

JOIN ZOOM MEETING:<https://us02web.zoom.us/j/86785745936>

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Meeting ID: 867 8574 5936

**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, DECEMBER 06, 2022**7:00 PM MEETING****PUBLIC INFORMATIONAL MEETINGS:**

- 1) 6:00 PM – KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADES
- 2) 6:30 PM – EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADES

PUBLIC HEARING:

- 1) PROPOSED LOCAL LAW NO. 04 OF 2022 – ESTABLISH SEWER RATES FOR FY 2023

CALL TO ORDER**ROLL CALL****PLEDGE TO THE FLAG****APPROVAL OF PREVIOUS MINUTES:**

**November 15, 2022 Regular Town Board Meeting
10/04/2022 & 10/18/2022 Budget Work-Session**

PUBLIC COMMENT**CORRESPONDENCE:**

- **Maggie Tuttle, Inspector, NYS DOH:** Annual Compliance Inspection – Lucky Lake WTP, Permit No.: NY5203356.
- **Board of Directors, Hidden Ridge Homeowners Association, Inc.:** Letter dated 11/22/22 to Supervisor Rieber AND Letters dated 10/17/22 & 11/01/22 to Hon. Michelle L. Philips, Secretary to the Commission, NYS PSC Re: Petition for Appointment of a Temporary Operator for Crystal Water Supply Company, Inc.
- **NYS Dept. of Taxation and Finance:** Check #09039037, Dated: 11/25/22 in the amount of \$808,757.44 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 2nd Quarter Payment.
- **Doug Bickford, P.E., Regional Design Engineer/Acting Regional Planning & Program Manager, NYS DOT Region 9:** Letter dated 11/10/22 to Local Town Officials Re: Bridge NY Program.
- **Marilee J. Calhoun, Town Clerk:** Letter dated 11/23/22 to Ms. Debbie Diddert, Shelter Manager, Sullivan County SPCA Re: Town Code §124-12 Required Adoption Listing &/or Applications.
- **George Duke, Esq., Connell Foley LLP:** Letter dated 11/10/22 to Sullivan County IDA Representatives Re: Mountain Kosher Food Corp. and 286 EB LLC Project Application – 286 East Broadway, Monticello, NY 12701, SBL # 113.-4-3.
- **Jennifer M. Flad, Executive Director, Sullivan County IDA:** Letter dated 11/23/22 to Supervisor Rieber Re: Notice of Public Hearing on Proposed Agency Assistance for Mountain Kosher Food Corp. and 286 EB LLC Project Application – 286 East Broadway, Monticello, NY 12701, SBL # 113.-4-3, Hearing to be held 12/09/22 at 9AM in the Sullivan County Legislative Hearing Room.
- **Jennifer M. Flad, Executive Director, SC IDA:** Letter dated 11/25/22 to Assessor Krzywicki Re: NYS Dept. of Taxation & Finance Form RP-412-a, Application for Real Property Tax Exemption (County of Sullivan IDA with NY Thompson III, LLC) along with PILOT Agreement, Lease to Agency & Leaseback to Company attachments.
- **Cheryl A. Grande, Confidential Secretary, SC Division of Planning, Community Development & Environmental Management:** Email dated 11/30/22 to Town of Thompson Planning Department Re: GML-239 Referral Forms for (3) Village of Monticello projects as follows: 1) Fraser BH LLC – 3-Lot Subdivision, Rock Ridge Ave & Fraser Ave, 2) Rock Ridge Avenue Lot Improvement – 3-Lot Subdivision, Rock Ridge Ave and 3) Monticello Community Housing – 33-Lot Subdivision, Fraser Ave, Rock Ridge Ave & Starr Ave. Town comments should be returned to Sullivan County Planning & Community Development by December 9th should they have any to submit.

AGENDA ITEMS:

- 1) RESOLUTION TO ENACT PROPOSED LOCAL LAW NO. 04 OF 2022 – ESTABLISH SEWER RATES FY 2023
- 2) ESTABLISH DATE FOR PUBLIC HEARING: PROPOSED LOCAL LAW NO. 05 OF 2022 – AMEND/REPLACE CHAPTER 113 ARTICLE VI, BUILDING CODE ADMINISTRATION & ENFORCEMENT
- 3) DISCUSS & APPROVE RESOLUTIONS AUTHORIZING (2) CHANGES TO EMPLOYEE HANDBOOK
- 4) ESTABLISH DATE FOR FY 2023 ORGANIZATIONAL MEETING: TUESDAY, JANUARY 03, 2023 AT 7PM
- 5) REQUEST CONSENT OF ASSIGNMENT OF AMBULANCE SERVICE CONTRACT FOR MOBILE MEDIC EMS ACQUIRED BY EMPRESS AMBULANCE SERVICE LLC.
- 6) CELEBRATE LIFE HALF MARATHON EVENT 03/12/22 – REQUEST BY MIRIAM LOOR, COORDINATOR
- 7) REVIEW & APPROVE BIDS FOR HIGHWAY DEPARTMENT: 1) ONE (1) OR MORE SIXTY-SIX INCH (66”) STEEL PIPE LINER
- 8) REVIEW & APPROVE BIDS FOR WATER & SEWER DEPARTMENT: 1) GENERATOR SERVICE MAINTENANCE
- 9) BILLS OVER \$2,500.00
- 10) BUDGET TRANSFERS & AMENDMENTS
- 11) ORDER BILLS PAID

OLD BUSINESS
NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The zoom invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

P.I.M.
#1 + #2



THOMPSON SEWER PLANT UPGRADES

The Town of Thompson is planning to upgrade two of its five municipally-owned and operated Wastewater Treatment Plants (WWTPs). The Kiamesha Lake WWTP serves approximately 1,100 residents and several businesses along the Route 42 commercial corridor, as well as the Resorts World Catskills Casino.

The Emerald Green WWTP serves 2,400 residents in the Emerald Green subdivision as well as the Lake Louise Marie residential area, and several businesses in the hamlet of Rock Hill.

These information sessions will provide an overview of both upgrades, which are in the final stages of permitting.

For up-to-date information and to view reports and documents related both projects, please visit:

www.thompsonsewerupgrades.com



THOMPSON
NEW YORK

PUBLIC INFO SESSIONS

TUESDAY

NOVEMBER 15, 2022

DECEMBER 6, 2022

Town Hall Court Room

4052 Route 42

Monticello, NY 12701

KIAMESHA LAKE PLANT UPGRADES

6PM TO 6:30PM

EMERALD GREEN PLANT UPGRADES

6:30PM TO 7:00PM

NOTE: INFO SESSIONS WILL BE HELD PRIOR TO THE TOWN BOARD MEETING AND WILL ALSO BE AVAILABLE VIA ZOOM. CHECK

WWW.TOWNOFTHOMPSON.COM

FOR THE AGENDA AND LINK

TOWN OF THOMPSON

4052 Route 42
Monticello, NY 12701
(845) 794-2500

William J. Rieber, Jr.
Supervisor

THOMPSON SEWER PLANT UPGRADES FACT SHEET

KIAMESHA LAKE PLANT

LOCATION: 128 Rock Ridge Dr, Monticello
YEAR BUILT: 1956
LAST UPGRADE: 2016

TREATMENT PROCESS:

The Kiamesha Lake WWTP is an extended aeration, oxidation ditch style, activated sludge treatment plant that achieves biological ammonia removal through nitrification. The secondary treatment process includes two clarification tanks, while tertiary treatment uses Granular Activated Carbon (GAC) filtration units to meet discharge permit levels.

PERMITTED CAPACITY:

The plant is currently permitted to treat up to 2.0 million gallons per day (mgd) of wastewater. There is significant excess capacity most of the year. The daily peak average flow is approximately 1.072 mgd. There are no plans to increase the permitted capacity as part of this upgrade.

REGULATORY COMPLIANCE:

For the most part, the plant is operating within the current effluent limits set forth in the State Pollution Discharge Elimination System (SPDES) permit issued by the NYSDEC. The plant exceeded the Ultimate Oxygen Demand (UOD) effluent limitation in October 2021 and March 2022, due to insufficient aeration caused by aging equipment that will be replaced as part of this project. The current SPDES permit also imposes new effluent standards for residual chlorine that went into effect as of May 2022. The planned upgrades include installation of new UV disinfection equipment that will add disinfection to meet SPDES permit discharge requirements.

SUMMARY OF PROPOSED UPGRADES:

- 1) Oxidation ditch improvements including new blowers
- 2) Sand filter improvements (new pumps & piping)
- 3) New post-aeration blowers to improve air supply
- 4) New UV building and disinfection equipment
- 5) Sludge handling improvements including a new Autothermal Thermophilic Aerobic Digestion (ATAD) system that could reduce waste by up to 75%.
- 6) Miscellaneous improvements to existing buildings
- 7) New shop & maintenance building

ESTIMATED COST: \$27 million

GRANTS SECURED: \$7.4 MILLION

CONSTRUCTION TIMEFRAME: 2023-2025

EMERALD GREEN PLANT

LOCATION: Lake Louise Marie Road, Rock Hill
YEAR BUILT: 1960
LAST UPGRADE: 1993

TREATMENT PROCESS:

The Emerald Green WWTP utilizes a Sequencing Batch Reactor (SBR) process. An SBR is an "activated sludge" system, where wastewater is added to a single "batch" reactor for treatment. The SBR differs from Kiamesha's activated sludge system, in that the secondary treatment process happens all in one tank in a time-sequenced process, rather than in separate tanks.

PERMITTED CAPACITY:

The plant is currently permitted to treat up to 410,000 gallons per day (gpd) of wastewater and operates at approximately 70% of its available hydraulic capacity. The Town has requested permission to increase the permitted capacity to 475,000 gpd to ensure the facility will be able to accommodate future growth.

REGULATORY COMPLIANCE:

The plant is operating within the current effluent limits set forth in the State Pollution Discharge Elimination System (SPDES) permit issued by the NYSDEC. A recent DEC inspection revealed no violations. However, Emerald Green's current SPDES permit imposes new effluent standards for residual chlorine that went into effect as of May 2022. The planned upgrades include installation of new UV disinfection equipment that will add disinfection to meet SPDES permit discharge requirements.

SUMMARY OF PROPOSED UPGRADES (PHASE I):

- 1) New UV Disinfection equipment
- 2) Sand filter improvements (new disc filter)
- 3) Electrical upgrades & filter building improvements

SUMMARY OF PROPOSED UPGRADES (PHASE II):

- 1) Headworks improvements (new screen)
- 2) SBR basin repairs & install 3rd SBR basin
- 3) Post Equalization (EQ) tank improvements
- 4) Upgrade air supply system (new blowers)
- 5) Sludge holding tank improvements & new belt press
- 6) Miscellaneous site work & energy efficiency upgrades

ESTIMATED COST: \$13.8 - \$15.3 million

TOTAL GRANTS SECURED: \$3,780,699
\$416,800 WQIP / \$3,363,899 WIAA

CONSTRUCTION TIMEFRAME: 2023-2025

PJM.
#1

Sullivan County Democrat
5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

**LEGAL NOTICE
TOWN OF THOMPSON TOWN BOARD
NOTICE OF PUBLIC HEARING**

State of New York

County of Sullivan

Legal Notice Ad

SS:

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Town Board of the Town of Thompson at the Town Hall, 4052 Route 42, Monticello, New York on December 06, 2022 at 6:00 P.M. on planned upgrades to the Kiamesha Lake Wastewater Treatment Plant (WWTP) located at 128 Rock Ridge Drive in Monticello.

Information on the planned upgrades can be found on the Town of Thompson web site and at www.thompsonsewerupgrades.com

By Order of the Town of Thompson Town Clerk
Marilee Calhoun

Dated: November 15, 2022

I, Fred W. Stabbert, III, being duly sworn, Depose and say: That I am the Publisher of Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; and that a notice, of which the annexed is a printed copy, was duly published in Sullivan County Democrat, 11/25/22

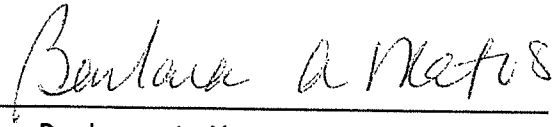
PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing (Zoom) at <https://us02web.zoom.us/j/84281903182> - Meeting ID: 842 8190 3182, dial by your location +1 646 931 3860 US, as permitted by the NYS Open Meetings Law. The public can also e-mail written comments or questions by 4:30 P.M. on the day of the meeting to info@townofthompson.com.

PLEASE ALSO TAKE NOTICE, that unless there is a special notice otherwise, the official meeting of the Town of Thompson Town Board is the in-person meeting conducted at 4052 Route 42, Monticello, New York at the Town Hall Meeting Room. The zoom invite is merely a courtesy and convenience to residents, and applicants. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting at the Town Hall shall continue without interruption.



Fred W. Stabbert, III 108574

Sworn to before me this 25th day of November, 2022



Barbara A. Matos
Notary Public, State of New York
No. #01MA6172971
Qualified in Sullivan County
My commission expires on August 20, 2023

P.I.M.
#2

Sullivan County Democrat
5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

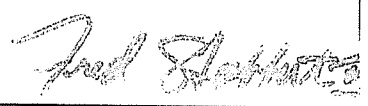
State of New York

SS:

County of Sullivan

Legal Notice Ad

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Depose and say: That I am the Publisher of
Sullivan County Democrat, a twice weekly
newspaper of general circulation published in
Callicoon, County of Sullivan, State of New
York; and that a notice, of which the annexed
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Sullivan County Democrat, 11/25/22



Fred W. Stabbert, III

**LEGAL NOTICE
TOWN OF THOMPSON TOWN BOARD
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the
Town Board of the Town of Thompson at the Town Hall, 4052 Route 42,
Monticello, New York on December 06, 2022 at 6:30 P.M. on planned
upgrades to the Emerald Green Wastewater Treatment Plant
(WWTP) located on Lake Louise Marie Road, in Rock Hill.

Information on the planned upgrades can be found on the Town of
Thompson web site and at www.thompsonsewerupgrades.com

By Order of the Town of Thompson Town Clerk
Marilee Calhoun

Dated: November 15, 2022

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<https://us02web.zoom.us/j/84281903182>-Meeting ID: 842 8190 3182, dial
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108573

Sworn to before me this 25th day of November, 2022



Barbara A. Matos
Notary Public, State of New York
No. #01MA6172971
Qualified in Sullivan County
My commission expires on August 20, 2023

P.H.
#1

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5 Lower Main St., PO Box 308
Callicoon, NY 12723-0308
845-887-5200 Fax: 845-887-5386

Affidavit of Publication

LEGAL NOTICE

**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

State of New York

SS:

County of Sullivan

Legal Notice Ad

I, Fred W. Stabbert, III, being duly sworn,
Depose and say: That I am the Publisher of
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newspaper of general circulation published in
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is a printed copy, was duly published in
Sullivan County Democrat, 11/25/22

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on November 15, 2022, a proposed Local Law No. 04 of 2022, entitled "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers".

The proposed Local Law will establish and propose in the various sewer districts of the Town of Thompson, sewer districts for the year 2023.

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on December 06, 2022 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a Public Hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: November 15, 2022

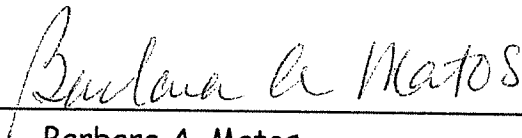
BY ORDER OF THE TOWN BOARD TOWN OF THOMPSON
MARILEE J. CALHOUN, TOWN CLERK

108476



Fred W. Stabbert, III

Sworn to before me this 25th day of November, 2022



Barbara A. Matos

Notary Public, State of New York

No. #01MA6172971

Qualified in Sullivan County

My commission expires on August 20, 2023

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Proposed

Local Law No. 04 of 2022

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'."

Be it enacted by the Town Board of the Town of Thompson

1. The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452 thereof, does hereby establish and impose sewer rents to be charged in the Consolidated Harris Sewer District, Consolidated Rock Hill/Emerald Green Sewer District, Consolidated Kiamesha Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, and Adelaar Resort Sewer District for the year 2023.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2023 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Consolidated Kiamesha Sewer District:	\$48.07	\$ 10.23
Consolidated Harris Sewer District:	\$30.20	\$ 1.45
Consolidated Rock Hill/Emerald Green Sewer District	\$54.63	\$ 18.61
Melody Lake Sewer District	\$83.07	\$ 20.59
Sackett Lake Sewer District:	\$61.12	\$ 1.12
Adelaar Resort Sewer District:*	N/A	N/A

* Adelaar Resort Sewer District is billed to 6 users only per usage spreadsheet

3. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
5. This local law shall take effect immediately.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2022 of the Town of Thompson was duly passed by the Town Board on _____, 2022 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 20__, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20__, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20__ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20__ of the City of _____ having been submitted to referendum pursuant to the provisions of Sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 20__ became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ___ of 20__ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ___ 20__, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, Town, village clerk or officer designated by local legislative body~~

Date: December _____, 2022

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

STATE OF NEW YORK
COUNTY OF SULLIVAN

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: December _____, 2022

Attorney for Town of Thompson

Minutes of a Regular Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **November 15, 2022.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Town Attorney
Patrice Chester, Deputy Administrator
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent

Present via Zoom: Kelly Murrin, Deputy Town Clerk

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:00 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 Councilwoman Meddaugh and seconded by Councilman Mace the minutes of the November 1st, 2022 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace
Nays 0
Abstained 1 Schock

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **Charter Communications:** Letter dated 11/07/22 with Check #80607801 for \$53,466.57 – 3rd Quarter Franchise Fee (07/01/22 – 09/30/22).

AGENDA ITEMS:

1) PETITION BY CONCORD ASSOCIATES LP AND LOUIS R. CAPPELLI FAMILY LTD PARTNERSHIP FOR EXTENSION OF ADELAAR WATER DISTRICT – ACKNOWLEDGE RECEIPT, DISCUSS & DETERMINE NEXT STEPS

Supervisor Rieber acknowledged receipt of a Petition by Concord Associates LP and Louis Cappelli Family LTD Partnership for Extension of the Adelaar Water District. A discussion was held and it was determined that Attorney Mednick contact the Town Engineer and Village Engineer to obtain estimated cost for Map, Plan & Report. The Town would also obtain special counsel to negotiate with the Village regarding the water supply. Once an estimated cost has been determined for engineering and legal fees, Attorney Mednick will then contact the applicant. He will send a letter requiring the estimated fees to be placed in escrow prior to proceeding. There was no action taken at this time.

2) SET DATE FOR 2ND PUBLIC OUTREACH FOR TUESDAY, 12/06/2022 – KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADES AT 6PM AND EMERALD GREEN WASTEWATER TREATMENT PLANT UPGRADES AT 6:30 PM
The Following Resolution Was Duly Adopted: Res. No. 389 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the establishment of a Public Informational Session to be held on Tuesday, December 6th, 2022 to discuss Town of Thompson Sewer Plant Upgrades as follows:

- 1) Kiamesha Lake Wastewater Treatment Plant Upgrades from 6PM to 6:30 PM

Further Be It Resolved, that the informational session will provide an overview of the upgrades, which are in the final stages of permitting. The informational session will be held prior to the Town Board Meeting and will also be available via Zoom. Zoom link meeting details will be available on the Town website www.townofthompson.com.

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

The Following Resolution Was Duly Adopted: Res. No. 390 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the establishment of a Public Informational Session to be held on Tuesday, December 6th, 2022 to discuss Town of Thompson Sewer Plant Upgrades as follows:

- 2) Emerald Green Wastewater Treatment Plant Upgrades from 6:30 PM to 7PM.

Further Be It Resolved, that the informational session will provide an overview of the upgrades, which are in the final stages of permitting. The informational session will be

held prior to the Town Board Meeting and will also be available via Zoom. Zoom link meeting details will be available on the Town website www.townofthompson.com.

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

3) EMERALD GREEN WWTP UPGRADE & EXPANSION PROJECT – APPROVE ACKNOWLEDGEMENT & ACCEPTANCE OF WIIA GRANT AWARD FOR \$3,363,899.00 FROM NYS EFC (CWSRF) PROJECT NO. C3-5378-07-00 AND AUTHORIZE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE GRANT PROCESS

Supervisor Rieber reported on a letter received from Maureen A. Coleman, President & CEO, NYS EFC regarding award of NYS Water Infrastructure Improvement (WIIA) Grant. The grant funding is available under the Clean Water State Revolving Fund (CWSRF). The awarded grant is for the Emerald Green WWTP Upgrade & Expansion Project in the amount not to exceed \$3,363,899.00, Project No.: C3-5378-07-00.

The Following Resolution Was Duly Adopted: Res. No. 391 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby approve the NYS Water Infrastructure Improvement (WIIA) Grant available through the NYS EFC Clean Water State Revolving Fund (CWSRF) for the Emerald Green WWTP Upgrade & Expansion Project in the amount not to exceed \$3,363,899.00, Project No.: C3-5378-07-00 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the acknowledgement and acceptance of said (WIIA) Grant Award.

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

4) SACKETT LAKE SEWER DISTRICT COLLECTION SYSTEM IMPROVEMENT PROJECT – APPROVE ACKNOWLEDGEMENT & ACCEPTANCE OF WIIA GRANT AWARD FOR \$421,281.00 FROM NYS EFC (CWSRF) PROJECT NO. C3-5378-08-00 AND AUTHORIZE EXECUTION OF ALL DOCUMENTS NECESSARY TO COMPLETE THE GRANT PROCESS

Supervisor Rieber reported on a letter received from Maureen A. Coleman, President & CEO, NYS EFC regarding award of NYS Water Infrastructure Improvement (WIIA) Grant. The grant funding is available under the Clean Water State Revolving Fund (CWSRF). The awarded grant is for the Sackett Lake Sewer District Collection System Improvement Project in the amount not to exceed \$421,281.00, Project No.: C3-5378-08-00.

The Following Resolution Was Duly Adopted: Res. No. 392 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby approve the NYS Water Infrastructure Improvement (WIIA) Grant available through the NYS EFC Clean

Water State Revolving Fund (CWSRF) for the Sackett Lake Sewer District Collection System Improvement Project in the amount not to exceed \$421,281.00, Project No.: C3-5378-08-00 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the acknowledgement and acceptance of said (WIIA) Grant Award.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock

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

Nays 0

5) ACTION TO AMEND RESOLUTION NO. 289 OF 2022 TO EXTEND YOUTH FLAG FOOTBALL PROGRAM EVENT FROM 09/01/2022 TO 09/24/2022

The Following Resolution Was Duly Adopted: Res. No. 393 of the Year 2022.

