISIONS OF WATER SERVICES

Discussion was held regarding the Inter-Municipal Agreement (IMA) between the Village and the Town regarding water services. Supervisor Rieber advised that there were changes made to the presented agreement that need to be discussed with the Village further. The agreement is not ready for approval. There was no action taken at this time. The matter will be rescheduled on a future Town Board Meeting Agenda once the Town and Village representatives have an opportunity discuss matter.

NEW BUSINESS

1) REVIEW & APPROVE PROPOSALS FOR CYBER INSURANCE COVERAGE RENEWAL OF CYBER INSURANCE COVERAGE

The Following Resolution Was Duly Adopted: Res. No. 301 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby approves the proposal for Cyber Insurance Coverage with the Cowbell Cyber Insurance Company for issuance of the Cyber Insurance Policy with aggregate limit of \$2,000,000.00, deductible \$5,000.00 for a total premium of \$6,424.00 to become effective August 5th, 2022 to August 5th, 2023 with coverage to be retro-active back to prior policy expiration August 1st, 2022.

(Procurement: Lebaum Company is currently quoting coverage with other insurance carriers to compare premium. However current coverage expired and same company has offered to provide coverage retro-active back to prior policy expiration.)

¹ ATTACHMENT: ORDER BILLS PAID

Moved by: Councilman Schock Seconded by: Councilman Pavese
Vote: Ayes 5 Rieber, Pavese, Schock, Meddaugh and Mace
Nays 0

SUPERVISOR'S REPORT:

Supervisor William J. Rieber, Jr.

- Winston & Sackett Lake Dam Issues – Receiving complaints regarding water dam issues. Discussion ensued regarding current issues.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Councilman John A. Pavese

- Free Rabies Clinic – August 18th from 6:00-7:30PM: Town of Liberty at Hanofee Park, Sullivan County Residents Only, Pre-Registration & ID Required, Sponsored by: Sullivan County Public Health Services, 845-292-5910.

Councilman Scott S. Mace

- Reported on the Bagel Festival event that was held this past Sunday.

Water & Sewer Superintendent Michael G. Messenger

- LED Streetlights Program – Construction on the streetlights has started back up again this week in the Emerald Green area.

The Following Resolution Was Duly Adopted: Res. No. 302 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby grants prior authorization of any necessary change orders and additional costs associated with the LED Streetlights Project upon the discretion of the Town Supervisor and that the Town Supervisor hereby be authorized to execute any change orders deemed necessary, which shall be reported back to the Town Board at the next Town Board Meeting following said execution.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese
Vote: Ayes 5 Rieber, Pavese, Schock, Meddaugh and Mace
Nays 0

Director James L. Carnell, Jr.

- Electrical issues at the Taco Bell Restaurant earlier today, which will remain closed for a few days until repaired.
- Popeyes Restaurant is planning to turn project over to developer and plans to open by the end of next week.

Councilman Ryan T. Schock

- NY State Route 17 Exit/Inter-Change 106 Round-A-Bout Beautification Project – Town Welcome Sign now has solar lights around it for night visibility. The sign and plantings look very nice.

PUBLIC COMMENT:

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 09/06/22 at 7PM: Regular Town Board Meeting.

EXECUTIVE SESSION

On a motion made by Councilman Schock and seconded by Councilman Pavese the Town Board entered into Executive Session at 8:14 PM with Attorney Mednick via tele conference to discuss a Personnel Matter.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

On a motion made by Councilman Schock and seconded by Councilman Pavese the Town Board returned from Executive Session at 8:36 PM. There was no further action taken.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 8:37 PM. All board members voted in favor of adjourning the meeting.

The Zoom Livestream Videoconferencing connection was disconnected.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

August 4, 2022

NY0628
TOWN OF THOMPSON
TOWN OF THOMPSON-13
TOWN HALL
4052 ROUTE 42 N
MONTICEELO, NY 12701

RE: Quarterly Franchise Fee Payment

Dear Sir or Madam:

Enclosed, please find our franchise fee remittance covering the period from April 1, 2022 to June 30, 2022, for Charter Communications ("Charter"). This franchise fee computation has been prepared in accordance with the terms and conditions of our local cable television franchise agreement, or if Charter is operating under a state issued franchise in your community, in accordance with the requirements of the state franchising law. This payment specifically complies with all of Charter's contractual and/or statutory duties, and includes the required percentage, flat rate, or per sub payment, and includes all required categories of revenue.

This payment was calculated as follows:

Franchise Fee Base	\$976,515.20
Franchise Fee (as defined in Agreement):	5.00 %
Fee Adjustment (see detail)	\$0.00
Fee Due	<u>\$48,825.75</u>

Please contact your Government Relations representative or send an email directly to CharterFranchiseNotices@charter.com ** for any address updates or corrections.

We would also like to remind you of an alternative to US mail-delivered paper checks for franchise fee payments. You now have the option of signing up for an electronic direct payment process for franchise fees, assuring a more efficient and timely manner of receiving your funds. If you would like to pursue the electronic payment process, please contact your Government Relations representative for instructions. We believe this convenient method will be of significant value to you.

Charter Communications is proud to serve your community and our customers with cable television service. Please feel free to contact our office via email at svc_Corp_MM_franchise_fees@charter.com ** if any additional information is required.

Sincerely,



Steve Lottmann
Senior Director, Revenue Accounting
15076 - 1503NY - 6002670
**(Please note new email addresses)

Enclosure

**ATTACHMENT CONTAINS TRADE SECRET INFORMATION AND IS CONFIDENTIAL & PROPRIETARY
- NOT FOR PUBLIC DISCLOSURE**

314.288.3103
www.charter.com

12405 Powerscourt Drive
St. Louis, Missouri 63131-3764

400 Atlantic St
Stamford, CT

STUB 1 OF 1

CHECK DATE: 08/05/22

NO. 80551723

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTIONS	AMOUNT PAID
04/30/22	Q202204	FRANCHISE FEE	15,029.28	0.00	15,029.28
05/31/22	Q202205	FRANCHISE FEE	16,167.16	0.00	16,167.16
06/30/22	Q202206	FRANCHISE FEE	17,629.31	0.00	17,629.31
				TOTAL	48,825.75

6002670

TOWN OF THOMPSON

WARNING: ORIGINAL DOCUMENT HAS VISIBLE FIBERS, INVISIBLE FLUORESCENT FIBERS & CHEMICAL REACTIVE PAPER.

Charter
COMMUNICATIONS

12405 Powerscourt Drive
St. Louis, MO 63131-3674

Charter Communications is an Equal Opportunity Employer/Contractor

80-1769/0815

US BANK
MEMPHIS, MO

NO. 80551723

6002670

DATE

08/05/22

AMOUNT

*****48,825.75

PAY FORTY-EIGHT THOUSAND EIGHT HUNDRED TWENTY-FIVE AND 75/100*****

TO TOWN OF THOMPSON
THE ATTN TOWN HALL
ORDER 4052 RTE 42 N
OF MONTICEELO NY 12701
IIS


AUTHORIZED SIGNATURE

THE FACE OF THIS CHECK HAS A VOID FEATURE PANTOGRAPH, A MICROTYPE BORDER AND A SECURITY BACKER.

⑈80551723⑈



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2022

Account Number	Account Description	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
B000.1170.000	AM FRANCHISE FEES								
YEAR FORWARD BALANCE		1/1/2021	BY1-1		(\$150,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Rebuild BY Journal				Mth 1	(\$150,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Franchise Fees - 1st Qtr 2022		5/17/2022	CR111015	Charter Ck # 80500435	\$0.00	\$0.00	\$46,019.75	\$0.00	\$0.00
				Mth 5	\$0.00	\$0.00	\$46,019.75	\$0.00	(\$46,019.75)
				Total	(\$150,000.00)	\$0.00	\$46,019.75	\$0.00	(\$46,019.75)
	YTD Total for B000.1170.000								
	Total for Fund B000				(\$150,000.00)	\$0.00	\$46,019.75	\$0.00	(\$46,019.75)
	Grand Total				(\$150,000.00)	\$0.00	\$46,019.75	\$0.00	(\$46,019.75)

+ 4882575

94845.50



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2021

Account Number	Account Description	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
B000.1170.000	AM FRANCHISE FEES								
YEAR FORWARD BALANCE									
Rebuild BY Journal	1	1/1/2021	BY1-1		(\$150,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
1st Qtr Franchise Fee	5	5/18/2021	CR:109361	Mth 1 Charter ck#80298377	(\$150,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Franchise Fees - 2nd Qtr 2021	8	8/17/2021	CR:109824	Mth 5 Charter ck#80352448	\$0.00	\$0.00	\$43,117.90	\$0.00	(\$43,117.90)
Franchise Fees - 3rd Qtr 2021	11	11/16/2021	CR:110200	Mth 8 Charter ck#80400162	\$0.00	\$0.00	\$49,063.22	\$0.00	(\$49,063.22)
Year End Revenue Accruals	12	12/31/2021	JE:110725	Mth 11 4th Quarter Franchise Fees	\$0.00	\$0.00	\$53,154.24	\$0.00	(\$53,154.24)
Budget Transfers & Amendments - Town Board Meeting 03/15/2022	12	12/31/2021	BE:110734		(\$41,095.00)	\$0.00	\$0.00	\$0.00	(\$45,760.40)
YTD Total for B000.1170.000				Mth 12 Total	(\$191,095.00)	\$0.00	\$191,095.76	\$0.00	(\$191,095.76)
Total for Fund B000					(\$191,095.00)	\$0.00	\$191,095.76	\$0.00	(\$191,095.76)
Grand Total					(\$191,095.00)	\$0.00	\$191,095.76	\$0.00	(\$191,095.76)

State of New York

A

REMITTANCE ADVICE for CHECK NO. 08865439

NOTICE: To access remittance information on any one of your NYS payments, visit <https://esupplier.sfs.ny.gov/>

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
GAM01 NYS Gaming Commission		00031229	Resorts Distrib 1st Qtr 22/23	08/04/22	757,966.68

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS: **Non-Negotiable** Check Total \$757,966.68
 Go to <http://www.osc.state.ny.us/state-vendors> for Electronic Payments information

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

THIS DOCUMENT HAS MULTIPLE SECURITY FEATURES INCLUDING HEAT SENSITIVE, COLOR CHANGING INK ON THE BACK OF THE DOCUMENT

Security Features: Infrared Reflective on back

10832922

State of New York

Check No. 08865439

\$757,966.68

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

29-55
213

A

AUGUST 10, 2022 GAM01

KNOW YOUR ENDORSER

Pay to the Order of: THOMPSON TOWN OF

\$757,966.68

Thomas P. DiNapoli
 Thomas P. DiNapoli
 State Comptroller

KeyBank N.A.

Amanda Hiller
 Amanda Hiller
 Acting Commissioner, Taxation and Finance

⑈08865439⑈



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2022

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES	1	1/1/2021	BY1-1		(\$1,500,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
YEAR FORWARD BALANCE					Mth 1	(\$1,500,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Rebuild BY Journal					Total					
RW Catskills Quarterly pmt		6	6/10/2022	CR111162	NYS ck#08770037	\$0.00	\$0.00	\$806,734.49	\$0.00	\$0.00
RW Catskills Quarterly pmt		6	6/10/2022	CR111162	NYS ck#08770037	\$0.00	\$0.00	\$123,723.78	\$0.00	\$0.00
					Mth 6	\$0.00	\$0.00	\$930,458.27	\$0.00	(\$930,458.27)
					Total	(\$1,500,000.00)	\$0.00	\$930,458.27	\$0.00	(\$930,458.27)
	YTD Total for A000.3016.000				CASINO LICENSING FEE & GAMING REVENUES	(\$1,500,000.00)	\$0.00	\$930,458.27	\$0.00	(\$930,458.27)
	Total for Fund A000					(\$1,500,000.00)	\$0.00	\$930,458.27	\$0.00	(\$930,458.27)
	Grand Total					(\$1,500,000.00)	\$0.00	\$930,458.27	\$0.00	(\$930,458.27)

+ 757,966.68
 1,688,425



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2021

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2021	BY1-1		(\$1,000,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
RW Catskills Quarterly pmt		5	5/6/2021	CR109301	NYS ck# 08145791	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 1					
					Total					
RW Catskills Quarterly pmt		8	8/5/2021	CR109745	NYS ck#08261263	\$0.00	\$0.00	\$531,521.44	\$0.00	(\$531,521.44)
					Mth 5					
					Total					
Budget Transfers & Amendments - Town Board Meeting 09/21/2021		9	9/21/2021	BE109942	Mth 8	\$0.00	\$0.00	\$733,884.02	\$0.00	(\$733,884.02)
					Total					
RW Catskills Quarterly pmt		11	11/5/2021	CR110159	NYS Ck# 8428394	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 9					
RW Catskills Quarterly pmt - hold harmless amount		11	11/5/2021	CR110159	NYS Ck# 8428394	\$0.00	\$0.00	\$682,911.00	\$0.00	\$0.00
					Mth 11					
Budget Transfers & Amendments - Town Board Meeting 12/07/2021		12	12/7/2021	BE110255	Mth 11	\$0.00	\$0.00	\$161,014.15	\$0.00	(\$843,925.15)
					Total					
Year End Revenue Accruals		12	12/31/2021	JE110725	RW Catskills 4th Qtr	\$0.00	\$0.00	\$843,925.15	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 03/15/2022		12	12/31/2021	BE110734		(\$744,700.00)	\$0.00	\$0.00	\$0.00	\$0.00
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES				Mth 12	(\$1,094,700.00)	\$0.00	\$735,376.39	\$0.00	(\$735,376.39)
					Total					
Total for Fund A000						(\$2,844,700.00)	\$0.00	\$2,844,707.00	\$0.00	(\$2,844,707.00)
Grand Total						(\$2,844,700.00)	\$0.00	\$2,844,707.00	\$0.00	(\$2,844,707.00)

Ex Sed



Department of Health

KATHY HOCHUL
Governor

MARY T. BASSETT, M.D., M.P.H.
Commissioner

KRISTIN M. PROUD
Acting Executive Deputy Commissioner

August 17, 2022

Michael Messenger
Town of Thompson Water & Sewer
4052 Route 42
Monticello, NY 12701

Re: Cold Spring Road - Thompson
Town of Thompson

Dear Mr. Messenger:

The results of the bacteriological analysis of the water sample(s) collected at your establishment (93 Fairgrounds Road, outdoor spigot) on August 16, 2022, indicate that the water supply was of an unsatisfactory bacteriological quality at the time of sampling.

