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

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

**TUESDAY, JUNE 20, 2023**

**7:00 PM MEETING**

CALL TO ORDER  
ROLL CALL  
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: June 06, 2023 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Town Clerk Calhoun:** Letter dated 06/05/23 to Mr. John Attard, Manager, Sullivan County SPCA Re: Dog Adoption Listing/Application Requirements.
- **Town Clerk Calhoun:** Letters dated 06/13/23 to Mr. Thomas Donohue, Deputy Commissioner of Licensing, NYS Liquor Authority Re: Bridgeville Ski Company – Holiday Mountain New Liquor License Applications for North & South Lodge (Waiver of 30-day hold & consenting to license issuance).

AGENDA ITEMS:

- 1) JK EXPEDITING SERVICES CORP.: REQUEST TO ACCEPT REVISED MAP, PLAN & REPORT AND ESTABLISH DATE FOR PUBLIC HEARING – CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 3 FOR PROPERTY LOCATED ALONG FRASER ROAD & GIBBER ROAD, KIAMESHA LAKE, SBL #'S 9.-1-8.2, 6.-1-11.1, 11.3, 11.4, 11.5 & 11.6.
  - 2) AUTHORIZE PROSECUTING ATTORNEY SOHN TO SEEK INJUNCTION FOR SUNNY FOREST, 127 OLD LIBERTY ROAD, MONTICELLO TO IN-JOIN THEM FOR OCCUPANCY UNTIL ALL VIOLATIONS HAVE BEEN CORRECTED
  - 3) MONTICELLO AREA LIMITED PARTNERSHIP: DISCUSS AND AUTHORIZE CONSENT TO TRANSFER THE PROPERTY TO VEP LOWER HUDSON LLC
  - 4) REVIEW & APPROVE INSPECTION SERVICES AGREEMENT WITH MHE ENGINEERING FOR HAMASPIK PROJECT
  - 5) PARKS & RECREATION DEPARTMENT ITEMS:
    - A) RESOLUTION TO CONTINUE YOUTH FLAG FOOTBALL PROGRAM AT MONTICELLO HIGH SCHOOL FROM 9AM-12PM, SATURDAY, JULY 8<sup>TH</sup>, 15<sup>TH</sup>, 22<sup>ND</sup> & 29<sup>TH</sup> (MONTH TO MONTH BASIS) AT A COST NOT TO EXCEED \$300.00
    - B) REQUEST TO HIRE (1) SEASONAL LABORER POSITION AT HOURLY RATE OF \$16.73 – HUNTER FERRIERO TO RETURN FROM LAST YEAR, STARTING IN JUNE FOR 2023 SUMMER SEASON
  - 6) BILLS OVER \$5,000.00
  - 7) BUDGET TRANSFERS & AMENDMENTS
  - 8) ORDER BILLS PAID
- OLD BUSINESS  
NEW BUSINESS
- REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

**PUBLIC COMMENT**

**EXECUTIVE SESSION: PERSONNEL MATTERS**

**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.**

YA

**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 **June 06, 2023.**

**ROLL CALL:**

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

**Absent:** Councilman Ryan T. Schock

**DRAFT**

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Town Attorney  
Jill M. Weyer, Director of Community Development  
Melissa DeMarmels, Town Comptroller  
Michael G. Messenger, Water & Sewer Superintendent  
Glenn Somers, Parks & Recreation Superintendent

**Present via Zoom:** Kelly Murran, 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 May 16<sup>th</sup>, 2023 Regular Town Board Meeting were approved as presented.

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

**PUBLIC COMMENT:**

There was no public comment given.

**MONTHLY REPORT FOR MAY 2023 RECEIVED AND FILED**

Dog Control Officer's Report

**CORRESPONDENCE:**

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

- **NYSEG:** Streetlight Sale Disconnect Security Refund Check #0001162266, Dated: 05/15/23 Payable to Town of Thompson in the amount of \$61,000.00.
- **Frank Nalevaiko:** Standardized Notice Form Providing 30-Day Advance Notice of Liquor License Application New Application for Coffee Smoke LLC, 42 Kitz Road, Mongaup Valley, Notice Dated: 05/11/2023, Received: 05/18/2023.
- **Kiamesha Artesian Spring Water Company:** Annual Water Quality Report for 2022, Dated: May 2023.
- **William A. Brizzell, Jr., P.E., Director, Division of Engineering, NYS EFC:** Letter dated 05/22/23 to Supervisor Rieber Re: Emerald Green WWTP Upgrade Project # C3-5378-07-00 – Build America, Buy America (BABA) Act Waiver.
- **William A. Brizzell, Jr., P.E., Director, Division of Engineering, NYS EFC:** Letter dated 05/22/23 to Supervisor Rieber Re: Kiamesha Lake WWTP Upgrade Project # C3-5378-06-00 – Build America, Buy America (BABA) Act Waiver.
- **Jonathan Madison, Claims Examiner, NYMIR:** Letters dated 05/25/23 to Roko Markolovic Re: Notice of Claim Denial, Date of Loss: 02/25/2023.
- **Waschitz Pavloff CPA LLP:** Letter dated 05/18/23 to Supervisor Rieber & Town Board Re: Fiscal Audit of the Town's Financial Statements for the year ending December 31, 2022, which began on May 1<sup>st</sup>, 2023.
- **NYS Dept. of Taxation and Finance:** Check #09327880, Dated: 05/24/2023 in the amount of \$600,379.32 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 4<sup>th</sup> Quarter Payment.
- **Sullivan 180:** Press Release dated 06/05/23 Re: 2023 Municipal Partnership Grants Awarded – Town of Thompson Installation of new bathroom facilities at Lake Ida Park in Rock Hill; for general maintenance and beautification of existing sites throughout the Town in the amount of \$20,000.00.
- **David Bloodgood, VP, Risk Management, NYMIR:** Letter dated 05/31/23 to Supervisor Rieber Re: Requirement of Master Battery Disconnect Switches on all medium and heavy-duty vehicles and equipment.

**AGENDA ITEMS:**

**1) JK EXPEDITING SERVICES CORP.: REQUEST TO ESTABLISH DATE FOR PUBLIC HEARING – CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 3 FOR PROPERTY LOCATED ALONG FRASER ROAD & GIBBER ROAD, KIAMESHA LAKE, SBL #'S 9.-1-8.2, 6.-1-11.1, 11.3, 11.4, 11.5 & 11.6.**

Attorney Mednick recommended that the Map, Plan & Report be updated since it has been almost one year from completion. He said that costs and rates will need to be adjusted in the Map, Plan & Report before moving forward. He will contact MHE Engineering to request a revision. He recommended that this matter be tabled until the revised Map, Plan & Report is received.

