

**JOIN ZOOM MEETING:**

<https://us02web.zoom.us/j/83032452642>

+1-646-558-8656

Meeting ID: 830 3245 2642

**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, SEPTEMBER 05, 2023**

**7:00 PM MEETING**

CALL TO ORDER  
ROLL CALL  
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: August 15, 2023 Regular Town Board Meeting

PUBLIC COMMENT

**CORRESPONDENCE:**

- **Marilee J. Calhoun, Town Clerk:** Letter dated 08/24/2023 to Lebaum Company, Inc. for a Summons & Verified Complaint from Sobo & Sobo Re: Marlene Soler, DOL: 05/20/2022
- **NYS Association of Town Superintendents of Highways:** Article dated Summer 2023 Re: Highway Superintendent Benjamin & the Local Highway Funding 10 Year Rule
- **Supervisor Rieber:** Letter dated 08/21/2023 to NYS DOT, Tony Signorelli Re: Parking Restriction -NYS Route 42 to Sackett Lake Road
- **Sullivan County Treasurer's Office:** 2<sup>nd</sup> Quarter Mortgage Tax Payment, Check #3280, Dated 08/17/23 for \$114,810.45

**AGENDA ITEMS:**

- 1) GIBBER HOLDING PROJECT – REVISE & APPROVE MEMORANDUM OF AGREEMENT - CONSOLIDATED KIAMESHA SEWER DISTRICT
- 2) NOTICE OF INTENT TO DECLARE LEAD AGENCY, VILLAGE OF MONTICELLO, VILLAGE OF MONTICELLO WATER SYSTEM IMPROVEMENTS PROJECT – REVIEW NOTICE OF INTENT & AUTHORIZE RESPONSE
- 3) BONDS – CENTER FOR DISCOVERY – CHILDREN'S SPECIALTY HOSPITAL:
  - A) APPROVE & RELEASE BOND NO. 6213008466 IN ITS ENTIRETY OF \$922,000.00
  - B) ESTABLISH BOND IN THE AMOUNT OF \$20,000.00 FOR COMPLETION OF MISC. SITE WORK ITEMS
- 4) BBIS/BHT AUTO AUCTION PROJECT PHASE 2 & 3 - DISCUSS & APPROVE DEVELOPER'S AGREEMENT
- 5) REQUEST BY KEITH & BARBARA HAGUE FOR EXTENSION OF PERMIT TO ALLOW TEMPORARY SEASONAL RECREATIONAL VEHICLES ON PROPERTY LOCATED AT 2 HARRIS BUSHVILLE RD, HARRIS, NY, SBL # 4.-1-2
- 6) REIMBURSEMENT FOR NYS ASSESSOR'S ASSOCIATION CONFERENCE MEAL PACKAGE TO ASSESSOR KRZYWICKI
- 7) REIMBURSEMENT FOR NYS SEQR TRAINING FOR REFRESHMENTS TO ATTORNEY PAULA E. KAY
- 8) TAX SETT. PROCEEDING: NY THOMPSON I, LLC. – (2022) FROM \$1,132,000.00 TO \$727,925.00, SBL # 28.-1-37.1
- 9) APPROVE STANDARD WORK DAY AND REPORTING RESOLUTION FOR ELECTED AND APPOINTED OFFICIALS (RS 2417-A) FOR NYS RETIREMENT SYSTEM
- 10) UPDATE ON TOWN CLEAN-UP VOUCHER PROGRAM WITH COUNTY OF SULLIVAN

11) SULLIVAN COUNTY SPCA – REVIEW & APPROVE AGREEMENT

12) PARKS & RECREATION DEPT: RENTAL REQUEST FOR LAKE IDA PARK – DIGGER DERRICK & BUCKET TRUCK

13) HIGHWAY DEPARTMENT ITEMS:

A) ESTABLISH DATE FOR RE-BID: – NEW FUEL TANK (3000 GALLON PETRO HOPPER) TO BE OPENED THURSDAY, 09/28/2023, 2PM

B) DISCUSS PRICING METHODOLOGY IN FUEL BIDS APPROVED 08/14/2023

14) BILLS OVER \$5,000.00

15) BUDGET TRANSFERS & AMENDMENTS

16) ORDER BILLS PAID

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

EXECUTIVE SESSION

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.**

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 August 15, 2023.