Repeat sample collection for microbiological analysis is required at the following locations, on the same day and within 24 hours or one business day of being notified of total coliform positive results.

1. The original positive site
2. One site within 5 service connections upstream from the original positive site
3. One site within 5 service connections downstream from the original positive site
4. Unless directed otherwise by this office, one **raw water sample** from each active ground water source connected to the distribution system where the original positive total coliform sample was collected

Laboratory results from repeat samples must be submitted to this office within five days of their receipt, and notification of positive results shall be made to this office immediately.

Systems using chlorine disinfection must include the chlorine residual at the time of sampling on the chain of custody form submitted to the lab. You can write the chlorine residual next to the exact location of the sample.

If you have any questions concerning the above sampling requirements, please contact me at 845- 794-2045.

Sincerely,

Andrew Kalter
District Director

EDWARD MCANDREW, P.E.
COMMISSIONER



TEL. 845-807-0261
FAX 845-807-0335



**COUNTY OF SULLIVAN
DIVISION OF PUBLIC WORKS
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701**

August 18, 2022

Honorable George Nikolados, Mayor
Village of Monticello
2 Pleasant St.
Monticello, NY 12701

Subject: Waverly Avenue Road Closure

Dear Mayor Nikolados:

The Sullivan County Division of Public Works will close a section of Waverly Avenue starting on September 6th, 2022 and the road will remain closed until about October 7th, 2022. The period of time may be extended as needed due to the weather or other unforeseen circumstances which may affect the replacement of County Bridge 449.

The Detour Route shall utilize Waverly Avenue, East Broadway, Broadway (State Route 42), Saint John St. and County Road 102. The Sullivan County Division of Public Works will post necessary signage.

A copy of the Certificate for closing highway is attached along with a detour map, the original of the certificate has been sent to the Village Clerk.

If you have any questions or require any further information, please call me at (845) 807-0281

Sincerely,

Roman Di Cio, P.E.
Bridge Engineer

Encl.

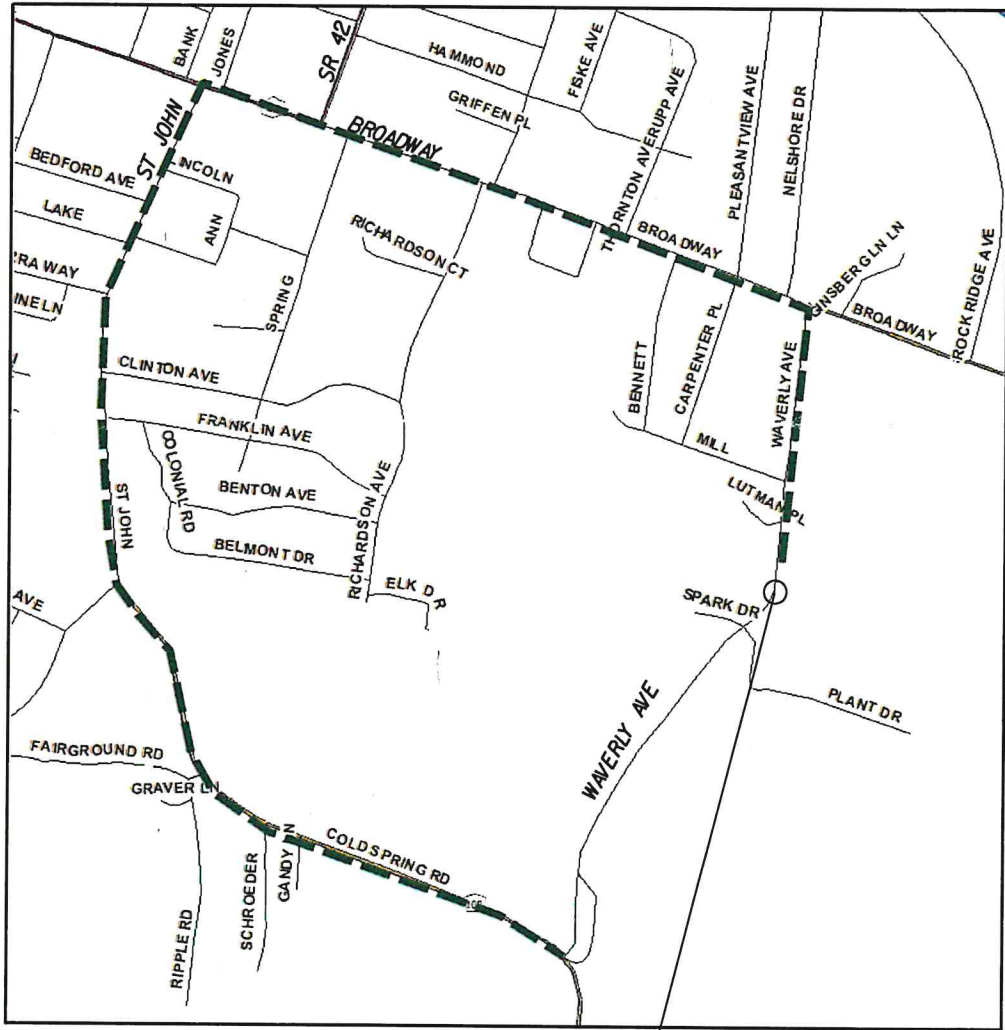
Honorable George Nikolados, Mayor

Page 2


August 18, 2022

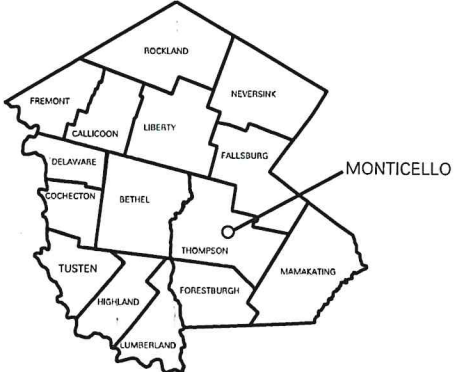
cc:

Hon. Janine Gandy-McKinney, Village of Monticello Clerk
Hon. Jay Sherb, Village of Monticello Highway Superintendent
Chief Robert Mir, Village of Monticello Chief of Police
Hon. William Rieber, Jr., Town of Thompson Supervisor
Hon. Marilee Calhoun., Town of Thompson Clerk
Hon. Richard Benjamin, Jr., Town of Thompson Highway Superintendent
Hon. George Conklin, Chairman, Sullivan County Public Works Committee
Hon. Alan Sorensen, District 9 Legislator, Sullivan County
Joshua Potosek, Sullivan County Manager
John Liddle, Deputy Sullivan County Manager
Michelle Huck, Assistant Sullivan County Manager
Edward McAndrew, P.E., Commissioner, Sullivan County DPW
Hon. Michael Schiff, Sullivan County Sheriff
Capt. Reva Navarro, N.Y.S. Police, Troop F Zone 1 Commander, Liberty
Thomas Farney, Sullivan County Commissioner of Public Safety (via e-mail)
John Hauschild, Sullivan County Fire Coord. (via. e-mail)
Alex Rau, E-911 Coord. (via e-mail)
Monticello Fire Department
Monticello Central School District
Mobile Medic
Catskill Hatzalah
U.S Post Office, Monticello
Michael Retzlaff, P.E., Region 9 Structures Management Engineer, NYSDOT (e-mail)
Ed Mall, P.E, Resident Engineer., NYSDOT Monticello (via e-mail)
Rick Truman, Region 9 Local Bridge Flag Coordinator, NYSDOT (via e-mail)
Ric Zeboris, Region 9 Bridge Inventory Coordinator, NYSDOT (via e-mail)



PROJECT LOCATION

DETOUR LENGTH: 2.3 MI. 



REV.	DESCRIPTION	APP'D	DATE
SULLIVAN COUNTY DIVISION OF PUBLIC WORKS <small>EDWARD MCANDREW, P.E., COMMISSIONER</small>			
COUNTY BRIDGE NO. 449 WAVERLY AVE. OVER TANNERY BROOK VILLAGE OF MONTICELLO			
DESIGNED:	RVD	DETAILED:	RVD
CHECKED:	RVD	CHECKED:	RVD
DETOUR MAP			
BIN:	N/A	SCALE:	AS SHOWN
SHEET:		1 OF 1	

At #1

GARIGLIANO LAW OFFICES, LLP
449 BROADWAY - PO DRAWER 1069
MONTICELLO, NEW YORK 12701-1069

WALTER F. GARIGLIANO, ESQ.

PHONE (845) 796-1010

FAX (845) 796-1040

August 30, 2022

Town of Thompson Town Hall
4052 Route 42
Monticello, New York 12701
Attn: William J. Rieber, Jr., Esq.

Re: Monticello Motorsports LLC w/ Town of Thompson
Petition Requesting Zoning Map Amendment
Our File No. 6994.172

Dear Bill:

Attached please find Petition of Monticello Motorsports LLC requesting a zoning map amendment related to 10.20 acres west of Rupp Road.

Please include this request on the agenda of the September 6, 2022 Town Board meeting. Hayden Carnell of Keystone Associates will be attending the meeting on behalf of the property owner.

Very truly yours,
GARIGLIANO LAW OFFICES, LLP



Walter F. Garigliano, Esq.

WFG/sj

Enc.

cc: Paul B. Queally
Paul Brian Queally, Jr.
Ionel Porumb
Paula E. Kay, Esq.
Glenn L. Smith, P.E.
Hayden Carnell

70326-053

TO THE TOWN BOARD OF THE TOWN OF THOMPSON:

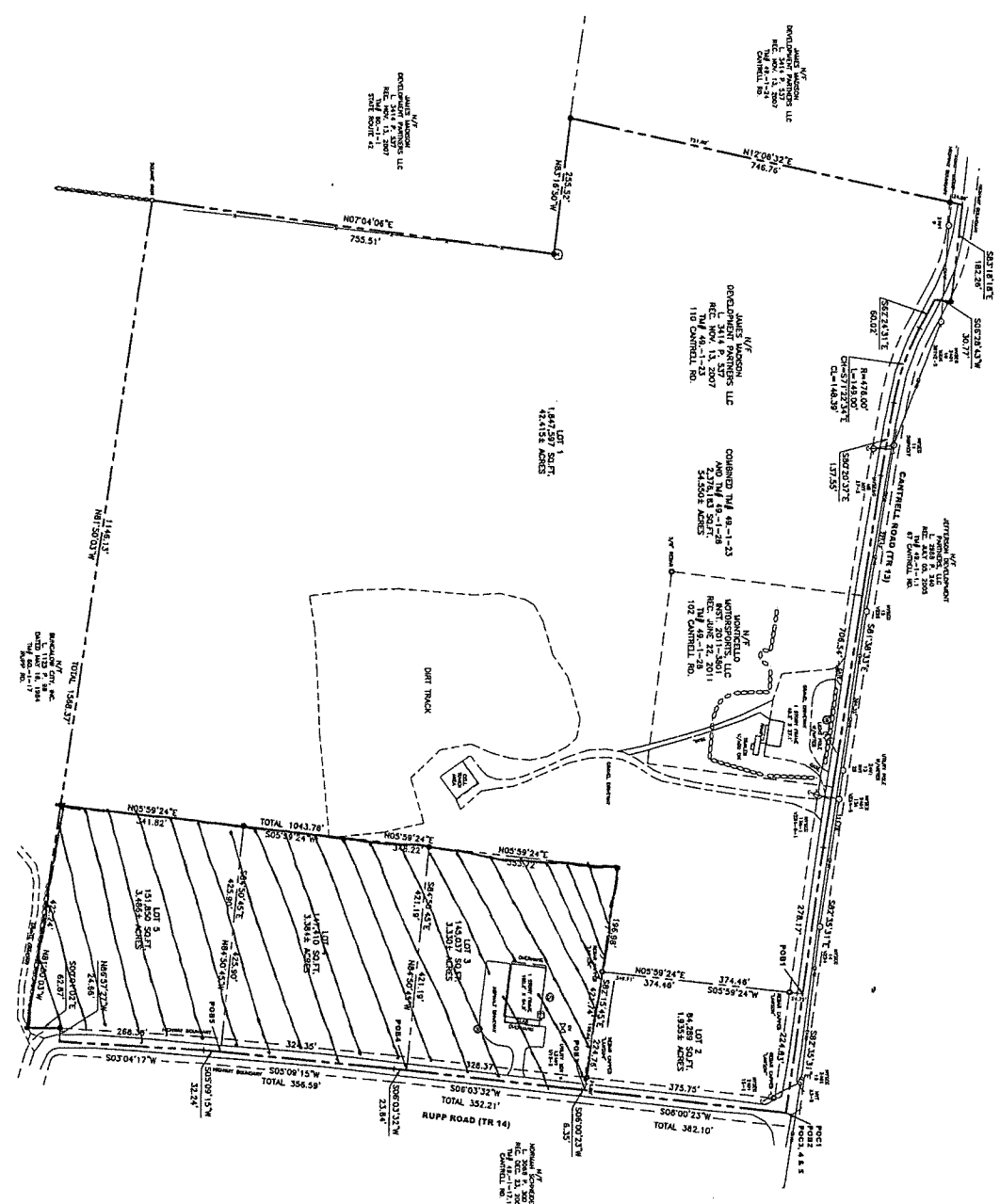
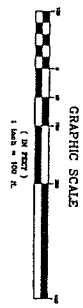
This Petition of Monticello Motorsports LLC ("Petitioner") with a mailing address of 548 Broadway, Monticello, New York 12701 respectfully states:

1. The Petitioner is the owner of certain property located southwest of the intersection of Cantrell Road and Rupp Road in the Town of Thompson as shown as Lots 3, 4 and 5 on the map attached hereto ("Subject Premises").
2. The Subject Premises are comprised of 10.20 acres and are a part of Section 49, Block 1, Lot 23.
3. The name of the school district in which the Subject Premises is located is Monticello Central School District.
4. The Petitioner requests that the Zoning Law of the Town of Thompson be amended, and the Zoning Map of the Town of Thompson be amended so the zone of the Subject Premises is changed from the HC-2 District to the RR-2 District.
5. The Petitioner hereby declares, for the purpose of reliance thereon by the Town of Thompson, that the Petitioner's proposed use of the Subject Premises, if this change of zone is granted, is to construct workforce housing for employees of Monticello Motor Club LLC.
6. The proposed change of zone will not be materially detrimental to the public welfare nor to other property in the neighborhood. Lot 3 is improved by a dormitory-style structure which was approved as a use ancillary to the use of the parent parcel from which Lot 3 is proposed to be subdivided.
7. There are no nonconforming uses or structures on the Subject Premises. Lot 3 is improved by a dormitory-style building; Lots 4 and 5 are vacant.