**The Following Resolution Was Duly Adopted: Res. No. 221 of the Year 2023.**

Resolved, that agenda item number 1 regarding JK Expediting Services Corp. request to establish a date for public hearing for the Consolidated Kiamesha Sewer District Extension No. 3 to include properties located along Fraser Road & Gibber Road, Kiamesha Lake hereby be tabled pending revision of the Map, Plan & Report.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace

Nays 0

Absent 1 Schock

**2) REVIEW & APPROVE PROFESSIONAL SERVICES AGREEMENT (PSA) WITH DELAWARE ENGINEERING, DPC FOR PREPARATION OF SITE PLAN & COST ESTIMATES FOR IMPROVEMENTS TO LAKE IDA PARK IN ROCK HILL, COST NOT TO EXCEED \$12,000.00 (NYS CONSOLIDATED FUNDING APPLICATION (CFA) GRANT).**

Councilwoman Meddaugh and Director Weyer briefly explained the presented Professional Services Agreement (PSA) between the Town of Thompson and Delaware Engineering, DPC for preparation of site plans and cost estimates for the proposed improvements to Lake Ida Park in Rock Hill, NY at a cost not to exceed \$12,000.00. This would be the next step in the conceptual plan process. The professional engineering services are necessary to apply for the New York State Consolidated Funding Application (CFA) Grant. If approved, Delaware Engineering will begin Thursday, June 8<sup>th</sup> with a site visit to get started. Action to approve the (PSA) as presented was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 222 of the Year 2023.**

Resolved, that the Town Board of the Town of Thompson hereby approves the Professional Services Agreement between the Town of Thompson and Delaware Engineering, D.P.C. for Professional Engineering Services related to the preparation of Lake Ida Park Site Plan & Cost Estimates for improvements at a total cost not to exceed \$12,000.00. Further Be It Resolved that the Town Supervisor hereby be authorized to execute said agreement as presented. A copy of the fully executed agreement shall be filed in the Town Clerk's Office and available for review upon request.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace

Nays 0

Absent 1 Schock

**3) WILLSCOT – RENEWAL OF STORAGE CONTAINER LEASE AGREEMENT FOR 14-MONTHS.**

**The Following Resolution Was Duly Adopted: Res. No. 223 of the Year 2023.**

Resolved, that the 14-Month Lease Term Renewal Agreement (07/07/2023 – 09/06/2024) with William Scotsman, Inc. (WILLSCOT) for the Climate Controlled Temporary File Storage Container for a 14-month rental/lease rate not to exceed \$6,923.00 including return, excluding insurance coverage, coverage to be supplied by

**Town Board Meeting**

**June 06, 2023**

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Moved by: Councilman Scott S. Mace  
Seconded by: Councilwoman Melinda S. Meddaugh  
Adopted the 6<sup>th</sup> day of June, 2023.

The members of the Town Board voted as follows:

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

**5) RESOLUTION TO RE-AFFIRM NEGATIVE DECLARATION UNDER SEQR FOR COLLECTION SYSTEM IMPROVEMENTS PROJECT OF THE SACKETT LAKE SEWER DISTRICT WITH NYS EFC FINANCE APPLICATION.**

**The Following Resolution Was Duly Adopted: Res. No. 225 of the Year 2023.**

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 June 06, 2023

**RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR FOR IMPROVEMENTS OF THE COLLECTION SYSTEM OF THE SACKETT LAKE SEWER DISTRICT WITH NYSEFC WIIA GRANT**

**WHEREAS**, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated October 05, 2021 in connection with the review of the proposed Improvements of the Collection System of the Sackett Lake Sewer District with NYSEFC WIIA Grant; and

**WHEREAS**, a Full Environmental Assessment Form has been filed in connection with the proposed Project; and

**WHEREAS**, a public hearing was conducted in connection with the Project financing on November 16, 2021, wherein said public hearing was closed; and

**WHEREAS**, the Town Board of the Town of Thompson determined that there were no negative environmental impacts that would be caused as a result of proceeding with the Improvements of the Collection System of the Sackett Lake Sewer District, with NYSEFC WILA Grant pursuant to Resolution dated November 16, 2021.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Thompson affirms the prior determination that there are no negative environmental impacts that would be caused as a result of the proceeding with the Improvements of the Collection System of the Sackett Lake Sewer District, with NYSEFC WIIA Grant; and

**FURTHER BE IT RESOLVED**, the Town Board of the Town of Thompson affirms its negative declaration with regard to any environmental impacts caused as a result of the proposed aforementioned Project.

Moved by: Councilwoman Melinda S. Meddaugh  
Seconded by: Councilman Scott S. Mace  
Adopted the 6th day of June, 2023.

The members of the Town Board voted as follows:

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

**6) BILLS OVER \$5,000.00 – HIGHWAY DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 226 of the Year 2023.**

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

**Alta Equipment Road Service** **\$7,450.43 Total Cost**  
Invoice # 234615 – Replace Hydraulic Motor on Gradall.

Moved by: Councilman Pavese                      Seconded by: Councilwoman Meddaugh  
Vote: Ayes 4                      Rieber, Pavese, Meddaugh and Mace  
      Nays 0  
      Absent 1                      Schock

**6) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT**

**The Following Resolution Was Duly Adopted: Res. No. 227 of the Year 2023.**

Resolved, that the following bills over \$5,000.00 for the Water & Sewer Department be approved for payment as follows:

**Fleet Pump & Service Group, Inc.** **\$15,231.00 Total Cost**  
Invoice # S0000033566 – Purchase of a New Flygt NP 3127 Submersible Sewage Pump for the Kiamesha Lake WWTP in the Consolidated Kiamesha Sewer District. (Procurement: Sole Source.)

**Delaware Engineering** **\$126,909.02 Total Cost**  
Invoice # 20-2090-8 – Engineering Services through April 2023 on the Kiamesha Lake WWTP Upgrade Project.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Mace  
Vote: Ayes 4                      Rieber, Pavese, Meddaugh and Mace  
      Nays 0  
      Absent 1                      Schock



**7) BUDGET TRANSFERS & AMENDMENTS**

To: Town of Thompson - Supervisor and Council  
 From: Melissa DeMarmels - Comptroller  
 Re: Budget Transfers & Amendments - FYE 12/31/23  
 Board  
 Date: Meeting 6/6/2023

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

- 1) Update grant revenue and appropriations to reflect increase in Sullivan 180 funding.
- 2) Amend Attorney Contractual appropriation to cover additional prosecutor expenses. Offset with additional interest income received in 2023
- 3) Transfer funds from Kiamesha Consolidated Sewer District to Combined Capital fund for use toward the Kiamesha WWTP upgrade project.
- 4) Cover additional Kiamesha Water District expenses with addition interest income.