**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  
Melissa DeMarmels, Town Comptroller  
Jill M. Weyer, Director of Community Development  
Glenn Somers, Parks & Recreation Superintendent  
James L. Carnell, Jr., Director of Building, Planning & Zoning  
Michael G. Messenger, Water & Sewer Superintendent  
Richard L. Benjamin, Jr., Highway 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 Councilman Schock and seconded by Councilman Pavese the minutes of the August 1<sup>st</sup>, 2023 Regular Town Board Meeting were approved as presented.

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

**PUBLIC COMMENT:**

There was no public comment given.

**CORRESPONDENCE:**

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

- Cheryl Grande, Confidential Secretary, SC Division of Planning, Community Development & Environmental Management: Email dated 08/08/23 to Laura Eppers, Town of Thompson Planning Board Re: GML-239 Review Notification for

Mountain Top Villas PUD, Conceptual Site Plan & PUD Review for New Zoning adding PUD to the Village Code.

- **Charter Communications:** Letter dated 08/03/23 with Check #80791323 for \$47,015.25 – 2<sup>nd</sup> Quarter Franchise Fee (04/01/23 – 06/30/23).
- **NYS Dept. of Taxation and Finance:** Check #09430434, Dated: 08/02/2023 in the amount of \$649,535.23 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 1<sup>st</sup> Quarter Payment 23-24.
- **Stephen Monteverde, Engineer Trainee, NYS DEC, Division of Water, Region 3:** Letter dated 08/08/23 to Supervisor Rieber and Town Board Re: Annual Compliance Inspection – Emerald Green Lake Louise Marie WWTP, SPDES Permit No.: NY0035645.

**AGENDA ITEMS:**

**1) CONTINUED DISCUSSION: JK EXPEDITING SERVICES CORP. FOR CONSOLIDATED KIAMESHA SEWER DISTRICT EXTENSION NO. 3 – REQUEST TO PROCEED WITH PARCEL NO. 9.-1-8.2 ONLY FOR FRASER RESORT PROJECT AT THIS TIME AND USER AGREEMENT FOR GIBBER HOLDINGS PROJECT, REMAINDER OF EXTENSION**

Supervisor Rieber reported on a meeting that was held with Mr. Joel Kohn of JK Expediting Services Corp. on behalf of the applicant of Gibber Holdings Project regarding a user agreement. He said that a user agreement is being worked out and should be ready for review and consideration at the next Town Board Meeting.

**2) VIZNITZ 27-LOT SUBDIVISION – DISCUSS & APPROVE REVISED DEVELOPER'S AGREEMENT REGARDING PERFORMANCE BOND REQUIREMENTS**

The Revised Developer's Agreement for the Viznitz 27-Lot Subdivision was presented regarding the Performance Bond requirements. The Town has removed the requirement for a Performance Bond, as long as the improvements to the development now are restricted to the installation of sewer infrastructure. Performance Bond issued only after issuance of NYS DEC, DOH approvals and all funds including Park & Recreation fees to be paid up front. Action was taken to approve the revised agreement as follows:

**The Following Resolution Was Duly Adopted: Res. No. 285 of the Year 2023.**

Resolved, that the Town Board hereby approves the Revised Developer's Agreement between KL Housing Corp. and the Town of Thompson for the Viznitz 27 Lot Subdivision located at PUD #4, Barnes Boulevard, Kiamesha Lake. Agreement subject to the agreed upon Restoration and Performance Bonding requirements as set forth in the agreement to allow sewer infrastructure to commence. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement as presented. A fully executed copy will be filed in the Town Clerk's Office and available for review upon request.

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

(Supervisor Rieber Recused himself from the next agenda item, because his office represents the seller of the property. He left the room and Deputy Supervisor Melinda Meddaugh presided over this section of the meeting.)