Dated: August 29, 2022

Monticello Motorsports LLC

By:  Andrew Brumb, Chief Operating Officer



1. MONTECILLO MOTORSPORTS LLC, a New York Limited Liability Company, is the owner of the property shown on this plat. The property is located in the Town of Thompson, Sullivan County, New York. The plat is subject to the provisions of the Subdivision Law of the State of New York, Chapter 400 of the Laws of 1908, as amended, and the Regulations of the State Department of Environmental Conservation, Chapter 201 of the Codes of the Rules and Regulations of the State of New York, as amended.

2. THE PROPERTY SHOWN ON THIS PLAT IS BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

3. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

4. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

5. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

6. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

7. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

8. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

9. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

10. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

11. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

12. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

13. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

14. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

15. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

16. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

17. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

18. THE LOTS, BLOCKS, AND TRACTS SHOWN ON THIS PLAT ARE BEING SUBDIVIDED INTO LOTS, BLOCKS, AND TRACTS FOR THE PURPOSES OF DEVELOPING A MOTORSPORTS COMPLEX. THE DEVELOPMENT OF THIS COMPLEX IS SUBJECT TO THE APPROVAL OF THE STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND THE STATE DEPARTMENT OF TAXATION AND FINANCE.

SHEET NO.	SD-1
TOTAL SHEETS	1
DATE PLOTTED	08/11/2011 10:11:00 AM
PLOT BY	J. D. HANCOCK
PROJECT NO.	2011.0101
CLIENT	MONTECILLO MOTORSPORTS LLC
ADDRESS	102 & 110 GANTRELL ROAD
TOWN	THOMPSON
COUNTY	SULLIVAN
STATE	NEW YORK

**SUBDIVISION PLAT FOR
 MONTICELLO
 MOTORSPORTS LLC**
 102 & 110 GANTRELL ROAD
 TOWN OF THOMPSON SULLIVAN COUNTY, NEW YORK STATE

DATE	08/11/2011
BY	J. D. HANCOCK
CHECKED BY	J. D. HANCOCK
APPROVED BY	J. D. HANCOCK
SCALE	AS SHOWN
PROJECT NO.	2011.0101
CLIENT	MONTECILLO MOTORSPORTS LLC
ADDRESS	102 & 110 GANTRELL ROAD
TOWN	THOMPSON
COUNTY	SULLIVAN
STATE	NEW YORK

58 Exchange Street
 Binghamton, New York 13901
 Phone: 607.732.1513
 Fax: 607.732.1513
 Email: info@keystone.com
 www.keystone.com

KEYSTONE ASSOCIATES
 ARCHITECTS, ENGINEERS AND SURVEYORS, LLC

#2
A



MAP, PLAN AND REPORT

FOR

EXTENSION NO. 1
OF THE
CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Client:

Town of Thompson
4052 Route 42
Monticello, NY 12701

Prepared by:

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

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

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

NEW YORK OFFICE

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845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

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Attachment 1	Correspondence
Attachment 2	District Extension Map
Attachment 3	Description of District Extension
Attachment 4	Pump Station and Force Main Sketch Plan
Attachment 5	Schematic Estimate of Probable Cost
Attachment 6	2020 Schedule of Points

A. **INTRODUCTION**

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

B. **BENEFIT AREA**

The Sewer District Extension Benefit Area includes the following parcels:

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

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

C. **PROJECT DESCRIPTION**

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

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

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Emerald Green WWTP Capacity:

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

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

2. Collection System:

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

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

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

E. **PROJECT COSTS**

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

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

F. **ANNUAL COSTS**

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

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

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

Capital Debt Service = \$15.27/Point

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

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

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

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

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

Total Annual Cost = \$135,568.32

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

G. CONCLUSIONS

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

Respectfully submitted,

MHE Engineering, D.P.C.



Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

BROWN DUKE & FOGEL, P.C.
ATTORNEYS AND COUNSELORS AT LAW
WWW.BDFLEGAL.COM

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

May 28, 2021

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

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

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

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

Dear Supervisor Rieber, Chairman Sush and Superintendent Messenger:

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

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

SYRACUSE

MONTICELLO

NEW YORK CITY

attached exhibits.

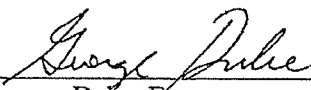
In support of its request to extend the Rock Hill Sewer District, we enclose the following,

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

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

Very truly yours,

BROWN DUKE & FOGEL, P.C.

By: 
George Duke, Esq.

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

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

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

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

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

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

NOW, THEREFORE, BE IT

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

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

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

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

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

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

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

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

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

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

The members of the Town Board voted as follows:

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

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

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

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


MARILEE J. CALHOUN, TOWN CLERK

ATTACHMENT 2

DISTRICT EXTENSION MAP

ATTACHMENT 3

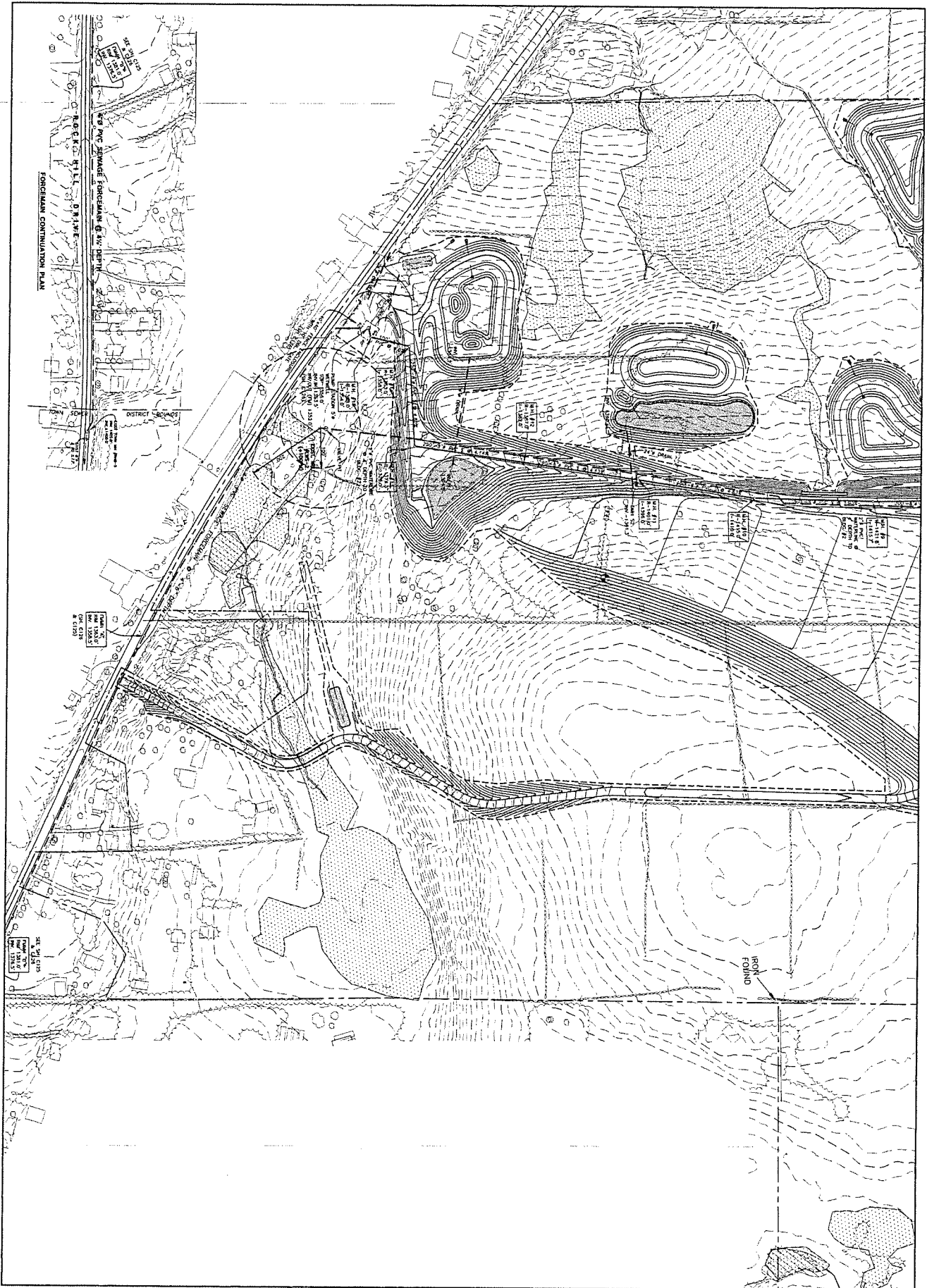
DESCRIPTION OF DISTRICT EXTENSION

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

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

ATTACHMENT 4

PUMP STATION AND FORCE MAIN SKETCH PLAN



GLEN WILD LAND CO.
AVON COMMERCIAL PARK
ROCK HILL DRIVE
 TOWN OF THOMPSON SULLIVAN COUNTY, NY
SITE UTILITIES PLAN

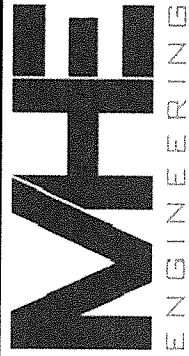
WARNING:
 This drawing is a preliminary design and is not to be used for construction without the approval of the engineer of record.
 © Copyright 2001
 KeyStone Associates
 Architects, Engineers
 and Planners, LLC

55 Exchange Street
 Binghamton, New York, 13901
 Phone: 607.722.1100
 Fax: 607.722.2515
 Email: info@keyscorp.com
 www.keyscorp.com

DATE PLOTTED	05/20/02
PROJECT NO.	05060022
SCALE	AS SHOWN
DATE	05/20/02
BY	05060022
CHECKED	
DATE	
BY	
CHECKED	
DATE	
BY	

ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST



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

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

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

ATTACHMENT 6

2020 SCHEDULE OF POINTS

7/19/2021

2020 Schedule of Points

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

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

The Town Board will make decisions on questions of classifications of properties

#2
B



MAP, PLAN AND REPORT

FOR

EXTENSION NO. 2

OF THE

CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT

TOWN OF THOMPSON

SULLIVAN COUNTY, NEW YORK

Client:

**Town of Thompson
4052 Route 42
Monticello, NY 12701**

Prepared by:

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

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NEW YORK STATE EDUCATION LAW.**

**Job No.: 95-55.2, 22-103
Date: August 30, 2022**

NEW YORK OFFICE

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Attachment 4	2020 Schedule of Points

A. **INTRODUCTION**

The owners of tax map parcel 52.-1-17.18, Avani and Dharmesh Patel, have petitioned the Town of Thompson Town Board, in correspondence dated August 2, 2022 from MNTM Engineering – Land Surveying, for the consideration of an extension to the Consolidated Rock Hill/Emerald Green Sewer District. The Town Board, therefore, authorized MHE Engineering D.P.C. at the August 16, 2022 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited includes the following parcel:

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

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

C. **PROJECT DESCRIPTION**

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

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

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Emerald Green WWTP Capacity:

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

Proposed District Extension Number 1 has an estimate sewage flow of 4,000 gpd. Even with the addition of flows from Extension Number 1, the Emerald Green Wastewater Treatment plant has sufficient capacity to receive the project 550 gpd from proposed Extension Number 2 without improvements to the plant.

2. Collection System Mains:

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

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

E. **PROJECT COSTS**

The property owners will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection and conveyance of wastewater from the property to the connection point at the manhole at the intersection of Lake Shore Drive West and Old Sackett Road. There will be no cost to the current district for these improvements.

The proposed District Extension Number 2 will require 550 gpd of the available capacity at the existing WWTP. New system users are required to pay for the portion of reserve capacity that they are acquiring. The current rate for reserve capacity is \$25 per gallon per day. The total capacity cost for District Extension No.2, at 550 gpd is therefore \$13,750.00.

F. **ANNUAL COSTS**

The Consolidated Rock Hill/Emerald Green Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 4.

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

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

Capital Debt Service = \$15.27/Point

Annual O&M Cost = \$44.61/Point

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

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

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

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

Total Annual Cost = \$1,197.60

G. **CONCLUSIONS**

The costs associated with Extension No. 2 of the existing Rock Hill/Emerald Green Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users. Costs associated with the connection of the subject property to the existing collection system will be the responsibility of the property owner.

Respectfully submitted,

MHE Engineering, D.P.C.

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

Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

Lawrence J. Marshall, P.E.

John Tarolli, L.S.

Zachary A. Peters, P.E.

August 2, 2022

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

Also via email: supervisor@townofthompson.com

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

Dear Mr. Rieber:

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

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

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

Sincerely,



Zachary A. Peters, P.E.

ZAP/rts
Enc.

Cc: Dharmesh Patel (*via email*)



ATTACHMENT 2

DISTRICT EXTENSION MAP



33 West Campus Drive, Suite 302 11774 Westfield Park, Suite 1
 New York, NY 10523
 914-271-1734
 10/17/2012

dig Safely, New York
Call811
 before you dig.