**The Following Resolution Was Duly Adopted: Res. No. 228 of the Year 2023.**

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

**Town Of Thompson**

**Budget Transfers/Amendments**

FYE 12/31/23 Town Board Meeting Date: 6/6/2023

<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
		-				

A000.2770.300	Gerry Foundation Grants		15,000.00			
A000.8510.402	Partnership Grant Expenses				15,000.00	
A000.1420.404	Outside Council				30,000.00	
A000.2401.000	Interest Earnings		30,000.00			
SSKC.9901.900	Transfers to Other funds				540,000.00	
H000.5031.000	Interfund Transfers (Lakeview Estates \$)		540,000.00			
SWK0.2401.000	Interest Earnings		250.00			
SWK0.8320.400	Kiamesha Water District - O&M				250.00	

Totals      585,250.00                      -      585,250.00      -

Net Effect To Budget                      -

Moved by: Councilman Mace                      Seconded by: Councilwoman Meddaugh  
Vote: Ayes 4                      Rieber, Pavese, Meddaugh and Mace  
      Nays 0  
      Absent 1                      Schock

**8) ORDER BILLS PAID**

**The Following Resolution Was Duly Adopted: Res. No. 229 of the Year 2023.**

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

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Mace  
Vote: Ayes 4                      Rieber, Pavese, Meddaugh and Mace  
      Nays 0  
      Absent 1                      Schock

**OLD BUSINESS**

<sup>1</sup> ATTACHMENT: ORDER BILLS PAID

**1) UPDATE: SPRING CLEANUP PROGRAM FOR 2023**

Supervisor Rieber reported on a meeting that he attended with three County of Sullivan representatives to discuss the proposed voucher system program. The County was favorable to the program. He submitted a proposed voucher for County review and is waiting for a response. Supervisor Rieber will report back once a response has been received.

**NEW BUSINESS**

**2) MONTICELLO ROTARY CLUB – REQUEST FOR MONSTER RACE ON SUNDAY, AUGUST 6<sup>TH</sup>, 2023**

**The Following Resolution Was Duly Adopted: Res. No. 230 of the Year 2023.**

Resolved, that the Monticello Rotary Club hereby be authorized to utilize various Town Highways for the purpose of sponsoring/holding a 5K/10K Monster Classic Run/Walk event to be held on Sunday, August 6<sup>th</sup>, 2023 commencing 8:45 AM.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Pavese

Vote: Ayes 4                      Rieber, Pavese, Meddaugh and Mace

Nays 0

Absent 1                      Schock

**REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS**

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

- Hazardous Waste Collection Day Event – Sunday, 06/11/2023, 9AM-3PM at the Sullivan County Transfer Station (Landfill) for Sullivan County Residents Only.
- Free Rabies Clinic – June 14<sup>th</sup>, 6:00–7:30PM: Town of Fallsburg at Morningside Park Pavilion, Sullivan County Residents Only, Pre-Registration & ID Required, Sponsored by: Sullivan County Public Health Services, 845-292-5910.

**Parks & Recreation Superintendent Glenn Somers**

- 2023 Summer Youth Day Camp – There are approximately (185) campers registered to date.
- 2023 Swim Lesson Registration – There are approximately (71) Youths registered to date.
- Yoga Program Events at the East Mongaup River Park have started and had (7) attend the first event.
- Zumba Program Events at the East Mongaup River Park have started and have had an average of (15) attend.
- Fly Fishing Event – Was held on May 20<sup>th</sup> at the Neversink River Access Park, which went very well and was well attended.
- Bronx Zoo Trip – There are approximately (30) youths already signed up for the trip, which is scheduled to be held on Friday, July 21<sup>st</sup>.

**Water & Sewer Superintendent Michael G. Messenger**

- Requirement of COVID Sampling/Reporting at the Kiamesha Lake WWTP. Results discussed and provided to the CDC.

**Director of Community Development Jill M. Weyer**

- The EV Federal Grant Program Application was not submitted since the project cost would not reach the \$1.5 Million threshold to be competitive with other applications. There would not have been sufficient time to revise the project to meet the threshold before the application deadline. There are several other state funding options, which Director Weyer will research.
- Delaware Engineering – Site Visit at Lake Ida Park on Thursday, June 8<sup>th</sup> regarding the preparation of Lake Ida Park Site Plan & Cost Estimates for improvements. Once the Engineering Services have been completed, she will bring back to Town Board for authorization to apply for the NYS Consolidated Funding Application (CFA) Grant Program. Applications due by Friday, July 28<sup>th</sup>.

**Comptroller Melissa DeMarmels**

- The Auditors for the Town are currently working on the Town's fiscal audit for year ending 12/31/2022.
- The Town of Thompson Parks & Recreation can now receive credit card payments for youth programs.
- Health Insurance premiums have reduced approximately 2.73%.

**Councilwoman Melinda S. Meddaugh**

- Comprehensive Development Plan Virtual Public Outreach scheduled to be held on June 29<sup>th</sup>.

**Councilman John A. Pavese**

- Monticello Elks Lodge Annual Seasonal Chicken BBQ – Held 1<sup>st</sup> Wednesday of June, July, August & September from 4PM-7PM.

**PUBLIC COMMENT:**

There was no public comment given.

**ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- 06/20/23 at 7PM: Regular Town Board Meeting.

**EXECUTIVE SESSION**

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the Town Board entered Executive Session at 7:33 PM with Attorney Mednick, Comptroller DeMarmels, Community Development Director Weyer and Superintendent Messenger to discuss a possible litigation 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 7:49 PM. There was no further action taken.

**ADJOURNMENT**

On a motion made by Councilman Mace and seconded by Councilman Pavese the meeting was adjourned at 7:50 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



Town of Thompson  
Warrant Report

Town of Thompson  
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 10th day of June, 2023 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.