Resolved, that Resolution No. 289 of the Year 2022 hereby be amended to approve the extension of the Youth Flag Football Program until 09/24/2022 at the additional cost of \$450.00 if cost exceeds the originally approved maximum of \$2,500.00.

Motion by: Councilman Schock Seconded by: Councilwoman Meddaugh

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

Nays 0

6) UPDATE: NYSEDA CLEAN ENERGY COMMUNITIES PROGRAM – DEPUTY ADMINISTRATOR PATRICE CHESTER

Deputy Administrator Patrice Chester reported on the NYSEDA Clean Energy Communities Program eligibility for a designation grant in the amount of \$5,000.00. The due date for the grant is 02/09/2023. The Town has been named a Clean Energy Community by NYSEDA. The Town Board would like to apply. Deputy Administrator Chester will report back with suggestions at the next meeting.

The Following Resolution Was Duly Adopted: Res. No. 394 of the Year 2022.

Resolved, that the Town Board of the Town of Thompson hereby authorize Deputy Administrator Patrice Chester to apply for the Designation Grant in the amount of \$5,000.00 under the NYSEDA Clean Energy Communities Program on behalf of the Town of Thompson and Supervisor Rieber hereby be authorized to execute said grant application for submission by 02/09/2023.

Motion by: Councilman Schock Seconded by: Councilwoman Meddaugh

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

Nays 0

7) BILLS OVER \$2,500.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 395 of the Year 2022.

Resolved, that the following bills over \$2,500.00 for the Water & Sewer Department be approved for payment as follows:

Slack Chemical Company

\$3,331.60 Total Cost

Town Board Meeting

November 15, 2022

Page 4 of 9

RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on November 15, 2022, a proposed Local Law No. 04 of 2022, entitled "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers".

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on December 06, 2022 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Adopted on Motion November 15, 2022

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"/>
Councilwoman 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"/>

Proposed Local Law No. 04 of 2022

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'."

Be it enacted by the Town Board of the Town of Thompson

1. The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452 thereof, does hereby establish and impose sewer rents to be charged in the Consolidated Harris Sewer District, Consolidated Rock Hill/Emerald Green Sewer District, Consolidated Kiamesha Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, and Adelaar Resort Sewer District for the year 2023.

- The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2023 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Consolidated Kiamesha Sewer District:	\$48.07	\$ 10.23
Consolidated Harris Sewer District:	\$30.20	\$ 1.45
Consolidated Rock Hill/Emerald Green Sewer District	\$54.63	\$ 18.61
Melody Lake Sewer District	\$83.07	\$ 20.59
Sackett Lake Sewer District:	\$61.12	\$ 1.12
Adelaar Resort Sewer District:*	N/A	N/A

* Adelaar Resort Sewer District is billed to 6 users only per usage spreadsheet

- Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
- If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
- This local law shall take effect immediately.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
Supervisor William J. Rieber, Jr.

- No report provided.

Parks & Recreation Superintendent Glenn Somers

- Removal of the Covid Barrier surrounding the Judges stand upon the request of Town Justice Sharon Jankiewicz and Town Justice Richard Baum.
- Anticipated Town Hall construction schedule for the Assessor's Office and Justice Court Clerk's Office and the planned improvements.

Water & Sewer Superintendent Michael G. Messenger

- Would like to start canvassing to fill open position for next year, which would include obtaining available Civil Service list of names.

Deputy Administrator Patrice Chester

- Youth Basketball Event including other winter Youth activities and available funding towards such events/activities.

Councilman John A. Pavese

- The American Red Cross Rock Hill/Monticello Community Blood Drive to be held at the Monticello Fire Department on Thursday, December 15, 2022 from 1PM to 6PM. Prior appointments required.

PUBLIC COMMENT

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 12/06/22 at 6PM: Public Informational Meeting - Kiamesha Lake Wastewater Treatment Plant Upgrades.
- 12/06/22 at 6:30 PM: Public Informational Meeting – Emerald Green Wastewater Treatment Plant Upgrades.
- 12/06/22 at 7PM: Regular Town Board Meeting.
- 12/06/22 at 7PM: Public Hearing – Proposed Local Law No. 04 of 2022 – Establish Sewer Rents for FY 2023.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board entered Executive Session at 7:26 PM with Attorney Mednick and Deputy Administrator Chester to discuss a Personnel Matter.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

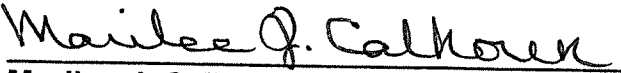
On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the Town Board returned from Executive Session at 8:00 PM. There was no further action taken.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:01 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

Minutes of a Budget Work-Session of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held on October 04, 2022.

ROLL CALL:

Present: Councilwoman Melinda S. Meddaugh, Presiding
Councilman Scott S. Mace
Councilman John A. Pavese
Councilman Ryan T. Schock

DRAFT

Absent: Supervisor William J. Rieber, Jr. (Present via Conference Call)

Also Present: Marilee J. Calhoun, Town Clerk
Melissa DeMarmels, Town Comptroller
Richard L. Benjamin, Jr., Highway Superintendent
Glenn Somers, Parks & Recreation Superintendent
Michael Messenger, Water & Sewer Superintendent
James L. Carnell, Jr., Director of Building, Planning & Zoning
Heather Berg, Receiver of Taxes

BUDGET WORK-SESSION – CALL TO ORDER

Deputy Supervisor Meddaugh opened the Budget Work-Session at 5:00 PM for the purpose of discussing and reviewing the 2023 Fiscal-Year Tentative Budget. Notice of this Budget Work-Session was published in the Sullivan County Democrat on 09/20/2022 with the same being posted on the bulletin board at the Town Hall and on the Town Website on 09/23/2022.

BUDGET DISCUSSION

The Town Board started reviewing the 2023 Fiscal-Year Tentative Budget that was filed with the Town Clerk on 09/30/2022. Comptroller Melissa DeMarmels provided the Board with a budget summary for reference and review. She discussed the chargebacks, fund balance and health insurance projections. The Town Board met with various Department Heads to discuss and review Department Budgets as follows:

1) Highway Department – Superintendent Richard L. Benjamin, Jr.

I Richard L. Benjamin, Jr., Highway Superintendent of the Town of Thompson hereby appoints Todd Mitchell to the position of Deputy Superintendent of Highways, acting for the remainder of the year 2022 effective September 27th, 2022, replacing David Wells due to his retirement.

2) Town Park & Recreation Department – Superintendent Glenn Somers
Discussed all Parks and Recreation budget items including cemeteries.

3) Tax Collector's Budget – Heather Berg, Receiver of Taxes

- 4) Building, Planning & Zoning Department – Director James L. Carnell, Jr.
- 5) Water & Sewer Department – Superintendent Michael Messenger
Discussed all Water and Sewer District budget items including lighting.
- 6) Town Clerk's Office – Marilee J. Calhoun, Town Clerk/Registrar
- 7) Justice Court Budget Requests

The Town Board is scheduled to meet again for another Budget Work-Session on October 18th at 5PM. At which time the Town Board will continue discussing and reviewing the 2023 Fiscal-Year Tentative Budget.

MEETING ADJOURNED

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the work-session was adjourned at 6:48 PM. All board members voted in favor of adjourning the work-session.

Respectfully Submitted By:


Marilee J. Calhoun, Town Clerk

Minutes of a **Budget Work-Session** of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held on **October 18, 2022**.

ROLL CALL:

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

Absent: Councilman John A. Pavese

Also Present: Marilee J. Calhoun, Town Clerk
Melissa DeMarmels, Town Comptroller

DRAFT

BUDGET WORK-SESSION – CALL TO ORDER

Supervisor Rieber opened the Budget Work-Session at 5:00 PM to continue discussing and reviewing the 2023 Fiscal-Year Tentative Budget. Notice of this Budget Work-Session was published in the Sullivan County Democrat on 09/20/2022 with the same being posted on the bulletin board at the Town Hall and on the Town Website on 09/23/2022.

BUDGET DISCUSSION

The Town Board continued reviewing the 2023 Fiscal-Year Tentative Budget. Comptroller Melissa DeMarmels provided the Town Board with an updated Budget Summary Report and employee salary schedule. She also explained the changes that were made to the Tentative Budget.

The Town Board discussed the Rock Hill Ambulance District, Elected Official salaries, Justice Court amendments, dog control and Comprehensive Development Plan.

MEETING ADJOURNED

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the work-session was adjourned at 6:16 PM. All board members voted in favor of adjourning the work-session.

Respectfully Submitted By:


Marilee J. Calhoun, Town Clerk

C₁

State of New York Department of Health
MDO, Sector E
90 Crystal Run Rd., Suite 200
Middletown, NY 10941-
(845) 794-2045
modo@health.ny.gov

Water System Field Compliance Inspection Summary Report

Operation: LUCKY LAKE WTP (ID: 859633)
Facility Name: LUCKY LAKE WD
Facility Code: NY5203356
Facility Address: 56 Lucky Lake Drive, Rock Hill, NY 12775
NYS Public Water Supply (PWS) ID: NY5203356

To the Attention of:

William J Rieber
Town of Thompson
4052 Route 42
Monticello, NY 12701
Email: supervisor@townofthompson.com

Sanitary Survey

Date: October 24, 2022 10:00 AM
Inspector: Maggie Tuttle (maggie.tuttle@health.ny.gov)
Responsible Person: Michael Messenger
Additional Email(s): maggie.tuttle@health.ny.gov

Summary

Number of Critical Violations Found: 1
Number of Other Violations Found: 0
Number of Deficiencies Found: 0

Reinspection is Required

Each item found in violation is reported below along with the code requirement.

CRITICAL VIOLATIONS FOUND

5-1.71(B): EXERCISE DUE CARE AND DILIGENCE IN THE OPERATION AND MAINTENANCE OF A WATER

Corrected at time of inspection? No

Inspector Findings: a small leak after the storage tank was observed. Loctite pipe repair kit was used - this may be helping, but has not stopped the leak completely. Operator states they plan to replace all the pipe in the well house after the holidays.

NO NON-CRITICAL VIOLATIONS REPORTED

NO DEFICIENCIES REPORTED

Water System Information

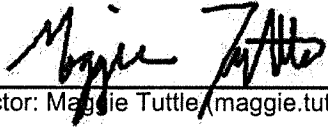
Source Type: Ground,
Type of Disinfection: None
Disinfection Waiver Issued? Yes
4-Log Treatment Installed? No

Coliform Surveillance Sample Collected? Yes

1) Time: 10:30 AM Location: 115 Lucky Lake Dr Kitchen sink

Water System Notes:

Comments: Please keep this office updated on the leak and when you plan to fix it. Thank you.



Inspector: Maggie Tuttle (maggie.tuttle@health.ny.gov)

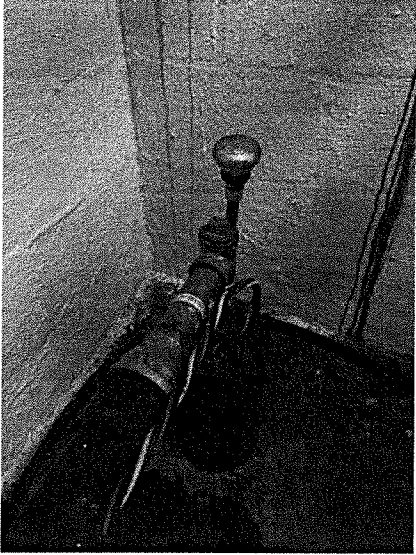
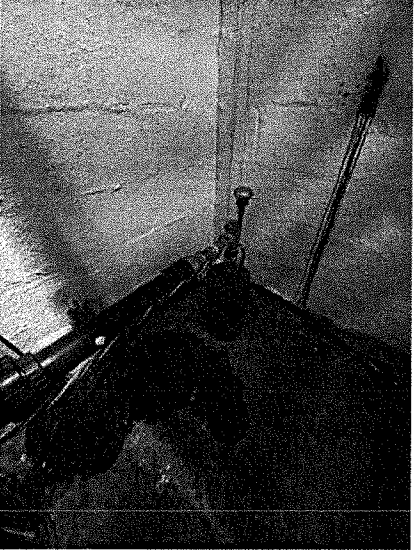

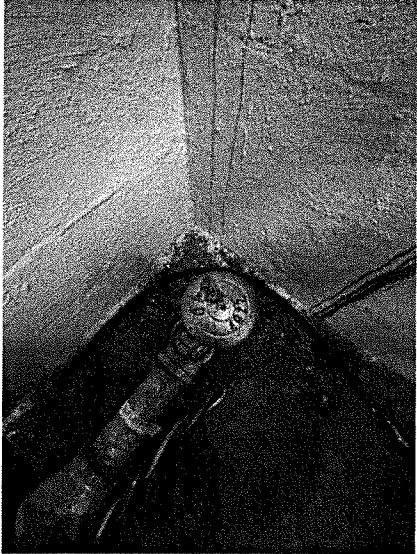

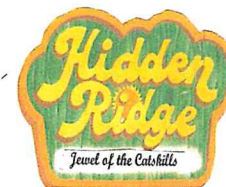
Photo	Caption
	<p>vent pipe fixed</p>
	<p>vent pipe fixed</p>
	<p>vent pipe fixed</p>

Photo	Caption
	vent pipe fixed
	vent pipe fixed

Hidden Ridge Homeowners Association, Inc.
c/o Associa New York
1399 Route 52 Suite 201
Fishkill, NY 12524
Phone: (845) 473-3711
Fax: (845) 473-3749



November 22, 2022

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

Dear Supervisor Rieber,

Attached please find letters dated October 17, 2022, and November 1, 2022 that have been sent to the NYS Public Service Commission regarding matter 22-01881/22-W-0541 (Petition for appointment of a temporary operator for Crystal Water Supply Company Inc.) by the Board of Directors of the Hidden Ridge Homeowners Association Inc. In addition, several homeowners have voiced their comments and concerns regarding this matter on the Public Service Commission website.

We would greatly appreciate any assistance that you could provide our community.

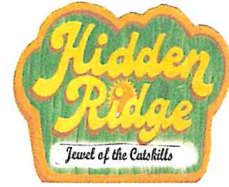
If you have any questions or need any additional information regarding this matter, please contact Nanci Patrick, Property Manager at 845-661-2623
Bonnie Siegel, President of the Board of Directors at 917-969-9646
Benjamin Lorick, Vice President of the Board of Directors at 845-423-2801

Thank you for your attention to this matter.

Very truly yours,

Board of Directors
Hidden Ridge Homeowners Association Inc.

Hidden Ridge Homeowners Association, Inc.
c/o Associa New York
1399 Route 52 Suite 201
Fishkill, NY 12524
Phone: (845) 473-3711
Fax: (845) 473-3749



October 17, 2022

Hon. Michelle L. Phillips
Secretary to the Commission
New York State Public Service Commission
Agency Building 3
Albany, NY 12223

Re: Petition for appointment of a temporary operator for Crystal Water Supply Company Inc.

Dear Secretary Phillips.

The Hidden Ridge Homeowners Association Inc. (HOA) has recently learned that Crystal Water Supply Co., Inc. (CWSC) wants to appoint Kiamesha Artesian Spring Water Company (Artesian) as the temporary operator of the Hidden Ridge Water system.

The Board of Directors would like to express concerns it has relating to this process.

HISTORY OF HIDDEN RIDGE AND RELATIONSHIP WITH CWSC:

HOA is a community consisting of 150 attached and semi-attached, two bedroom, two bathroom residential units. HOA also has a pool and a clubhouse. HOA is located in an unincorporated area of the Town of Thompson, Sullivan County, New York. For the past nearly 10 years, HOA and its residential units have been CWSC's sole customers.

HOA was constructed in the mid-1980's. The benefit of owning a residential unit at HOA was that residents could purchase a membership in Kutsher's Country Club, which was then a thriving resort hotel. Residents of HOA who purchased membership could use many of the facilities of the Kutsher's Country Club (e.g., the golf course, tennis courts, attend shows, etc.) as if they were a guest of the hotel.

According to the Hidden Ridge offering plan, water to the HOA was to be supplied by either Old Liberty Water Company (see Hidden Ridge Offering Plan page 9) or Kutsher's Water Corp., Inc. (see Hidden Ridge Offering Plan page 78).

To the best of our knowledge, potable water to the HOA was never provided by either Old Liberty Water Company or Kutsher's Water Corp., Inc.

The records of the NYS Dept. of State reflect that CWSC was incorporated in 1984. Based upon prior filing with the Public Service Commission, CWSC was incorporated to provide potable water to HOA and Kutsher's County Club.

CONCERNS

The HOA has several well-founded concerns regarding whether Artesian has the technical expertise, physical capacity, the equipment needed and/or the financial resources to operate, maintain and repair HOA's nearly 40 year old water system.

CWSC offers no evidence that Artesian has ever operated or maintained a potable water system at a residential community and/or that it has the ability to do so. Allan Schacknovsky's association with Artesian offers little comfort or reassurance that Artesian can provide the needed services in a prompt, professional and/or competent manner. HOA's experience with Schacknovsky is that he is slow to respond to requests for repairs and even slower in making needed repairs.

To the best of HOA's knowledge, Artesian does not own any equipment needed to maintain and/or make repairs to the system. In the past CWSC has been totally reliant upon either outside contractors or the HOA to perform excavations to perform repairs to the water system. Very often, the outside contractors were unavailable for weeks at a time.

The HOA further believes that Artesian does not have any employees who work full or part-time for Artesian who will be available to make repairs on an either emergency or as needed basis.

Artesian should be required to demonstrate before it is granted temporary operating status that it is more than a one person operation. HOA believes Schacknovsky is in his late 70's. HOA needs proof that there will be someone who will always be available to operate, maintain and/or repair the system should Schacknovsky be unavailable for any reason.

Residents of HOA have advised the Board they have trouble reaching Schacknovsky when they need the water for their unit turned on or off at the curb valve. While members have his business and cell phone number, they cannot leave a message because the mailboxes on both his business and cell phone are always full. Members of the HOA have advised the Board they have had to contact Mark Kutsher directly and have asked him to contact Schacknovsky. HOA must be assured that there will be a telephone number at which Artesian can be reached at all times.

HOA has also had significant problems with Schacknovsky making needed repairs in a timely and efficient manner.

In 2019, Schacknovsky took nearly 3 weeks to begin work to repair a leaking water pipe in the cul-de-sac for units 28-46 Hidden Ridge Terrace. It took nearly 1 month from the time work began for the leak to be located and repaired because no one has "as built drawings" of the water system and because the outside contractors brought to perform the work were not available on a day-to-day basis. For over one month, there was a large, open excavation on the HOA property that had to be regularly pumped out by an HOA employee using the HOA's pumping equipment.

HOA can no longer assist in repairs to the water system because it no longer employs a maintenance staff. The HOA's management company presently employs the one maintenance employee who is on site during the week. He has other tasks and responsibilities.

Since the system does not have isolation valves or because no one knows where the isolation valves are located, the entire water system for HOA was turned off to perform the repair once the location

of the leak was determined. Schacknovsky has turned off the water to the entire community without the HOA being given advance notice.

In 2019, the water was turned off for in excess of 7 hours without the community being given prior notice. Schacknovsky turned the water back on and advised the HOA the water was safe to use. The next day, the HOA President contacted the NYS Dept. of Health office in Monticello to confirm if the water was safe to use. She was advised that due to the amount of time the water had been turned off, the water was not safe to drink. The Dept. of Health issued a boil water order until the water could be properly tested and found safe. When the boil water order was issued, Schacknovsky expected the HOA to print and distribute that order.

In 2020, there were leaks in two different locations in water lines in the cul-de-sacs for 173-187 Hidden Ridge Drive. Schacknovsky was notified of the leaks on May 13, 2020. He did nothing to repair the leak. After about one month, the HOA had to contact Mark Kutsher to get action on the repair of the leak. First leak was not repaired for nearly 6 weeks from the date it was first reported to Schacknovsky.

The then property manager for the HOA advised Schacknovsky that there was a second leak in the same area. Schacknovsky ignored this leak. He assured the property manager that the repair that had been performed was all that was necessary despite obvious evidence to the contrary.

Schacknovsky was wrong. There was a second leak in a water line in that cul-de-sac that was not repaired until August 2020, nearly 3 months after the leak had first been reported. This leak caused catch basin and the walkway leading to a residential unit to collapse.

In October 2019, HOA reported to Schacknovsky that curb valves at two unit were broken. Schacknovsky took nearly a year to repair those curb valves.

Another resident had an issue with a broken curb valve. Schacknovsky refused to assist this resident in obtaining necessary repairs to the curb valve even though the resident offered to pay the entire cost of the repair because the resident had used someone other than Schacknovsky to close the curb valve the previous autumn.

A resident recently had a leak in her unit and contacted Schacknovsky to make repairs. While Schacknovsky was able to cap the broken pipe in the unit, the main on-off valve for the unit was found to be broken. Schacknovsky promised to make that repair the on-off valve. He has not yet made the repair even though he promised to do so over a month ago. He asserts he cannot repair the valve because he cannot locate the curb valve for the unit. The water must be turned off at the curb valve so the valve on the water main can be repaired or replaced.

The need to have repairs done promptly and competently is critical to a recent change to the nature and make-up of the community. When HOA was built, it was primarily a seasonal community. Well over 90% of its residents were part-timers or snowbirds. Over the past 5 years, the number of full-time residents has increased dramatically. Nearly 50% of the units are occupied by full-time residents.

HOA also needs assurances that Artesian has the financial resources available to make needed repairs to not simply the pipes, but also that his sufficient resources to purchase the chemicals

required to purify the water and to maintain the wells and pumping stations. HOA has no knowledge of the financial situation of Artesian and/or whether it has the assets or access to the financing needed to maintain the potable water system at Hidden Ridge. Before approving Artesian as the temporary operator of the system, it must be required to establish it has the financial ability to operate, maintain and repair the system.

TARIFF

At the present time, each unit at Hidden Ridge is charged \$484.84 annually for water, payable in quarterly installments of \$121.21. Each resident is also obligated to pay a \$17.00 per quarter surcharge until the CWSC has a \$10,000 escrow fund to pay for future repairs. The first payment of the escrow fund was due with the payment to be made on October 1, 2022.

Some of the charges in the current tariff are not appropriate. When CWSC applied for an increase in the water charges in 2020, it requested amounts to cover the costs to read meters. There are no active meters in any home in Hidden Ridge or in any community facility on the property, including the pool and clubhouse.