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TOWN OF
 THOMPSON

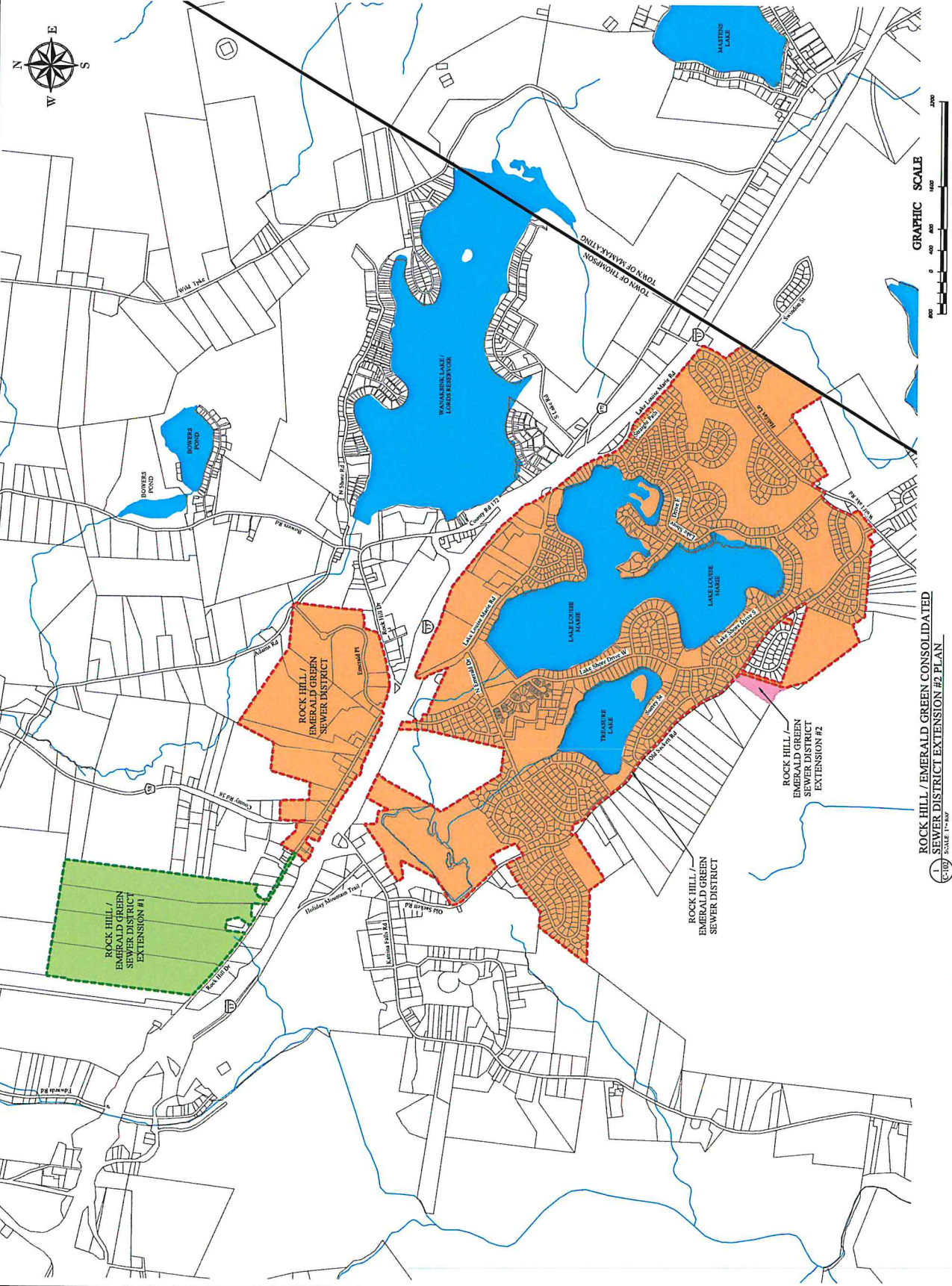
4032 NEW YORK 42
 MONTICELLO, N.Y. ZIP 12901

ROCK HILL /
 EMERALD GREEN
 CONSOLIDATED SEWER
 DISTRICT EXTENSION #2
 PLAN

NO.	DESCRIPTION	DATE

PROJECT # 0302 PLAN # 2002

C-102



ROCK HILL /
 EMERALD GREEN
 SEWER DISTRICT
 EXTENSION #2
 PLAN

ROCK HILL /
 EMERALD GREEN
 SEWER DISTRICT
 EXTENSION #1

ROCK HILL /
 EMERALD GREEN
 SEWER DISTRICT
 EXTENSION #2

ROCK HILL /
 EMERALD GREEN
 SEWER DISTRICT
 EXTENSION #2

**ROCK HILL / EMERALD GREEN CONSOLIDATED
 SEWER DISTRICT EXTENSION #2 PLAN**
 SCALE: 1"=800'

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION

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

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

ATTACHMENT 4

2020 SCHEDULE OF POINTS

7/19/2021

2020 Schedule of Points

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

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

The Town Board will make decisions on questions of classifications of properties

#2
C



MAP, PLAN AND REPORT
FOR
EXTENSION NO. 3
OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT

TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK

Client:
Town of Thompson
4052 Route 42
Monticello, NY 12701

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

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ADDITION TO THIS DOCUMENT IS A
NEW YORK STATE EDUCATION LAW.**

Job No.: 95-55.2, 22-101
Date: August 30, 2022

NEW YORK OFFICE

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

PENNSYLVANIA OFFICE

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

Table of Contents

	<u>Page</u>
A. Introduction	1
B. Benefit Area	1
C. Project Description	2
D. Existing and Proposed Improvements	2
E. Project Costs	3
F. Annual Costs.....	4
G. Conclusion	5

Attachment 1	Correspondence
Attachment 2	District Extension Map
Attachment 3	Description of District Extension
Attachment 4	Property Development Sketch Plans
Attachment 5	Schematic Estimate of Probable Cost
Attachment 6	2020 Schedule of Points
Attachment 7	List of Parcels for District Extension

A. **INTRODUCTION**

The owners of certain parcels located along Fraser Road and Gibber Road petitioned the Town of Thompson Town Board in correspondence from Mr. Joel Kohn dated February 16, 2022 for the consideration of an extension to the Consolidated Kiamesha Sewer District. The Town Board, therefore, authorized MHE Engineering D.P.C. at the March 1, 2022 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited includes the following parcels:

- Tax Lot 9-1-8.2 which is located on the north side of Fraser Road and is approximately 38.558 acres in size. The parcel is currently vacant land.
- Tax Lot 6-1-11.1 which is landlocked and is adjacent to Tax Lot 9-1-8.2 and Tax Lot 6-1-11.6. The parcel is approximately 1.07 acres in size and it is currently vacant.
- Tax Lot 6-1-11.3 which is located on the west side of Gibber Road and is approximately 5.0 acres in size. This parcel is currently vacant land.
- Tax Lot 6-1-11.4 which is located on the west side of Gibber Road and is approximately 16.7 acres in size. This parcel is currently vacant land.
- Tax Lot 6-1-11.5 which is located on the west side of Gibber Road and is approximately 4.1 acres in size. This parcel currently contains a single-family dwelling unit.
- Tax Lot 6-1-11.6 which is located on the west side of Gibber Road and is approximately 4.2 acres in size.

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

C. **PROJECT DESCRIPTION**

The owner of Tax Lot 9-1-8.2 is proposing a residential development on the property consisting of approximately 60 units each with five bedrooms. The proposed improvements will result in a future anticipated sewage flow of approximately 33,000 gpd. A sketch plan provided by the applicant is provided in Attachment 4.

The Owner of Tax Lots 6-1-11.1, 11.3, 11.4, 11.5 & 11.6 is proposing a residential development on the parcels which also consists of approximately 60 units each with five bedrooms. This development would result in a future anticipated sewage flow of approximately 33,000 gpd. A Sketch Plan provided by the applicant is provided in Attachment 4.

This report will identify improvements necessary for the connection of the listed properties to the Consolidated Kiamesha Sewer District and costs associated to provide service to the properties.

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Kiamesha WWTP Capacity:

The Kiamesha Lake Sewage Treatment Plant has a rated capacity of 2,000,000 gallons per day. The existing average daily flow to the Sewage Treatment Plant was approximately 327,000 gallons per day from June 2021 to April 2022. The maximum monthly average flow observed in this time frame was 402,700 gpd. There are additional projects within the district that have committed flow to the plant. A summary of these flows is provided below:

a. Plant Flow Current	402,700 gpd
b. Adelar/EPR Casino	373,100 gpd
c. Concord Future	350,000 gpd
d. Lakeview Estates	33,000 gpd
e. District Extension No. 1	47,000 gpd
f. District Extension No. 2	80,000 gpd
Total flow:	1,285,800 gpd
Available Capacity:	714,200 gpd

Based on the permitted capacity at the Kiamesha Lake Sewage Treatment Plant, and committed flows for the Casino/Resort and other project developments, the sewage treatment plant has adequate capacity to treat the wastewater generated from the proposed Extension No. 3 of the Kiamesha Consolidated Sewer District projected to add an estimated 66,000 gallons per day of additional flow.

2. Collection Mains:

The existing sewer district collection system extends west on Fraser Road from NYS Route 42. The main is 8" diameter gravity sewer in the area where Tax Lot 9-1-8.2 fronts on Fraser Road. There is a force main on Gibber Road in the vicinity of the remaining parcels.

The project applicants are proposing to construct a sewage collection system within the Fraser Road Development to convey flows to the existing collection system on Fraser Road. Sewage flows generated by the proposed Gibber Road Development will be collected and conveyed to the collection system in the Fraser Road project. The project may require the construction of a pump station on the Fraser Road parcel due to stream crossings and topography. The project developers will be responsible for the design, permitting and construction costs associated with the onsite collection and conveyance systems.

According to the Town of Thompson Sewer Department, the 8" gravity main along Fraser Road is transite and in poor condition. Approximately 300 feet of gravity main from along Fraser Road from the entrance to the Fraser Road property to Route 42 will require replacement to adequately pass the increased flows.

E. **PROJECT COSTS**

The project developers will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection of waste water within the proposed property.

In addition, the properties in the District Extension will be responsible for the cost associated with the replacement of 300 feet of gravity main from the project entrance east along Fraser Road to NYS Route 42. The cost of this main replacement is approximately \$90,000.00.

With respect to the available capacity at the Kiamesha Lake Sewage Treatment Plant, to be used by the Sewer District Extension No. 3, due to the fact that the existing Kiamesha Lake Sewer District users have bought and paid for the additional available capacity in the Kiamesha Lake Sewage Treatment Plant, as an outside user the Sewer District Extension No. 3 property owners will be expected to pay their fair share of the reserve capacity at a rate of \$25 per gallon per day. The total capacity cost for District Extension No.3 is therefore \$1,650,000.00.

F. **ANNUAL COSTS**

The Kiamesha Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 5.

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

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

Capital Debt Service = \$9.65/Point

Annual O&M Cost = \$54.50/Point

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

For example: A single-family residence with 5 bedrooms property classification of 210 would be assessed the following annual cost:

O&M (Rent) 20 Points (\$54.50/Point) = \$1,090.00

Capital Debt 20 Points (\$9.65/Point) = \$193.00

Total Annual Cost = \$1,283.00

*All costs shown above are subject to change. Costs for the sewer main replacement may change based on actual Construction Costs and all increases will be the responsibility of The Kiamesha Sewer District Extension No. 3 users. Any increase in costs over estimates contained herein shall be reconciled and paid in full by all properties in Extension No. 3 prior to being allowed to discharge into the system.

G. CONCLUSIONS

The costs associated with Extension No. 3 of the existing Kiamesha Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users.

Respectfully submitted,

MHE Engineering, D.P.C.



Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO Box 369

MONTICELLO, NY 12701

PHONE 845-796-9110

January 25, 2022

Town Board of the Town of Thompson
4052 Route 42
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension
Town of Thompson Tax Map Parcels;
9.-1-8.2 on Fraser Rd. 6.-1-11.1, 11.3, 11.4, 11.5, and 11.6 on Gibber Road

Dear Supervisor Rieber and Town Board Members;

I represent the buyers of the properties mentioned above in the matter of working with the Town on getting a Sewer District Extension to serve the properties listed above with municipal sewer.

The property on Fraser Road. (+/- 38.49 acres)

Currently, only a small portion of the property is within the sewer district.

The parcel is currently a vacant parcel with some wetlands on it. The buyer is proposing to construct a 60-unit Cluster Development with amenities.

The projected flow for this project would be;

33,000 gallons per day (60 homes x 5 bedrooms x 110 gpd per bedroom).

It is assumed that the sewer will flow by gravity and tie into an existing gravity main on Fraser Rd.

Attached is a preliminary sketch for a 60-unit Cluster Development.

The properties on Gibber Road. (+/- 31.07 acres)

Currently, there is a single-family home on lot 11.5, with the rest of the properties vacant. The buyer is proposing to do a cluster development of +/- 60 homes with amenities.

The projected flow for this project would be;

33,000 gallons per day (60 homes x 5 bedrooms x 110 gpd per bedroom).