**3) INTRODUCTION OF PROPOSED LOCAL LAW TO AMEND CHAPTER 250, PART 6 OF THE EMERALD CORPORATE PLANNED BUSINESS DISTRICT REGULATIONS SECTION 149B TO ADD HOTEL/MOTEL AS A PERMITTED USE UPON RECOMMENDATION OF PLANNING BOARD**

Deputy Supervisor Meddaugh briefly discussed the introduced Proposed Local Law to amend §250-149 Part 6, A&B to add Hotel/Motel as a permitted use in the Emerald Corporate Center Planned Business Park (PBP) District. The matter was referred to the Planning Board for review and recommendation. The Planning Board recommended that the Town Board proceed with amending the PBP District instead of changing the HC-2 Zone. This recommendation was made at the 08/09/2023 Planning Board meeting. Attorney Mednick will send the matter to the County Planning Department for GML-239 Review. Action to establish a date for public hearing was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 286 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 August 15, 2023

**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 August 15, 2023, a proposed Local Law No. 04 of 2023, entitled "A Local Law amending Chapter 250 entitled Zoning and Planned Unit Development, Article XIX, Sections 250-149 A & B (Permitted Uses) to add a Permitted Use".

**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 September 19, 2023 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: Councilman Ryan T. Schock

Seconded by: Councilman John A. Pavese

Adopted on Motion August 15, 2023

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

Proposed Local Law No. 04 of 2023

A local law amending Chapter 250 entitled Zoning and Planned Unit Development, Article XIX, Sections 250-149 A & B (Permitted Uses) to add a "Permitted Use".

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

1. §250-149 A. is amended to add the following:
  - (10) Hotel/Motel, as defined in §250-2B of this Code.
2. §250-149 B is amended to add the following:
  - (4) Hotel/Motel, as defined in §250-2B of this Code.
3. Except as herein specifically amended, the remainder of Chapter 250 of such Code shall remain in full force and effect.
4. 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.
5. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the Chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.
6. This local law shall take effect immediately upon filing with the Secretary of State.

**4) EMERALD GREEN LIGHTING DISTRICT – APPROVE NYPA QUOTE TO IDENTIFY & REPAIR STREETLIGHT OUTAGES IN EMERALD GREEN, TOTAL ESTIMATED COST OF \$33,234.65**

**The Following Resolution Was Duly Adopted: Res. No. 287 of the Year 2023.**

Resolved, that the additional cost of the New York Power Authority (NYPA) to identify and repair streetlight outages in the Emerald Green Lighting District as presented hereby be approved for a total estimated additional cost of \$33,234.65 to the LED Street Lighting Project.

Motion by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Pavese, Schock, Meddaugh, and Mace

Nays 0

**5) TROY & BANKS UTILITY AND TELECOMMUNICATION CONSULTANTS –  
CONSIDER AGREEMENT FOR UTILITY/ TELECOM AUDIT FOR OVERCHARGE  
REFUNDS (NYSEG & PHONES)**

**The Following Resolution Was Duly Adopted: Res. No. 288 of the Year 2023.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes engaging in the services of Troy & Banks Utility and Telecommunication Consultants to conduct a utility/telecom audit review at a cost of 35% of any recoverable fees should any exist including 35% of amount saved each month for future 12 months and that the Town Supervisor hereby be authorized to execute the consulting agreement as presented.

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

**6) REVIEW & APPROVE PROPOSAL FOR CYBER INSURANCE COVERAGE  
RENEWAL WITH COBELL INSURANCE RETROACTIVE 08/05/2023, TOTAL COST  
OF \$5,786.00**

**The Following Resolution Was Duly Adopted: Res. No. 289 of the Year 2023.**

Resolved, that the Town Board of the Town of Thompson hereby approves the insurance quote for Cyber Insurance Coverage with the Cowbell Cyber Insurance Company for issuance of the Cyber Insurance Policy with aggregate limit of \$2,000,000.00, deductible \$25,000.00 for a total premium of \$5,786.00 effective August 5<sup>th</sup>, 2023 to August 5<sup>th</sup>, 2024 with retro-active coverage back to prior policy expiration. (Procurement: Current coverage expired and same company has offered to provide coverage retro-active back to prior policy expiration.)