  
Melissa DeMarmels, Comptroller

  
William J. Rieber Jr., Supervisor



Town of Thompson  
Warrant Report

TRUST & AGENCY FUND									
T000		\$5,599.68	\$0.00	\$0.00	\$0.00	\$23,919.04	\$0.00	\$29,518.72	\$0.00
<b>Posted Batch Grand Totals</b>		<b>\$1,595,314.05</b>	<b>\$0.00</b>	<b>\$125,000.00</b>	<b>\$0.00</b>	<b>\$63,919.04</b>	<b>\$0.00</b>	<b>\$1,784,233.09</b>	<b>\$0.00</b>
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$328,862.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$328,862.70	\$0.00
B000	GENERAL TOWN OUTSIDE	\$105,727.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,727.16	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$112,798.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,798.83	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$540,885.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540,885.11	\$0.00
H000	CAPITAL PROJECTS	\$126,909.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$126,909.02	\$0.00
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL01	ROCK HILL LIGHTING	\$273.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$273.76	\$0.00
SL02	LUCKY LAKE LIGHTING	\$49.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.76	\$0.00
SL03	LAKE LOUISE MARIE	\$147.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147.30	\$0.00
SL04	PATIO HOMES LIGHTING	\$86.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86.81	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$40.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.01	\$0.00
SL06	EMERALD GREEN LIGHTING	\$601.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$601.28	\$0.00
SL07	TREASURE LAKE LIGHTING	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.90	\$0.00
SL08	CONGERO ROAD LIGHTING	\$39.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.90	\$0.00
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$97.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.38	\$0.00
SL10	EMERALD CORP. PARK LD#10	\$59.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59.32	\$0.00
SL11	ADELAAR Lighting	\$402.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402.20	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$7,796.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,796.00	\$0.00
SSAR	Adelaar Sewer District	\$15,412.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,412.18	\$0.00
SSH0	Harris Consolidated Sewer District	\$15,446.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,446.37	\$0.00
SSKC	Kiamasha Consolidated Sewer District	\$116,986.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,986.64	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$5,627.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,627.98	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$91,799.63	\$0.00	\$35,000.00	\$0.00	\$0.00	\$0.00	\$56,799.63	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$23,822.57	\$0.00	\$25,000.00	\$0.00	\$0.00	\$0.00	\$2,822.57	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$91,694.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,694.29	\$0.00
SWC0	COLD SPRING WATER	\$1,190.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.65	\$0.00
SWD0	DILLON WATER DISTRICT	\$847.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$847.32	\$0.00
SWK0	KIAMESHA RT42 WATER	\$112.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.21	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$546.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$546.17	\$0.00
SWM0	MELODY LAKE WATER	\$1,437.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,437.92	\$0.00
T000	TRUST & AGENCY FUND	\$5,599.68	\$0.00	\$0.00	\$0.00	\$23,919.04	\$0.00	\$29,518.72	\$0.00
<b>Grand Totals</b>		<b>\$1,595,314.05</b>	<b>\$0.00</b>	<b>\$125,000.00</b>	<b>\$0.00</b>	<b>\$63,919.04</b>	<b>\$0.00</b>	<b>\$1,784,233.09</b>	<b>\$0.00</b>



Town of Thompson  
Warrant Report

Fund	Fund Description	Unposted Batch Totals		Manual Checks		Purchase Cards		Total	
		Invoice Batch	Posted Batch Totals	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid
<b>Unposted Batch Grand Totals</b>		<b>\$0.00</b>							
									<b>\$0.00</b>
A000	GENERAL FUND TOWN WIDE								
B000	GENERAL TOWN OUTSIDE	\$328,862.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$328,862.70	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$105,727.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,727.16	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$112,798.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,798.83	\$0.00
H000	CAPITAL PROJECTS	\$540,885.11	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$540,885.11	\$0.00
R000	ADELAAR ROAD IMPROVEMENT DISTRICT	\$126,909.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$126,909.02	\$0.00
SL01	ROCK HILL LIGHTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL02	LUCKY LAKE LIGHTING	\$273.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$273.76	\$0.00
SL03	LAKE LOUISE MARIE	\$49.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.76	\$0.00
SL04	PATIO HOMES LIGHTING	\$147.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$147.30	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$86.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$86.81	\$0.00
SL06	EMERALD GREEN LIGHTING	\$40.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.01	\$0.00
SL07	TREASURE LAKE LIGHTING	\$601.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$601.28	\$0.00
SL08	CONGERO ROAD LIGHTING	\$13.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.90	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$39.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$39.90	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$97.38	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.38	\$0.00
SL11	ADELAAR Lighting	\$59.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59.32	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$402.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402.20	\$0.00
SSAR	Adelaar Sewer District	\$7,796.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,796.00	\$0.00
SSHC	Harris Consolidated Sewer District	\$15,412.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,412.18	\$0.00
SSKC	Klamesha Consolidated Sewer District	\$15,446.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,446.37	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$116,986.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$116,986.64	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$5,627.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,627.98	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$91,799.63	\$0.00	\$0.00	\$35,000.00	\$0.00	\$0.00	\$126,799.63	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$23,822.57	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00	\$48,822.57	\$0.00
SWC0	COLD SPRING WATER	\$91,694.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$91,694.29	\$0.00
SWD0	DILLON WATER DISTRICT	\$1,190.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,190.65	\$0.00
SWK0	KIAMESHA RT42 WATER	\$847.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$847.32	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$112.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.21	\$0.00
SWM0	MELODY LAKE WATER	\$546.17	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,546.17	\$0.00
		\$1,437.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,437.92	\$0.00



G

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

June 05, 2023

Sullivan County SPCA  
Attn: Mr. John Attard, 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 Mr. Attard:

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, which could be related to the recent change in management.

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.

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)

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

June 13, 2023

Mr. Thomas Donohue, Deputy Commissioner of Licensing  
New York State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, New York 12210-8002

RE: **BRIDGEVILLE SKI COMPANY – HOLIDAY MOUNTAIN  
99 HOLIDAY MOUNTAIN ROAD (NORTH LODGE)  
MONTICELLO, NEW YORK 12701  
SERIAL # NEW APPLICATION**

Dear Sir/Madam:

The Town of Thompson acknowledges that a **new license application** is being filed by the above captioned for the location so specified. A copy of the Standardized Notice Form has been received and filed with this office on June 13, 2023.

In this instance the Town of Thompson waives its rights to the 30-day hold and consents to the processing and issuance of the aforesaid license.

Please feel free to contact this office should you have any questions regarding this letter.

Very truly yours,



Marilee J. Calhoun  
Town Clerk

ENCL.  
MJC:

PC: Gregg W. Taylor, 81 Indian Field Road North, White Lake, NY 12786  
Hon. William J. Rieber, Jr., Town Supervisor & Town Board Members

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

June 13, 2023

Mr. Thomas Donohue, Deputy Commissioner of Licensing  
New York State Liquor Authority  
80 South Swan Street, Suite 900  
Albany, New York 12210-8002

RE: BRIDGEVILLE SKI COMPANY – HOLIDAY MOUNTAIN  
99 HOLIDAY MOUNTAIN ROAD (SOUTH LODGE)  
MONTICELLO, NEW YORK 12701  
SERIAL # NEW APPLICATION

Dear Sir/Madam:

The Town of Thompson acknowledges that a **new license application** is being filed by the above captioned for the location so specified. A copy of the Standardized Notice Form has been received and filed with this office on June 13, 2023.

In this instance the Town of Thompson waives its rights to the 30-day hold and consents to the processing and issuance of the aforesaid license.

Please feel free to contact this office should you have any questions regarding this letter.