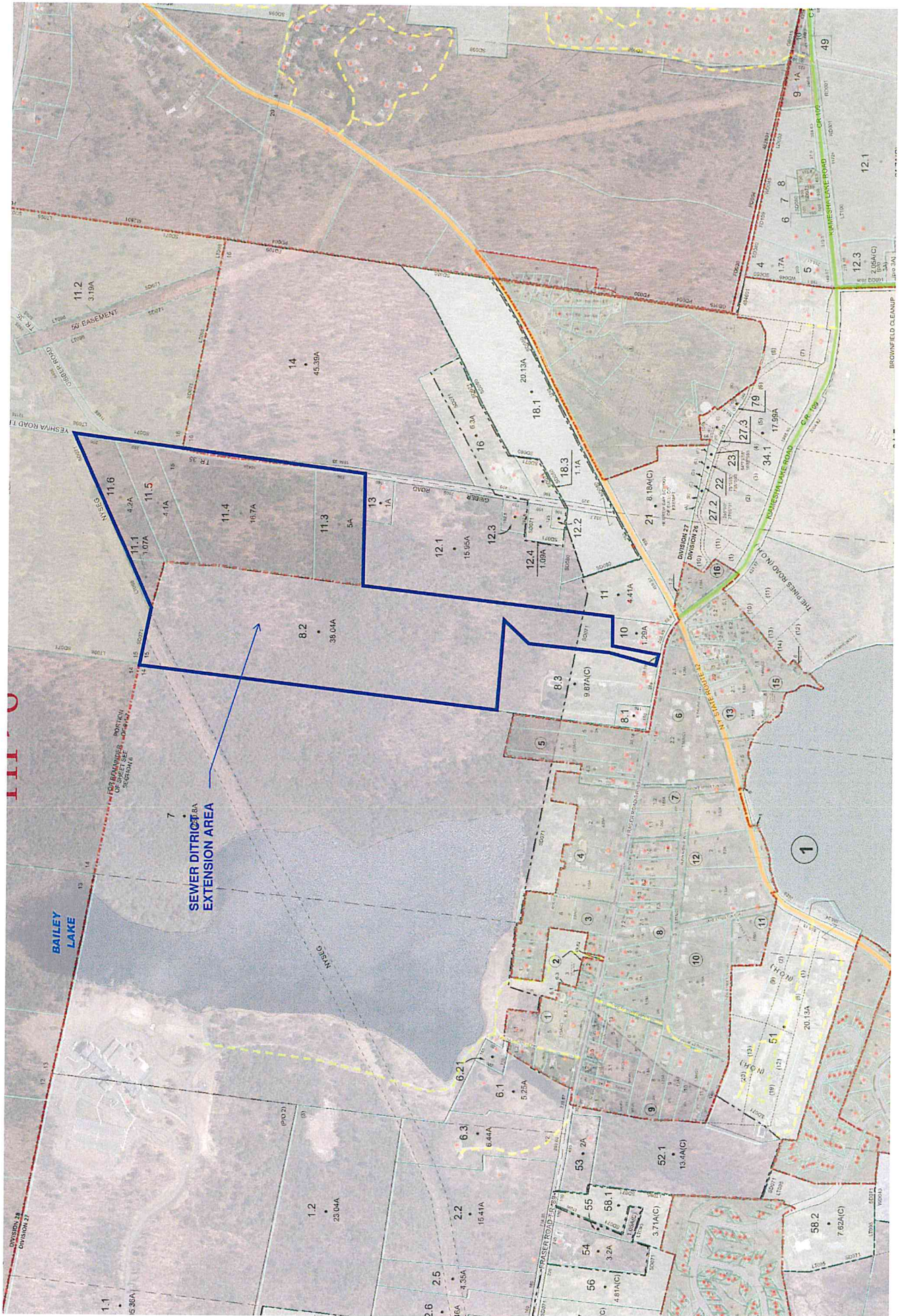
It is assumed that the sewer will flow by gravity through SBL 9.-1-8.2 and tie into an existing gravity main on Fraser Rd.

Attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

Truly yours,

Joel Kohn



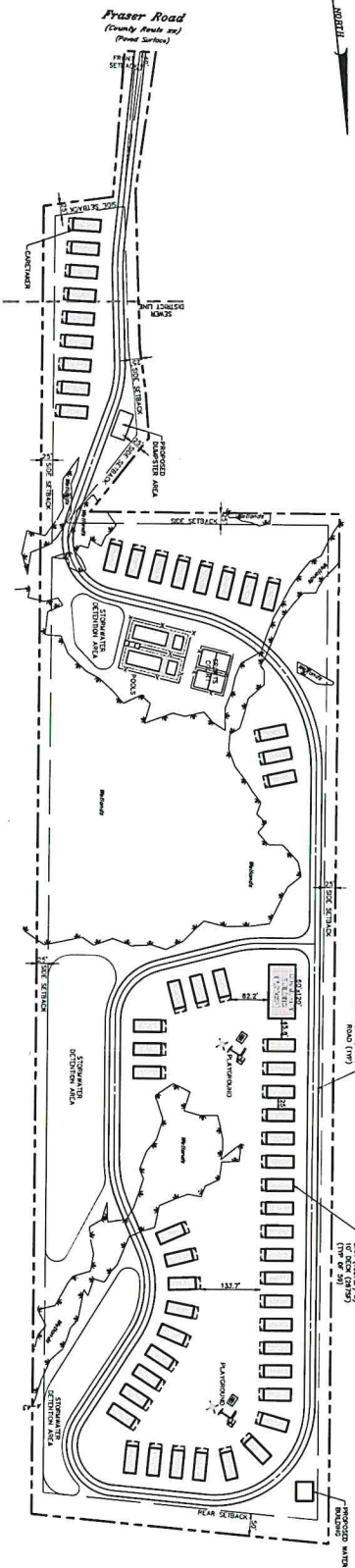
**SEWER DITRICH BA
EXTENSION AREA**

BAILEY LAKE

PORTION
OF BRAWLEY
SECTION 16

50' EASEMENT

BROWNFIELD CLEANUP



LEGEND

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ZONING DATA

FORMER ZONING	NEW ZONING	REGULATIONS	REQUIREMENTS
RS-1	R-1	MINIMUM LOT WIDTH: 100 FT.	MINIMUM FRONT SETBACK: 40 FT.
		MINIMUM LOT DEPTH: 120 FT.	MINIMUM REAR SETBACK: 35 FT.
		MINIMUM FRONT SETBACK: 20 FT.	MINIMUM REAR SETBACK: 35 FT.
		MINIMUM FRONT SETBACK: 30 FT.	MINIMUM REAR SETBACK: 35 FT.
		MINIMUM FRONT SETBACK: 30 FT.	MINIMUM REAR SETBACK: 35 FT.
		MINIMUM FRONT SETBACK: 30 FT.	MINIMUM REAR SETBACK: 35 FT.

DENSITY CALCULATIONS

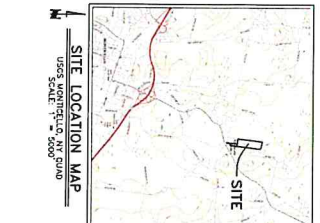
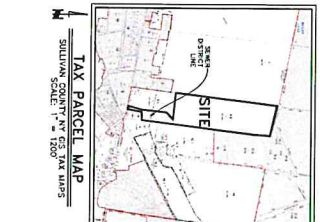
TOTAL PROPERTY AREA: 200 ACRES
 TOTAL AREA OF RIGHT OF WAY: 200 ACRES
 TOTAL AREA OF LOT: 200 ACRES
 TOTAL LOT AREA: 200 ACRES
 TOTAL NUMBER OF LOTS: 200 LOTS
 TOTAL NUMBER OF UNITS: 200 UNITS
 TOTAL NUMBER OF HOUSEHOLDS: 200 HOUSEHOLDS

LANDOWNER

THOMPSON, MICHAEL J.
 12345 LIBERTY STREET
 MONTICELLO, NY 12543
 TEL: 845-786-9010
 EMAIL: MICHAEL@THOMPSON.COM

DEVELOPER

REIELLY ENGINEERING DPC
 69 LIBERTY STREET
 MONTICELLO, NY 12543
 TEL: 845-786-9010
 EMAIL: REIELLY@REIELLYENGINEERING.COM



SKETCH PLAN - SINGLES
FOR
FRASER ROAD

TOWN OF THOMPSON
SULLIVAN COUNTY, NY

RIELLY ENGINEERING DPC
 PO BOX 69 / 63 LIBERTY STREET
 MONTICELLO, NY 12701
 TEL: 845-786-9010
 OFFICE@RIELLYENGINEERING.COM

CLIENT
ATTN: JUDA FISCH
 TEL: (845) 507-3319
 EMAIL: JUDA11219@GMAIL.COM

SCALE
0 60 120 240 360

MANAGER: MICHAEL G. REIELLY
 DRAWN BY: KSW
 CHECK BY: MGR

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DATE: OCTOBER 29, 2021	SHEET NO. 1 OF 1	PROJECT: FRASER ROAD
DATE:	DATE:	REVISION:

#3

William J. Rieber, Jr.

From: Eric Horton (Town of Thompson Bld Department) <ehorton@townofthompson.com>
Sent: Tuesday, August 30, 2022 2:39 PM
To: 'william ruston'; jenlruston@gmail.com
Cc: Jim Carnell ; 'Bill Rieber'
Subject: RE: 911 Address Assignment

Follow Up Flag: Follow up
Flag Status: Flagged

Will,

I spoke with Chris Napp and Anita Hunt at 911 and explained that it is a Town road and referenced the tax map I sent to you earlier that clearly shows it. After reviewing it further, they confirmed that it is. Chris expressed concern that since Holiday Mountain Rd. is not continuous from end to end, giving you an address could potentially cause confusion with emergency services in the event they are called. I can totally understand their reasoning. The last thing you want is a firetruck and/or ambulance not be able to locate you. They said they will be keeping your address at 130 Katrina Falls and recommended the Town rename the road. For this to happen, the Town Board has to pass a resolution to adopt a new road name. Once that happens 911 would assign you a number on that newly named road.

I spoke with my supervisor, Jim Carnell, who mentioned it to Bill Rieber. They understand the issue and are going to add renaming the road onto the agenda for the next Town Board meeting, which is on Tuesday 9/6. From what Jim said, Bill will try reaching out to you before then to go over this. I also added Jim and Bill to this email so they have some context for the board meeting.

Let me know if you have any questions.

Eric

Eric Horton
Code Enforcement Officer

Town of Thompson
Building Department
4052 State Route 42
Monticello, New York 12701
P 845.794.2500 Ext. 321
F 845.794.8600
ehorton@townofthompson.com
www.townofthompson.com

[Online Payment Link](#)



This institution is an equal opportunity provider and employer

From: william ruston
Sent: Tuesday, August 30, 2022 11:52 AM
To: Eric Horton (Town of Thompson Bld Department) <ehorton@townofthompson.com>
Subject: Re: 911 Address Assignment

Hi Eric,

I just heard back from her, and she said there is an issue with the road and it has to be renamed, that I have to contact you.

On Tue, Aug 30, 2022 at 10:33 AM Eric Horton (Town of Thompson Bld Department) <ehorton@townofthompson.com> wrote:

Hey Will,

Holiday Mountain Rd is a town road. I'm not sure why 911 is using Katrina Falls for your address when your lot does not have frontage onto that road. I attached a tax map and highlighted your lot. The map clearly shows the boundary of the road. I would send that over to 911 and ask for some clarification on why they chose to do it that way.

Eric

Eric Horton

Code Enforcement Officer

Town of Thompson

Building Department

4052 State Route 42

Monticello, New York 12701



#5

SULLIVAN COUNTY TREASURER'S OFFICE

Nancy Buck
County Treasurer

Government Center
100 North Street
P.O. Box 5012
Monticello, New York 12701-5192

Kathleen Lara
Deputy Treasurer

August 9, 2022

Re: Municipal Cleanup 2022 Acct# 49

Town of Thompson Officials,

In accordance with the Municipal Agreement between County of Sullivan and the Town of Thompson your allotment for 2022 was 96 tons, to date you have used 67.74 tons. This leaves you with 28.26 ton available for the Fall of 2022.

If you have any questions, feel free to contact me @ 845-807-0214.

Sincerely,

Sue E Goldsmith
Junior Accountant
SC Treasurer Office
Sue.goldsmith@sullivanny.us

Enc.

Cc: Mark Witkowski

Marilee Calhoun (Town of Thompson)

From: Karen Schaefer <kschaefer@townofthompson.com>
Sent: Wednesday, August 10, 2022 11:05 AM
To: Marilee Calhoun
Subject: FW: Remaining tonnage for Fall Municipal Clean up
Attachments: Twn Thompson.pdf; Municipal Cleanup Town of Thompson letters.docx

Forwarding to you...not sure if Sue sent this to you also.

Karen Schaefer
Confidential Secretary to William J. Rieber, Jr.
Supervisor, Town of Thompson
Telephone: 845-794-2500 x306
Fax 845-794-8600
Email: kschaefer@townofthompson.com



THOMPSON
NEW YORK

Town of Thompson is an equal opportunity provider and employer

From: Goldsmith, Sue E. [mailto:Sue.Goldsmith@sullivanny.us]
Sent: Wednesday, August 10, 2022 10:21 AM
To: Town of Thompson <kschaefer@townofthompson.com>
Subject: Remaining tonnage for Fall Municipal Clean up

This message was sent securely using Zix®

If you have any questions, please call.

Thanks,

Sue E Goldsmith
Jr. Accountant
Sullivan County Treasurers Office

County of Sullivan
100 North Street
Monticello, NY 12701
845-807-0214
Sue.goldsmith@sullivanny.us

Confidentiality Notice: This e-mail message, including attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The County of Sullivan is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you.

#6
C

Resolution No.

RESOLUTION TO AUTHORIZE FILING A GRANT APPLICATION TO THE NYS UNIFIED COURT SYSTEM FOR A JUSTICE COURT ASSISTANCE PROGRAM GRANT

WHEREAS, the NYS Unified Court System has requested applications for the current grant cycle of the 2022-2023 Justice Court Assistance Program grants; and

WHEREAS, the Thompson Town Court is interested in applying for funds; and

WHEREAS, the program requires the Town to adopt a resolution authorizing the Thompson Town Court to apply for a Justice Court Assistance Program grant in the 2022-2023 grant cycle for up to \$30,000.00 and for the Town supervisor to sign the necessary application.

NOW, THEREFORE, BE IT RESOLVED, that the Board of the Town of Thompson authorizes the Town of Thompson Town Court to apply for a JCAP grant in the 2022-2023 grant cycle up to \$30,000; and

BE IT FURTHER RESOLVED, that the Town Supervisor be authorized and empowered to certify the application in the name of the Town of Thompson.

Moved by:

Seconded by:

and adopted on motion September 6, 2022.