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

**7) APPROVE STANDARD WORK DAY AND REPORTING RESOLUTION FOR  
ELECTED AND APPOINTED OFFICIALS (RS 2417-A) FOR NYS RETIREMENT  
SYSTEM**

Town Clerk Calhoun advised that she is still waiting to receive Record of Activities (ROA) from a few additional employees. The Standard Work Day and Reporting Resolution will be ready for adoption at the next Town Board Meeting.

**8) UPDATE ON TOWN CLEAN-UP VOUCHER PROGRAM WITH COUNTY OF SULLIVAN**

Town Clerk Calhoun advised that her office is prepared to start issuing voucher's next Monday pending County approval. Town Clerk Calhoun contacted the County Department of Solid Waste via email and is waiting for authorization on start date. Hopefully the start date will be next Monday or the following Monday. Once a start date is confirmed, public notice will be posted on the Town Website informing all residents.

**9) HIGHWAY DEPARTMENT ITEMS:**

**A) REVIEW & AWARD BIDS – NEW FUEL TANK (3000 GALLON PETRO HOPPER) OPENED 08/10/23 AT 2PM**

Superintendent Benjamin reported that there were no bids received in on the new 3000 Gallon Petro Hopper Fuel Tank. However, a copy of the Intermunicipal Agreement between the Town of Thompson, Village of Monticello and Monticello Joint Fire District for Fuel Service was provided for the Board's review. There was no action taken.

**B) REVIEW & AWARD BIDS – FUEL PRODUCTS OPENED 08/14/2023 AT 2PM (1 YEAR CONTRACT WITH OPTION OF 1 YEAR EXTENSION)**

The Town opened bids for Diesel Fuel, #2 Fuel Oil, Kerosene and Unleaded Gasoline, which were opened and read on 08/14/2023 at 2PM. A copy of the bid results was provided to the Town Board for their review. There were (3) bids received in as follows:

1) County Petroleum Products, Inc.

**Undyed Ultra Low Sulfur Diesel**

Journal Price per Gallon \$3.3405  
Bid per Gallon over Journal (+.185)  
Total Bid \$3.5255

**#2 Fuel Oil**

Journal Price per Gallon \$3.20105  
Bid per Gallon over Journal (+.295)  
Total Bid \$3.49605

**Kerosene**

Journal Price per Gallon \$3.59805  
Bid per Gallon over Journal (+1.00)  
Total Bid \$4.59805

**Unleaded Gasoline**

Journal Price per Gallon \$2.78975  
Bid per Gallon over Journal (+.25)  
Total Bid \$3.03975

2) Jus-Sar Fuel, Inc. dba Black Bear Fuel & Resnick Energy

**Undyed Ultra Low Sulfur Diesel**

Journal Price per Gallon \$3.3405  
Bid per Gallon over Journal (+.172)  
Total Bid \$3.5125



**#2 Fuel Oil**

Journal Price per Gallon \$3.2011  
Bid per Gallon over Journal (+.139)  
Total Bid \$3.3401

**Kerosene**

Journal Price per Gallon \$3.5981  
Bid per Gallon over Journal (+.50)  
Total Bid \$4.0981

**Unleaded Gasoline**

Journal Price per Gallon \$2.7898  
Bid per Gallon over Journal (+.2447)  
Total Bid \$3.0345

3) Mirabito Energy Products

**Undyed Ultra Low Sulfur Diesel**

Journal Price per Gallon \$3.3405  
Bid per Gallon over Journal (+.1845)  
Total Bid \$3.5250

**#2 Fuel Oil**

Journal Price per Gallon \$3.2011  
Bid per Gallon over Journal (+.1845)  
Total Bid \$3.3856

**Kerosene**

Journal Price per Gallon \$3.5981  
Bid per Gallon over Journal (+.2350)  
Total Bid \$3.8331

**Unleaded Gasoline**

Journal Price per Gallon \$2.7778  
Bid per Gallon over Journal (+.2350)  
Total Bid \$3.0128

Highway Superintendent Richard L. Benjamin, Jr. has recommended that the bid for the Diesel Fuel, #2 Fuel Oil and Gasoline be awarded to Jus-Sar Fuel, Inc. dba Black Bear Fuel & Resnick Energy. They are the low bidder for Heating Oil and Diesel Fuel. Supt. Benjamin said overall Black Bear Fuel is the low bidder although Mirabito Energy bid is 9/10's less per gallon of gasoline, having one vendor for the bulk of deliveries is more efficient and streamlines billing. Supt. Benjamin recommended that the bid for the Kerosene be awarded to Mirabito Energy since they are the low bidder for that product. Kerosene is not used regularly, its only purchased if necessary. The individual bid price sheets were provided.