CWSC requested an increase to cover the cost of mailing bills and for its bookkeeper. Bills are not mailed. Bills are sent to most residents by e-mail so there are little mailing costs. CWSC has never established the amount it paid its bookkeeper to e-mail the bills and/or to receive, enter into a ledger and deposit a maximum of 151 checks 4 times a year. The PSC should review these expenses before approving Artesian as the temporary operator of the system.

CONCLUSION

The Commission must review the transfer and must determine that Artesian is qualified to run the potable water system of a community of 150 homes before approving this transaction. If it does not, it could be leaving a community of hundreds of people without a safe and properly maintained potable water supply.

Thank you for your attention to this matter.

The Hidden Ridge Board of Directors

c/o Bonnie R. Siegel, President
6 Hidden Ridge Terrace
Monticello, NY 1270

Hidden Ridge Homeowners Association, Inc.
c/o Associa New York
1399 Route 52 Suite 201
Fishkill, NY 12524
Phone: (845) 473-3711
Fax: (845) 473-3749



November 1, 2022

Hon. Michelle L. Phillips
Secretary to the Commission
New York State Public Service Commission
Agency Building 3
Albany, NY 12223

Re: Petition for appointment of a temporary operator for Crystal Water Supply Company Inc.

Dear Secretary Phillips,

The Board of Directors of the Hidden Ridge Homeowners Association Inc. (HOA) has, by letter dated October 17, 2022 expressed its concerns and opposition to granting Kiamesha Artesian Spring Water Company (Artesian) approval to act as the temporary operator of the HOA's potable system. Recent events regarding the maintenance and repair of the system leads the HOA Board to the conclusion that granting Artesian approval to act as the temporary operator of HOA's water system would be detrimental to the health and safety of the residents of the community and would significantly impair the value of the homes in HOA.

Two weeks ago, water began to leak in the parking area for the cul-de-sac for units 44-58 Hidden Ridge Drive. Within a day of observing the leak, the leak was reported to Allan Schacknovsky and Mark Kutsher. Mark Kutsher is one of the owners of Crystal Water Supply Company (CWSC). CWSC is the current owner and operator of the HOA water system. Allan Schacknovsky is listed as the System Operator in the Small Water Utilities Abbreviated Annual Report Form filed by CWSC in February 2022.

As best HOA can determine, Allan Schacknovsky is the sole owner and operator of Artesian.

Schacknovsky described the condition to those affected as a minor leak. He further advised the residents of that cul-de-sac and HOA that work could not begin to repair the leak until the site had been surveyed by 1-800-DIG. He did not advise 1-800-DIG that the leak was in the potable water system and needed immediate repair.

Shortly after the leak began, the residents of the cul-de-sac noticed a drastic and dramatic reduction in the water pressure in their residential units. Allan Schacknovsky was advised of the reduction of water pressure.

Because of the significant reduction in water pressure, one of the residents of the cul-de-sac contacted the NYS Dept. of Health office in Monticello. A representative from the Dept. of Health came out to the location on October 21, 2022, determined the leak was from the potable water system since the water contained chlorine and tested the water pressure in the outside spigots of those units in the cul-de-sac that were occupied. There was the ponding of water at what appeared to be a sink hole that was created by the leak in the parking area of the cul de sac.

Additionally, the Dept. of Health representative found the water pressure from the spigots to be 7 pounds per square inch. The resident was advised the minimum permissible pressure is 20 pounds per square inch. The HOA and its residents should not have to contact the Dept. of Health to get its potable water system tested and repaired.

The representative of the Dept. of Health immediately called 1-800-DIG and advised that this was an emergency that needed immediate attention.

As a result of the phone call made to 1-800-DIG by the representative of the Dept. of Health, the inspection of the area near the leak was given emergency status and was surveyed by 1-800-DIG the next business day.

Because of the lack of water pressure to the residential units in this cul-de-sac, on October 24, 2022 the Dept. of Health issued a "Boil Water Order" for the 8 residential units in the cul-de-sac.

Since none of the companies with which Allan Schacknovsky is associated owns any equipment needed to make the necessary repairs, Evergreen Landscape Design performed the repair.

One of the members of the HOA Board resides in the cul-de-sac and watched the repair being performed. Allan Schacknovsky did not do any of the work. His entire participation involved standing around and watching the work being performed by the outside contractor. He did not provide any of the tools or equipment needed to make the repair and did not assist with any of the work involved in the repair.

While HOA was advised in advance the water would be turned off on Tuesday, October 25th to permit the repair, weather permitting, the HOA was only given 30 minutes notice of when the water was actually turned off. This is a violation of the provisions of the current tariff (Case 20-W-0432). The tariff states:

"...for planned interruptions in water service, which are likely to exceed one hour in duration, all affected customers should be notified as soon as the company is aware of the interruption, at a minimum of four hours in advance, to permit customers to prepare for the interruption in water service."

It was clear that this repair was going to take more than one hour. Since the system either does not have or because no one knows where the isolation valves are located, the water was going to have to be turned off to all 150 residential units in HOA even though the leak was in a specific cul-de-sac that has 8 residential units, 44, 46, 48, 50, 52,54, 56 and 58 Hidden Ridge Drive.

Because over 2 weeks elapsed between the time the leak was reported and the leak was repaired, a sink hole developed in the cul-de-sac that required extensive repair and repaving.

Even after the repair was performed and water was turned back on, the water pressure in the affected cul-de-sac was weak. The water line for 44 Hidden Ridge Drive had become so clogged with dirt, sand, rock and debris because of the leak that even after the water was turned back on, water was not running into this unit. It took several hours to clean out the water main leading to this unit so the unit had water.

The water to HOA was turned off for over 4 hours so the repair could be performed. Allan Schacknovsky did not notify the Dept. of Health that the water was off in the community for in excess of 3 hours.

On October 26, 2022, the Dept. of Health expanded the "Boil Water Order" to include all residential units in HOA. The "Boil Water Order" required public notification to all person served by the water company within 24 hours. Notice was to be given by local broadcast media such as radio or television, by hand delivering a copy of the order to persons served by the water company or by posting notice in conspicuous locations throughout the areas served by the water system. Notice was not provided to HOA or its residents in any of the prescribed methods.

The "Boil Water Order" required CWCS to submit water samples for 2 consecutive days to confirm water quality. Even though the repair was completed on October 25, 2022, the members of the HOA were advised by the HOA's management company the "Boil Water Order" was still in effect as of October 29, 2022.

The Commission must note Allan Schacknovsky is listed as the designated operator and the person to contact regarding any issues relating to the "Boil Water Order".

This is just another example of Allan Schacknovsky's failure take his obligation to maintain and repair and the HOA's potable water system in a timely, efficient and safe manner. The fact that he had to call in an outside contractor to do the work confirms the HOA's belief neither Artesian nor any of the other plumbing companies with which Allan Schacknovsky is associated has the equipment, material or employees necessary to adequately and properly operate, maintain and/or repair the HOA's potable water system on a regular or emergency basis. The HOA fears that if his company, Artesian, is granted status as the temporary operator of the HOA's water system, he will fail to maintain and repair the system so that HOA will be left without a potable water for prolonged periods.

Thank you for your attention to this matter.

The Board of Directors of the Hidden Ridge Homeowners Association Inc.

State of New York

REMITTANCE ADVICE for CHECK NO. 09039037

A 3

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		00031713	Resorts Distrib 2nd QTR 22/23	10/25/22	808,757.44

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:

Non-Negotiable

Check Total

\$808,757.44

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

11972276

State of New York

Check No. 09039037

\$808,757.44

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

29-55
213

A

NOVEMBER 25, 2022 GAM01

KNOW YOUR ENDORSER

Pay to the Order of: **THOMPSON TOWN OF**

\$808,757.44

Thomas P. DiNapoli
Thomas P. DiNapoli
State Comptroller

KeyBank N.A.

Amanda Hiller
Amanda Hiller
Acting Commissioner, Taxation and Finance

Security Features Included (B) Details on back

⑈09039037⑈

Analysis

- ① Slightly less than same QTR 2021 which was \$843,925
- ② YTD we are up \$387,851
- ② Budgeted Revenues were \$1,500,000



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)
					Mth 8					
					Total					
RW Catskills Quarterly pmt		11	11/5/2021	CR110159	NYS CK# 8428394	(\$750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 9					
					Total					
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 9					
					Total					
Budget Transfers & Amendments - Town Board Meeting 12/07/2021		12	12/7/2021	BE110255	Mth 11	\$0.00	\$0.00	\$843,925.15	\$0.00	(\$843,925.15)
					Mth 11					
					Total					
Year End Revenue Accruals		12	12/31/2021	JE110725	RW Catskills 4th Qtr	\$0.00	\$0.00	\$735,376.39	\$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
					Mth 12					
					Total					
YTD Total for A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES					(\$1,094,700.00)	\$0.00	\$735,376.39	\$0.00	(\$735,376.39)
						(\$2,844,700.00)	\$0.00	\$2,844,707.00	\$0.00	(\$2,844,707.00)
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)



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	YEAR FORWARD BALANCE									
	Rebuild BY Journal	1	1/1/2021	BY1-1		(\$1,500,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
	RW Catskills Quarterly pmt	6	6/10/2022	CR111162	Mth 1 NYS ck#08770037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	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	8	8/16/2022	CR111430	Mth 6 NYS ck#08865439	\$0.00	\$0.00	\$614,124.87	\$0.00	\$0.00
	RW Catskills Quarterly pmt	8	8/16/2022	CR111430	NYS ck#08865439	\$0.00	\$0.00	\$143,841.81	\$0.00	\$0.00
	YTD Total for A000.3016.000				Total	\$0.00	\$0.00	\$757,966.68	\$0.00	(\$757,966.68)
						(\$1,500,000.00)	\$0.00	\$1,688,424.95	\$0.00	(\$1,688,424.95)
	Total for Fund A000					(\$1,500,000.00)	\$0.00	\$1,688,424.95	\$0.00	(\$1,688,424.95)
	Grand Total					(\$1,500,000.00)	\$0.00	\$1,688,424.95	\$0.00	(\$1,688,424.95)

808757.44 3 N.Y.
2,497,182.39



Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

THOMAS D. WISER, P.E.
Regional Director

4

November 10, 2022



Dear Local Official:

The Governor's 5-year Capital Program continues the Bridge NY Program at an increased funding level of \$200M per year. This letter announces the availability of funding and makes you aware of key aspects of the Bridge NY Program.

The New York State Department of Transportation (NYSDOT) is implementing the Bridge NY Program through the existing Capital Program planning process, not the statewide solicitation used in recent years. This approach will continue to use many, but not all, of the elements of the prior Bridge NY Program process.

Eligible sponsors remain the same and include any city, county, town, village or other political subdivision; including tribal nations/governments authorized to receive and administer State and Federal Transportation funding. The program remains intended to focus on locally owned structures.

Eligible projects continue to include bridges and culverts on public highways carrying vehicular traffic, with bridges to follow the Federal-Aid process and culverts following the State-Aid process. Funding continues to be split within four general areas of the state including Upstate, Hudson Valley, Long Island and New York City (NYC).

NYSDOT anticipates three quarters of annual funding levels (\$150M/year) will be allocated to bridges, and the balance (\$50M/year) to culverts. This round of Bridge NY will initiate projects for two and a half years of the 5 years of available funding for the Upstate and Hudson Valley areas. In these two areas, bridge funding levels will be set for each county based on the extent and condition of local bridges in each county. Bridge funding levels for the NYC and Long Island areas will be allocated by the NYSDOT Regions, with project selections to begin for the full 5 years of available funding. Bridge funding for Bridge NY will rely largely on the federal Bridge Formula Program. This funding source has a significant requirement to fund 'Off-System Bridges', or bridges that carry highways that are not on the federal aid system. It is anticipated that nearly two thirds of the selected Upstate and Hudson Valley projects will be required to be such structures.

Two and a half years of culvert funding levels will be similarly allocated by NYSDOT Regions across the state, with funding based on a combination of the past rounds of culvert applications and the extent and condition of local bridges in each Region.

Project scoring continues to rely on review teams comprised of a mix of NYSDOT staff and government sponsors. Local government volunteers are welcome and encouraged to express interest with your respective NYSDOT regions.

This program continues to largely use the same scoring criteria categories used in past rounds, and Regions have the choice to use the same type of PDF format application shell to collect consistent project information. The primary change relative to past rounds is that there will no longer be a formal pre-review process for applications. This is anticipated to significantly accelerate the process.

Your NYSDOT Regional Planning group and/or Metropolitan Planning Organization will be reaching out to share additional details and to initiate the project selection process. Please direct questions to the email addresses listed below. Additional Information and an application form can also be found at the following site: <https://www.dot.ny.gov/bridgeny>.

Sincerely,



Doug Bickford, P.E.
Regional Design Engineer /
Acting Regional Planning & Program Manager

NYSDOT Region	E-Mail Address
Region 01 - Albany	R01.BNY@dot.ny.gov
Region 02 - Utica	R02.BNY@dot.ny.gov
Region 03 - Syracuse	R03.BNY@dot.ny.gov
Region 04 - Rochester	R04.BNY@dot.ny.gov
Region 05 - Buffalo	R05.BNY@dot.ny.gov
Region 06 - Hornell	R06.BNY@dot.ny.gov
Region 07 - Watertown	R07.BNY@dot.ny.gov
Region 08 - Poughkeepsie	R08.BNY@dot.ny.gov
Region 09 - Binghamton	R09.BNY@dot.ny.gov
Region 10 - Hauppauge	R10.BNY@dot.ny.gov
Region 11 - New York City	R11.BNY@dot.ny.gov

MARILEE J. CALHOUN
Town Clerk

KELLY M. MURRAN
Deputy Town Clerk

Town of Thompson

TOWN HALL
4052 Route 42
Monticello, NY 12701-3221

Telephone (845) 794-2500 Ext.302
Fax (845) 794-8600

November 23, 2022

Sullivan County SPCA
Attn: Ms. Debbie Diddert, Manager
PO Box 995
Rock Hill, New York 12775

Re: Town Code Chapter 124 "Dogs and Other Domestic Animals",
§124-12 – Pounds & Shelters: Requirement of Adoption Listing &/or Applications

Dear Ms. Diddert:

Upon review of our records, it has come to my attention that the shelter has not been providing the Town with a monthly listing of adoptive owners for any dog adopted out without a valid license. It has been some time since we have received this information.

Just a reminder that our Town Code Section 124-12 does require that a listing be provided to the Town so that we can notify the appropriate jurisdictional Town for licensing purposes. The shelter notifies the adoptive owner of their responsibility to license any dog that is harbored in New York State with their local township. The Town of Thompson notifies the individual townships of those adopted dogs. I have included a copy of our Town Code for your reference.

Since the Pandemic we have all been faced with great challenges/changes and I understand that this may not have been priority during these difficult times. However, I ask that you resume with providing the Town with a monthly adoption listing and/or applications so that we can proceed with notifying the necessary towns.

Thank you in advance for your prompt attention to this matter and please feel free to contact me should you have any questions.

Sincerely,



Marilee J. Calhoun
Town Clerk/Registrar

- cc: ✓ Mr. William J. Rieber, Jr., Town Supervisor and Town Board
- Town Attorney Michael B. Mednick
- Mr. James L. Carnell, Jr., Code Enforcement Officer
- Ms. Nancy Marinchak, Dog Control Officer

Encl. (1)



Connell Foley LLP
875 Third Avenue
21st Floor
New York, NY 10022
P 212.307.3700 F 212.542.3790

George C. D. Duke
Partner
Direct Dial 212.542.3772
GDuke@connellfoley.com

November 10, 2022

Ms. Suzanne Loughlin, Chairperson and Member of the Board of Directors
Walter Garigliano, Esq., Agency Counsel
Jennifer Flad, Executive Director
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701

RE: Mountain Kasher Food Corp. and 286 EB LLC
286 East Broadway, Monticello, NY 12701
Tax Parcel SBL 113-4-3 (the "Property")

Dear Chairperson Loughlin, Mr. Garigliano, Ms. Flad and Members of the Board of Directors:

This office represents Mountain Kasher Food Corp. ("Mountain Kasher") and 286 EB LLC ("286 EB") (collectively, the "Applicants"). 286 EB owns the above-referenced Property, upon which sits a longstanding ethnic supermarket, Mountain Kasher, which is located in a highly distressed area of Sullivan County. Mountain Kasher is a deep discount supermarket, operating on the Property for 17 years. Operations were previously expanded in 2015 to its current size of 11,500 sq feet. Operations, operational needs, and market demand have outgrown the existing building and thus require the construction of a new modern supermarket on the Property. The Applicants plan to demolish the existing market and construct a new 27,000 sq. foot steel-framed one story building that will incorporate a large discount supermarket and accessory warehousing (the "Project").

While the current market is principally a seasonal supermarket serving summer residents, the new supermarket building will be 'winterized'. The market will still focus on seasonal demand, however, the winterization of the building will also allow limited year-round shopping in anticipation of increased overall market demand.

The Applicants, based on market analysis, believe that Mountain Kasher is well positioned to maintain its market penetration and capture an increased market share if it implements the right

combination of capital investment and financial assistance. As a further inducement to expand its investment in this highly distressed area of Sullivan County, the Applicants desire to enter into agreements with the County of Sullivan Industrial Development Agency (“CSIDA”) to assist with its financing, demolition of the existing market and construction of the new market to retain and ultimately expand its discount ethnic fresh food products and create new employment opportunities. To this end, the Applicants plan to invest approximately \$8M in the Project. The financial assistance requested from CSIDA is anticipated to be provided pursuant to its Retail Sales Program, and may include a limited real estate tax abatement, a sales and use tax exemption, and mortgage recording tax exemption (the “Financial Assistance”).

The specifics of the Financial Assistance requested are set forth more particularly in the attached application (the “Application”). In support of the Application, we bring the Agency’s attention to the following:

1. The Project Purpose –The predominant purpose of the Project will be to make available fresh ethnic foods at discounted prices. These foods would not otherwise be reasonably accessible to the residents of Monticello.

2. The Project Location – The Project is located within a highly distressed area of Sullivan County. It is anticipated that this necessary investment will lead to significant additional direct and indirect investments in the local economy.

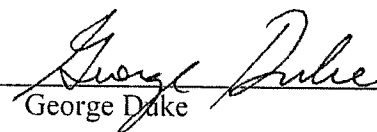
3. Job Creation – The Project is expected to retain the existing workforce of approximately 50 full time seasonal employees and add approximately three full time year-round employees. In addition, approximately 15 temporary construction jobs are anticipated. The jobs retained will continue to benefit the region. More detail is provided on the Application.

The Applicants have already submitted two checks to CSIDA, one covering a \$250.00 application fee and the second covering a \$5,000 up-front escrow deposit.

We look forward to working with you on this Application. Should you require additional information, please do not hesitate to contact me.

Very truly yours,

CONNELL FOLEY LLP

By: 
George Duke

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
845-428-7575
APPLICATION FOR FINANCIAL ASSISTANCE

I. A. APPLICANT INFORMATION:

Company Name: Mountain Kosher Food Corp.

Address: 286 East Broadway, Monticello, NY 12761 Mailing Address: 1179 E. 17 Street, Brooklyn, NY 11230

Phone No.: 845-794-4600

Telefax No.: 845-794-5918

Email Address: Office.mountainfood@gmail.com myn@krmkollel.com

Fed Id. No.: 20-4802555

Contact Person: Gerald "Moish" Neiman

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): Gerald Neiman, President, 60%
David Itzkowitz, 40%

Directors/Managers: _____

Officers: _____

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

Corporation (Sub-s)

Date of incorporation: May, 2006
State of incorporation: NY

Partnership

General _____ or Limited _____
Number of general partners _____

If applicable, number of limited partners _____

Date of formation: _____

Jurisdiction formation: _____

_____ Limited Liability Company/Partnership (number of members _____)

Date of organization: _____

State of organization: _____

_____ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes___ No___ N/A___ (If so, please append Certificate of Authority.)

B. APPLICANT INFORMATION:

Company Name: 286 EB LLC

Address: Mailing Address: 1179 E. 17 Street, Brooklyn, NY 11230

Phone No.: 917-693-5563

Telefax No.: _____

Email Address: myn@krmkolel.com

Fed Id. No.: 83-1473523

Contact Person: Gerald "Moish" Neiman

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): Gerald "Moish" Neiman, President, 60%
David Itzkowitz, 40%

Directors/Managers: same as owners

Officers: same as owners

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

_____ Corporation (Sub-s)

Date of incorporation: _____
State of incorporation: _____

_____ Partnership

General _____ or Limited _____
Number of general partners _____
If applicable, number of limited partners _____
Date of formation: _____
Jurisdiction formation: _____

Limited Liability Company/Partnership (number of members _____)

Date of organization: 2018
State of organization: NY

_____ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes___ No___ N/A___ (If so, please append Certificate of Authority.)

APPLICANT'S COUNSEL

Name: Connell Foley LLP, c/o George Duke

Address: 875 Third Avenue, 21st Floor, New York, NY 10022

Phone No.: 212-542-3772

Telefax No.: _____

Email Address: gduke@connellfoley.com

II. REQUESTED FINANCIAL ASSISTANCE

	<u>Estimated Value</u>
Real Property Tax Abatement (estimated)	\$ <u>TBD</u>
Mortgage Tax Exemption	\$ <u>50,000</u>
Sales and Use Tax Exemption	\$ <u>307,000</u>
Issuance by the Agency of Tax Exempt Bonds	\$ <u>N/A</u>

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 286 East Broadway, Monticello, NY 12701
Tax Map Number(s): 113-4-3
Located in the Village of: Monticello
Located in Town of Thompson
Located in the School District of Monticello
Located in Hamlet of N/A

(i) Are Utilities on Site?

Water/Sewer Electric
Gas currently being installed Storm Sewer

(ii) Present legal owner of the site: 286 EB LLC

If other than Applicant, by what means will the site be acquired for this Project:
N/A

(iii) Zoning of Project Site: Current: EBV Proposed: EBV

(iv) Are any variances needed: No

(v) Principal Use of Project upon completion: Fresh food supermarket specializing in ethnic foods.

B.) Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York to another area of the State of New York? No; If yes, please explain:

N/A

C.) Will the Project result in the abandonment of one or more Plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? No; If yes, please explain:

N/A

D.) If the answer to either question B or C above is yes, you are required to indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant in its industry? Yes _____; No _____. If yes, please explain:

N/A

2. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes _____; No _____. If yes, please explain:

N/A

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? Yes; If yes, please contact the Agency for additional information.