The members of the Town Board voted as follows:

- Supervisor William J. Rieber, Jr.
- Councilwoman Melinda S. Meddaugh
- Councilman Ryan T. Schock
- Councilman John A. Pavese
- Councilman Scott S. Mace



CXT® Precast Concrete Products manufactures restroom, shower and concession buildings in multiple designs, textures and colors. The roof and walls are fabricated with high strength precast concrete to meet all local building codes and textured to match local architectural details. All CXT buildings are designed to meet A.D.A. and to withstand heavy snow, high wind and category E seismic loads. All concrete construction also makes the buildings easy to maintain and withstand the rigors of vandalism. The buildings are prefabricated and delivered complete and ready-to-use, including plumbing and electrical where applicable. With thousands of satisfied customers nationwide, CXT is the leader in prefabricated concrete restrooms.

1. ORDERING ADDRESS(ES): CXT Precast Concrete Products, 606 N. Pines Road, Suite 202, Spokane Valley, WA 99206

2. ORDERING PROCEDURES: Fax 509-928-8270

3. PAYMENT ADDRESS(ES):

Remitting by check:

CXT, Inc., PO Box 676208, Dallas, TX 75267-6208

Remitting by ACH or wire transfer:

Beneficiary: CXT, Inc.

Beneficiary Bank: PNC Bank, Pittsburgh, PA

Account: 1077766885 ABA/Routing: 043000096

Email remittance details to AR@lbfoster.com

4. WARRANTY PROVISIONS: CXT provides a one (1) year warranty. The warranty is valid only when concrete is used within the specified loadings. Furthermore, said warranty includes only the related material necessary for the construction and fabrication of said concrete components. All other non-concrete components will carry a one (1) year warranty. CXT warrants that all goods sold pursuant hereto will, when delivered, conform to specifications set forth above. Goods shall be deemed accepted and meeting specifications unless notice identifying the nature of any non-conformity is provided to CXT in writing within the specified warranty. CXT, at its option, will repair or replace the goods or issue credit for the customer provided CXT is first given the opportunity to inspect such goods. It is specifically understood that CXT's obligation hereunder is for credit, repair or replacement only, F.O.B. CXT's manufacturing plants, and does not include shipping, handling, installation or other incidental or consequential costs unless otherwise agreed to in writing by CXT. This warranty shall not apply to:

1. Any goods which have been repaired or altered without CXT's express written consent, in such a way as in the reasonable judgment of CXT, to adversely affect the stability or reliability thereof;

2. To any goods which have been subject to misuse, negligence, acts of God or accidents; or

3. To any goods which have not been installed to manufacturer's specifications and guidelines, improperly maintained, or used outside of the specifications for which such goods were designed.

5. TERMS AND CONDITIONS OF INSTALLATION (IF APPLICABLE): All prices subject to the "Conditions of Sale" listed on the CXT quotation form.

Customers are responsible for marking exact location building is to be set; providing clear and level site, free of overhead and/or underground obstructions; and providing site accessible to normal highway trucks and sufficient area for the crane to install and other equipment to perform the contract requirements. Customer shall provide notice in writing of low bridges, roadway width or grade, unimproved roads or any other possible obstacles to access. CXT reserves the right to charge the customer for additional costs incurred for special equipment required to perform

delivery and installation. Customers will negotiate installation on a project-by-project basis, which shall be priced as separate line items. For more information regarding installation and truck turning radius guidelines please see our website at <http://www.cxtinc.com>.

In the event delivery of the building/s ordered is/are not completed within 30 days of the agreed to schedule through no fault of CXT, an invoice for the full contract value (excluding shipping and installation costs) will be submitted for payment. Delivery and installation charges will be invoiced at the time of delivery and installation.

Should the delivery and installation costs increase due to changes in the delivery period, this increase will be added to the price originally quoted, and will be subject to the contract payment terms.

In the event that the delivery is delayed more than 90 days after the agreed to schedule and through no fault of CXT, then in addition to the remedies above, a storage fee of 1-1/2% of contract price per month or any part of any month will be charged.

**Customer is responsible for all local permits and fees.

6. DELIVERY CHARGE: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers.

7. PAYMENT TERMS: Payment to CXT by the purchaser shall be made net 30 days after submission of the invoice to the purchaser on approved credit. Interest at a rate equal to the lower of (i) the highest rate permitted by law; or (ii) 1.5% per month will be charged monthly on all unpaid invoices beginning with the 35th day (includes five (5) day grace period) from the date of the invoice. Under no circumstance can retention be taken. If CXT initiates legal proceeding to collect any unpaid amount, purchaser shall be liable for all of CXT's costs, expenses and attorneys' fees and costs of any appeal.

8. LIMITATION OF REMEDIES: In the event of any breach of any obligations hereunder; breach of any warranty regarding the goods, or any negligent act or omission of any party, the parties agree to submit all claims to binding arbitration. Any settlement reached shall include all reasonable costs including attorney fees. In no event shall CXT be subject to or liable for any incidental or consequential damages. Without limitation on the foregoing, in no event shall CXT be liable for damages in excess of the purchase price of the goods herein offered.

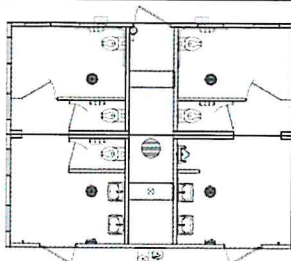
9. DELIVERY INFORMATION: All prices F.O.B. origin prepaid and added to invoice. CXT operates three (3) manufacturing plants in the United States and will deliver from the closest location on our carriers. Use the information below to determine the origin:

- F.O.B. 6701 E. Flamingo Avenue, Building 300, Nampa, ID 83687 applies to: AK, CA, HI, ID, MT, ND, NV, OR, SD, UT, WA, WY.

- F.O.B. 901 North Highway 77, Hillsboro, TX 76645 applies to AR, AZ, CO, IA, KS, LA, MN, MO, MS, NE, NM, OK, TX.

- F.O.B. 362 Waverly Road, Williamstown, WV 26183 applies to AL, CT, DE, FL, GA, IL, IN, KY, MA, MD, ME, MI, NC, NH, NJ, NY, OH, PA, PR, RI, SC, TN, VA, VT, WI, WV.

- Prices exclude all federal/state/local taxes. Tax will be charged where applicable if customer is unable to provide proof of exemption.



Taos with chase restroom building. Standard features include simulated barnwood texture walls, simulated cedar shake textured roof, vitreous china fixtures, 30-gallon water heater, interior and exterior lights, off loaded, and set up at site.

Base Price	Price per unit	Click to select	
Taos 20' x 26'	\$ 143,955.00		143,955.00

Added Cost Options:

Final Connection to Utilities	\$ 7,000.00	<input type="checkbox"/>	0.00
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Optional Wall Texture -choose one	<input type="radio"/> Split Face Block (\$4,000) <input type="radio"/> Struck Trowel (\$4,000) <input checked="" type="radio"/> Stone (\$5,500)	Reset Wall Texture	11,000.00
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Optional Roof Texture	<input checked="" type="checkbox"/> Delta Rib	\$ 4,000.00	8,000.00
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Insulation and Heaters	\$ 19,500.00	<input checked="" type="checkbox"/>	39,000.00
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Stainless Steel Water Closet (each)	Qty: 5	\$ 1,500.00	<input checked="" type="checkbox"/>	7,500.00
Stainless Steel Lavatory (each)	Qty: 4	\$ 1,100.00	<input checked="" type="checkbox"/>	4,400.00
Stainless Steel Urinal (each)	Qty: 1	\$ 1,400.00	<input checked="" type="checkbox"/>	1,400.00
Electric Hand Dryers (each)	Qty: 2	\$ 700.00	<input checked="" type="checkbox"/>	1,400.00
Electronic Flush Valves (each)	Qty: 5	\$ 750.00	<input checked="" type="checkbox"/>	3,750.00
Electronic Lavatory Faucets (each)	Qty: 4	\$ 750.00	<input checked="" type="checkbox"/>	3,000.00
Electronic Urinal Valve (each)	Qty: 1	\$ 1,700.00	<input checked="" type="checkbox"/>	1,700.00
Exterior Mounted ADA Drinking Fountain w/Cane Skirt	Qty: 1	\$ 4,500.00	<input checked="" type="checkbox"/>	4,500.00
Optional Door Closure (each)	Qty: 2	\$ 450.00	<input checked="" type="checkbox"/>	900.00
Skylight in Restroom (each)	Qty: 4	\$ 950.00	<input type="checkbox"/>	0.00
Marine Grade Skylight in Restroom (each)	Qty: 4	\$ 2,450.00	<input checked="" type="checkbox"/>	9,800.00
Marine Package for Extra Corrosion Resistance (per section)		\$ 4,700.00	<input checked="" type="checkbox"/>	9,400.00
Tile Floor in Restroom (per section)		\$ 6,000.00	<input checked="" type="checkbox"/>	12,000.00
Fiberglass Entry and Chase Doors and Frames	Qty: 3	\$ 1,000.00	<input checked="" type="checkbox"/>	3,000.00
2K Anti-Graffiti Coating (per section)		\$ 3,500.00	<input checked="" type="checkbox"/>	7,000.00
Timed Electric Lock System (2 doors - does not include chase door)	Qty: 2	\$ 600.00	<input checked="" type="checkbox"/>	1,200.00
Exterior Frostproof Hose Bib with Box (each)	Qty: 1	\$ 500.00	<input checked="" type="checkbox"/>	500.00
Paper Towel Dispenser (each)	Qty: 2	\$ 200.00	<input checked="" type="checkbox"/>	400.00
Toilet Seat Cover Dispenser (each)	Qty: 5	\$ 100.00	<input checked="" type="checkbox"/>	500.00
Sanitary Napkin Disposal (each)	Qty: 3	\$ 75.00	<input checked="" type="checkbox"/>	225.00
Baby Changing Station (each)	Qty: 2	\$ 675.00	<input checked="" type="checkbox"/>	1,350.00
CXT Wastebasket (each)	Qty: 2	\$ 150.00	<input checked="" type="checkbox"/>	300.00

Total Cost of Selected Accessories from Accessories Price List: \$ 132,225.00

Custom Options: Exact same building as TA-330 \$

Engineering and State Fees: \$ 4,500.00

Estimated One-Way Transportation Costs to Site (quote): \$ 26,700.00

Estimated Tax: \$

Estimated monthly payment on 5 year lease \$6,178.34 Total Cost per Unit Placed at Job Site: \$ 307,380.00

This price quote is good for 60 days from date below, and is accurate and complete.

Gregg Zentarsky

Digitally signed by Gregg Zentarsky
Date: 2022.07.20 10:27:49 -04'00'

CXT Sales Representative

Date



I accept this quote. Please process this order.

Member Name & Number

Customer

Date

OPTIONS

Exterior Color Options:

(For single color mark an X or for two tone combinations use W = Walls / R = Roof.)

<input type="checkbox"/> Amber Rose	<input type="checkbox"/> Liberty Tan	<input type="checkbox"/> Berry Mauve	<input type="checkbox"/> Sage Green
<input type="checkbox"/> Toasted Almond	<input type="checkbox"/> Oatmeal Buff	<input type="checkbox"/> Buckskin	<input type="checkbox"/> Rosewood
<input type="checkbox"/> Sun Bronze	<input type="checkbox"/> Golden Beige	<input type="checkbox"/> Mocha Carmel	<input type="checkbox"/> Malibu Taupe
<input type="checkbox"/> Sand Beige	<input type="checkbox"/> Natural Honey	<input type="checkbox"/> Salsa Red	<input type="checkbox"/> Java Brown
<input type="checkbox"/> Pueblo Gold	<input type="checkbox"/> Cappuccino Cream	<input type="checkbox"/> Coca Milk	<input type="checkbox"/> Raven Black
<input type="checkbox"/> Granite Rock	<input type="checkbox"/> Georgia Brick	<input type="checkbox"/> Western Wheat	<input type="checkbox"/> Nuss Brown
<input type="checkbox"/> Rich Earth	<input type="checkbox"/> Charcoal Grey	<input type="checkbox"/> Hunter Green	<input type="checkbox"/> Evergreen

Special roof color # _____

Special wall color # _____

Special trim color # _____

(Sage green, hunter and evergreen colors are not available in colored through concrete.)

Rock Color Options:

Basalt Mountain Blend Natural Grey Romana

Roof Texture Options:

Cedar Shake Ribbed Metal

Wall Texture Options:

(For single texture mark an X or for different top and bottom textures use T = Top / B = Bottom.)

<input type="checkbox"/> Barnwood	<input type="checkbox"/> Horizontal Lap	} <i>Can only be used as bottom texture.</i>
<input type="checkbox"/> Split Face Block	<input type="checkbox"/> Board & Batt	
<input type="checkbox"/> Stucco/Skip Trowel	<input type="checkbox"/> Brick	

Napa Valley Rock
 River Rock
 Flagstone

(Textures not included in CXT's quote are additional cost.)

Door Opener Options:

Non-locking ADA Handle Pull Handle/Push Plate
 Privacy ADA Latch

Deadbolt Options:

CXT Supplied Customer Supplied: _____
Type & Part Number

Accessible Signage Options:

Men Women Unisex

Paper Holder Options:

2-Roll Stainless Steel 3-Roll Stainless Steel

Notes:

#8
B

Patrice Chester (Town Of Thompson)

To: Supervisor Rieber ; marilee (clerk-town of thompson)
Cc: Melinda Meddaugh (Town Of Thompson); Glenn Somers;
jferriero@townofthompson.com
Subject: Agenda Item for September 6 meeting

Authorize an additional \$210 (\$30 per session x 7 sessions) to extend Zumba classes as follows: Sept 20th , Sept 22nd , Sept 27th , Sept 29th , Oct 4th , Oct 6th and possibly Oct 11th.