Very truly yours,



Marilee J. Calhoun  
Town Clerk

ENCL.  
MJC:

PC: Gregg W. Taylor, 81 Indian Field Road North, White Lake, NY 12786  
Hon. William J. Rieber, Jr., Town Supervisor & Town Board Members

**Marilee Calhoun (Town of Thompson)**

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AT  
#1

**From:** Joel Kohn <joel@jkexpediting.com>  
**Sent:** Wednesday, May 31, 2023 9:54 AM  
**To:** Supervisor (Town of Thompson)  
**Cc:** michael; marilee (clerk-town of thompson)  
**Subject:** Gibber Rd. / Fraser Rd. - Sewer District Extension No. 3 - Consolidated Kiamesha Sewer District  
**Attachments:** MAP, PLAN AND REPORT - 2022-07-15.pdf

Good morning,

As discussed, the Town Board accepted the attached Map, Plan, and Report on September 6, 2022 but wanted to wait with scheduling a public hearing until the wells are drilled and the project has enough water.

This project has drilled wells and now has sufficient water to supply the project's water demand.

Please add this to the June 6 Town Board agenda for the purpose of scheduling a public hearing at the next available meeting.

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

Sincerely,

*Joel Kohn*

JK Expediting Services  
63 Liberty St.  
P.O. Box 369  
Monticello NY 12701  
845-796-9110  
[Joel@jkexpediting.com](mailto:Joel@jkexpediting.com)

Vote: Ayes 5  
Nays 0

Rieber, Pavese, Schock, Meddaugh and Mace

**B) AVANI & DHARMESH PATEL – ROCK HILL EMERALD GREEN CONSOLIDATED SEWER DISTRICT EXTENSION NO. 2 FOR PROPERTY LOCATED ON OLD SACKETT ROAD, ROCK HILL, SBL #52.-1-17.18**

**The Following Resolution Was Duly Adopted: Res. No. 305 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report completed by MHE Engineering, D.P.C. for Extension No. 2 of the Consolidated Rock Hill/Emerald Green Sewer District, Job No.: 95-55.2, 22-103, Dated August 30, 2022.

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 5  
Nays 0

Rieber, Pavese, Schock, Meddaugh and Mace

**C) JK EXPEDITING SERVICES CORP. – CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 3 FOR PROPERTY LOCATED ALONG FRASER ROAD & GIBBER ROAD, KIAMESHA LAKE, SBL #'S 9.-1-8.2, 6.-1-11.1, 11.3, 11.4, 11.5 & 11.6**

Supervisor Rieber expressed concern regarding water supply. Councilman Pavese also expressed concerns regarding Fire Department water reserve/pressure issues. A discussion was held regarding this matter. Director Carnell advised that the Planning Board will require fire flow protection calculations as part of the project review. Mr. Joel Kohn of JK Expediting Services Corp. was present to discuss any questions or concerns regarding the matter. He said that they will be performing hydrology testing, which has not been completed yet. Once completed a hydrology report/analysis will be provided. Attorney Mednick said that the Town Board could accept the Map, Plan and Report at this time and wait to proceed further until after the Board has had time to review the hydrology results. Action was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 306 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report completed by MHE Engineering, D.P.C. for Extension No. 3 of the Consolidated Kiamesha Sewer District, Job No.: 95-55.2, 22-101, Dated August 30, 2022.

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 5  
Nays 0

Rieber, Pavese, Schock, Meddaugh and Mace

(Supervisor Rieber recused himself from the next matter, because his son resides on the roadway in question. Deputy Supervisor Meddaugh conducted the meeting for the next matter.)



***DRAFT***

**MAP, PLAN AND REPORT**

**FOR**

**EXTENSION NO. 3**

**OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT**

**TOWN OF THOMPSON**

**SULLIVAN COUNTY, NEW YORK**

**Client:**

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

**Prepared by:**

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

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

**Job No.: 95-55.2, 22-101  
Draft Date: July 12, 2022**

**NEW YORK OFFICE**

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

**PENNSYLVANIA OFFICE**

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

#3


**Marilee Calhoun (Town of Thompson)**

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**From:** William J. Rieber, Jr. <supervisor@townofthompson.com>  
**Sent:** Wednesday, June 14, 2023 4:14 PM  
**To:** Michael Mednick; Marilee Calhoun  
**Subject:** FW: Consent Request  
**Attachments:** Tannery Village- Consent-Town.pdf; Monticello Area Limited Part. PILOT.pdf

**Michael:** Can you look this over please. We approved this in March , 2019 as a 15 year Pilot. I will put it on the agenda for Tuesday.

**Marilee:** Please put this on the agenda. "Monticello Area Limited Partnership: Discuss and authorize Consent to transfer the property to **VEP Lower Hudson LLC**, (the "Substitute General Partner")"  
**Bill**

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



**From:** Emily Goodman <Egoodman@exactcapital.com>  
**Sent:** Monday, June 12, 2023 3:45 PM  
**To:** supervisor@townofthompson.com  
**Cc:** Renee Franco <rfranco@exactcapital.com>; Emily Goodman <Egoodman@exactcapital.com>  
**Subject:** Consent Request

To whom this may concern:

VEP Lower Hudson LLC, is in the process to purchase the General Partnership interests from the Limited Partner(s) and we need Town consent for the pilot program of the properties listed below. We are asking for review of the attached documentation, and responses can be sent back to: Renee Franco, Vice President of Asset Management @ [rfranco@exactcapital.com](mailto:rfranco@exactcapital.com) , and Emily Goodman, Asset Management Associate @ [egoodman@exactcapital.com](mailto:egoodman@exactcapital.com)

**Town of Thompson:**

Tannery Village, Monticello Area, LP

If this message is reached in error, could this please be directed to the proper contact?

Thank you for your time regarding this matter.

Sincerely,

**Emily Goodman, HCCP | Asset Management Associate**

**Exact Capital Group LLC**

**150 East 52<sup>nd</sup> Street, 14<sup>th</sup> Floor | New York, NY 10022-6248**

**(Main) 1-212-301-2461**





BELMONT DEVELOPMENT CORP

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June 8, 2023

Town of Thompson

**Re: Tannery Village**  
**47 Richardson Avenue, Monticello, NY 12701 (the "Project")**  
**Monticello Area, LP (Limited Partnership)] ("the Partnership")**

To whom it may concern:

The Partnership is the owner of the Project, which Project is an affordable rental housing development subject to a Payment In Lieu of Tax Agreement (the "PILOT Agreement") with the **Town of Thompson** (the "Supervising Agency"). **Belmont Development Corp.** (the "General Partner") plans to transfer its ownership interest in the Partnership to **VEP Lower Hudson LLC** (the "Substitute General Partner"). In connection with such transfer of ownership interests, in accordance with applicable law, the Partnership will file the attached Amendment to Certificate of Limited Partnership with the New York Department of State.