F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.

See Attachment A

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	\$ 307,000
Estimated Mortgage Tax Exemption	\$ 50,000
Estimated Property Tax Abatement	\$ TBD
Estimated Interest Savings IRB Issue	\$ N/A

Benefits= Economic Development

Jobs created	\$ 3 year round FTE
Jobs retained	\$ 50 seasonal and 3 year round FTE jobs
Private funds invested	\$ 8,000,000
Other Benefits	\$ _____

Estimate how many construction/permanent jobs will be created or retained as a result of this Project:

Construction:	<u>15</u>
Permanent:	<u>3 year round FTE and 50 seasonal FTE</u>
Retained (at current facility):	<u>3 year round FTE and 50 seasonal FTE</u>

Project Costs (Estimates)	
Land and Existing Buildings	<u>\$ 7,150,000</u>
Soft Costs (5%)	<u>\$ 350,000</u>
Other	<u>\$ 500,000</u>
Total	<u>\$ 8,000,000</u>

In addition to the above estimated capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources and an estimate of both the amount to be invested by the Applicant and the amount to be borrowed to finance the Project.

Applicants are currently in the process of securing a \$5 million loan from Signature Bank.
The remaining project costs will be financed by the applicants and the cash flow from the existing business.

In addition to the job figures provided above, please indicate the following:

- 1) The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

50 seasonal FTE jobs
3 year round FTE jobs

- 2) The projected timeframe for the creation of new jobs.

Immediately upon completion of construction, which is anticipated in the summer of 2023.

- 3) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

\$600-\$1300 weekly salary.

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The

labor market area defined by the agency (Mid-Hudson Economic Development Region)

1,433,386

H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency _____
IDA benefits are essential to enable completion of this Project.

IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- E.) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.
- F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I.) The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

(APPLICANT)

By: (NAME, TITLE)

Date: 10/28/22

(APPLICANT)

By: (NAME, TITLE)

Date: 10/28/22

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

Neiman Gerald^{KINGS}, being first duly sworn, deposes and says:

1. That I am the President of 286 EB LLC & Mountain Kosher Food Corp (collectively, the "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Gerald Neiman
(NAME)

Subscribed and affirmed to me under penalties of perjury
this 28 day of October, 2022


[Signature]
(Notary Public)

MOSHE BADALOV
NOTARY PUBLIC, State of New York
No. 01BA6167968
Qualified in Kings County
Commission Expires June 4, 2023

HOLD HARMLESS AGREEMENT

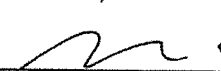
Applicant hereby releases the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof ("Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(APPLICANT)

 Gerald Neiman
By: (NAME, TITLE)

Date: 10/28/22

(APPLICANT)

 Gerald Neiman
By: (NAME, TITLE)

Date: 10/28/22

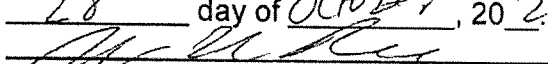
Sworn to before me this 28 day of October, 2022

Notary Public

Exhibit A

Project Description

The Project is the expansion of a longstanding supermarket, Mountain Kosher Food Corp., located at 286 East Broadway in Monticello, which is located in a highly distressed area of Sullivan County. Mountain Kosher Food Corp. is a deep discount supermarket, operating at the above address for 17 years. Operations were previously expanded in 2015 to its current size of 11,500 sq feet. Operations, operational needs, and market demand have outgrown the existing building and thus require the construction of a new modern supermarket on the property. While this new market is going to provide essential goods to the local community, the anticipated benefits offered under the County of Sullivan Industrial Development Agency are essential to its successful completion.

The new supermarket will include the construction of a new 27,000 sq. foot steel-framed one story building which will incorporate a large discount supermarket and accessory warehousing (the "Project").

While the current market is principally a seasonal supermarket serving summer residents, the new supermarket building will be 'winterized' to allow limited year-round shopping in anticipation of increased market demand.

The Project is anticipated to create up to 15 construction jobs during the development phase. Due to the winterization of the new market building, the 50 seasonal jobs will be retained and three full time jobs are anticipated to be created on a year-round basis.

The proposed Project will provide a significant public benefit and be advantageous to the community as it will increase the availability of quality low-priced groceries, fresh produce, and meats.

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



November 23, 2022

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

Mr. George Nikolados, Mayor
Village of Monticello
2 Pleasant Street
Monticello, New York 12701

Dr. Matthew Evans, Superintendent
Monticello Central School District
60 Jefferson Street, Suite 3
Monticello, New York 12701

Mr. Joshua Potosek, Sullivan County Manager
via email: joshua.potosek@sullivanny.us

Re: Mountain Kosher Food Corp. and 286 EB LLC – Proposed Agency Assistance

Dear County Manager Potosek, Supervisor Rieber, Mayor Nikolados, and Superintendent Evans,

On Friday, December 9, 2022, at 9:00 am, local time, in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, Sullivan County, New York, the County of Sullivan Industrial Development Agency (Agency) will conduct a public hearing regarding the above referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The notice has been sent to the *Sullivan County Democrat* for publication.

You are welcome to attend the hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. The hearing will be livestreamed on the Agency's YouTube Channel: <https://www.youtube.com/channel/UCqz9C4ODb5PjZNN80oAFctQ>

The public hearing is being conducted pursuant to subdivision 2 of Section 859-a of the New York State General Municipal Law. We are providing this notice to you, pursuant to subdivision 3 of Section 859-a, as the chief executive officer of an affected tax jurisdiction within which this project is located.

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

Sincerely,

Jennifer M. Flad
Executive Director

enclosure

cc: Marilee Calhoun, Town of Thompson Clerk
Janine Gandy, Village of Monticello Clerk
Van B. Krzywicki, Sole Assessor
Elizabeth Terwilliger, Monticello CSD Accountant/ Treasurer

ec: Rosemarie Savaglio, Executive Assistant to the County Manager

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the County of Sullivan Industrial Development Agency (the "Agency") on December 9th, 2022, at 9:00 a.m., local time, in the Legislative Hearing Room at the Sullivan County Government Center, 100 North Street, Monticello, New York, 12701, in connection with the following matter:

Mountain Kosher Food Corp. ("Mountain Kosher") and 286 EB LLC ("286 EB," and together with Mountain Kosher collectively, the "Company") has submitted an application (the "Application"), a copy of which is on file with the Agency, requesting the Agency's assistance with a certain project consisting of the: (i) acquisition, construction, reconstruction, installation and equipping of an approximately 27,0000 +/- square foot building to include a supermarket and accessory warehousing space ("Building") situate on one (1) parcel of real estate containing approximately 4.80 acres of land located at 286 East Broadway, Village of Monticello ("Village"), Town of Thompson ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 113, Lot 4, Block 3 ("Land"); (ii) construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company.

The Agency will acquire title to, or a leasehold interest in, the Project and lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Company will purchase the Project from the Agency, or if the Agency holds a leasehold interest, the leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to present a copy of the Company's Project Application and hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: November 23rd, 2022

By:

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY

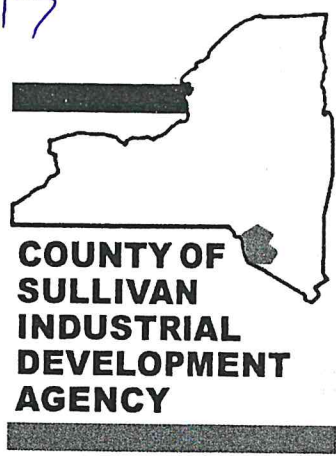
Solar Project - old Rt 17

Base Vacant Land Tax

+ \$24,000 ANNUALLY

for ALL TAXING JURISDICTIONS

November 25, 2022



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

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

Re: County of Sullivan Industrial Development Agency with NY Thompson III, LLC

Dear Mr. Krzywicki,

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

- 1. Payment in Lieu of Taxation Agreement
- 2. Lease to Agency
- 3. Leaseback to Company

As detailed in the enclosed Payment in Lieu of Taxation Agreement, it is anticipated that the project will become exempt from general ad valorem real property taxes for a period of fifteen years from the date of project completion, pursuant to Section 487 of the Real Property Tax Law. On or before the taxable status day following this fifteen year period, the IDA will submit a Form RP-412-a to apply for a five year exemption pursuant to Section 412-a of the Real Property Tax Law.

Throughout the term of the Payment in Lieu of Taxation Agreement, the IDA will collect PILOT payments from the project and distribute them to all affected taxing jurisdictions. The PILOT calculations are detailed in the enclosed Payment in Lieu of Taxation Agreement.

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

Sincerely,

Jennifer M. Flad
Executive Director

enclosures

cc: Mr. Robert Doherty, Chairman, Sullivan County Legislature
Mr. William J. Rieber, Jr., Supervisor, Town of Thompson ✓
Dr. Patrick Sullivan, Superintendent, Liberty Central School District

ec: Mr. Joshua Potosek, Sullivan County Manager
Ms. Nancy Buck, Sullivan County Treasurer

Marilee Calhoun (Town of Thompson)

From: Laura Eppers (Town of Thompson) <leppers@townofthompson.com>
Sent: Thursday, December 1, 2022 9:38 AM
To: marilee@townofthompson.com; Arthur Knapp; Bill Rieber; Christina Cellini; Helen Budrock; jcarnell@townofthompson.com; Kathleen Lara; Kristin Boyd; Matt Sickler; Matthew Sush; Melinda Meddaugh; Michael Croissant; Michael Hoyt; Mike Messenger; paulaelainekaylaw@gmail.com; Planning Board email
Subject: FW: GML-239 MON22-07
Attachments: Fraser BH LLC 239 GML Review.pdf; Fraser Ave. SUBDIVISION MAP.PDF; Rock Ridge SUBDIVISION MAP.PDF; Starr Ave. SUBDIVISION PLAN SET.PDF; Monticello Community Housing 239 GML Review.pdf; Rock Ridge Lot Improvement 239 GML Review.pdf

Good morning,

The County has forwarded the attached 239 requests for Village projects. They asked for any Town comment by Dec. 9th, but the Planning Board does not meet again until Dec. 14th. Is this something the Town Board can put on their next agenda for review? Or should I respond to the County letting them know that our Planning Board does not meet until after their requested return date?

Laura Eppers
 Planning and Zoning Clerk
 Town of Thompson
 4052 State Route 42
 Monticello, NY 12701
 Phone: (845) 794-2500 ext. 330
 Fax: (845) 794-8600

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

From: Grande, Cheryl A. <Cheryl.Grande2@sullivanny.us>
Sent: Wednesday, November 30, 2022 4:27 PM
To: Laura Eppers (Town of Thompson) <leppers@townofthompson.com>
Subject: GML-239 MON22-07

This message was sent securely using Zix®

Laura,

I've attached a GML referral from the Village. The road (s) bordering the site is (are) Town road (s). Can you please see if the Board would have any comments?

The requested return date is Dec. 9th.

Thanks!

Cheryl Grande

*Confidential Secretary
Division of Planning, Community Development & Environmental Management*

County of Sullivan

100 North Street

Monticello, NY 12701

office: 845-807-0527 | fax: 845-807-0546

Cheryl.Grande2@sullivanny.us / www.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.

This message was secured by [Zix](#)[®].

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML – 239 REFERRAL FORM**

Municipality: Town of _____ Village of Monticello
 Referring Agency: Town/Village Board Planning Board Zoning Board of Appeals

Jurisdictional Determinant: Project is located within 500 feet of the following (existing or proposed):

- Municipal Boundary
- State or County Road
- State or County Park
- Agricultural District
- State or County Facility
- County-owned stream or drainage channel
- Other _____

Type of Action:

- Site Plan Review
- Area Variance
- Use Variance
- Special Use Permit
- Subdivision Review
- Adoption/Amendment of Zoning Ordinance/Map or Local Law
- Adoption/Amendment of Comprehensive Plan
- Other _____

Project Name: Fraser BH LLC
 Applicant: same
 Project Location: Rock Ridge on Fraser Ave
 County Tax Parcel Number: 107-3-16.1
 Parcel Size: 0.38 acre Current Zoning: R1

Project Description: (attach additional pages if necessary) 3 Lot Subdivision

State Environmental Quality Review (SEQR) Status: Type I Unlisted Action Type II
 Determination of Significance: Positive Declaration Negative Declaration Not issued

Public Hearing: Yes No Hearing Date: 12/13/22
 Date Response Requested (if less than 30 days): _____

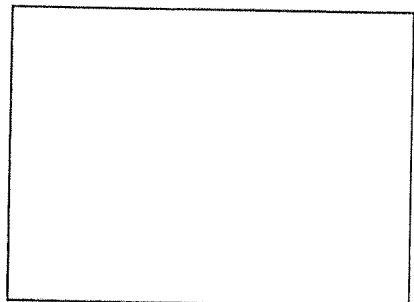
Supporting Documentation Included With This Referral:

- Location Map
- Subdivision Plat
- Municipal Application Form
- Environmental Assessment Form Parts: I II III
- Project Narrative
- Environmental Impact Statement
- Site Plan
- Other _____

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: Janine McKinney Date: 11/9/22

Received Stamp (Internal Use Only)



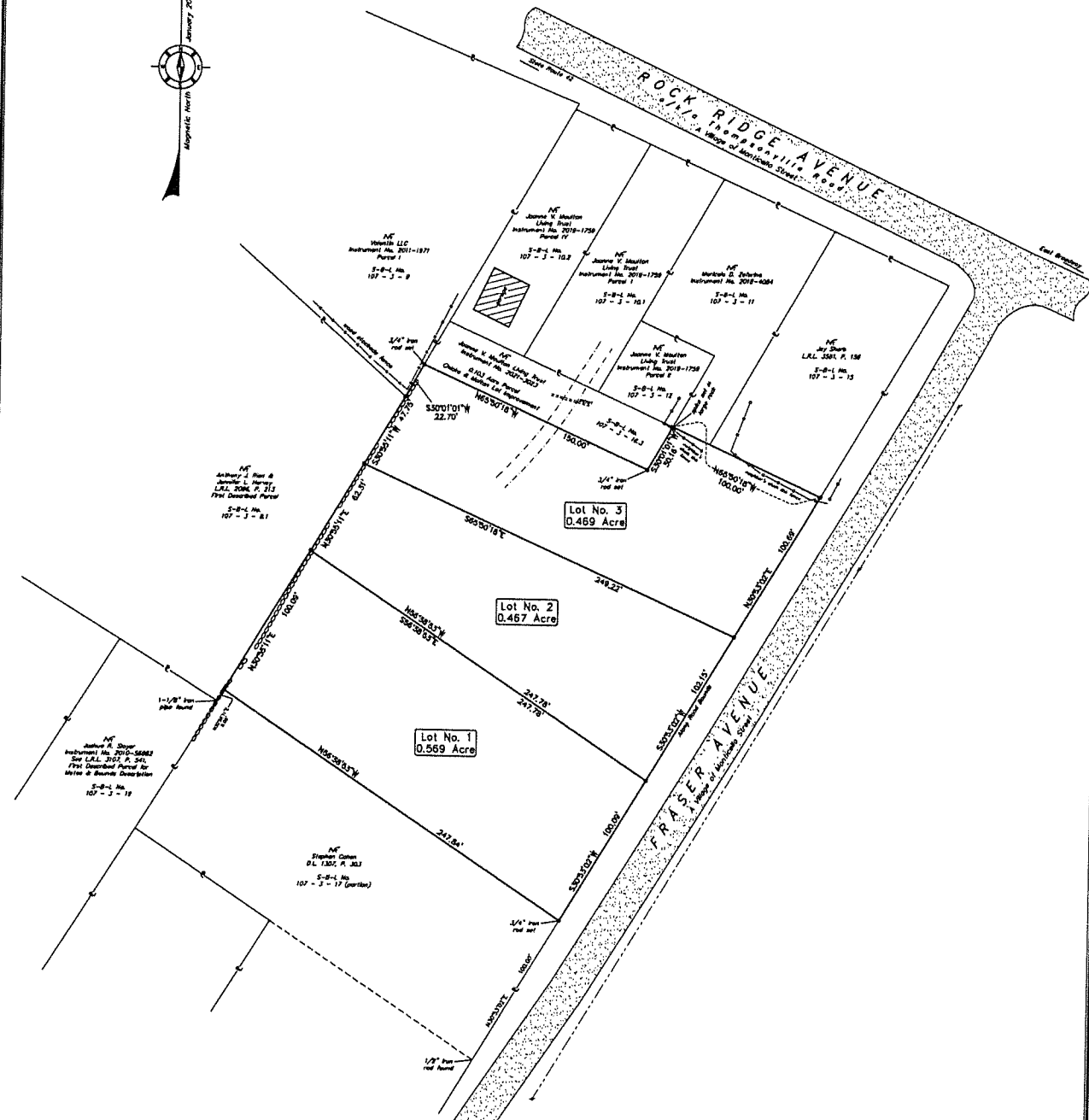
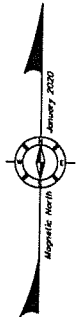
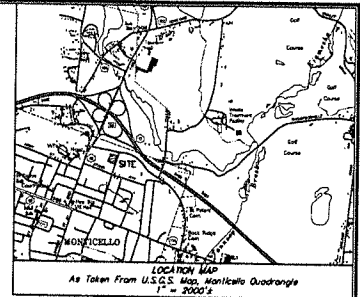
SUBMIT 'FULL STATEMENT' TO:
 Sullivan County Division of Planning & Community Development
 100 North Street
 Monticello, New York 12701

NOTES:

- 1) **Deed Reference:**
Lots 1 thru 3 together are intended to be the same premises as described in a deed from John A. Chubb to Fraser BH LLC, dated March 11, 2021, recorded in the Sullivan County Clerk's Office as Instrument No. 2021-2022.
- 2) **For Map Reference:**
Village of Monticello Section 107, Book 3, Lot 16.1
- 3) **Final Map Reference:**
Lots 1 thru 3 together are designated as a 1.21 Acre Parcel on a map entitled "Survey Map of a Lot Programmed for Dividing Lots of Dorian & Maureen", dated November 20, 2002, recorded in the Sullivan County Clerk's Office as Instrument No. 2002-1031 as Map No. 13-265.
- 4) Subject to the findings of an up-to-date title abstract report. Subject to highway easements/locations of record.
- 5) Unauthorized alteration or addition to a survey map requiring a Licensed Land Surveyor's seal & signature of Section 7206, Subsection 2, of the New York State Education Law.

ZONING TABLE
R-1 District

Standard	Required	Provided
Mn. Lot Area (sq. ft.)	10,000	Lot 1 24,783 Lot 2 20,335 Lot 3 20,441
Mn. Lot Width	100'	100'
Mn. Front Yard	30'	>30'
Mn. Rear Yard	30'	>30'
Mn. Side Yard	10'/30'	>10'/30'
Maximum Lot Coverage	20%	<20%



- LEGEND:**
- = Area or Parcel (and Dimensions)
 - = Easement
 - = Land Reserve Line
 - = Right of Way
 - S-B-L No. = For Map Designation (Section-Block-Lot)
 - = Property Line & Corners
 - = Approximate Boundary Line of Adjacent Property
 - = Easement or Encumbrance
 - = Utility Pipe
 - = Overhead Utility Lines

FRASER AVENUE SUBDIVISION
A THREE LOT SUBDIVISION
OF LANDS OF
Fraser BH LLC

SITUATE IN THE VILLAGE OF MONTICELLO
TOWN OF THOMPSON, COUNTY OF SULLIVAN
STATE OF NEW YORK

SCALE: 1 in. = 30 ft. August 15, 2021



Revised - 10/24/22
Anthony F. Scillone, L.S.P.G.
Licensed Land Surveyor
248 Main Street, P.O. Box 15
Monticello, New York 12240
(607) 885-2343

CERTIFICATION:
I hereby certify that this subdivision map was prepared under my direction and was made from an actual survey completed under my direction on February 27, 2022.

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML – 239 REFERRAL FORM**

Municipality: Town of _____ Village of Monticello
 Referring Agency: Town/Village Board Planning Board Zoning Board of Appeals

Jurisdictional Determinant: Project is located within 500 feet of the following (existing or proposed):

- Municipal Boundary
- State or County Road
- State or County Park
- Agricultural District
- State or County Facility
- County-owned stream or drainage channel
- Other _____

Type of Action:

- Site Plan Review
- Area Variance
- Use Variance
- Special Use Permit
- Subdivision Review
- Adoption/Amendment of Zoning Ordinance/Map or Local Law
- Adoption/Amendment of Comprehensive Plan
- Other _____

Project Name: Rock Ridge Ave Lot Improvement
 Applicant: Same
 Project Location: Rock Ridge Ave
 County Tax Parcel Number: 107-2-2, 7.2, 9.1, 10, 11.1, 17, 18, 13-4-2, 3.1, 3.2, 3.3, 9, 10-41
 Parcel Size: 4.7 acres Current Zoning: R1

Project Description: (attach additional pages if necessary) 3 lot Subdivision

State Environmental Quality Review (SEQR) Status: Type I Unlisted Action Type II
 Determination of Significance: Positive Declaration Negative Declaration Not issued

Public Hearing: Yes No Hearing Date: 12/13/22
 Date Response Requested (if less than 30 days): _____

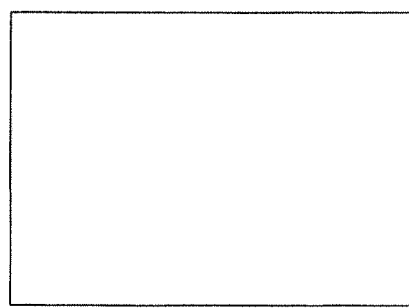
Supporting Documentation Included With This Referral:

- Location Map
- Subdivision Plat
- Municipal Application Form
- Environmental Assessment Form Parts: I II III
- Project Narrative
- Environmental Impact Statement
- Site Plan
- Other _____

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: James McKinney Date: 11/9/22

Received Stamp (Internal Use Only)



**SUBMIT 'FULL STATEMENT' TO:
 Sullivan County Division of Planning & Community Development
 100 North Street
 Monticello, New York 12701**

SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML - 239 REFERRAL FORM

Municipality: Town of _____ Village of Monticello
Referring Agency: Town/Village Board Planning Board Zoning Board of Appeals

Jurisdictional Determinant: Project is located within 500 feet of the following (existing or proposed):

- Municipal Boundary
- State or County Road
- State or County Park
- Agricultural District
- State or County Facility
- County-owned stream or drainage channel
- Other _____

Type of Action:

- Site Plan Review
- Area Variance
- Use Variance
- Special Use Permit
- Subdivision Review
- Adoption/Amendment of Zoning Ordinance/Map or Local Law
- Adoption/Amendment of Comprehensive Plan
- Other _____

Project Name: Monticello Community Housing
Applicant: Same
Project Location: Fraser Ave, Rock Ridge Ave + Starr Ave
County Tax Parcel Number: 108-5-215
Parcel Size: 13.6 acres Current Zoning: R-2

Project Description: (attach additional pages if necessary) 33 Lot Sub-division

State Environmental Quality Review (SEQR) Status: Type I Unlisted Action Type II
Determination of Significance: Positive Declaration Negative Declaration Not issued

Public Hearing: Yes No Hearing Date: 12/13/22 - Continuation
Date Response Requested (if less than 30 days): _____

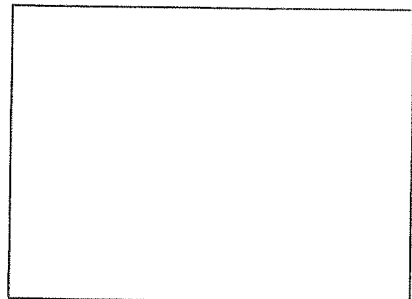
Supporting Documentation Included With This Referral:

- Location Map
- Subdivision Plat
- Municipal Application Form
- Environmental Assessment Form Parts: I II III
- Project Narrative
- Environmental Impact Statement
- Site Plan
- Other _____

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: Janice McKinney Date: 11/9/22

Received Stamp (Internal Use Only)



SUBMIT 'FULL STATEMENT' TO:
Sullivan County Division of Planning & Community Development
100 North Street
Monticello, New York 12701

AI
#1

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 December 06,
2022

RESOLUTION TO ENACT LOCAL LAW NO. 04 OF 2022

WHEREAS, proposed Local Law No. 04 of the year 2022 entitled, "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers" was introduced to the Town Board at a meeting held November 15, 2022, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

WHEREAS, said Local Law was duly adopted after a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 04 for the year 2022, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion December _____, 2022

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

#2

(Use this form to file a local law with the Secretary of State)

REV2002

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

Local Law No. ____ of 2022

A local law amending and replacing, in its entirety, Chapter 113, Article VI of the Town of Thompson Code, entitled 'Building Code Administration and Enforcement'."