Patrice Chester

Deputy Administrator
Town of Thompson
4052 Route 42
Monticello, NY 12701
Phone: 845-794-2500 Ext. 304
Fax: 845-794-8600



THOMPSON
NEW YORK

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

#8
C



**DEPARTMENT OF PARKS & RECREATION
SUPERINTENDENT**
4052 STATE ROUTE 42
MONTICELLO, NEW YORK 12701-3221
WEBSITE: www.townofthompson.com

GLENN SOMERS,
gsomers@townofthompson.com
(845) 796-3606
(845) 794-2777 FAX

RFP: Written request for proposal to cut and remove Ash trees at St John Street Cemetery

Proposal 1 – Remove 7 Ash Trees at St John Street cemetery (back part). All limbs and entire tree will be removed from property and disposed in a safe manner. This is a prevailing wage project and the Town will require certified payroll at the time of payment. The Town also requires one million dollar insurance policy before start of project. Please note that the Town is tax exempt.

Proposal 2 – Limb and take 7 Ash Trees down to a safe height and leave all limbs and tree trunks on property so the town employees can remove in the future. The Town will require certified payroll at the time of payment. The Town also requires one million dollar insurance policy before start of project. Please note that the Town is tax exempt.

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

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

Date: _____

Company Name _____

Address _____

Phone Number _____ Fax _____

Contact Person _____

Proposal 1 \$ _____

Proposal 2 \$ _____

Signature _____



DEPARTMENT OF PARKS & RECREATION
4052 STATE ROUTE 42
MONTICELLO, NEW YORK 12701-3221
WEBSITE: www.townofthompson.com

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

Date: August 31, 2022

Contacted the following Tree Services for a quote on cutting the tree's down in the cemetery on St. John's Street

- 1 – Jerry's Tree Service – 845-295-8733 – 432 South Main Street, Liberty NY
Called 6/29/2022 will meet on Tuesday – 7/5/2022 8:20am never meet on Tuesday and said to big of a job for him and wouldn't do it.
- 2 - Tree Innovations – 845-888-0710 – Called 6/29/2022 8:30am left message
Called 7/11/2022 – Scott – said they would meet and never showed up.
- 3 - Affordable Tree Service – 845-672-5567 – Courtney – Called 6/20/2022
Met at cemetery 10:00am got quote 6/29/2022
- 4 – Tree Stalkers – 845-482-2146 – Youngsville, NY – Called 7/18/2022 8:30am left
Message – Met with Ed 7/25/2022 8:00am for a quote - received quote on
8/5/2022

Treestalkers Tree Care LLC

P.O. Box 679/63 Menges Rd

Youngsville, NY 12791

845-482-2146 LL

845-428-0897 Cell

thetreestalkers@gmail.com

August 8, 2022



Estimate # 2022-20

Client: Town of Thompson Parks and Recreation

Work Location: St. John's Cemetery

Scope of Work: Take all Wood/Leave Everything, No clean-up

- Ash Tree over garage \$2600/\$1200
- Ash Tree over pool \$2600/1200
- Largest Ash Tree in back of cemetery
Leave stalk 20 feet tall \$3800/\$2200
- Ash Tree #1 \$1800/\$1000
- Ash Tree #2 \$1400/800
- Ash Tree #3 \$600/\$300
- Ash Tree #4 \$2100/1200

Total No Tax \$14,900/\$7900



Thank you for choosing Treestalkers, we appreciate your business!



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

08/08/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Tanner Insurance Agency, Inc. PO Box 285 MADISON, NY 13402	CONTACT NAME: Diane Peavey	FAX (A/C, No): (607)336-4026
	PHONE (A/C, No, Ext): (607)336-2849	E-MAIL ADDRESS: diane@tiains.com
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED TREESTALKERS TREE CARE LLC PO BOX 679 YOUNGSVILLE, NY 12791	INSURER A : EVANSTON INSURANCE COMPANY	
	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 00014725-472448

REVISION NUMBER: 52

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			3FD7868	03/21/2022	03/21/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)							

CERTIFICATE HOLDER**CANCELLATION**

TOWN OF THOMPSON
PARKS & REC
4052 STATE ROUTE 42
MONTICELLO, NY 12701

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Diane J Peavey

(DTP)



CERTIFICATE OF INSURANCE COVERAGE
NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

PART 1. To be completed by NYS disability and Paid Family Leave benefits carrier or licensed insurance agent of that carrier

1a. Legal Name & Address of Insured (use street address only)
TREESTALKERS TREE CARE LLC
ATTN: MAGGIE SCHUTTE
PO BOX 679
YOUNGSVILLE, NY 12791
1b. Business Telephone Number of Insured
845-482-2146
1c. Federal Employer Identification Number of Insured or Social Security Number
824320626
2. Name and Address of Entity Requesting Proof of Coverage
TOWN OF THOMPSON
PARKS & REC
4052 STATE ROUTE 42
MONTICELLO, NY 12701
3a. Name of Insurance Carrier
ShelterPoint Life Insurance Company
3b. Policy Number of Entity Listed in Box "1a"
DBL632939
3c. Policy effective period
02/18/2022 to 02/17/2023

4. Policy provides the following benefits:
[X] A. Both disability and paid family leave benefits.
[] B. Disability benefits only.
[] C. Paid family leave benefits only.
5. Policy covers:
[X] A. All of the employer's employees eligible under the NYS Disability and Paid Family Leave Benefits Law.
[] B. Only the following class or classes of employer's employees:

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has NYS Disability and/or Paid Family Leave Benefits insurance coverage as described above.

Date Signed 8/8/2022 By [Signature]
(Signature of insurance carrier's authorized representative or NYS Licensed Insurance Agent of that insurance carrier)

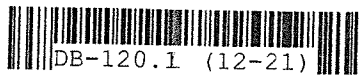
Telephone Number 516-829-8100 Name and Title Richard White, Chief Executive Officer

IMPORTANT: If Boxes 4A and 5A are checked, and this form is signed by the insurance carrier's authorized representative or NYS Licensed Insurance Agent of that carrier, this certificate is COMPLETE. Mail it directly to the certificate holder.
If Box 4B, 4C or 5B is checked, this certificate is NOT COMPLETE for purposes of Section 220, Subd. 8 of the NYS Disability and Paid Family Leave Benefits Law. It must be emailed to PAU@wcb.ny.gov or it can be mailed for completion to the Workers' Compensation Board, Plans Acceptance Unit, PO Box 5200, Binghamton, NY 13902-5200.

PART 2. To be completed by the NYS Workers' Compensation Board (Only if Box 4B, 4C or 5B have been checked)

State of New York
Workers' Compensation Board
According to information maintained by the NYS Workers' Compensation Board, the above-named employer has complied with the NYS Disability and Paid Family Leave Benefits Law(Article 9 of the Workers' Compensation Law) with respect to all of their employees.
Date Signed _____ By _____
(Signature of Authorized NYS Workers' Compensation Board Employee)
Telephone Number _____ Name and Title _____

Please Note: Only insurance carriers licensed to write NYS disability and paid family leave benefits insurance policies and NYS licensed insurance agents of those insurance carriers are authorized to issue Form DB-120.1. Insurance brokers are NOT authorized to issue this form.



Additional Instructions for Form DB-120.1

By signing this form, the insurance carrier identified in Box 3 on this form is certifying that it is insuring the business referenced in Box 1a for disability and/or Paid Family Leave benefits under the NYS Disability and Paid Family Leave Benefits Law. The insurance carrier or its licensed agent will send this Certificate of Insurance Coverage (Certificate) to the entity listed as the certificate holder in Box 2.

The insurance carrier must notify the above certificate holder and the Workers' Compensation Board within 10 days IF a policy is cancelled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in Box 3c, whichever is earlier.

This Certificate is issued as a matter of information only and confers no rights upon the certificate holder. This Certificate does not amend, extend or alter the coverage afforded by the policy listed, nor does it confer any rights or responsibilities beyond those contained in the referenced policy.

This Certificate may be used as evidence of a NYS disability and/or Paid Family Leave benefits contract of insurance only while the underlying policy is in effect.

Please Note: Upon the cancellation of the disability and/or Paid Family Leave benefits policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Insurance Coverage for NYS disability and/or Paid Family Leave Benefits or other authorized proof that the business is complying with the mandatory coverage requirements of the NYS Disability and Paid Family Leave Benefits Law.

NYS DISABILITY AND PAID FAMILY LEAVE BENEFITS LAW

§220. Subd. 8

(a) The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in employment as defined in this article, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand and twenty-one, the payment of family leave benefits for all employees has been secured as provided by this article. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any disability benefits to any such employee if so employed.

(b) The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in employment as defined in this article and notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that the payment of disability benefits and after January first, two thousand eighteen, the payment of family leave benefits for all employees has been secured as provided by this article.

CERTIFICATE OF WORKERS' COMPENSATION INSURANCE

^ ^ ^ ^ ^ ^ ^ 824320626
TANNER INSURANCE AGENCY INC
(NORWICH OFFICE)
PO BOX 285
MADISON NY 13402



SCAN TO VALIDATE
AND SUBSCRIBE

POLICYHOLDER
TREE STALKERS TREE CARE LLC
POB 679
YOUNGSVILLE NY 12791

CERTIFICATE HOLDER
TOWN OF THOMPSON
PARKS & REC
4052 STATE ROUTE 42
MONTICELLO NY 12701

POLICY NUMBER E2541 643-9	CERTIFICATE NUMBER 134204	POLICY PERIOD 03/09/2022 TO 03/09/2023	DATE 8/8/2022
-------------------------------------	-------------------------------------	--	-------------------------

THIS IS TO CERTIFY THAT THE POLICYHOLDER NAMED ABOVE IS INSURED WITH THE NEW YORK STATE INSURANCE FUND UNDER POLICY NO. 2541 643-9, COVERING THE ENTIRE OBLIGATION OF THIS POLICYHOLDER FOR WORKERS' COMPENSATION UNDER THE NEW YORK WORKERS' COMPENSATION LAW WITH RESPECT TO ALL OPERATIONS IN THE STATE OF NEW YORK, EXCEPT AS INDICATED BELOW, AND, WITH RESPECT TO OPERATIONS OUTSIDE OF NEW YORK, TO THE POLICYHOLDER'S REGULAR NEW YORK STATE EMPLOYEES ONLY.

IF YOU WISH TO RECEIVE NOTIFICATIONS REGARDING SAID POLICY, INCLUDING ANY NOTIFICATION OF CANCELLATIONS, OR TO VALIDATE THIS CERTIFICATE, VISIT OUR WEBSITE AT [HTTPS://WWW.NYSIF.COM/CERT/CERTVAL.ASP](https://www.nysif.com/cert/certval.asp). THE NEW YORK STATE INSURANCE FUND IS NOT LIABLE IN THE EVENT OF FAILURE TO GIVE SUCH NOTIFICATIONS.

THIS POLICY DOES NOT COVER THE SOLE PROPRIETOR, PARTNERS AND/OR MEMBERS OF A LIMITED LIABILITY COMPANY.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS NOR INSURANCE COVERAGE UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICY.

NEW YORK STATE INSURANCE FUND

DIRECTOR, INSURANCE FUND UNDERWRITING

VALIDATION NUMBER: 719255848

Glenn Somers

From: The Treestalkers
Sent: Monday, August 08, 2022 11:35 AM
To: gsomers@townofthompson.com
Subject: Treestalkers Estimate - St John's Cemetery
Attachments: Treestalkers - Town of Thompson 8-8-22.pdf

Hi Glenn, attached is the bid with options for no clean up. We hope it finds you well.

Text Ed [REDACTED] or call the house [REDACTED] or reply to this email with questions.

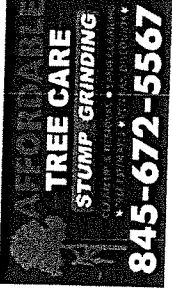
Thank you!
Maggie and Ed Schutte

116.-4- 15



05/08/2020

Affordable Tree Care LLC
 168 Branning road
 Beach Lake, Pennsylvania 18405
 United States
 8456725567



Glenn Somers
 Town Of Thompson
 st john street
 Monticello, New York US

Estimate Number 0000099
 Estimate Date 06/27/2022

Description

Description	Rate	Qty	Line Total
cut down 7 trees in cemetry.	\$6,500.00	1	\$6,500.00
		Subtotal	6,500.00
		Tax	0.00
		Estimate Total (USD)	\$6,500.00

Notes

cut down 7 tress we talked out in the cemetry. Cut up the trees once they are dropped. everything stays on property. no clean up.

we pay our guys prevailing wages.

8
10

Proposal Form

New Concrete Sidewalk and Remove Pavers and Replace with New Concrete Sidewalk at the Thompson Town Hall

Company: MIKE ZWART MASONRY

Contact Name: MIKE

Address: 1050 SCOTCHTOWN - COLLAPAR RD. MONTGOMERY N.Y. 12549

Telephone: 845 341 3236 Email: MAZSWART@HVC.PR.COM

Prices per sq. ft. to include all labor and materials. See note about prevailing wage.

Item 1 Install New Concrete Sidewalk:

Excavate, prepare, form, pour and finish approximately 664 sq. ft. of new sidewalk.

\$ 10 Price per Sq. Ft.

Item 2 Remove Pavers and Replace with Concrete Sidewalk:

a. Remove approximately 1,170 sq. ft. pavers.

\$ 3.5 Price per Sq. Ft.

b. Prepare, pour, and finish approximately 1,170 sq. ft of new sidewalk.

\$ 9 Price per Sq. Ft.

Signature:  Date: 8/25/22

Print Name: Michael Zwart

Notice: Any employee labor is subject to NYS Prevailing Wages for Sullivan County. See attached statement on Prevailing Wages. All work must comply with the 2020 New York State Building Code, including Chapter 11 regarding accessibility requirements. All work must be completed by November 15, 2022.

Submit proposals by 4pm, Wednesday August 31, 2022. Proposals may be delivered in person or mailed to the Thompson Town Hall, 4052 State Route 42, Monticello, NY 12701, faxed to 845.794.8600 or emailed to the Town Clerk: marilee@townofthompson.com.

For questions, please contact Glenn Somers, Town of Thompson Superintendent of Parks: Cell Phone:  or email gsomers@townofthompson.com

This institution is an equal opportunity provider and employer.