**The Following Resolution Was Duly Adopted: Res. No. 290 of the Year 2023.**



- 2) Amend the Dog Control equipment appropriations the actual cost of the new van covered by additional interest income
- 3) Increase the Kiamesha Water district appropriations for the asset assessment, covered by fund balance

**The Following Resolution Was Duly Adopted: Res. No. 292 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: 8/15/2023

Account Number	Account Description		Revenue Increase	Revenue Decrease	Appropriation Increase	Appropriation Decrease
00.1220.402	Supervisor Expenses - Village of Ateres				6,000.00	
A000.2770.000	Miscellaneous Revenue		6,000.00			
A000.3510.200	Dog Control - Equipment				5,675.00	
A000.2401.000	Interest & Earnings		5,675.00			
SWK0.8320.400	Kiamesha Rt42 Water - O&M	Infrastructure Evaluation			4,000.00	

Totals                      11,675.00                      -                      15,675.00                      -

Net Effect To Budget                      4,000.00

Moved by: Councilman Schock  
 Vote: Ayes 5  
       Nays 0

Seconded by: Councilman Pavese  
 Rieber, Pavese, Schock, Meddaugh and Mace

**12) ORDER BILLS PAID**

**The Following Resolution Was Duly Adopted: Res. No. 293 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>3</sup>

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

### **OLD BUSINESS**

There was no old business reported on.

### **NEW BUSINESS**

#### **1) ESTABLISH DATE FOR TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING – TUESDAY, 09/19/23 AT 7:00 PM**

The Following Resolution Was Duly Adopted: Res. No. 294 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 August 15, 2023

### **RESOLUTION TO DIRECT FILING OF TENTATIVE SPECIAL DISTRICT ASSESSMENT ROLLS AND FIX A DATE FOR THE HEARING OF OBJECTIONS**

**NOW, THEREFORE, BE IT RESOLVED:**

1. The Town Board of the Town of Thompson has filed with the Town Clerk of the Town of Thompson the tentative special district assessment rolls for the Adelaar Sewer District, Harris Consolidated Sewer District, Kiamesha Consolidated Sewer District, Melody Lake Sewer District, Rock Hill/Emerald Green Consolidated Sewer District, Sackett Lake Sewer District, Adelaar Water District, Cold Spring Water District, Dillon Water District, Kiamesha Route 42 Water District, Lucky Lake Water District and Melody Lake Water District for the year 2024.
2. The Town Board will meet at the Town Hall, 4052 State Route 42, Monticello, New York at 7:00 P.M. on September 19, 2023 to hear and consider any objections, which may be made to the roll. Said Meeting will also be held remotely by video-conference, the public may participate via video-conference at <https://us02web.zoom.us/j/83032452642>.
3. Not less than 10 nor more than 20 days prior to said meeting, the Town Clerk is directed to publish notice of such filing in the official newspaper of the Town and to post in a public place a copy of the public notice and a general copy of each district's rates for any property owner who appears on said assessment roll to be able to view.
4. This resolution shall take effect immediately

Moved by: Councilwoman Melinda S. Meddaugh

<sup>3</sup> ATTACHMENT: ORDER BILLS PAID

Seconded by: Councilman Ryan T. Schock

Adopted on Motion: August 15, 2023

Supervisor William J. Rieber, Jr.	Yes [ X ]	No [ ]
Councilman John A. Pavese	Yes [ X ]	No [ ]
Councilman Ryan T. Schock	Yes [ X ]	No [ ]
Councilwoman Melinda S. Meddaugh	Yes [ X ]	No [ ]
Councilman Scott S. Mace	Yes [ X ]	No [ ]

**2) JUSTICE COURT ADMINISTRATION PROGRAM (JCAP) GRANT APPLICATION – DISCUSS & APPROVE FOR 2023-24 GRANT CYCLE**

**The Following Resolution Was Duly Adopted: Res. No. 295 of the Year 2023.**

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

**WHEREAS**, the NYS Unified Court System has requested applications for the current grant cycle of the 2023-2024 Justice Court Assistance Program grants; and

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

**WHEREAS**, the program requires the Town to adopt a resolution authorizing the Thompson Town Court to apply for a Justice Court Assistance Program grant in the 2023-2024 grant cycle for up to \$30,000.00 and for the Town supervisor to sign the necessary application.