Be it enacted by the Town Board of the Town of Thompson

1. Chapter 113, Article VI of the Code of the Town of Thompson entitled "Building Code Administration and Enforcement" is hereby amended and replaced as follows:

§113-37. PURPOSE AND INTENT

This local law provides for the administration and enforcement of the New York State Uniform Fire Prevention and Building Code (the Uniform Code) and the State Energy Conservation Construction Code (the Energy Code) in the Town of Thompson. This local law is adopted pursuant to section 10 of the Municipal Home Rule Law.

Except as otherwise provided in the Uniform Code, the Energy Code, other state law, or other section of this local law, all buildings, structures, and premises, regardless of use or occupancy, are subject to the provisions this local law.

§113-38. DEFINITIONS

In this local law, the following terms shall have the meanings shown in this section:

"*Assembly Area*" shall mean an area in any building, or in any portion of a building, that is primarily used or intended to be used for gathering fifty or more persons for uses including, but not limited to, amusement, athletic, entertainment, social, or other recreational functions; patriotic, political, civic, educational, or religious functions; food or drink consumption; awaiting transportation; or similar purposes.

"*Building Permit*" shall mean a building permit, construction permit, demolition permit, or other permit that authorizes the performance of work. The term "Building Permit" shall also include a Building Permit which is renewed, amended, or extended pursuant to any provision of this local law.

"*Certificate of Compliance*" shall mean a document issued by the Town of Thompson stating that work was done in compliance with approved construction documents and the Codes.

"Certificate of Occupancy" shall mean a document issued by the Town of Thompson certifying that the building or structure, or portion thereof, complies with the approved construction documents that have been submitted to, and approved by the Town of Thompson, and indicating that the building or structure, or portion thereof, is in a condition suitable for occupancy.

"Code Enforcement Officer" shall mean the Code Enforcement Officer appointed pursuant to subdivision B of Section 113-39 of this local law.

"Code Enforcement Personnel" shall include the Code Enforcement Officer and all Inspectors.

"Codes" shall mean the Uniform Code and Energy Code.

"Energy Code" shall mean the New York State Energy Conservation Construction Code adopted pursuant to Article 11 of the Energy Law.

"FCNYS" shall mean the 2020 Fire Code of New York State as currently incorporated by reference in 19 NYCRR Part 1225.

"Fire Safety and Property Maintenance Inspection" shall mean an inspection performed to determine compliance with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference.

"Hazardous Production Materials" shall mean a solid, liquid, or gas associated with semiconductor manufacturing that has a degree-of-hazard rating in health, flammability, or instability of Class 3 or 4, as ranked by NFPA 704 (Standard Systems for Identification of the Hazards of Materials for Emergency Response), and which is used directly in research, laboratory, or production processes which have, as their endproduct, materials that are not hazardous.

"Inspector" shall mean an inspector appointed pursuant to subdivision D of Section 113-39 of this local law.

"Mobile Food Preparation Vehicles" shall mean vehicles that contain cooking equipment that produces smoke or grease-laden vapors for the purpose of preparing and serving food to the public. Vehicles intended for private recreation shall not be considered mobile food preparation vehicles.

"*Operating Permit*" shall mean a permit issued pursuant to Section 113-46 of this local law. The term "Operating Permit" shall also include an Operating Permit which is renewed, amended, or extended pursuant to any provision of this local law.

"*Order to Remedy*" shall mean an order issued by the Code Enforcement Officer pursuant to subdivision A of Section 113-53 of this local law.

"*Permit Holder*" shall mean the Person to whom a Building Permit has been issued.

"*Person*" shall include an individual, corporation, limited liability company, partnership, limited partnership, business trust, estate, trust, association, or any other legal or commercial entity of any kind or description.

"*PMCNYS*" shall mean the 2020 Property Maintenance Code of New York State as currently incorporated by reference in 19 NYCRR Part 1226.

"*RCNYS*" shall mean the 2020 Residential Code of New York State as currently incorporated by reference in 19 NYCRR Part 1220.

"*Repair*" shall mean the reconstruction, replacement, or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.

"*Stop Work Order*" shall mean an order issued pursuant to section 6 of this local law.

"*Sugarhouse*" shall mean a building used, in whole or in part, for the collection, storage, or processing of maple sap into maple syrup and/or maple sugar.

"*Temporary Certificate of Occupancy*" shall mean a certificate issued pursuant to subdivision D of Section 113-43 of this local law.

"*Town*" shall mean the Town of Thompson.

"*Uniform Code*" shall mean the New York State Uniform Fire Prevention and Building Code, Subchapter A of Chapter XXXIII of Title 19 of the NYCRR, adopted pursuant to Article 18 of the Executive Law.

§113-39. CODE ENFORCEMENT OFFICER AND INSPECTORS

A. The Office of Code Enforcement Officer is hereby created. The Code Enforcement Officer shall administer and enforce all the provisions of the Uniform Code, the Energy Code, and this local law. The Code Enforcement Officer shall have the following powers and duties:

(1) to receive, review, and approve or disapprove applications for Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and the plans, specifications, and construction documents submitted with such applications;

(2) upon approval of such applications, to issue Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits, and to include in terms and conditions as the Code Enforcement Officer may determine to be appropriate Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits;

(3) to conduct construction inspections; inspections to be made prior to the issuance of Certificates of Occupancy, Certificates of Compliance, Temporary Certificates of Occupancy, and Operating Permits; fire safety and property maintenance inspections; inspections incidental to the investigation of complaints; and all other inspections required or permitted under any provision of this local law;

(4) to issue Stop Work Orders;

(5) to review and investigate complaints;

(6) to issue orders pursuant to subdivision A of Section 113-53 (Violations) of this local law;

(7) to maintain records;

(8) to collect fees as set by the Town Board of the Town of Thompson;

(9) to pursue administrative enforcement actions and proceedings;

(10) in consultation with the Town Attorney, to pursue such legal actions and proceedings as may be necessary to enforce the Uniform Code, the Energy Code, and this local law, or to abate or correct conditions not in compliance with the Uniform Code, the Energy Code, or this local law; and

(11) to exercise all other powers and fulfill all other duties conferred upon the Code Enforcement Officer by this local law.

B. The Code Enforcement Officer shall be appointed by the Town Board to serve at the pleasure of said Board at a compensation to be fixed by the Town Board. The Code Enforcement Officer shall possess background experience related to building construction or fire prevention and shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and the Code Enforcement Officer shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

C. In the event that the Code Enforcement Officer is unable to serve as such for any reason, another individual shall be appointed by the Town Board to serve as Acting Code Enforcement Officer. The Acting Code Enforcement Officer shall, during the term of their appointment, exercise all powers and fulfill all duties conferred upon the Code Enforcement Officer by this local law.

D. One or more Inspectors may be appointed by the Town Board to act under the supervision and direction of the Code Enforcement Officer and to assist the Code Enforcement Officer in the exercise of the powers and fulfillment of the duties conferred upon the Code Enforcement Officer by this local law. Each Inspector shall, within the time prescribed by law, obtain such basic training, in-service training, advanced in-service training, and other training as the State of New York shall require for code enforcement personnel, and each Inspector shall obtain certification from the Department of State pursuant to the Executive Law and the regulations promulgated thereunder.

E. The Inspector may not engage in any activity inconsistent with his duties for the Town, nor during the time of his employment shall he be engaged, directly or indirectly, in any building business, furnishing of labor, material or equipment for the construction, alteration or maintenance of a building, or the preparation of plans or specifications thereof, within the Town of Thompson, except only that this provision shall not prohibit such inspector from such activities in connection with the construction of a building or structure owned by him.

§113-40. BUILDING PERMITS.

A. Building Permits Required. Except as otherwise provided in subdivision B of this section, a Building Permit shall be required for any work which must conform to the Uniform Code and/or the Energy Code, including, but not limited to, the construction, enlargement, alteration, improvement, removal, relocation, or demolition of any building or structure or any portion thereof, and the installation of a solid fuel burning heating appliance, chimney, or flue in any dwelling unit. No Person shall commence any work for which a Building Permit is required without first having obtained a Building Permit from the Town of Thompson.

B. Exemptions. No Building Permit shall be required for work in any of the following categories:

(1) construction or installation of one-story detached structures associated with one- or two-family dwellings or multiple single-family dwellings (townhouses), which are used for tool and storage sheds, playhouses, or similar uses, provided the gross floor area does not exceed 144 square feet (13.38 square meters);

(2) Construction of temporary sets and scenery associated with motion picture, television, and theater uses;

(3) installation of window awnings supported by an exterior wall of a one- or two-family dwelling or multiple single-family dwellings (townhouses);

- (4) Installation of partitions or movable cases less than 5'-9" in height;
- (5) painting, wallpapering, tiling, carpeting, or other similar finish work;
- (6) installation of listed portable electrical, plumbing, heating, ventilation or cooling equipment or appliances;
- (7) replacement of any equipment provided the replacement does not alter the equipment's listing or render it inconsistent with the equipment's original specifications; or
- (8) repairs, provided that the work does not have an impact on fire and life safety, such as (i) any part of the structural system; (ii) the required means of egress; or (iii) the fire protection system or the removal from service of any part of the fire protection system for any period of time.

C. Exemption not deemed authorization to perform non-compliant work. The exemption from the requirement to obtain a building permit for work in any category set forth in subdivision B of this section shall not be deemed an authorization for work to be performed in violation of the Uniform Code or the Energy Code.

D. Applications for Building Permits. Applications for a Building Permit shall be made in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. The application shall be signed by the owner of the property where the work is to be performed or an authorized agent of the owner. The application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that the intended work complies with all applicable requirements of the Uniform Code and the Energy Code. The application shall include or be accompanied by the following information and documentation:

- (1) a description of the location, nature, extent, and scope of the proposed work;
- (2) the tax map number and the street address of any affected building or structure;
- (3) the occupancy classification of any affected building or structure;
- (4) where applicable, a statement of special inspections prepared in accordance with the provisions of the Uniform Code; and
- (5) at least 2 sets of construction documents (drawings and/or specifications) which (i) describe the location, nature, extent, and scope of the proposed work; (ii) show that the proposed work will conform to the applicable provisions of the Codes; (iii) show the location, construction, size, and character of all portions of the means of egress; (iv) show a representation of the building thermal envelope; (v) show structural information

including but not limited to braced wall designs, the size, section, and relative locations of structural members, design loads, and other pertinent structural information; (vi) show the proposed structural, electrical, plumbing, mechanical, fire-protection, and other service systems of the building; (vii) include a written statement indicating compliance with the Energy Code; (viii) include a site plan, drawn to scale and drawn in accordance with an accurate boundary survey, showing the size and location of new construction and existing structures and appurtenances on the site, distances from lot lines, the established street grades and the proposed finished grades, and, as applicable, flood hazard areas, floodways, and design flood elevations; and (ix) evidence that the documents were prepared by a licensed and registered architect in accordance with Article 147 of the New York State Education Law or a licensed and registered professional engineer in accordance with Article 145 of the New York State Education Law and practice guidelines, including but not limited to the design professional's seal which clearly and legibly shows both the design professional's name and license number and is signed by the design professional whose name appears on the seal in such a manner that neither the name nor the number is obscured in any way, the design professional's registration expiration date, the design professional's firmname (if not a sole practitioner), and, if the documents are submitted by a professional engineering firm and not a sole practitioner professional engineer, the firm's Certificate of Authorization number.

E. Construction documents. Construction documents will not be accepted as part of an application for a Building Permit unless they satisfy the requirements set forth in paragraph (5) of subdivision D of this section. Construction documents which are accepted as part of the application for a Building Permit shall be marked as accepted by the Code Enforcement Officer in writing or by stamp, or in the case of electronic media, an electronic marking. One set of the accepted construction documents shall be retained by the Code Enforcement Officer, and one set of the accepted construction documents shall be returned to the applicant to be kept at the work site so as to be available for use by the Code Enforcement Personnel. However, the return of a set of accepted construction documents to the applicant shall not be construed as authorization to commence work, nor as an indication that a Building Permit will be issued. Work shall not be commenced until and unless a Building Permit is issued.

F. Issuance of Building Permits. An application for a Building Permit shall be examined to ascertain whether the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code. The Code Enforcement Officer shall issue a Building Permit if the proposed work is in compliance with the applicable requirements of the Uniform Code and Energy Code.

G. Building Permits to be displayed. Building permits shall be visibly displayed at the work site and shall remain visible until the authorized work has been completed.

H. Work to be in accordance with construction documents. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of the application for the Building Permit. The Building Permit shall contain such a directive. The Permit Holder shall immediately notify the Code Enforcement Officer of any change occurring during the course of the work. The Building Permit shall contain such a directive. If the Code Enforcement Officer determines that such change warrants a new or amended Building Permit, such change shall not be made until and unless a new or amended Building Permit reflecting such change is issued.

I. Time limits. A building permit shall become void six (6) months from the date of issuance. The building permit may be renewed, if substantial progress has been made since the date of issuance, for one additional six (6) month period upon authorization of the Inspector and upon payment of a fee as set by the Town Board. If the additional six (6) month renewal expires and the structure is not completed, a new application must be filed with the required fees in effect at that time. For those structures which exceed 5,000 square feet where substantial progress has been made since the date of the first permit renewal, upon payment of a fee as set by the Town Board, the permit may be extended for an additional six (6) month period. If the additional six (6) month renewal expires and the structure is not completed, upon application to the Town Board, the Town Board may authorize renewal of the building permit for additional six (6) month periods, at the Board's discretion, upon payment of a fee as set by the Town Board for each six (6) month renewal.

J. Revocation or suspension of Building Permits. If the Code Enforcement Officer determines that a Building Permit was issued in error because of incorrect, inaccurate, or incomplete information, or that the work for which a Building Permit was issued violates the Uniform Code or the Energy Code, the Code Enforcement Officer shall revoke the Building Permit or suspend the Building Permit until such time as the Permit Holder demonstrates that (1) all work then completed is in compliance with all applicable provisions of the Uniform Code and the Energy Code and (2) all work then proposed to be performed shall be in compliance with all applicable provisions of the Uniform Code and the Energy Code.

K. Fee. The fee specified in or determined in accordance with the provisions set forth in Section 113-54 (Fees) of this local law must be paid at the time of submission of an application for a Building Permit, for an amended Building Permit, or for renewal of a Building Permit.

§113-41. CONSTRUCTION INSPECTIONS.

A. Work to remain accessible and exposed. Work shall remain accessible and exposed until inspected and accepted by the Code Enforcement Officer or by an Inspector authorized by the Code Enforcement Officer. The Permit Holder shall notify the Code

Enforcement Officer when any element of work described in subdivision (b) of this section is ready for inspection.

B. Elements of work to be inspected. The following elements of the construction process shall be inspected, where applicable:

- (1) work site prior to the issuance of a Building Permit;
- (2) footing and foundation;
- (3) preparation for concrete slab;
- (4) framing;
- (5) structural, electrical, plumbing, mechanical, fire-protection, and other similar service systems of the building;
- (6) fire resistant construction;
- (7) fire resistant penetrations;
- (8) solid fuel burning heating appliances, chimneys, flues, or gas vents;
- (9) inspections required to demonstrate Energy Code compliance, including but not limited to insulation, fenestration, air leakage, system controls, mechanical equipment size, and, where required, minimum fan efficiencies, programmable thermostats, energy recovery, whole-house ventilation, plumbing heat traps, and high-performance lighting and controls;
- (10) installation, connection, and assembly of factory manufactured buildings and manufactured homes; and
- (11) a final inspection after all work authorized by the Building Permit has been completed.

C. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform construction inspections, a remote inspection may be performed in lieu of an in-person inspection when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or by such authorized Inspector that the elements of the construction process conform with the applicable requirements of the Uniform Code and Energy Code. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

D. Inspection results. After inspection, the work or a portion thereof shall be noted as satisfactory as completed, or the Permit Holder shall be notified as to the manner in which the work fails to comply with the Uniform Code or Energy Code, and shall

citation to the specific code provision or provisions that have not been met. Work not in compliance with any applicable provision of the Uniform Code or Energy Code shall remain exposed until such work shall have been brought into compliance with all applicable provisions of the Uniform Code and the Energy Code, reinspected, and found satisfactory as completed.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in Section 113-54 (Fees) of this local law must be paid prior to or at the time of each inspection performed pursuant to this section.

§113-42. STOP WORK ORDERS.

A. Authority to issue. The Code Enforcement Officer is authorized to issue Stop Work Orders pursuant to this section. The Code Enforcement Officer shall issue a Stop Work Order to halt:

(1) any work that is determined by the Code Enforcement Officer to be contrary to any applicable provision of the Uniform Code or Energy Code, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

(2) any work that is being conducted in a dangerous or unsafe manner in the opinion of the Code Enforcement Officer, without regard to whether such work is or is not work for which a Building Permit is required, and without regard to whether a Building Permit has or has not been issued for such work, or

(3) any work for which a Building Permit is required which is being performed without the required Building Permit, or under a Building Permit that has become invalid, has expired, or has been suspended or revoked.

B. Content of Stop Work Orders. Stop Work Orders shall (1) be in writing, (2) be dated and signed by the Code Enforcement Officer, (3) state the reason or reasons for issuance, and (4) if applicable, state the conditions which must be satisfied before work will be permitted to resume.

C. Service of Stop Work Orders. The Code Enforcement Officer shall cause the Stop Work Order, or a copy thereof, to be served on the owner of the affected property (and, if the owner is not the Permit Holder, on the Permit Holder) personally or by certified mail. The Code Enforcement Officer shall be permitted, but not required, to cause the Stop Work Order, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other Person taking part or assisting in work affected by the Stop Work Order, personally or by certified mail; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Stop Work Order.

D. Effect of Stop Work Order. Upon the issuance of a Stop Work Order, the owner of the affected property, the Permit Holder, and any other Person performing, taking part in, or assisting in the work shall immediately cease all work which is the subject of the

Stop Work Order, other than work expressly authorized by the Code Enforcement Officer to correct the reason for issuing the Stop Work Order.

E. Remedy not exclusive. The issuance of a Stop Work Order shall not be the exclusive remedy available to address any event described in subdivision (a) of this section, and the authority to issue a Stop Work Order shall be in addition to, and not in substitution for or limitation of, the right and authority to pursue any other remedy or impose any other penalty under Section 113-53 (Violations) of this local law or under any other applicable local law or State law. Any such other remedy or penalty may be pursued at any time, whether prior to, at the time of, or after the issuance of a Stop Work Order.

§113-43. CERTIFICATES OF OCCUPANCY AND CERTIFICATES OF COMPLIANCE

A. Certificates of Occupancy and Certificates of Compliance required. A Certificate of Occupancy or Certificate of Compliance shall be required for any work which is the subject of a Building Permit and for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a Building Permit was previously issued shall be granted only by issuance of a Certificate of Occupancy or Certificate of Compliance.

B. Issuance of Certificates of Occupancy and Certificates of Compliance. The Code Enforcement Officer shall issue a Certificate of Occupancy or Certificate of Compliance if the work which was the subject of the Building Permit was completed in accordance with all applicable provisions of the Uniform Code and Energy Code and, if applicable, that the structure, building or portion thereof that was converted from one use or occupancy classification or subclassification to another complies with all applicable provisions of the Uniform Code and Energy Code. The Code Enforcement Officer or an Inspector authorized by the Code Enforcement Officer shall inspect the building, structure, or work prior to the issuance of a Certificate of Occupancy or Certificate of Compliance. In addition, where applicable, the following documents, prepared in accordance with the provisions of the Uniform Code by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant for the Certificate of Occupancy or Certificate of Compliance, shall be provided to the Code Enforcement Officer prior to the issuance of the Certificate of Occupancy or Certificate of Compliance:

(1) a written statement of structural observations and/or a final report of special inspections,

(2) flood hazard certifications,

(3) a written statement of the results of tests performed to show compliance with the Energy Code, and

(4) where applicable, the affixation of the appropriate seals, insignias, and manufacturer's data plates as required for factory manufactured buildings and/or manufactured homes.