#9
A

Marilee Calhoun (Town of Thompson)

From: Michael Messenger <mmessenger@townofthompson.com>
Sent: Monday, August 22, 2022 8:44 AM
To: Marilee Calhoun
Subject: Fwd: 2022.05.07 MVA vs Light Pole Claim

Hello,

Can you add this to the next Town Board meeting?

- Review and Accept settlement offer for motor vehicle accident involving a light pole in the Adelaar Lighting District in the amount of \$5,210.58.

The accident happened on May 7th, 2022.

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

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>
Date: Wed, Aug 17, 2022 at 10:37 AM

Subject: 2022.05.07 MVA vs Light Pole Claim

To: Michael Messenger <mmessenger@townofthompson.com>

TRRAC received a payment on this claim for \$5,210.58 which is all costs excluding the TRRAC Reclamation Fee, which the insurance company is refusing to pay. They presented all of the normal arguments why it should be included in the claim, but it is still being denied.

- Can you please submit this to the Town Board at the next meeting and let me know if \$5,210.58 is approved and this payment can be processed?

Thanks.

--

Keith Rieber
Town of Thompson Water & Sewer Department
Assistant Superintendent
Office - (845) 794-5280 Ext 103

#9
B

Marilee Calhoun (Town of Thompson)

From: Michael Messenger <mmessenger@townofthompson.com>
Sent: Wednesday, August 24, 2022 8:49 AM
To: Marilee Calhoun; Karen Schaefer
Subject: Fwd: Letter of Resignation

Please see Shawn Smith's resignation letter below.

Marilee - Could you put this on the agenda?

Karen - Is this sufficient?

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

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: Shawn Smith <sshawn42@gmail.com>
Date: Tue, Aug 23, 2022 at 10:43 PM
Subject: Letter of Resignation
To: <mmessenger@townofthompson.com>

To the Members of the Town
Board,

I, Shawn Smith, will hereby be resigning from my position as a Wastewater Operator at the Town of Thompson Water and Sewer Department as of August 23rd, 2022. Please accept my resignation as I have moved from the area.

Thank you,

Shawn Smith

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

August 31, 2022

Town Board,

I recommend the board declare a 1991 Gradall surplus.

Thanks,

Rich

#11

Town of Thompson Highway Dept

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

Email davehiway@gmail.com
Fax: 794-5722

August 31, 2022

Bills over

#8071 Liberty Iron Works, Steel for new trucks \$2,552.00

#107602 Northern Supply, Tire Chains \$2,565.00

#11

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

Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: R.W. Sidley, Inc.

DESCRIPTION: Sand For Emerald Green + Sackett
Lake

AMOUNT: \$5,291.00


Quotes attached.

Tkt No	Ticket Date	Description	Quantity	UM	Unit Price	Amount	Loc	Destination
42094	08/05/22	.40-.50MM FS 50# PLAST EG	240.00	EA	5.95	1428.00	41	SACKETT & EG
42094	08/05/22	.40-.50MM FS SUPER SACK EG	6.00	TN	149.50	897.00	41	SACKETT & EG
42094	08/05/22	SAND PALLETS-EACH SACK EG	4.00	EA	23.50	94.00	41	SACKETT & EG
42094	08/05/22	SHRINK WRAP PALLETS-EA EG	4.00	EA	24.50	98.00	41	SACKETT & EG
42094	08/05/22	PRODUCTION FUEL SURCHA SACK EG	6.00	TN	2.00	12.00	41	SACKETT & EG
42094	08/05/22	PRODUCTION FUEL SURCHA SACK EG	240.00	EA	.05	12.00	41	SACKETT & EG
42094	08/05/22	FLAT TRLR: BROKER-UNI SACK EG	1.00	EA	2750.00	2750.00	41	SACKETT & EG

Terms- INVOICE DUE 09/05/22 Sales Tax .00
 Amount Due 5,291.00
 Thank you for your purchase. We appreciate your business and invite you to participate in our online Customer Survey at www.rwsidley.com. Thank you for your time. We hope to hear from you!

DETACH AT THIS PERFORATION AND RETURN THIS PORTION

Ticket No 42094 Date 08/05/22 Amount 5291.00
 Invoice# 76818
 Please make checks payable to:
 R.W. SIDLEY, INC.
 P.O. Box 150
 Painesville, Oh 44077
 (440) 352-9343


R.W. sidley, inc.
 P.O. BOX 150 - PAINESVILLE, OHIO 44077
 www.rwsidley.com

CONTROL
3420

NORTHEAST, OH REGION
 ASHTABULA 440-964-7000
 GRAND RIVER 440-352-1642
 NEWBURY 440-564-2221
 NORTH KINGSVILLE 440-224-2664
 PAINESVILLE 440-352-9343
 THOMPSON 440-298-3232
 BUILDING CENTER 440-352-3100

YOUNGSTOWN, OH REGION
 GIRARD 330-545-1964
 STRUTHERS 330-750-1661
 WARREN 330-392-2721
 YOUNGSTOWN 330-793-7374

AKRON/CANTON, OH REGION
 ALLIANCE 330-823-1130
 NORTH CANTON 330-499-5616

SIDLEY TRUCK SALES & SERVICE
 THOMPSON, OH 440-298-3227

PA REGION
 GREENVILLE 724-4
 SHARON 724-4
 SLIPPERY ROCK 724-7
 WEST MIDDLESEX 724-5

NOTES

BILL TO

DELIVERY

LEFT PLANT
ON JOB
OFF JOB
RETURN PLANT
TRAILER

DATE	TAX	SALES AREA	EQUIPMENT	CHG. CSH	TIME	OPERATOR	DISPATCHER	TRAILER		
PRODUCT CODE		DESCRIPTION				QUANTITY	UNIT	TAX	UNIT PRICE	AMOUNT
TOTAL PRODUCT										
PLEASE PAY TOTAL										

Where applicable, please consider this a request for the Notice of Commencement, if one has not yet been recorded, consider this an ongoing demand. Section 1311.04 Code provides that a Notice of Furnishing is not required until 21 days after receipt of the Notice of Commencement. Please mail to: P.O. Box 150, Painesville, Ohio 44077

DRIVERS ARE INSTRUCTED NOT TO MAKE DELIVERIES BEYOND CURB LINE OR EXISTING ROAD WIDTH UNLESS PURCHASER SO DIRECTS. WE WILL ASSUME NO LIABILITY FOR DAMAGE TO PROPERTY OR FOR INSTRUCTIONS GIVEN TO OPERATORS BY PURCHASER, AGENT, DRIVER OR EMPLOYEE. Injuries to Eyes, Causes Skin Irritation. Read This Warning Before Using. Contains Portland Cement. Contact with wet, unhardened concrete, mortar, cement or cement mixtures can cause skin irritation, severe chemical burns or serious eye damage. Avoid contact with eyes and skin. Wear full length trousers and tight-fitting eye protection when working with these materials. If you have to stand in wet concrete, use waterproof boots that are tight at the top and high enough to keep concrete from flowing into them. If you are finishing concrete, wear knee pads to protect knees. Wash your skin with fresh, clean water immediately after contact. Indirect contact through clothing can be as serious as direct contact. So promptly rinse wet concrete, mortar, cement or cement mixtures from clothing. Seek immediate medical attention if you have persistent or severe discomfort. In case of 15 minutes. Consult a physician immediately. KEEP OUT OF REACH OF CHILDREN. USER AGREES TO CONVEY THIS WARNING TO ALL PERSONS WHO MAY USE OR COME IN CONTACT WITH WET (UNHARDENED) CONCRETE, MORTAR, CEMENT OR CEMENT MIXTURES. KNOWLEDGE THE RECEIPT OF THE MATERIAL SAFETY DATA SHEET INFORMATION ON THE REVERSE SIDE.

COPY 2

ANY WATER ADDED TO CONCRETE IS AT PURCHASER'S RISK. WATER ADDED
 NORMAL DISCHARGE RATE ON CONCRETE IS 10 HOUR. A DEMURRAGE CHARGE WILL APPLY THEREAFTER.



R.W. Sidley, Inc.

Aggregate and Minerals Group

7123 Madison Road - PO Box 10 - Thompson, Ohio 44086

To: Town of Thompson
4052 State Rt 42
Monticello, NY 12701

ATTN: Keith Rieber, Supervisor

Phone: 845-794-5280 ext 103

Cell

Email: kriber@townofthompson.com

Quote #	RS22051801
Account #	72217
Effective Date	May 18, 2022
Expiration Date	June 18, 2022
Project / Job Name	158 Lake Louise Rd Rock Hill NY 12775

The following quotation is made subject to the terms and conditions listed on the attached sheet.
If accepted by the buyer this proposal shall constitute a binding contract between buyer and seller.

Quantity	Product Code	Description	Unit Price	Unit	Total
FOB THOMPSON, OH					
#50lb Bags & #3000 Super Sacks					
240	2E0405C	.40-.50MM FS, UC<1.5 #50 Plastic Bag	\$5.95	EA	\$1,428.00
4	2X0359W	SHRINK WRAP PALLETS-EACH	\$24.50	EA	\$98.00
6	2E0405O	.40-.50MM FS SUPER SACK	\$149.50	EA	\$897.00
4	2X0358W	SAND PALLETS-EACH	\$23.50	EA	\$94.00
Delivery Option					
1	271012	VAN TRLR:BROKER	\$2,750.00	LD	\$2,750.00
1		Fuel Surcharge Currently 20% - TQL Carrier	\$550.00		\$550.00
		Fuel Charges subject to Change			
		Total Bid FOB Rock Hill, NY			\$5,817.00
ALL FILTER MEDIA MATERIAL IS NSF 61 CERTIFIED AND IS PRODUCED TO AWWA 100-09 STANDARDS					
<small>Note: Automatic 4% Price escalator 1/1/2020, 1/1/2021, & 1/1/2022 Unless within 90 day quote term.</small>					

R.W. SIDLEY, INC. CONTACT INFORMATION:

Orders & Transportation: Erika Hemly ~ Ext 3140 ~ EHemly@rwsidley.com
Quality, Spec's & Media Submittals: Adam Exley ~ 440-637-1454 ~ AExley@rwsidley.com
Sales - Sports Aggregates: Eric Ludewig ~ Ext 3177 ~ ELudewig@rwsidley.com
Sales - Industrial and Filter: Mike Mongell ~ Ext 3146 ~ MMongell@rwsidley.com
Sales - Industrial and Filter: Rob Sidley ~ (Ext 3135) ~ robsidley@rwsidley.com

For pricing on additional products and/or delivery services, please call:
(440) 298-3232 Ext 3140 or (800) 536-3232 Fax: (440) 298-1369

*** FUEL SURCHARGE MAY APPLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE ***

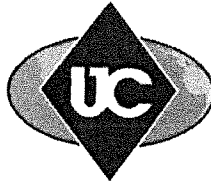
We reserve the right to adjust pricing if economic conditions warrant such a change.

Accepted this _____ day of _____
Purchase Order No. _____
By: _____
Title: _____

Respectfully submitted:
Rob Sidley

R. W. SIDLEY, Inc.

HEADQUARTERS
375 Johnson St., Wilkes-Barre, PA 18702
1-800-752-3899, Fax 570-829-4515
www.unifilt.com



UNIFILT
CORPORATION

SALES OFFICE
P.O. Box 614, Ellwood City, PA 16117
1-800-223-2882, Fax 724-758-3870
info@unifilt.com

May 20, 2022
via email: kriebler@townofthompson.com

TOWN OF THOMPSON
Attention: Mr. Keith Rieber

Re: WATER TREATMENT PLANT
Rock Hill, New York
Filter Sand

Dear Mr. Rieber:

We propose to furnish the following Filter Sand:

FILTER SAND -
Effective Size - 0.40 - 0.50 mm
Uniformity Coefficient - 1.70 or less
TOTAL: 120 cubic feet/6.00 tons

Material meets applicable provisions of American Water Works Association Standard B100-16 for Filtering Material and listed under the National Sanitation Foundation Standard 61 - Process Media. Samples and/or in-house test report can be provided for review and the final written approval for payment must be received at our plants prior to release for shipment. Any additional testing will be at the expense of others.

Material will be packaged in semi-bulk containers with lifting straps and bottom discharge spout, containing approximately 3,000-pounds per sack, palletized or alternate packaging 50-pound bags and palletized.

UNIFILT can furnish the necessary equipment and labor required for removal (on-site disposal) and the "hydraulic" installation of the new media. Pricing available upon request.

If overseeing the installation of the filter media, by a qualified field technical representative to instruct, monitor, and advise the Contractors' personnel in proper placement of the filtering material, it can be provided at an additional cost of \$2,000/day.

We do not include any taxes that may be applicable. Prices good for 30 days.

	SACKS	B/P
TOTAL PRICE:--FOB Shipping Point (Packaged Material)	= \$1,300	\$1,800
ADD for truck freight to jobsite	= \$1,400	\$1,400
	\$2,700	\$3,200

\$5,900

Page 2
TOWN OF THOMPSON
Rock Hill, New York

Terms: Net 30 days from date of invoice with approved credit. Credit card payments will incur a 4% surcharge.

Should you have any questions, please feel free to contact us at your earliest convenience.

Sincerely yours,

UNIFILT CORPORATION

Julie K. Nocera

Julie K. Nocera
VP of Sales

Acknowledge and accept on this ____ day of May, 2022.

Printed Name: TOWN OF THOMPSON
Title: _____
Signature: _____

Purchase Order No. (if applicable): _____

Please advise ship to and bill to addresses:

SHIP TO:
TOWN OF THOMPSON
158 Lake Louise Marie Road
Rock Hill, New York 12775

BILL TO:
TOWN OF THOMPSON
4052 State Route 42
Monticello, New York 12701

13179

#12

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/22

Date: Board Meeting 9/6/2022

Memo: The following Budget Transfers & Amendments are proposed for the following purposes:

- 1) Amend A fund revenues and expenses to reflect current actual amounts.

- 2) Amend B Fund revenues to reflect current actual amounts