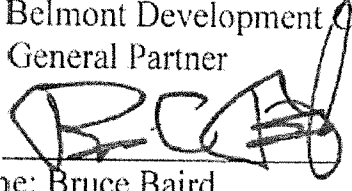
To the extent that the Supervising Agency is required to provide consent to any changes in the Certificate of Limited Partnership under the PILOT or Article V of the Private Housing Finance Law, the undersigned hereby requests that the Supervising Agency grant consent by signing the attached certificate of consent, to the transfer of the general partner interests of the General Partner to the Substitute General Partner. Please email a copy of the signed consent at your earliest convenience to [rfranco@exactcapital.com](mailto:rfranco@exactcapital.com), an original is not necessary.

Please advise as to any additional documentation you may require in connection with the review and approval of the above-described amendment. Thank you in advance for your time and consideration.

Very truly yours,

By: Monticello Area, LP

VEP Lower Hudson, LLC  
150 East 52nd Street, 14th Floor  
New York, NY 10022

By: Belmont Development Corp.  
Its: General Partner  
By:   
Name: Bruce Baird  
Title: President

CONSENT TO THE CERTIFICATE OF AMENDMENT  
OF THE  
CERTIFICATE OF LIMITED PARTNERSHIP  
OF  
MONTICELLO AREA LIMITED PARTNERSHIP

I, \_\_\_\_\_, Treasurer of the Town of Thompson, do this \_\_\_\_ day of \_\_\_\_\_, 2023, pursuant to Section 104 of the Private Housing Finance Law of the State of New York, hereby certify that I consent to the filing of the foregoing Certificate of Amendment of the Certificate of Limited Partnership of Monticello Area Limited Partnership with the Secretary of State of the State of New York.

TOWN OF THOMPSON

By: \_\_\_\_\_  
\_\_\_\_\_, Treasurer

STATE OF NEW YORK

DEPARTMENT OF STATE

Certificate of Status

I, ROBERT J. RODRIGUEZ, Secretary of State of the State of New York and custodian of the records required by law to be filed in my office, do hereby certify that upon a diligent examination of the records of the Department of State, as of the date and time of this certificate, the following entity information is reflected:

**Entity Name:** VEP LOWER HUDSON LLC  
**DOS ID Number:** 6546404  
**Entity Type:** DOMESTIC LIMITED LIABILITY COMPANY  
**Entity Status:** EXISTING  
**Date of Initial Filing with DOS:** 07/27/2022  
**Statement Status:** CURRENT  
**Statement Due Date:** 07/31/2024

I certify that the following is a list of documents on file in the Department of State for said entity:

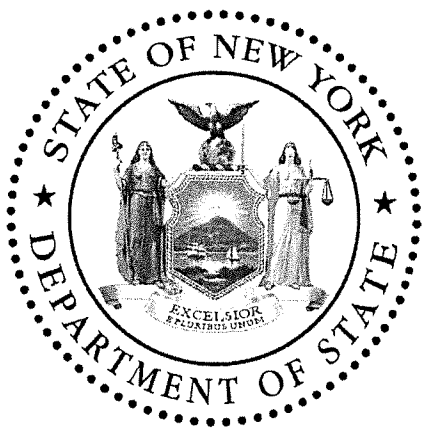
**Document Type:** ARTICLES OF ORGANIZATION  
**Date of Filing:** 07/27/2022  
**Entity Name:** VEP LOWER HUDSON LLC

Above space is left blank intentionally.

No information is available from this office regarding the financial condition, business activity or practices of this entity.

WITNESS my hand and official seal of the Department of State, at the City of Albany, on October 10, 2022 at 10:09 A.M.

ROBERT J. RODRIGUEZ, Secretary of State



*Brendan C. Hughes*

By Brendan C. Hughes  
Executive Deputy Secretary of State

Authentication Number: 100002318251 To Verify the authenticity of this document you may access the  
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

## TAX ABATEMENT AGREEMENT

**THIS AGREEMENT** is dated as of March \_\_\_\_, 2018 by and among the Town of Thompson, a municipal corporation existing and organized under the laws of the State of New York, having an office at 4052 Route 42 North, Monticello, New York (the "**Town**"), and Monticello Area Limited Partnership, a New York limited liability company (the "**Partnership**"), having an office at 215 Broadway, Buffalo, New York 14204-1438.

**WHEREAS**, the Partnership has previously acquired 31 acres of certain real property located in the Village of Monticello, State of New York, a description of which is annexed hereto as Exhibit "A" (hereinafter referred to as "Real Property") and has built 32 housing units on said property which have primarily been used as low-income housing for the elderly; and

**WHEREAS**, the Partnership has received mortgage assistance along with rural rental assistance from the New York State Division of Housing & Community Renewal (hereinafter referred to as "DHCR") and from the U.S.D.A. Rural Development (hereinafter referred to as "RD"); and

**WHEREAS**, DHCR and RD have previously requested that the Partnership make arrangements for a Payment in Lieu of Taxes Agreement; and

**WHEREAS**, the Partnership, the Town, and the Village of Monticello had previously entered into a Redevelopment Company Contract dated June 18, 2002 wherein the parties agreed that the real property with improvements would be tax exempt for local and municipal taxes provided the Village and Town received payments in lieu of taxes (PILOT); and

**WHEREAS**, the aforementioned PILOT agreement is set to expire in May, 2018 and the parties wish to enter into a new PILOT agreement pursuant to Article V of the New York State Private Housing Finance Law (hereinafter referred to as "Article V"); and

**WHEREAS**, it is in the best interest of the Town to exempt the Real Property from local and municipal taxes, provided that the Village and Town receive payments in lieu of taxes with respect to the Real Property.

**NOW THEREFORE**, in consideration of the foregoing and the mutual covenants and agreements herein contained, it is hereby agreed by the parties as follows:

1. **Definitions.** As used this Agreement, the words or phrases listed below shall have the meanings indicated:
  - (a) "**Effective Date**" shall mean the date this agreement is executed by all parties.
  - (b) "**Expiration Date**" shall mean the date which is fifteen (15) years from the Effective Date or such earlier date in accord with paragraph 3 hereof.
  - (c) "**Local and Municipal Taxes**" shall mean any and all real estate taxes levied by Sullivan County (the "**County**"), the Town of Thompson, Village of Monticello, and the Central School District.
  - (d) "**Special District Taxes**" shall mean any and all special district taxes or special benefit assessments as defined by the RPTL, including without limitation the Library and Fire District assessments and other assessments levied by the Town or Village for local improvements such as water, sewer or garbage rents.

(e) "RPTL" shall mean the New York State Real Property Tax Law.