C. Contents of Certificates of Occupancy and Certificates of Compliance. A Certificate of Occupancy or Certificate of Compliance shall contain the following information:

(1) the Building Permit number, if any;

(2) the date of issuance of the Building Permit, if any;

(3) the name (if any), address and tax map number of the property;

(4) if the Certificate of Occupancy or Certificate of Compliance is not applicable to an entire structure, a description of that portion of the structure for which the Certificate of Occupancy or Certificate of Compliance is issued;

(5) the use and occupancy classification of the structure;

(6) the type of construction of the structure;

(7) the occupant load of the assembly areas in the structure, if any;

(8) any special conditions imposed in connection with the issuance of the Building Permit; and

(9) the signature of the Code Enforcement Officer issuing the Certificate of Occupancy or Certificate of Compliance and the date of issuance.

D. Temporary Certificate of Occupancy. The Code Enforcement Officer shall be permitted to issue a Temporary Certificate of Occupancy allowing the temporary occupancy of a building or structure, or a portion thereof, prior to completion of the work which is the subject of a Building Permit. However, in no event shall the Code Enforcement Officer issue a Temporary Certificate of Occupancy unless the Code Enforcement Officer determines (1) that the building or structure, or the portion thereof covered by the Temporary Certificate of Occupancy, may be occupied safely, (2) that any required fire and life safety components, such as fire protection equipment and fire, smoke, carbon monoxide, and heat detectors and alarms are installed and operational, and (3) that all required means of egress from the structure have been provided. The

Code Enforcement Officer may include in a Temporary Certificate of Occupancy such terms and conditions as he or she deems necessary or appropriate to ensure the health and safety of the persons occupying and using the building or structure and/or performing further construction work in the building or structure. A Temporary Certificate of Occupancy shall be effective for a period of time, not to exceed six (6) months, which shall be determined by the Code Enforcement Officer and specified in the Temporary Certificate of Occupancy. During the specified period of effectiveness of the Temporary Certificate of Occupancy, the Permit Holder shall undertake to bring the building or structure into full compliance with all applicable provisions of the Uniform Code and the Energy Code.

E. Revocation or suspension of certificates. If the Code Enforcement Officer determines that a Certificate of Occupancy, Certification of Compliance, or a Temporary Certificate of Occupancy was issued in error or on the basis of incorrect information, and if the relevant deficiencies are not corrected to the satisfaction of the Code Enforcement Officer within such period of time as shall be specified by the Code Enforcement Officer, the Code Enforcement Officer shall revoke or suspend such certificate.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in Section 113-54 (Fees) of this local law must be paid at the time of submission of an application for a Certificate of Occupancy, Certificate of Compliance, or for Temporary Certificate of Occupancy.

§113-44. NOTIFICATION REGARDING FIRE OR EXPLOSION.

The chief of any fire department providing firefighting services for a property within this Town shall promptly notify the Code Enforcement Officer of any fire or explosion involving any structural damage, fuel burning appliance, chimney, or gas vent.

§113-45. UNSAFE BUILDINGS, STRUCTURES, AND EQUIPMENT AND CONDITIONS OF IMMINENT DANGER

Unsafe buildings, structures, and equipment and conditions of imminent danger in this Town shall be identified and addressed in accordance with the procedures established by Article 1 (Unsafe Buildings) of this Chapter 113, and any subsequent amendments thereto.

§113-46. OPERATING PERMITS.

A. Operation Permits required. Operating Permits shall be required for conducting any process or activity or for operating any type of building, structure, or facility listed below:

(1) manufacturing, storing, or handling hazardous materials in quantities exceeding those listed in the applicable Maximum Allowable Quantity tables found in Chapter 50 of the FCNYS:

(2) buildings, structures, facilities, processes, and/or activities that are within the scope and/or permit requirements of the chapter or section title of the FCNYS as follows:

(i) Chapter 22, "Combustible Dust-Producing Operations." Facilities where the operation produces combustible dust, regulated by Chapter 22 of the FCNYS;

(ii) Chapter 24, "Flammable Finishes." Operations utilizing flammable or combustible liquids, or the application of combustible powders regulated by Chapter 24 of the FCNYS;

(iii) Chapter 25, "Fruit and Crop Ripening." Operating a fruit- or crop-ripening facility or conducting a fruit-ripening process using ethylene gas, as regulated by Chapter 25 of the FCNYS;

(iv) Chapter 26, "Fumigation and Insecticidal Fogging." Conducting fumigation or insecticidal fogging operations in buildings, structures, and spaces, except for fumigation or insecticidal fogging performed by the occupant of a detached one-family dwelling, as required by Chapter 26 of the FCNYS;

(v) Chapter 31, "Tents, Temporary Special Event Structures, and Other Membrane Structures." Operating an air-supported temporary membrane structure, a temporary special event structure, or a tent where approval is required pursuant to Chapter 31 of the FCNYS;

(vi) Chapter 32, "High-Piled Combustible Storage." High-piled combustible storage facilities with more than 500 square feet (including aisles) of high-piled storage, as regulated by Chapter 32 of the FCNYS;

(vii) Chapter 34, "Tire Rebuilding and Tire Storage." Operating a facility that stores in excess of 2,500 cubic feet of scrap tires or tire byproducts or operating a tire rebuilding plant, as regulated by Chapter 34 of the FCNYS;

(viii) Chapter 35, "Welding and Other Hot Work." Performing public exhibitions and demonstrations where hot work is conducted, use of hot work, welding, or cutting equipment, inside or on a structure, except an operating permit is not required where work is conducted under the authorization of a building permit or where performed by the occupant of a detached one- or two-family dwelling, as required by Chapter 35 of the FCNYS;

(ix) Chapter 40, "Sugarhouse Alternative Activity Provisions." Conducting an alternative activity at a sugarhouse, as required by Chapter 40 of the FCNYS;

(x) Chapter 56, "Explosives and Fireworks." Possessing, manufacturing, storing, handling, selling, or using, explosives, fireworks, or other pyrotechnic special effects materials except the outdoor use of sparkling devices as defined by Penal Law section 270, as regulated by Chapter 56 of the FCNYS;

(xi) Section 307, "Open Burning, Recreational Fires and Portable Outdoor Fireplaces." Conducting open burning, not including recreational fires and portable outdoor fireplaces; and

(xii) Section 308, "Open Flames." Removing paint with a torch, or using open flames, fire, and burning in connection with assembly areas or educational occupancies.

3. energy storage systems, where the system exceeds the values shown in Table 1206.1 of the FCNYS or exceeds the permitted aggregate ratings in section R327.5 of the RCNYS.

4. buildings containing one or more assembly areas;

5. outdoor events where the planned attendance exceeds 1,000 persons;

6. facilities that store, handle or use hazardous production materials;

7. parking garages as defined in subdivision A of Section 113-49 of this local law;

8. buildings whose use or occupancy classification may pose a substantial potential hazard to public safety, as determined by resolution adopted by the Town Board of the Town of Thompson; and

9. other processes or activities or for operating any type of building, structure, or facility as determined by resolution adopted by the Town Board of the Town of Thompson.

Any person who proposes to undertake any activity or to operate any type of building listed in this subdivision A shall be required to obtain an Operating Permit prior to commencing such activity or operation.

B. Applications for Operating Permits. An application for an Operating Permit shall be in writing on a form provided by or otherwise acceptable to the Code Enforcement Officer. Such application shall include such information as the Code Enforcement Officer deems sufficient to permit a determination by the Code Enforcement Officer that quantities, materials, and activities conform to the requirements of the Uniform Code. If the Code Enforcement Officer determines that tests or reports are necessary to verify conformance, such tests or reports shall be performed or provided by such person or persons as may be designated by or otherwise acceptable to the Code Enforcement Officer, at the expense of the applicant.

C. Multiple Activities. In any circumstance in which more than one activity listed in subdivision (a) of this section is to be conducted at a location, the Code Enforcement Officer may require a separate Operating Permit for each such activity, or the Code Enforcement Officer may, in their discretion, issue a single Operating Permit to apply to all such activities.

D. Duration of Operating Permits. Operating permits shall be issued for a specified period of time consistent with local conditions, but in no event to exceed as follows:

(1) for a period of time not to exceed one hundred eighty (180) days for tents, special event structures, and other membrane structures;

(2) for a period of time not to exceed sixty (60) days for alternative activities such as a sugarhouse;

(3) for a period of time not to exceed three (3) years for the activities, structures, and operations determined per paragraph (9) of subdivision A of this section, and

(4) for a period of time not to exceed one (1) year for all other activities, structures, and operations identified in subdivision A of this section.

The effective period of each Operating Permit shall be specified in the Operating Permit. An Operating Permit may be reissued or renewed upon application to the Code Enforcement Officer, payment of the applicable fee, and approval of such application by the Code Enforcement Officer.

E. Revocation or suspension of Operating Permits. If the Code Enforcement Officer determines that any activity or building for which an Operating Permit was issued does not comply with any applicable provision of the Uniform Code, such Operating Permit shall be revoked or suspended.

F. Fee. The fee specified in or determined in accordance with the provisions set forth in Section 113-54 (Fees) of this local law must be paid at the time submission of an application for an Operating Permit, for an amended Operating Permit, or for reissue or renewal of an Operating Permit.

§113-47. FIRE SAFETY AND PROPERTY MAINTENANCE INSPECTIONS

A. Inspections required. Fire safety and property maintenance inspections of buildings and structures shall be performed by the Code Enforcement Officer or an Inspector designated by the Code Enforcement Officer at the following intervals:

(1) at least once every twelve (12) months for buildings which contain an assembly area;

(2) at least once every twelve (12) months for public and private schools and colleges, including any buildings of such schools or colleges containing classrooms, dormitories, fraternities, sororities, laboratories, physical education, dining, or recreational facilities; and

(3) at least once every thirty-six (36) months for multiple dwellings and all nonresidential occupancies.

B. Remote inspections. At the discretion of the Code Enforcement Officer or Inspector authorized to perform fire safety and property maintenance inspections, a remote inspection may be performed in lieu of in-person inspections when, in the opinion of the Code Enforcement Officer or such authorized Inspector, the remote inspection can be performed to the same level and quality as an in-person inspection and the remote inspection shows to the satisfaction of the Code Enforcement Officer or such authorized Inspector that the premises conform with the applicable provisions of 19 NYCRR Part 1225 and the publications incorporated therein by reference and the applicable provisions of 19 NYCRR Part 1226 and the publications incorporated therein by reference. Should a remote inspection not afford the Code Enforcement Officer or such authorized Inspector sufficient information to make a determination, an in-person inspection shall be performed.

C. Inspections permitted. In addition to the inspections required by subdivision (a) of this section, a fire safety and property maintenance inspection of any building, structure, use, or occupancy, or of any dwelling unit, may also be performed by the

Code Enforcement Officer or an Inspector authorized to perform fire safety and property maintenance inspections at any time upon:

(1) the request of the owner of the property to be inspected or an authorized agent of such owner;

(2) receipt by the Code Enforcement Officer of a written statement alleging that conditions or activities failing to comply with the Uniform Code or Energy Code exist; or

(3) receipt by the Code Enforcement Officer of any other information, reasonably believed by the Code Enforcement Officer to be reliable, giving rise to reasonable cause to believe that conditions or activities failing to comply with the Uniform Code or Energy Code exist;

provided, however, that nothing in this subdivision shall be construed as permitting an inspection under any circumstances under which a court order or warrant permitting such inspection is required, unless such court order or warrant shall have been obtained.

D. OFPC Inspections. Nothing in this section or in any other provision of this local law shall supersede, limit, or impair the powers, duties and responsibilities of the New York State Office of Fire Prevention and Control ("OFPC") and the New York State Fire Administrator or other authorized entity under Executive Law section 156-e and Education Law section 807-b.

(1) Notwithstanding any other provision of this section to the contrary, the Code Enforcement Officer may accept an inspection performed by the Office of Fire Prevention and Control or other authorized entity pursuant to sections 807-a and 807-b of the Education Law and/or section 156-e of the Executive Law, in lieu of a fire safety and property maintenance inspection performed by the Code Enforcement Officer or by an Inspector, provided that:

(i) the Code Enforcement Officer is satisfied that the individual performing such inspection satisfies the requirements set forth in 19 NYCRR section 1203.2(e);

(ii) the Code Enforcement Officer is satisfied that such inspection covers all elements required to be covered by a fire safety and property maintenance inspection;

(iii) such inspections are performed no less frequently than once a year;

(iv) a true and complete copy of the report of each such inspection is provided to the Code Enforcement Officer; and

(v) upon receipt of each such report, the Code Enforcement Officer takes the appropriate action prescribed by Section 113-53 (Violations) of this local law.

E. Fee. The fee specified in or determined in accordance with the provisions set forth in Section 113-54 (Fees) of this local law must be paid prior to or at the time each inspection performed pursuant to this section. This subdivision shall not apply to inspections performed by OFPC.

§113-48. COMPLAINTS

A. The Code Enforcement Officer shall review and investigate complaints which allege or assert the existence of conditions or activities that fail to comply with the Uniform Code, the Energy Code, this local law, or any other local law, ordinance or regulation adopted for administration and enforcement of the Uniform Code or the Energy Code. The process for responding to a complaint shall include such of the following steps as the Code Enforcement Officer may deem to be appropriate:

(1) performing an inspection of the conditions and/or activities alleged to be in violation, and documenting the results of such inspection;

(2) if a violation is found to exist, providing the owner of the affected property and any other Person who may be responsible for the violation with notice of the violation and opportunity to abate, correct or cure the violation, or otherwise proceeding in the manner described in Section 113-53 (Violations) of this local law;

(3) if appropriate, issuing a Stop Work Order;

(4) if a violation which was found to exist is abated or corrected, performing an inspection to ensure that the violation has been abated or corrected, preparing a final written report reflecting such abatement or correction, and filing such report with the complaint.

§113-49. CONDITION ASSESSMENTS OF PARKING GARAGES.

A. Definitions. For the purposes of this section:

(1) the term "condition assessment" means an on-site inspection and evaluation of a parking garage for evidence of deterioration of any structural element or building component of such parking garage, evidence of the existence of any unsafe condition in such parking garage, and evidence indicating that such parking garage is an unsafe structure;

(2) the term "deterioration" means the weakening, disintegration, corrosion, rust, or decay of any structural element or building component, or any other loss of effectiveness of a structural element or building component;

(3) the term "parking garage" means any building or structure, or part thereof, in which all or any part of any structural level or levels is used for parking or storage of motor vehicles, excluding:

(i) buildings in which the only level used for parking or storage of motor vehicles is on grade;

(ii) an attached or accessory structure providing parking exclusively for a detached one- or two-family dwelling; and

(iii) a townhouse unit with attached parking exclusively for such unit;

(4) the term "professional engineer" means an individual who is licensed or otherwise authorized under Article 145 of the Education Law to practice the profession of engineering in the State of New York and who has at least three years of experience performing structural evaluations;

(5) the term "responsible professional engineer" means the professional engineer who performs a condition assessment, or under whose supervision a condition assessment is performed, and who seals and signs the condition assessment report. The use of the term "responsible professional engineer" shall not be construed as limiting the professional responsibility or liability of any professional engineer, or of any other licensed professional, who participates in the preparation of a condition

assessment without being the responsible professional engineer for such condition assessment.

(6) the term "unsafe condition" includes the conditions identified as "unsafe" in section 304.1.1, section 305.1.1, and section 306.1.1 of the PMCNYS; and

(7) the term "unsafe structure" means a structure that is so damaged, decayed, dilapidated, or structurally unsafe, or is of such faulty construction or unstable foundation, that partial or complete collapse is possible.

B. Condition Assessments – general requirements. The owner operator of each parking garage shall cause such parking garage to undergo an initial condition assessment as described in subdivision (c) of this section, periodic condition assessments as described in subdivision (d) of this section, and such additional condition assessments as may be required under subdivision (e) of this section. Each condition assessment shall be conducted by or under the direct supervision of a professional engineer. A written report of each condition assessment shall be prepared, and provided to the Town, in accordance with the requirements of subdivision (f) of this section. Before performing a condition assessment (other than the initial condition assessment) of a parking garage, the responsible professional engineer for such condition assessment shall review all available previous condition assessment reports for such parking garage.

C. Initial Condition Assessment. Each parking garage shall undergo an initial condition assessment as follows:

(1) Parking garages constructed on or after August 29, 2018, shall undergo an initial condition assessment following construction and prior to a certificate of occupancy or certificate of compliance being issued for the structure.

(2) Parking garages constructed prior to August 29, 2018, shall undergo an initial condition assessment as follows:

(i) if originally constructed prior to January 1, 1984, then prior to October 1, 2019;

(ii) if originally constructed between January 1, 1984 and December 31, 2002, then prior to October 1, 2020; and

(iii) if originally constructed between January 1, 2003 and August 28, 2018, then prior to October 1, 2021.

(3) Any parking garage constructed prior to the effective date of the local law enacting this provision that has not undergone an initial condition assessment prior to that effective date shall undergo an initial condition assessment prior to no more than six (6) months after the effective date of this local law.

D. Periodic Condition Assessments. Following the initial condition assessment of a parking garage, such parking garage shall undergo periodic condition assessments at intervals not to exceed three (3) years.

E. Additional Condition Assessments.

(1) If the latest condition assessment report for a parking garage includes a recommendation by the responsible professional engineer that an additional condition assessment of such parking garage, or any portion of such parking garage, be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of such parking garage identified by the responsible professional engineer) to undergo an additional condition assessment no later than the date recommended in such condition assessment report.

(2) If the Town becomes aware of any new or increased deterioration which, in the judgment of the Town, indicates that an additional condition assessment of the entire parking garage, or of the portion of the parking garage affected by such new or increased deterioration, should be performed before the date by which the next periodic condition assessment would be required under subdivision (c) of this section, the owner or operator of such parking garage shall cause such parking garage (or, if applicable, the portion of the parking garage affected by such new or increased deterioration) to undergo an additional condition assessment no later than the date determined by the Town to be appropriate.

F. Condition Assessment Reports. The responsible professional engineer shall prepare, or directly supervise the preparation of, a written report of each condition assessment, and shall submit such condition assessment report to the Town within thirty (30) days such other time frame as fixed by the Town. Such condition

assessment report shall be sealed and signed by the responsible professional engineer, and shall include:

- (1) an evaluation and description of the extent of deterioration and conditions that cause deterioration that could result in an unsafe condition or unsafe structure;
- (2) an evaluation and description of the extent of deterioration and conditions that cause deterioration that, in the opinion of the responsible professional engineer, should be remedied immediately to prevent an unsafe condition or unsafe structure;
- (3) an evaluation and description of the unsafe conditions;
- (4) an evaluation and description of the problems associated with the deterioration, conditions that cause deterioration, and unsafe conditions;
- (5) an evaluation and description of the corrective options available, including the recommended timeframe for remedying the deterioration, conditions that cause deterioration, and unsafe conditions;
- (6) an evaluation and description of the risks associated with not addressing the deterioration, conditions that cause deterioration, and unsafe conditions;
- (7) the responsible professional engineer's recommendation regarding preventative maintenance;
- (8) except in the case of the report of the initial condition assessment, the responsible professional engineer's attestation that he or she reviewed all previously prepared condition assessment reports available for such parking garage, and considered the information in the previously prepared reports while performing the current condition assessment and while preparing the current report; and
- (9) the responsible professional engineer's recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed. In making the recommendation regarding the time within which the next condition assessment of the parking garage or portion thereof should be performed, the responsible professional engineer shall consider the parking garage's age, maintenance history, structural condition, construction materials, frequency and intensity of use, location, exposure to the elements, and any other factors deemed relevant by the responsible professional engineer in their professional judgment.

G. Review Condition Assessment Reports. The Town shall take such enforcement action or actions in response to the information in such condition assessment report as may be necessary or appropriate to protect the public from the hazards that may result from the conditions described in such report. In particular, but not by way of limitation, the Town shall, by Order to Remedy or such other means of enforcement as the Town may deem appropriate, require the owner or operator of the parking garage to repair or otherwise remedy all deterioration, all conditions that cause deterioration, and all unsafe conditions identified in such condition assessment report pursuant to paragraphs (2) and (3) of subdivision (f). All repairs and remedies shall comply with the applicable provisions of the Uniform Code. This section shall not limit or impair the right of the Town to take any other enforcement action, including but not limited to suspension or revocation of a parking garage's operating permit, as may be necessary or appropriate in response to the information in a condition assessment report.

H. The Town shall retain all condition assessment reports for the life of the parking garage. Upon request by a professional engineer who has been engaged to perform a condition assessment of a parking garage, and who provides the Town with a written statement attesting to the fact that he or she has been so engaged, the Town shall make the previously prepared condition assessment reports for such parking garage (or copies of such reports) available to such professional engineer. The Town shall be permitted to require the owner or operator of the subject parking garage to pay all costs and expenses associated with making such previously prepared condition assessment reports (or copies thereof) available to the professional engineer.

I. This section shall not limit or impair the right or the obligation of the Town:

(1) to perform such construction inspections as are required by Section 113-41 (Construction Inspections) of this local law;

(2) to perform such periodic fire safety and property maintenance inspections as are required by Section 113-47 (Fire Safety and Property Maintenance Inspections) of this local law; and/or

(3) to take such enforcement action or actions as may be necessary or appropriate to respond to any condition that comes to the attention of the Town by means of its own inspections or observations, by means of a complaint, or by any other means other than a condition assessment or a report of a condition assessment.

SECTION 113-50. CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.

A. The Code Enforcement Officer shall determine the climatic and geographic design criteria for buildings and structures constructed within this Town as required by the Uniform Code. Such determinations shall be made in the manner specified in the Uniform Code using, where applicable, the maps, charts, and other information provided in the Uniform Code. The criteria to be so determined shall include but shall not necessarily be limited to, the following:

(1) design criteria to include ground snow load; wind design loads; seismic category; potential damage from weathering, frost, and termite; winter design temperature; whether ice barrier underlayment is required; the air freezing index; and the mean annual temperature;

(2) heating and cooling equipment design criteria for structures within the scope of the RCNYS. The design criteria shall include the data identified in the Design Criteria Table found in Chapter 3 of the RCNYS; and

(3) flood hazard areas, flood hazard maps, and supporting data. The flood hazard map shall include, at a minimum, special flood hazard areas as identified by the Federal Emergency Management Agency in the Flood Insurance Study for the community, as amended or revised with:

(i) the accompanying Flood Insurance Rate Map (FIRM);

(ii) Flood Boundary and Floodway Map (FBFM); and

(iii) related supporting data along with any revisions thereto.

B. The Code Enforcement Officer shall prepare a written record of the climatic and geographic design criteria determined pursuant to subdivision (a) of this section, shall maintain such record within the office of the Code Enforcement Officer, and shall make such record readily available to the public.