**NOW, THEREFORE, BE IT RESOLVED**, that the Board of the Town of Thompson authorizes the Town of Thompson Town Court to apply for a JCAP grant in the 2023-2024 grant cycle up to \$30,000; and

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

**Moved by: Councilman Ryan T. Schock**  
**Seconded by: Councilman John A. Pavese**  
**and adopted on motion August 15, 2023.**

The members of the Town Board voted as follows:

Supervisor William J. Rieber, Jr.	Aye
Councilwoman Melinda S. Meddaugh	Aye
Councilman Ryan T. Schock	Aye

Councilman John A. Pavese  
Councilman Scott S. Mace

Aye  
Aye

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

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

- No Report Provided.

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

- Lake Ida Park – Proposed Project Conceptual Plan Provided, NYS CFA Grant Application for \$500,000.00 was submitted for ball fields, entry drive and playground.
- Lego Land – Hudson Valley discounted ticket sales offer.
- Youth Sports Events – Tuesdays or Wednesdays for 7-weeks at Summerville Field, Monticello at cost of \$75.00 per event, total cost of \$525.00.

**The Following Resolution Was Duly Adopted: Res. No. 296 of the Year 2023.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes Youth Sports Events for 7-Weeks, operated by Tricia Tuttle to be held on Tuesday's or Wednesday's from 6pm-8pm at Summerville Field, Monticello starting in September upon request of the Parks and Recreation Department at a cost per event of \$75.00, maximum cost not to exceed \$525.00.

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 5  
Nays 0

Rieber, Pavese, Schock, Meddaugh and Mace

**Councilwoman Melinda S. Meddaugh**

- 2023 DOVE Art Trail Program – Revised DOVE Design Sketch was provided by Laurie Kilgore of Kilgore Artistry. The sketch for both sides was discussed, a few changes were decided, which will be given to Ms. Kilgore. Ms. Kilgore also provided her invoice in the amount of \$2,700.00, which includes \$1,200.00 Deposit. Funding and payment options were discussed, invoice will be approved at the next Town Board Meeting.

**Parks & Recreation Superintendent Glenn Somers**

- Lion King Broadway Trip – Bus Trip scheduled to be held on Saturday, September 16<sup>th</sup>, 2023. Request for Town to pay ticket for Jamie Ferriero in the amount of \$125.00 on behalf of Town as Chaperone.

**The Following Resolution Was Duly Adopted: Res. No. 297 of the Year 2023.**

Resolved, that the Town Board of the Town of Thompson hereby authorizes a Lion King Broadway Trip to be held on Saturday, September 16<sup>th</sup>, 2023 upon the request of the Parks & Recreation Department at a total cost not to exceed \$10,000.00 including cost

of 1-ticket in the amount of \$125.00 for Jamie Ferriero as Chaperone on behalf of Town and any incidentals necessary for said trip.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Mace

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

- Neversink Access Park – Thanked Superintendent Benjamin and the Highway Department Employees for their assistance with the Neversink River Bank Build Project portion recently completed for this year.

#### **Comptroller Melissa DeMarmels**

- The Auditors for the Town are still working on the Town's fiscal audit for year ending 12/31/2022, which should be completed shortly.
- Budget Request Sheets are being prepared and will go out to the Department Heads in the next few weeks.

#### **PUBLIC COMMENT:**

There was no public comment given.