2. Payments in Lieu of Taxes.

- (a) Except as otherwise set forth herein, the Town hereby exempts from all Local and Municipal Taxes of one hundred percent (100%) of the value of the Project, including both land and improvements. During the period commencing upon the Effective Date and terminating on the Expiration Date, the Partnership shall make annual payments (the "Payment") in lieu of taxes in the following amounts: (i) for the years 2019-2023 the sum of Nineteen Thousand Two Hundred Dollars (\$19,200.00); (ii) for the years 2024-2028 the sum of Twenty Thousand Eight Hundred Dollars (\$20,800.00); and (iii) for the years 2029-2033 the sum of Twenty-Two Thousand Four Hundred Dollars (\$22,400.00). Said Payment shall be apportioned amongst the Village of Monticello in lieu of Village real estate taxes, the Town of Thompson in lieu of Town real estate taxes, and the Central School District in which such Project is located in lieu of School District real estate taxes. The apportionment shall be based on the fixed percentages as follows: forty-five percent (45%) to the Village of Monticello; thirty percent (30%) to the Monticello Central School District and twenty-five percent (25%) to the Town of Thompson. The so apportioned Payment amount shall be the payment due to the Town on the following January 30th, the Village on the following August 1 and the Central School District in which the Project is located on the following September 1, each such date being a "Payment Date." Payment shall be made to each taxing entity on the "Payment Date" as aforementioned.
- (b) The Partnership shall make the required apportioned Payment directly to the Town, the Village, and the Central School District in which such Project is located on the appropriate Payment Date, in an amount calculated pursuant to subparagraph (a) above, for the prior tax year, commencing with payments due in the calendar year 2018.
- (c) Notwithstanding the above, and in addition to the Payment, the Partnership will separately pay one hundred percent (100%) of special district taxes special benefit assessments as defined by the RPTL including, without limitation, the library and fire district assessments and other assessments levied by the Town of Thompson and/or the Village for local improvements, such as water, sewer, and garbage rents (each an "Assessment"). These Assessments shall be paid to the authority levying said Assessment, at the time said assessments are levied.
- (d) If such payments are not received by each taxing entity on the Payment Date, the Partnership shall owe late charges and accrue interest at the rate of one percent (1%) per month until such payments are paid in full.

3. Project Organized for a Public Purpose. The Village, Town and the Partnership hereby agree that, for purposes of Article V, the providing of low rental housing units for the elderly constitutes a public purpose. The Village, Town and the Partnership hereby agree that, as long as such housing is so provided, the policies and purposes of Article V are hereby satisfied.

4. Project Subject to the Rules and Regulations of DHCR and RD. The Village, Town

and the Partnership hereby agree that the Project shall be operated in accordance with the applicable rules and regulations previously promulgated or hereinafter promulgated by RD and DHCR. The Village, Town and the Partnership agree that the rental rates to be charged for units in the Project shall be in accordance with the applicable rules and regulations of RD and DHCR.

5. Consistency with Article V. The Village, Town and the Partnership agree that this Contract shall be subject to the provisions of Article V. The Village, Town and the Partnership agree that, without enumerating the applicable provisions of Article V, the Project shall be operated in accordance with the provisions of Article V.

6. Powers of the Partnership. Pursuant to Section 106 of Article V, the Partnership shall have and may exercise such of the powers conferred by law as shall be necessary in conducting the business of the Partnership.

7. Duration of this Contract. This Tax Abatement Agreement shall terminate on a date fifteen (15) years after the date of execution of this Agreement. Any provisions of the Private Housing Finance Law that are intended to survive this termination shall so survive.

8. Sale of the Project. Pursuant to Section 122 of Article V, the Village and Town hereby consent to the sale of the Project by the Partnership, provided such sale is in accordance with applicable RD and DHCR regulations. Pursuant to Subdivision four of Section 123 of Article V, the Village and Town hereby consent to the voluntary dissolution or termination of the Partnership after such sale of the Project.

9. Miscellaneous.

(a) Binding Effect. This Agreement states the entire understanding of the parties and shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns. Deviation from the terms of this Agreement shall be permitted only by mutual written consent of the parties.

(b) Applicable Law. This Agreement shall be construed in accordance with the laws of the State of New York.

(c) Usage and Headings. The paragraph headings herein are for convenience only and shall not affect the construction hereof.

(d) Venue. Any litigation relating hereto shall take place in the State of New York, Supreme Court, County of Sullivan.

(e) Merger/Dissolution. In the event Village assessments are eliminated due to a dissolution of the Village or a merger of the Town and Village, the portion of payment payable to the Village will be payable to the Town.

10. Default. Unpaid Payments and/or assessments payable pursuant to this Agreement will be enforced as if they were unpaid, delinquent taxes pursuant to Article XI of the RPTL and shall have the same priority over all other taxes, liens and other interests in the premises as real property tax liens have, including governmental tax liens in a bankruptcy proceeding. Upon default in payment, the County shall give written notice thereof to the Partnership. Upon failure to cure by the Partnership within sixty (60) days of receiving such written notice, the Treasurer of the County may commence a foreclosure proceeding by service of an in rem proceeding pursuant to §1125 of the RPTL. Filing of a list of delinquent



taxes pursuant to §1125 of the RPTL is hereby waived, and publication and posting pursuant to §1124 of the RPTL is also waived. The Partnership herein represents that it is the only party that the County needs to serve in compliance of §1125 of the RPTL and makes this representation knowing that the tax districts are relying upon it. Modifications to this list can be made only prior to a default and only in writing. A foreclosure pursuant to the RPTL will automatically terminate this Agreement.

11. Notices. All notices and other communications hereunder shall be in writing and shall be sufficiently given when delivered to the address as the party to whom notice is given shall have specified to the party giving notice by registered or certified mail, return receipt requested, or by such other means as shall provide the sender with documentary evidence of such delivery.

12. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all the signing parties had signed the same document. All counterparts shall be construed together and shall constitute the same instrument.

13. Severability. If any provision of this Agreement or its application is held invalid or unenforceable to any extent, the remainder of this Agreement and the application of that provision to other persons or circumstances shall be enforced to the greatest extent permitted by law.

14. Representations and Warranties. Each of the parties hereto individually represents and warrants that the execution, delivery and performance of this Agreement, (i) has been duly authorized and does not require any other consent or approval, (ii) does not violate any article, by-law or organizational document or any law, rule, regulation, order, writ, judgment or decree by which it is bound, and (iii) will not result in or constitute a default under any indenture, credit agreement, or any other agreement or instrument to which any of them is a party. The Town represents that its execution of this Agreement shall constitute the legal, valid and binding agreement of Town.

15. Entire Agreement. This Agreement constitutes the entire agreement of the parties relating to payments in lieu of taxes with respect to the above described Project and supercedes all prior contracts or agreements, whether oral or written, with respect thereto.

**IN WITNESS WHEREOF**, the Town has caused this Agreement to be duly executed in its name and behalf by its Supervisor and its seal is to be hereunto duly affixed and attested, and the Partnership has caused this Agreement to be duly executed in its name by its Authorized Representative on the Effective Date.