SECTION 113-51. RECORD KEEPING.

A. The Code Enforcement Officer shall keep permanent official records of all transactions and activities conducted by all Code Enforcement Personnel, including records of:

- (1) all applications received, reviewed and approved or denied;
- (2) all plans, specifications and construction documents approved;
- (3) all Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Stop Work Orders, and Operating Permits issued;
- (4) all inspections and tests performed;
- (5) all statements and reports issued;
- (6) all complaints received;
- (7) all investigations conducted;
- (8) all condition assessment reports received;
- (9) all fees charged and collected; and
- (10) all other features and activities specified in or contemplated by Sections 113-40 through 113-50 inclusive, of this local law.

B. All such records shall be public records open for public inspection during normal business hours. All plans and records pertaining to buildings or structures, or appurtenances thereto, shall be retained for at least the minimum time period so required by State law and regulation.

SECTION 113-52. PROGRAM REVIEW AND REPORTING

A. The Code Enforcement Officer shall annually submit to the Town Board of the Town of Thompson a written report and summary of all business conducted by the Code Enforcement Officer and the Inspectors, including a report and summary of all transactions and activities described in Section 113-50 (Record Keeping) of this local law and a report and summary of all appeals or litigation pending or concluded.

B. The Code Enforcement Officer shall annually submit to the Secretary of State, on behalf of this Town, on a form prescribed by the Secretary of State, a report of the activities of this Town relative to administration and enforcement of the Uniform Code.

C. The Code Enforcement Officer shall, upon request of the New York State Department of State, provide to the New York State Department of State, true and complete copies of the records and related materials this Town is required to maintain; true and complete copies of such portion of such records and related materials as may be requested by the Department of State; and/or such excerpts, summaries, tabulations, statistics, and other information and accounts of its activities in connection with administration and enforcement of the Uniform Code and/or Energy Code as may be requested by the Department of State.

SECTION 113-53: VIOLATIONS

A. Orders to Remedy. The Code Enforcement Officer is authorized to order in writing the remedying of any condition or activity found to exist in, on or about any building, structure, or premises in violation of the Uniform Code, the Energy Code, or this local law. An Order to Remedy shall be in writing; shall be dated and signed by the Code Enforcement Officer; shall specify the condition or activity that violates the Uniform Code, the Energy Code, or this local law; shall specify the provision or provisions of the Uniform Code, the Energy Code, or this local law which is/are violated by the specified condition or activity; and shall include a statement substantially similar to the following:

"The person or entity served with this Order to Remedy must completely remedy each violation described in this Order to Remedy by _____ [*specify date*], which is thirty (30) days after the date of this Order to Remedy."

The Order to Remedy may include provisions ordering the person or entity served with such Order to Remedy (1) to begin to remedy the violations described in the Order to Remedy immediately, or within some other specified period of time which may be less than thirty (30) days; to continue diligently to remedy such violations until each such violation is fully remedied; and, in any event, to complete the remedying of all such violations within thirty (30) days of the date of such Order to Remedy; and/or (2) to take such other protective actions (such as vacating the building or barricading the area where the violations exist) which are authorized by this local law or by any other applicable statute, regulation, rule, local law or ordinance, and which the Code Enforcement Officer may deem appropriate, during the period while such violations are being remedied. The Code Enforcement Officer shall cause the Order to Remedy, or a copy thereof, to be served on the owner of the affected property personally or by

registered mail or certified mail within five (5) days after the date of the Order to Remedy. The Code Enforcement Officer shall be permitted, but not required, to cause the Order to Remedy, or a copy thereof, to be served on any builder, architect, tenant, contractor, subcontractor, construction superintendent, or their agents, or any other person taking part or assisting in work being performed at the affected property personally or by registered mail or certified mail within five (5) days after the date of the Order to Remedy; provided, however, that failure to serve any Person mentioned in this sentence shall not affect the efficacy of the Compliance Order.

B. Appearance Tickets. The Code Enforcement Officer and each Inspector are authorized to issue appearance tickets for any violation of the Uniform Code.

C. Penalties. In addition to such other penalties as may be prescribed by State law,

(1) any Person, having been served with a notice of violation, who shall fail to comply with such notice within thirty (30) days of such service or within the time fixed by the Code Enforcement Officer for compliance, whichever is greater, shall be punishable as follows: for a first offense, by a fine of not more than \$250.00 or imprisonment for not more than fifteen (15) days, or both; for a second offense, by a fine of not more than \$500.00 or imprisonment for not more than thirty (30) days, or both; and for a third and each supplemental offense, by a fine of not more than \$1,000.00 or imprisonment for not more than one (1) year, or both. Each day that a violation continues shall be deemed a separate offense; and

(2) any Person who violates any provision of the Uniform Code, the Energy Code or this local law, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order, Operating Permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law, shall be liable to pay a civil penalty of not more than \$1,000.00 for each day or part thereof during which such violation continues. The civil penalties provided by this paragraph shall be recoverable in an action instituted in the name of this Town.

D. Injunctive Relief. An action or proceeding may be instituted in the name of this Town, in a court of competent jurisdiction, to prevent, restrain, enjoin, correct, or abate any violation of, or to enforce, any provision of the Uniform Code, the Energy Code, this local law, or any term or condition of any Building Permit, Certificate of Occupancy, Certificate of Compliance, Temporary Certificate, Stop Work Order,

Operating Permit, Order to Remedy, or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this local law. In particular, but not by way of limitation, where the construction or use of a building or structure is in violation of any provision of the Uniform Code, the Energy Code, this local law, or any Stop Work Order, Order to Remedy or other order obtained under the Uniform Code, the Energy Code or this local law, an action or proceeding may be commenced in the name of this Town, in the Supreme Court or in any other court having the requisite jurisdiction, to obtain an order directing the removal of the building or structure or an abatement of the condition in violation of such provisions. No action or proceeding described in this subdivision shall be commenced without the appropriate authorization from the Town Board of this Town.

E. Remedies Not Exclusive. No remedy or penalty specified in this section shall be the exclusive remedy or remedy available to address any violation described in this section, and each remedy or penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the other remedies or penalties specified in this section, in Section 113-42 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. Any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any other remedy or penalty specified in this section, in Section 113-42 (Stop Work Orders) of this local law, in any other section of this local law, or in any other applicable law. In particular, but not by way of limitation, each remedy and penalty specified in this section shall be in addition to, and not in substitution for or limitation of, the penalties specified in subdivision (2) of section 382 of the Executive Law, and any remedy or penalty specified in this section may be pursued at any time, whether prior to, simultaneously with, or after the pursuit of any penalty specified in subdivision (2) of section 382 of the Executive Law.

SECTION 113-54: FEES

A. A fee schedule shall be established by resolution of the Town Board of this Town. Such fee schedule may thereafter be amended from time to time by like resolution. The fees set forth in, or determined in accordance with, such fee schedule or amended fee schedule shall be charged and collected for the submission of applications, the issuance of Building Permits, amended Building Permits, renewed Building Permits, Certificates of Occupancy, Certificates of Compliance, Temporary Certificates, Operating Permits, fire safety and property maintenance inspections, and other actions of the Code Enforcement Officer described in or contemplated by this local law.

SECTION 113-55. INTERMUNICIPAL AGREEMENTS

A. The Town Board of this Town may, by resolution, authorize the Supervisor of this Town to enter into an agreement, in the name of this Town, with other governments to carry out the terms of this local law, provided that such agreement does not violate any provision of the Uniform Code, the Energy Code, Part 1203 of Title 19 of the NYCRR, or any other applicable law.

SECTION 113-56. PARTIAL INVALIDITY

If any section of this local law shall be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to affect, impair, or invalidate the remainder of this local law.

SECTION 113-57. EFFECTIVE DATE

This local law shall take effect immediately upon filing in the office of the New York State Secretary of State in accordance with section 27 of the Municipal Home Rule Law.

2. If any section, part or provision of this local law or the application thereof to any person, property or circumstance is adjudged invalid by any Court of competent jurisdiction, such judgment shall be confined in its operation to the section, part or application directly and expressly adjudged invalid and shall not affect or impair the validity of the remainder of this local law or the application thereof.

3. Except as herein specifically amended, the remainder of Chapter 113 of such Code shall remain in full force and effect.

4. This local law shall take effect immediately upon filing with the Secretary of State.

(Complete the certification in the paragraph which applies to the filing of this local law and strike out the matter therein which is not applicable.)

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2022 of the Town of Thompson was duly passed by the Town Board on _____, 2022 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 20__, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20__, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20__ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of Sections 36/37 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at a special/general election held on _____ 20____ became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 20____ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and of a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, Town, village clerk or officer designated by local legislative body~~

Date: December _____, 2022

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

STATE OF NEW YORK
COUNTY OF SULLIVAN

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: December _____, 2022

Attorney for Town of Thompson

#3

TOWN OF THOMPSON

EMPLOYEE HANDBOOK

Adopted by Resolution of the Town Board, effective September 1, 2022

Two Pages with changes Attached



Prepared by:
Public Sector HR Consultants LLC
14 Knollwood Drive
Glenville, New York 12302
Telephone: 518.399.4512
www.publicsectorhr.org

409 Supplies, Tools and Equipment, and Fuel Usage

Supplies – All Town owned supplies must be used efficiently and not wasted. An employee may not use any Town supplies including, but not limited to, postage, paper, or office supplies for personal use.

Tools and Equipment – The employee must repair or replace any Town-owned tool or piece of equipment lost or damaged by the employee as a result of negligence or intentional misuse. An employee may not use any Town-owned tool or piece of equipment, including, but not limited to, fax machines, copiers and computer equipment for personal use. An employee may not use Town facilities, Town-owned tools or equipment to work on vehicles or trailers not owned by the Town.

Fuel – An employee may not use gasoline, fuel oil, or motor oil purchased by the Town for personal use.

410 Occasional Remote Work Policy

Policy Statement – It is the policy of the Town that under certain circumstances, full-time employees may be permitted to work from home or remotely for a finite period of time.

Eligibility Requirements – In order to be eligible to work remotely, a request must be made in writing to the employee's Department Head and approved by the Town Supervisor. The Town Supervisor will have the full discretion to allow an employee to work remotely, on a case-by-case basis. In all cases, an employee who is granted permission to work remotely must have remote access set up prior to the commencement of their work remotely period.

Time Period – Employee will only be allowed to work remotely on a temporary basis. This time period will be communicated to the employee at the time of approval. After the temporary time period has expired, the employee will be expected to return to work at their designated work location.

Documentation Requirements – An employee who has been approved to work from home must document all hours worked and submit their time records to their Department Head. Additionally, if required by the Department Head or Town Supervisor, the employee will be required to provide documentation showing what they worked on during their hours working from home.

No change
↓

FLSA Non-Exempt Class Employees:

Years of Service:	Vacation Leave
Upon hire	5 days
After 6 months of service	5 days
1 through 4 years of service	10 days
5 through 9 years of service	15 days
10 through 14 years of service	20 days
15 through 19 years of service	25 days
20 or more years of service	30 days

change
↓

FLSA Exempt Class Employees (including the Confidential Secretary to the Town Supervisor, Comptroller, Assessor, Water and Sewer Superintendent, Building, Planning and Zoning Director; Deputy Administrator, and Parks and Maintenance Supervisor):

Years of Service:	Vacation Leave
Upon hire through 4 years of service	15 days
5 through 9 years of service	20 days
10 through 14 years of service	25 days
15 or more years of service	30 days

Continuous Service – Continuous Service shall mean uninterrupted service. An authorized leave of absence without pay, or a resignation followed by reinstatement within one year following such resignation, shall not constitute an interruption of continuous service. However, the duration of the absence from work without pay will be excluded from the computation of length of continuous service. Vacation is earned only for monthly pay periods during which an employee is in full pay status for at least fifteen working days during such monthly pay period.

Scheduling – Vacation time is normally scheduled based on the date of the request received. The Town reserves the right to designate when some or all of an employee's vacation time is taken, based upon program, administration and other Town needs. If an employee is called in to work while the employee is on vacation time, then the employee shall be entitled to compensation at time and one half plus compensatory time of one full day, whether or not a full day of vacation time is consumed, for a day or part of a day that the employee is called in to work. Vacation leave credits may not be used in increments of less than one-half hour.

Accumulation – All or part of vacation time may be postponed from one year to another, provided that the employee sends such request in writing to the Town Supervisor, and the Town Supervisor, at their discretion, may authorize such postponement in writing; provided, however, that the postponed vacation time is used by the employee within six (6) months of their anniversary date of employment, and if not used, said vacation leave shall be deemed waived.

Holiday During Scheduled Vacation – In the event a designated holiday occurs on an employee's normal workday and the employee is on paid vacation, the employee will receive holiday pay for the day and the employee's vacation leave credits will not be charged for that day.

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 December 6,
2022

**RESOLUTION TO ADOPT THE TOWN OF THOMPSON EMPLOYEE HANDBOOK AMENDED AS OF
DECEMBER 6, 2022**

WHEREAS, the Town of Thompson Board wishes to amend the Town of Thompson
Employee Handbook to include an Occasional Remote Work Policy.

WHEREAS, the Town of Thompson Board wishes to amend the vacation policy for FLSA
Exempt Class Employees (including the Confidential Secretary to the Town Supervisor,
Comptroller, Assessor, Water and Sewer Superintendent, Building, Planning and Zoning Director,
Deputy Administrator, and Parks and Maintenance Supervisor) as follows:

<u>Years of Service:</u>	<u>Vacation Leave:</u>
Upon hire through 4 years of service	15 days
5 through 9 years of service	20 days
10 through 14 years of service	25 days
15 or more years of service	30 days

WHEREAS, the Town of Thompson Employee Handbook, revised as of December 6,
2022, includes the desired amendments for the Occasional Remote Work Policy and the
amended vacation policy for FLSA Exempt Class Employees,

NOW THEREFORE IT BE RESOLVED, that the Town Board hereby adopts the revised
Town of Thompson Employee Handbook dated December 6, 2022 to become effective
immediately.

Adopted the 6th day of December, 2022.

Moved by Councilman
Seconded by Councilman

The members of the Town Board voted as follows:

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

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution attached hereto was duly adopted by the Town Board on December 6, 2022, 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 December 6 ____, 2022.

Town Clerk

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 December 6,
2022

**RESOLUTION TO AUTHORIZE AN ADDITIONAL WEEK VACATION TIME FOR
THE FOLLOWING CURRENT EMPLOYEES AS PER THE NEWLY REVISED TOWN
OF THOMPSON EMPLOYEE HANDBOOK ADOPTED DECEMBER 6, 2022.**

WHEREAS, the Town of Thompson Board has adopted the Town of Thompson Employee Handbook policy amendments as of December 6, 2022.

WHEREAS, the Town of Thompson Board has amended the vacation policy for FLSA Exempt Class Employees (including the Confidential Secretary to the Town Supervisor, Comptroller, Assessor, Water and Sewer Superintendent, Building, Planning and Zoning Director; Deputy Administrator, and Parks and Maintenance Supervisor) as follows:

<u>Years of Service:</u>	<u>Vacation Leave:</u>
Upon hire through 4 years of service	15 days
5 through 9 years of service	20 days
10 through 14 years of service	25 days
15 or more years of service	30 days

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson does hereby authorize an additional week vacation as per the above schedule, effective immediately, for the following eligible positions: the Confidential Secretary to the Town Supervisor, Comptroller, Assessor, Water and Sewer Superintendent, Building, Planning and Zoning Director; Deputy Administrator, and Parks and Maintenance Supervisor.

Adopted the 6th day of December, 2022.

Moved by Councilman
Seconded by Councilman

The members of the Town Board voted as follows:

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

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution attached hereto was duly adopted by the Town Board on December 6, 2022, 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 December 6 ____, 2022.

Town Clerk

#6

Marilee Calhoun (Town of Thompson)

From: Scott Mace
Sent: Wednesday, November 30, 2022 2:42 PM
To: Marilee Calhoun
Subject: Agenda

Myriam Loor contacted me about town approval for Celebrate Life half marathon on March 12 Can you please add to agenda for Tuesday?
Thanks!
Sent from my iPhone
Scott

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

#7
Bid Item: Sixty Six Inch (66") Steel Pipe Liner

Phone # 845-794-5560
E-mail richhiway@gmail.com

GENERAL SPECIFICATIONS CONT'D.

PROPOSAL

ITEM 1 For One (1) or More Sixty-Six Inch (66") Steel Pipe Liner
Price per Linear Foot Delivered to Town of Thompson Highway Department, 33 Jefferson Street,
Monticello, NY 12701, in accordance with the specification.

\$ 600.⁰⁰ / LF

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

COMPANY PRECISION PIPE + PRODUCTS, INC.
PRINTED NAME KEITH NELSON
SIGNATURE *Keith Nelson*
ADDRESS PO Box 102046
1806 6TH AVE SOUTH
BIRMINGHAM, AL 35210
TELEPHONE 205-327-8171
FAX 205-327-8173
EMAIL CWALKER@PRECISIONPIPE.COM
KNELSON@PRECISIONPIPE.COM
DATE 11-28-22

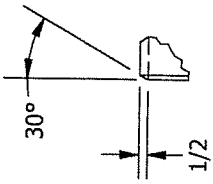
DO NOT WRITE BELOW THIS LINE.

ACCEPTED () DATE: _____

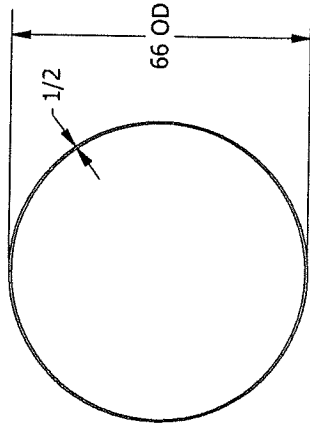
REJECTED ()

COMMENTS:

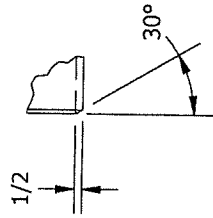
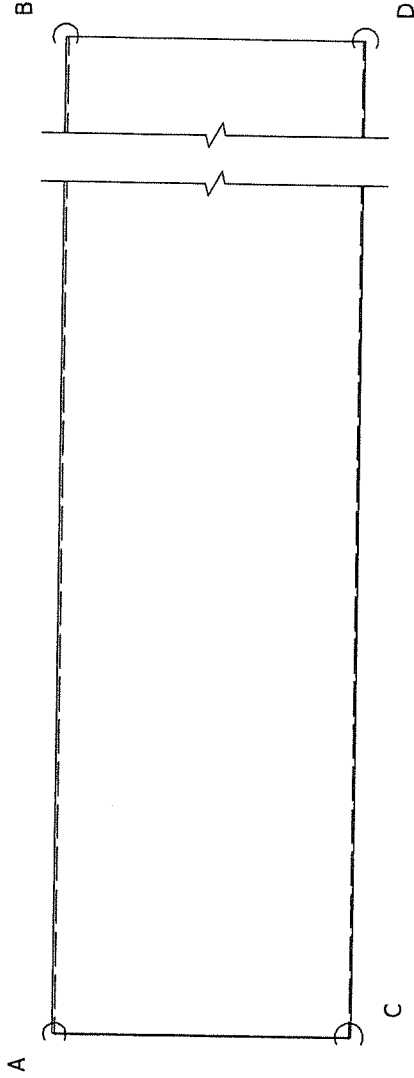
SIGNATURE: _____



DETAIL A



DETAIL B



DETAIL C



DETAIL D

NOTES:

- Material: INFRASTEEL 242, Melted & Manufactured in the USA.
- All dimensions are in inches unless otherwise specified.

RAWING APPROVAL:

able responsibility for the correctness of this drawing remains with the contractor. The approval signature below guarantees that the material types, manufacturing processes, coatings, features and dimensions contained here meet all requirements of the contract drawings, contract specifications, and as built site requirements.

Company _____

Print Name _____

Signature _____ Date _____

PROPRIETARY & CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF INFRASTEEL. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF INFRASTEEL IS PROHIBITED.

TYPE ROUND LINER

PROJECT InfraSteel

SITE Town of Thompson Hwy. Dept.

RUN

WEIGHT 350 #/Ft

DATE 11/22/2022

SHEET 1 of 1



Permanent Culvert Rehabilitation Systems

SIZE 66 OD x .500

REV

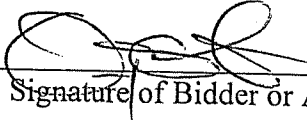
#8
Generator Service Maintenance
Bids

to insure any other person, partnership or corporation to submit or not to submit a bid for the purposes of restriction competition.

Accompanying this bid is a certified check or bond as required by and subject to retention in accordance with the Notice to Bidders and Instruction to Bidders.

PEAK POWER SYSTEMS, INC.
Name of Bidder

845-344-1975
Phone Number


Signature of Bidder or Authorized Person

99 Sprague Avenue
Address

Pery Pistone, President
Title

Middletown, NY 10940
City, State, Zip

Location	2023 Price	2024 Price	2025 Price
Kiamesha Waste Water Treatment Plant	\$2,010.88	\$2,010.88	\$2,211.97
Patio Homes Pump Station	\$653.13	\$653.13	\$718.44
Harris Pump Station	\$1,146.92	\$1,146.92	\$1,261.61
Benmosche Pump Station	\$1,211.63	\$1,211.63	\$1,332.79
Yeshiva Viznitz Pump Station	\$635.63	\$635.63	\$699.19
Melody Lake Waste Water Treatment Plant	\$707.69	\$707.69	\$778.46
Emerald Green Waste Water Treatment Plant	\$1,090.63	\$1,090.63	\$1,199.69
Golden Ridge Pump Station	\$574.24	\$574.24	\$631.66
Melody Lake Water Treatment Plant	\$693.94	\$693.94	\$763.33
Old 17 Pump Station	\$842.69	\$842.69	\$926.96
Portable Generator	\$728.13	\$728.13	\$800.94
Adelaar Pump Station #1	\$857.13	\$857.13	\$942.84
Adelaar Pump Station #2	\$726.13	\$726.13	\$798.74
Adelaar Pump Station #3	\$836.44	\$836.44	\$920.08
Emerald Green #11 Pump Station	\$941.63	\$941.63	\$1,035.79
TOTALS	\$13,656.84	\$13,656.84	\$15,022.52

#9



Town Supervisor
William J. Rieber, Jr.