#### **ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- 08/22/23 at 5PM: Reconvened Joint Public Hearing with Town of Fallsburg Re: Petition for Incorporation of the Village of Ateres to be held at 169 Barnes Blvd., Kiamesha Lake, NY 12751.
- 09/05/23 at 7PM: Regular Town Board Meeting.
- 09/19/23 at 7PM: Tentative Special District Assessment Hearing.
- 09/19/23 at 7PM: Public Hearing Proposed Local Law No. 04 of 2023 to Amend Chapter 250, Part 6 Of The Emerald Corporate Planned Business District Regulations Section 149B to Add Hotel/Motel as a Permitted Use.
- 09/19/23 at 7PM: Regular Town Board Meeting.

#### **EXECUTIVE SESSION**

On a motion made by Councilman Schock and seconded by Councilman Pavese the Town Board entered Executive Session at 7:45 PM with Attorney Mednick to discuss a litigation and personnel matter.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

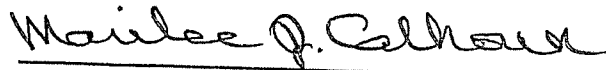
On a motion made by Councilman Pavese and seconded by Councilman Schock the Town Board returned from Executive Session at 8:01 PM. There was no further action taken.

**ADJOURNMENT**

On a motion made by Councilwoman Meddaugh and seconded by Councilman Mace the meeting was adjourned at 8:02 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



#1+2

# Town of Thompson Highway Dept

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

Todd Mitchell Deputy Superintendent  
Email davehiway@gmail.com  
Fax: 794-5722

August 15, 2023

Town Board,

I recommend the board accept the following low bidder for Gasoline, Heating Oil and Diesel Fuel, Black Bear Fuel. Overall Black Bear is the low bidder although Mirabito Energy bid 9/10's less per gallon of gasoline. Having one vendor for the bulk of deliveries is more efficient and streamlines billing.

Low Bid, Kerosene, Mirabito Energy.

Bid sheets are attached.

Thanks,

Rich

TOWN OF THOMPSON

(Copy of The Oil Price Daily posted by OPIS/Formerly The Journal of Commerce effective August 4, 2023 to be attached with Bid.)

UNDYED ULTRA LOW SULFUR DIESEL (No Minimum Delivery)

Price per gallon Newburgh N.Y. rack \$ 3.465

Bid per gallon over Newburgh N.Y. rack \$ .172

Total Bid \$ 3.5125

# 2 HEATING FUEL OIL (No Minimum Delivery)

Price per gallon Newburgh N.Y. rack \$ 3.2011

Bid per gallon over Newburgh N.Y. rack \$ .139

Total Bid \$ 3.3401

KEROSENE (No Minimum Delivery)

Price per gallon Newburgh N.Y. rack \$

Bid per gallon over Newburgh N.Y. rack \$ .50

Total Bid \$ Newburgh, NY rack + .50

UNLEADED GASOLINE (No Minimum Delivery)

Price per gallon Albany N.Y. rack \$ 2.7898

Bid per gallon over Albany N.Y. rack \$ .2447

Total Bid \$ 3.0345

\*\*\*\*NOTE: PLEASE BID PRICES BEFORE TAXES!!!!!!!!!!!!!!!!!!!!!!

Jus-Sac Fuel, Inc. aka Black Bear Fuel Resnick Energy

Name of bidder

[Signature]

Authorized Signature

Pres

Title

DO NOT WRITE BELOW THIS LINE

ACCEPTED [ ]

DATE

REJECTED [ ]

SIGNATURE

COMMENTS:







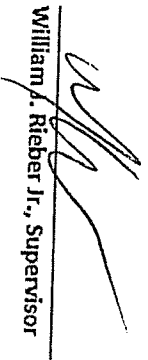
#3

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 15<sup>th</sup> day of August 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 A. Rieber Jr., Supervisor