Attest: \_\_\_\_\_

**TOWN OF THOMPSON**

By: \_\_\_\_\_  
Name: William J. Rieber, Jr.  
Title: Supervisor

Attest: \_\_\_\_\_

**MONTICELLO AREA LIMITED  
PARTNERSHIP**

By: \_\_\_\_\_  
Name:  
Title

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

On the \_\_\_\_ day of \_\_\_\_\_ in the year 2018 before me the undersigned, a Notary Public in and for the State of New York, personally appeared William J. Rieber, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

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

STATE OF NEW YORK            )  
  ) ss:  
COUNTY OF \_\_\_\_\_        )

On the \_\_\_\_ day of \_\_\_\_\_ in the year 2018 before me the undersigned, a Notary Public in and for the State of New York personally appeared \_\_\_\_\_ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity and that by his/her signature on the instrument, the individual or the person on behalf of which the individual acted, executed the instrument.

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

## EXHIBIT A

### (Legal Description)

#### Parcel I:

ALL that tract, piece or parcel of land, situate in the Village of Monticello, Town of Thompson, County of Sullivan and State of New York being more particularly described as Parcel I as shown on a map entitled "Final Survey Plat of the Sleepy Hollow Subdivision" made by George H. Fulton, LLS, dated December 2008 and filed January 23, 2009 in the Sullivan County Clerk's Office as Map #12-002.

The above premises are also more particularly bounded and described by George H. Fulton, LS as follows.

ALL that tract or parcel of land situate in the Village of Monticello, Town of Thompson, County of Sullivan, State of New York being bounded and described as follows

BEGINNING at an iron pin set on the East bounds of New York State Route 42, said point of beginning being in the southwest corner of lands of the Central School District No. 1 of the Towns of Thompson, Bethel, Forestburg, Manakating and Fallsburg as described in Liber 672 of Deeds at Page 392.

RUNNING THENCE from said place of beginning South 68 degrees 35 minutes East 1303.98 feet facing said road and passing along the South boundary of said School parcel to a point, said point being North 68 degrees 35 minutes West 980.41 feet as measured along said School boundary from an iron pin found beneath the grounds surface at the southeast corner of said School parcel:

THENCE South 21 degrees 25 minutes West 481.39 feet passing along the West boundary of an 11.33 acre parcel to a point on the North boundary of lands of Pine Tree Resort Estates, LLC (See Land Record Liber 1932 at page 546);

THENCE North 66 degrees West 1005.16 feet passing along North 71 degrees 31 minutes West 396.14 feet to a point on the East bounds of said New York State Route 42;

THENCE North 33 degrees 14 minutes East 480.00 feet passing along said highway bounds to the point or place of BEGINNING.

Subject to the burdens of and together with the benefits of a variable width right of way leading from New York State Route 42 easterly and passing thru the above described parcel to the 11.33 acre parcel lying East of said 14.40 acre parcel, the location of said right of way being more particularly defined as follows:

BEGINNING at a point on the East boundary of the above described 14.4 acre parcel, said point of beginning being South 21 degrees 25 minutes West 331.66 feet as measured along said East boundary from a point at the northeast corner of said 14.40 acre parcel, the right of way width at this point of beginning being 58.29 feet extending northerly and 25.01 feet extending southerly along said East boundary;

RUNNING THENCE from said place of beginning North 66 degrees 45 minutes West 52.79 feet to a point within said right of way, the right of way width at this point being 25.00 feet extending northerly and 25.00 feet extending southerly for a total width of 50.00 feet.

THENCE the following courses and distances passing along the center of a 50 foot wide right of way: North 66 degrees 45 minutes West 487.01 feet;

North 62 degrees 09 minutes West 83.05 feet; and

North 58 degrees 32 minutes West 730.29 feet to a point on the East boundary of New York State Route 42 at the termination of said right of way, said termination point being South 33 degrees 14 minutes West 181.46 feet as measured along said highway boundary from an iron pin set at the northwest corner of said 14.40 acre parcel.

Said right of way containing within its bounds Terry Lane and a portion of the right of way leading to a Village of Monticello water storage tank (See Liber 901 of Deeds at page 283).

As surveyed by Bock & Clark on dated January 25, 2017, as last revised on February 6, 2017:

**Parcel I:**

BEGINNING at a point on the east bounds of New York State Route 42, said point of beginning being the southwest corner of lands of the Monticello Central School District;

RUNNING THENCE from said place of beginning along the south boundary of said lands of Monticello Center School District, South 81 degrees 29 minutes 4 seconds East 1303.98 to a point;

THENCE along the western boundary line of parcel 2, South 8 degrees 30 minutes 56 seconds West 481.39 feet to a point on the north boundary of lands of Pine Tree Resort Estates, LLC ;

THENCE North 79 degrees 40 minutes 4 seconds West 1005.16 feet passing along said north boundary of Pine Tree Resort Estates, LLC to a point;

THENCE continuing along said north boundary, North 84 degrees 25 minutes 4 seconds West 398.14 feet to a point on the east bounds of New York State Route 42;

THENCE continuing along the east bounds of New York State Route 42, North 33 degrees 14 minutes East 480.00 feet to the point or place of beginning

#43



**DEPARTMENT OF PARKS & RECREATION**  
4052 STATE ROUTE 42  
MONTICELLO, NEW YORK 12701-3221  
WEBSITE: [www.townofthompson.com](http://www.townofthompson.com)

**GLENN SOMERS, SUPERINTENDENT**  
[gsomers@townofthompson.com](mailto:gsomers@townofthompson.com)  
(845) 796-3606  
(845) 794-2777 FAX

Date : June 14, 2023

Please place on the agenda to bring back Hunter Ferriero – seasonal labor at The Town Park at \$16.73 per hour.

Thank You

Glenn Somers

FYI



# THOMPSON TOGETHER!



## Come join us for a VIRTUAL CONVERSATION!



The **TOWN OF THOMPSON** is currently updating its Comprehensive Plan — a document that will provide direction in making land use, development, and other long-range planning decisions in the Town. With input from residents and business owners, the plan will outline where the community has been, where it wants to go, and how it will get there.

The Town's **Comprehensive Plan Advisory Committee** has scheduled this virtual session for seasonal residents and others who aren't able to attend one of the scheduled community conversations in person. Log in to learn about the planning process, ask questions, and participate in a virtual brainstorming session about the Town's strengths and weaknesses!

Thursday  
**June 29, 2023**  
**@ 7PM**

**ZOOM.US**  
Meeting ID: 884 8563 9746  
Passcode: 733208  
Call-In Number:  
**1+ (646) 876 9923**

*Or scan the code below:*



**THOMPSONTOGETHER.COM**

*Visit the website for updates and to learn  
about the Comprehensive Plan process!*