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

Request to Approve

Expenses: Refreshments for Meeting

Amount: \$78.93

Date: 11/22/2022

Reimburse the Deputy Administrator, Patrice Chester, for the attached expenses for refreshments purchased for the initial meet and greet Town Comprehensive Plan Advisory Committee Meeting.

Give us feedback @ survey.walmart.com
Thank you! ID #:7RHP3QWL36Y



845-796-7202 Mr:IMRAN
41 ANAWANA LAKE RD
MONTICELLO NY 12701

ST# 02547	OP# 000600	TE# 01	TR# 04403
CLEAR CUP	007874233137		4.56 X
CUTLERY	068113157392		2.44 X
GRTVALUE MAP	007874223356		2.12 X
GV 6100CT	007874235053		5.18 X
GV ND PNY P	068113102601		6.28 X
	SUBTOTAL		20.58
TAX 1	8.000 %		1.65
	TOTAL		22.23
	MCARD TEND		22.23

Mastercard **** *
 APPROVAL # 003605
 REF # 1042000314
 AID A0000000041010
 AAC 29FCF344F839C964
 TERMINAL # SC010076

11/22/22 09:16:06
 CHANGE DUE 0.00
 # ITEMS SOLD 5
 TC# 2340 4840 2085 4204 6441



Walmart
 Become a member
 Scan for free 30-day trial

11/22/22 09:16:06
 CUSTOMER COPY

GIOVANNI S TWO MAN SUBS
 4457 STATE ROUTE 42
 MONTICELLO, NY 12701
 (845) 794-8668

SALE

Clerk #: 000001
 MID: 000051096570
 TID: 001 REF#: 00000070
 Batch #: 326001 RRN: 610100030
 11/22/22 18:22:13
 APPR CODE: 07067S
 MASTERCARD Chip
 ***** **j**

*3 Lvs
 pizzas*

AMOUNT \$56.70
 TIP \$ _____
 TOTAL \$ _____

APPROVED

Mastercard
 AID: A0000000041010
 TVR: 80 00 00 80 00
 TSI: 68 00

CUSTOMER COPY



#9

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

TOWN OF THOMPSON
DEPARTMENT OF PARKS & RECREATION

BILLS OVER \$2500.00

We are requesting permission to pay the following:

Vendor: Glenn L. Smith, P.E

DESCRIPTION: Engineering Fees for LAKE IDA BATHROOM

Grand Total Price: 3,014.39

GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

533 Broadway / P.O. Box 156
Monticello, New York 12701
Telephone: (845) 796-2216

Licensed in New York, New Jersey, and Pennsylvania

Fax: (845) 796-2716
Email: gsmith.pepc@verizon.net

November 2, 2022

Town of Thompson
4052 Rt. 42
Monticello, NY 12701

Re: Adams Road Bathhouse Septic System,
Lake Ida Park

For Period Ending October 31, 2022

G.L. SMITH, P.E.

10/6/2022 Set up file maps and information on town park, drive into site to check current conditions.
10/13/2022 Meet Glenn Somers at site for bathhouse septic plan; start work up site sketch plan from aerial photo and tax maps and USGS maps.
10/14/2022 Check/update site sketch plan on CAD.
10/26/2022 Review field file soils test, start septic system design.
10/27/2022 Work on septic design / layout; go to site for survey elevations, plot topo on plan, do septic profile drawing, set up for CAD.
10/31/2022 Check / finalize septic system plans, correspondence to town with plans, submit to town hall.

7.8 Hours @ \$165/Hour..... \$1,287.00

O. BOLDIIS, CAD OPERATOR

10/6/2022 Online research for latest color aerial image of property. Download, edit and printout full color print.
10/13/2022 Discussed project CAD requirements with GLS. Set up new project plansheet in CAD. Digitized layout to CAD and incorporated layout in current project drawing.
10/14/2022 Updated current project CAD file. Printout for GLS to review.
10/28/2022 Updated current project plansheets with new digitized information and text.
10/31/2022 Updated current project CAD drawing with new layout and text information.

11.8 Hours @ \$80/Hour..... \$944.00

GLENN L. SMITH, P.E.
Consulting Engineer, P.C.

(T) Thompson
November 2, 2022
Page 2

A. SMITH, FIELD TECH

10/13/2022 Site inspection with GLS and Glenn Somers.
10/14/2022 Start Lake Ida Park perc testing. Ground too wet after recent rains.
10/19/2022 Perc testing at Lake Ida Town Park, report at office.
10/26/2022 Witness deep test pits and do additional perc tests. Report at office, review with GLS.
10/27/2022 Shoot elevations with GLS at Lake Ida Park.
10/31/2022 Run 24" x 36" copies of septic plans for town.

10.2 Hours @ \$70/Hour..... \$714.00

CLERICAL

10/27/2022 Typed calculations - septic system.
11/1/2022 Typed memorandum to Glenn Somers.

0.5 Hours @ \$30/Hour..... \$15.00

MISCELLANEOUS EXPENSES

58 - miles @ \$.58/ mile..... \$33.64
1 - 8½"x 11" full color prints @ \$2.75..... \$2.75
6 - 24" x 36" plans @ \$3.00..... \$18.00

Total Due.....\$3,014.39

All invoices not paid within 15 days will be subject to a 1-½ % service charge. Client will be responsible for all costs of collection, including reasonable attorney fees for amounts 60 days past due.

7110.202

#9

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: SLACK Chemical

DESCRIPTION: Stern PAC - Emerald Green

AMOUNT: \$ 3,525.⁶⁰

* Sole Source.



CHEMICAL COMPANY Incorporated

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



ISO 9001:2015

Customer Number	
4778	
Invoice Date	Invoice Number
11/21/2022	447977
Due Date	BL Number
12/21/2022	445937

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

INVOICE

Sold To:

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

Ship To:

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

Ship Date	Ship Via	Payment Terms	Purchase Order Number	SLS	
11/21/2022	Slack GJ	NET 30	Email Keith	075	
QTY Shipped	Packaging	Total Quantity	Product	Unit Price	Amount
8	55 G DRUM-SP	440 G	SternPAC	6.9900 / G	3,075.60
				Merchandise SubTotal	3,075.60
				Delivery Charge	50.00
				Total Container Deposit	360.00
				Pallets Shipped: 2	40.00
				Total Invoice	3,525.60
Tax Exempt: 14-6002141					

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

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

#9

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

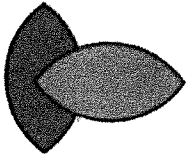
Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

BILLS OVER \$2500.00

We are requesting permission to pay the following:

VENDOR: Emmons Metro LLC
DESCRIPTION: Hydromatic-Submersible sewage pump
AMOUNT: \$5,187.00 *Kiamesha pump station*

*Quotes attached.



Emmons Metro LLC
 453 N Pearl St
 Menands, NEW YORK, 12204-1508
 Phone: 518-694-0404
 Web: www.emmonspump.com

INVOICE

Reference No.: INV006060
 Date: 18-Nov-2022
 Due Date: 18-Dec-2022
 Customer ID: NY002068
 Currency: USD

BILL TO:		SHIP TO:	
THOMPSON, TOWN OF 4052 ROUTE 42 MONTICELLO NY 12701 United States of America		THOMPSON, TOWN OF 128 ROCK RIDGE DRIVE TAG: KIAMESHA PS MONTICELLO NY 12701 United States of America	
CUSTOMER REF. NUMBER	TERMS	CONTACT	
KIAMESHA PS	Net 30		

SO TYPE	SO NUMBER	SHIPMENT NUMBER		CUSTOMER P.O. NO.		
EO	NY005220	003221		KIAMESHA PS		
NO.	ITEM	QTY.	UOM	UNIT PRICE	DISC.	EXTENDED PRICE
1	S3HRC500M4-2 (51430-057-7): HYDROMATIC - SUBMERSIBLE SEWAGE PUMP, 5 HP, 460 VOLT, 3 PHASE, 3450 RPM, 35' CORDS, VORTEX IMPELLER, 3" DISCHARGE NOTE: 5" OVERSIZED IMPELLER	1.00	EACH	5,187.0000	0%	5,187.00

S.O. NOTE: LEAD TIME ESTIMATED 8-10 WEEKS.
 FREIGHT CHARGES ARE INCLUDED.

NOTE: S/N: 10759131	Sales Total:	5,187.00
Central Transport Pro # 15037589940	Tax Total:	0.00
	Total (USD):	5,187.00

Pentair Flow Technologies, LLC
 740 E. 9th Street
 ASHLAND OH 44805
 USA

INTERNET: WWW.PENTAIR.COM

Packing Slip



Information

Document Number 802567783
 Document Date 11/15/2022

Purchase Order No. 002740
 Purchase Order Date 08/23/2022
 Sales Order Number 53155037
 Customer Number 3156795

Shipping Conditions 04-Ship Date
 Incoterms ADD ORIGIN

Gross Weight 160.001 LB
 Net Weight 160 LB

Ship Via: Central Transportation

Comments:

Carton Count: 1

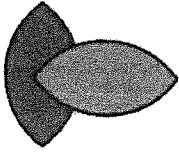
<p>Shipping Address TOWN OF THOMPSON TAG: KIAMESHA PS 128 ROCK RIDGE DRIVE MONTICELLO NY 12701</p>
<p>Bill To Address METROPOLITAN INDUSTRIES EMMONS METRO LLC 453 N. PEARL ST ALBANY NY 12204 USA</p>

Shipping Details 802567783 11/15/2022

Item	Material# Description	Customer Material#	COO	Quantity Shipped	Quantity Backordered or Open	SD Line
0010	514300577 S3HRC500M4-2 514300577 S3HRC500M4-2 MANUAL PUMP 5 HP 5" OVERSIZED IMP - 147690012 S/N: 10759131		US 460/3/60	1 PC		10

[Handwritten signature]

If indicated here by the identification of any non-US countries of origin, some of these articles are imported. The requirements of 19 U.S.C. 1304 and 19 CFR part 134 provide that the articles and their containers must be marked in a conspicuous place as legibly, indelibly, and permanently as the nature of the article or container will permit, in such a manner as to indicate to the ultimate purchaser in the United States the English name of the country of origin for the article. Hereinafter, a distributor/retailer shall not be held responsible for such marking requirements and must maintain compliance therewith.



Emmons Metro LLC
 453 N Pearl St
 Menands, NEW YORK, 12204-1508
 Phone: 518-694-0404
 Web: www.emmonspump.com

Quote

Order No.: QT001644
 Order Date: 8/17/2022
 Delivery Date: 8/17/2022
 Customer ID: NY002068
 Currency: USD

BILL TO:		SHIP TO:	
THOMPSON, TOWN OF 4052 ROUTE 42 MONTICELLO NY 12701 United States of America		THOMPSON, TOWN OF 128 ROCK RIDGE DRIVE MONTICELLO NY 12701 United States of America	
CUSTOMER P.O. NO.	TERMS	CONTACT	
S3HRC500M4-2	Net 30	Emmons, Trent, temmons@emmonspump.com	
FOB POINT	SHIPPING TERMS	SHIP VIA	
Factory	Prepay and Add	Best Way	

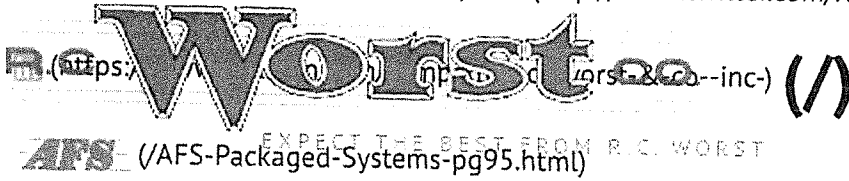
NO.	ITEM	QTY.	UOM	PRICE	DISC.	EXTENDED PRICE
1	S3HRC500M4-2 (51430-057-7) HYDROMATIC - SUBMERSIBLE SEWAGE PUMP, 5 HP, 460 VOLT, 3 PHASE, 3450 RPM, 35' CORDS, VORTEX IMPELLER, 3" DISCHARGE NOTE: 5" OVERSIZED IMPELLER	1.0000	EACH	5,187.0000	0%	5,187.00

QUOTE #1

NOTE: LEAD TIME ESTIMATED 8-10 WEEKS. FREIGHT CHARGES ARE INCLUDED.	<table style="width: 100%; border-collapse: collapse;"> <tr> <td>Sales Total:</td> <td style="text-align: right;">5,187.00</td> </tr> <tr> <td>Freight & Misc.:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Less Discount:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Tax Total:</td> <td style="text-align: right;">0.00</td> </tr> <tr> <td>Total (USD):</td> <td style="text-align: right;">5,187.00</td> </tr> </table>	Sales Total:	5,187.00	Freight & Misc.:	0.00	Less Discount:	0.00	Tax Total:	0.00	Total (USD):	5,187.00
Sales Total:	5,187.00										
Freight & Misc.:	0.00										
Less Discount:	0.00										
Tax Total:	0.00										
Total (USD):	5,187.00										

Questions Call us 855.329.4519 (tel:855.329.4519) or LIVE CHAT

f (http://www.facebook.com/rcworst) t (http://www.twitter.com/rcworst)



MY ACCOUNT (/STORE/MYACCOUNT.ASPX)

LOGIN (/STORE/LOGIN.ASPX?PROGRESS=FALSE)

Home (/) > Manufacturers (/Manufacturers-c206.html) > Hydromatic Pump (/Hydromatic-Pump-c208.html) > Municipal (/Engineered-c301.html) > Submersible Solids Handling Pumps (/submersible-solids-handling-pumps.html) > S3HRC/S3HVX (/all-submersible.html) > S3HRC (/s3hrc-1658.html) > All S3HRC (/all-s3hrc.html) > Hydromatic S3HRC500M4-2 Submersible Sewage Pump Recessed Impeller 5.0 HP 460V 3PH Manual 35' Cord

KOUT.ASPX)



*Quote #2
\$5,928.00*

(/resize/Shared/content/mfr/hydromatic_pump/product_imgs/hydromatic_s3hrc
bw=750&w=750&bh=750&h=750)



Hydromatic S3HRC Typical Application

- Municipal
- Commercial
- Industrial

Hydromatic S3HRC Superior Features

- Oil filled motor efficiently dissipates heat and locks out damaging moisture so you receive reliable pumping service. Easily field serviceable.
- Standard construction is cast iron.
- Stainless steel shaft eliminates corrosion and fatigue for longer pump life. The minimum shaft overhang decreases bearing and seal life. Tapered shaft allows for easy removal of impeller.
- Available with a wide range of impellers for different applications. Pump-out vanes on the top shroud prevent the buildup of materials in the seal area and extend the life of the thrust bearing by significantly reducing axial thrust.
- The connection box has two epoxy barriers and a compression fitting that prevent water contamination of the motor area, assuring long-term reliable operation. In addition, epoxy encapsulation and stripped leads positively eliminate "wicking" from the cable
- Heavy duty upper and lower ball bearings are submerged in oil to provide permanent lubrication and ensure long service life.
- Easily replaceable, true wear ring, with a top pullout design for easy disasse

[More Details >|](#)

Hydromatic S3HRC Key Features

- Recessed impeller design has completely open passage in volute.
- Pumping action is by vortex; reduces solids getting caught in the impeller v
- Operates without vibration or cavitation over entire performance curve.
- Recessed impeller greatly increases bearing life by reducing radial load.
- Oil-filled motor for maximum heat dissipation and constant bearing lubricat
- Heat sensor thermostats embedded in windings protect motor from overhe
- Seal leak probes warn of moisture entry; help prevent costly motor burnout
- Available configurations, rails and accessories:
 - Rail Systems Available
 - Controls and Accessories Available

Website is Security Scanned

Security Scan Passed:
Scan Frequency:

No Malware Detected

Malware Scan Passed:
Scan Frequency:

Active SSL Certificate

Encrypted By:
Expiration Date:

RELATED PRODUCTS

[ALL PRODUCTS \(/PRODUCTS\)](#)



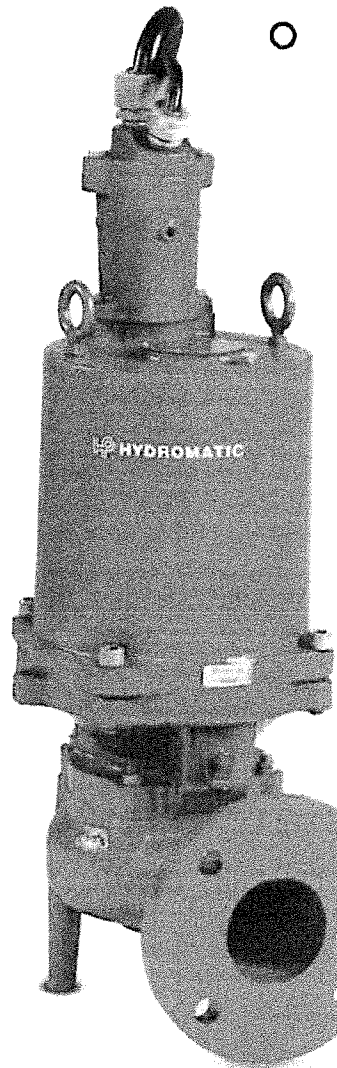
(770) 728-8844 uspumpparts@gmail.com (mailto:uspumpparts@gmail.com)

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Free Shipping



Hydromatic 514300577 - Model S3HRC500M4-2 submersible solids handling pump with motor

\$5,928.00

3450 RPM, 5 HP, 460 V, 3-phase, vortex, 4.5 in., 35 ft.

QUOTE #3

Add to cart

SKU: 514300577 Category: Hydromatic (<https://uspumpparts.com/product-category/manufacturers/hydromatic/>) Tags: free shipping (<https://uspumpparts.com/product-tag/free-shipping/>), Hydromatic Submersible Solids Handling Pumps (<https://uspumpparts.com/product-tag/hydromatic-submersible-solids-handling-pumps/>)



Product image

Bill of Lading & Receipt
Not Negotiable

SCAC: CTII
Central Transportation

Shippers Bill of Lading Number:



Pro#:

Trailer#:

Ship Date: 11/16/2022

Shipping From:

Pentair Flow Technologies, LLC
740 E. 9th Street
ASHLAND OH 44805
USA

Ship To:

TOWN OF THOMPSON
TAG: KIAMESHA PS
128 ROCK RIDGE DRIVE
MONTICELLO NY 12701
USA

Phone: 5186940404

Phone:

Special Instructions for Carrier

FOR FREIGHT COLLECT SHIPMENTS: THIS SHIPMENT IS TO BE DELIVERED TO THE CONSIGNEE WITHOUT RECOURSE ON THE CONSIGNOR AND THE CARRIER MAY DECLINE TO MAKE DELIVERY OF THE SHIPMENT WITHOUT PAYMENT OF FREIGHT AND ALL OTHER LAWFUL CHARGES

Freight Terms are Prepaid

Send freight bills to:
Pentair Flow Technologies, LLC - ASHLAND
c/o Ratelinx
P.O. Box 77065
Madison, WI 53707

RECEIVED, subject to a contract between shipper and carrier or between another party and carrier, if any, otherwise to the rates, classifications and rules that have been established by the carrier, the property described below, in apparent good order, except as noted (contents and condition of contents of packages unknown), marked, consigned, and destined as shown below, which said carrier agrees to carry to destination, if on its route or otherwise to deliver to another carrier on the route to destination.

Emergency Contact Number for Hazardous Material (800) 424-9300

For Chemical Emergency ONLY (spill, leak, fire, exposure or accident), call CHEMTREC (24/7) at (USA) 800-424-9300. Shipper is Pentair Flow Technologies, a member of the Pentair Water family.

NMFC Description	Classification	Class	Weight (LBS)
Pumps/Power NOI	12800004	065	160

153804049 802567783

This Bill Of Lading Contains Materials From The Following Documents:

Delivery# 802567783	Sales Order# 53155037	Purchase Order# 002740
------------------------	--------------------------	---------------------------

1-5K id

1801340

Handwritten initials and signature



150-3758994-0 BL Pg 1

Subject to: NMFC 100, CT 100/CT 101 Rules Tariffs, 49 USC 14706 and 49 CFR 370 unless it is otherwise specifically agreed in writing and prohibited

Handwritten signature

C.O.D. Amount

Customer Check okay for COD amount
Remit Funds to Ship From address above.

Transportation Control Number
Internal Pentair Flow Technologies,
LLC
Use Only

14230-505000-1000

Total Skids/PCS:	1 / 1
Total Bundles/PCS:	
Total Loose Cartons:	
GRTot Skids,Bund/PCS:	1 / 1
Total Weight:	160

NOTICE & WAIVER (Brokered Shipments): To the extent this shipment is arranged by a broker or other third-party logistics provider (collectively "broker"), the carrier agrees that it will look solely to the broker for payment of its freight charges and shall not seek payment from the consignor, consignee or beneficial owner of the shipment. The carrier further agrees that to the extent it is determined to have any legal right to payment from the consignor, consignee or beneficial owner of the shipment, carrier hereby waives such rights and claims to payment.

Driver Printed Name: Nabil Rahman

Shipper: [Signature]

Driver Signature: [Signature]

Date: 11-16-2022

PT: _____ Driver In _____ Driver Out _____

FYI



LOCATION

*Cooke Elementary
69 Richardson Avenue in Monticello*

CHOOSE A SESSION ON DEC. 10th

10AM-Noon or Noon-2PM

WINTER CRAFTING FUN...FOR FREE

Get crafty with us at this festive, FREE event! Kids can make one of these crafts: **an evergreen Hanukkah or Christmas wreath, giant candy cane reindeer, popsicle stick Star of David, or a pinecone bird feeder.** All supplies are provided. Children must accompanied by an adult 18+.

PRE-REGISTRATION IS REQUIRED

Indicate which craft your child will be doing before December 7th. Space is limited, pre-register as soon as possible by contacting Jamie Ferriero at Town of Thompson Parks & Rec. Dept. Call 845-796-3603 or email jferriero@townofthompson.com.



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PARKS AND RECREATION
DEPARTMENT



**Shake Up Your
Holiday Tradition**
Give Blood

**Rock Hill / Monticello
Community Blood Drive**
**Proudly Hosted by the
Monticello Fire Department**

**In the Community Room
23 Richardson Avenue**

**Thursday, December 15, 2022
1:00 p.m. to 6:00 p.m.**

Please call 1-800 RED CROSS or visit redcrossblood.org
to make your lifesaving appointment today!

Come to give blood Nov. 28-Dec. 15 for a \$10 Gift Card
by email, thanks to our partners at Amazon!

Give Something that Means Something®

1-800-RED CROSS | RedCrossBlood.org | Download the Blood Donor App