Town of Thompson  
Warrant Report

Fund	Fund Description	Unposted Batch Totals		Manual Checks		Purchase Cards		Total	
		Invoice Batch	Manual Checks	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid
<b>Unposted Batch Grand Totals</b>		\$0.00	\$0.00						
<b>Posted Batch Totals</b>									
A000	GENERAL FUND TOWN WIDE	\$195,803.36	\$0.00	\$0.00	\$0.00	\$0.00	\$195,803.36	\$0.00	\$0.00
B000	GENERAL TOWN OUTSIDE	\$42,304.87	\$0.00	\$0.00	\$0.00	\$0.00	\$42,304.87	\$0.00	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$10,340.88	\$0.00	\$0.00	\$0.00	\$0.00	\$10,340.88	\$0.00	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$258,699.65	\$0.00	\$0.00	\$0.00	\$0.00	\$258,699.65	\$0.00	\$0.00
H000	CAPITAL PROJECTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SLO1	ROCK HILL LIGHTING	\$258.95	\$0.00	\$0.00	\$0.00	\$0.00	\$30,099.00	\$0.00	\$0.00
SLO2	LUCKY LAKE LIGHTING	\$48.96	\$0.00	\$0.00	\$0.00	\$0.00	\$258.95	\$0.00	\$0.00
SLO3	LAKE LOUISE MARIE	\$143.14	\$0.00	\$0.00	\$0.00	\$0.00	\$48.96	\$0.00	\$0.00
SLO4	PATIO HOMES LIGHTING	\$79.10	\$0.00	\$0.00	\$0.00	\$0.00	\$143.14	\$0.00	\$0.00
SLO5	KIAMESHA SHORES LIGHTING	\$38.86	\$0.00	\$0.00	\$0.00	\$0.00	\$79.10	\$0.00	\$0.00
SLO6	EMERALD GREEN LIGHTING	\$552.69	\$0.00	\$0.00	\$0.00	\$0.00	\$38.86	\$0.00	\$0.00
SLO7	TREASURE LAKE LIGHTING	\$14.39	\$0.00	\$0.00	\$0.00	\$0.00	\$552.69	\$0.00	\$0.00
SLO8	CONGERO ROAD LIGHTING	\$41.20	\$0.00	\$0.00	\$0.00	\$0.00	\$14.39	\$0.00	\$0.00
SLO9	YESHIV/KIAM. LIGHTING DISTRICT	\$90.43	\$0.00	\$0.00	\$0.00	\$0.00	\$41.20	\$0.00	\$0.00
SL10	EMERALD CORP. PARK LD#10	\$55.81	\$0.00	\$0.00	\$0.00	\$0.00	\$90.43	\$0.00	\$0.00
SL11	ADELAAR Lighting	\$488.34	\$0.00	\$0.00	\$0.00	\$0.00	\$55.81	\$0.00	\$0.00
SL12	Route 42 N Lighting	\$7.51	\$0.00	\$0.00	\$0.00	\$0.00	\$488.34	\$0.00	\$0.00
SSAR	Adelaar Sewer District	\$9,941.21	\$0.00	\$0.00	\$0.00	\$0.00	\$7.51	\$0.00	\$0.00
SSHC	Harts Consolidated Sewer District	\$6,521.45	\$0.00	\$0.00	\$0.00	\$0.00	\$9,941.21	\$0.00	\$0.00
SSKC	Kiamasha Consolidated Sewer District	\$51,851.27	\$0.00	\$0.00	\$0.00	\$0.00	\$6,521.45	\$0.00	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$3,270.61	\$0.00	\$0.00	\$0.00	\$0.00	\$51,851.27	\$0.00	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$32,988.71	\$0.00	\$0.00	\$0.00	\$0.00	\$3,270.61	\$0.00	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$23,976.77	\$0.00	\$0.00	\$0.00	\$0.00	\$32,988.71	\$0.00	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$2,026.59	\$0.00	\$0.00	\$0.00	\$0.00	\$23,976.77	\$0.00	\$0.00
SWC0	COLD SPRING WATER	\$1,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,026.59	\$0.00	\$0.00
SWD0	DILLON WATER DISTRICT	\$461.14	\$0.00	\$0.00	\$0.00	\$0.00	\$1,528.00	\$0.00	\$0.00
SWK0	KIAMESHA RT42 WATER	\$4,715.34	\$0.00	\$0.00	\$0.00	\$0.00	\$461.14	\$0.00	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$131.84	\$0.00	\$0.00	\$0.00	\$0.00	\$4,715.34	\$0.00	\$0.00
SWM0	MELODY LAKE WATER	\$527.08	\$0.00	\$0.00	\$0.00	\$0.00	\$131.84	\$0.00	\$0.00
T000	TRUST & AGENCY FUND	\$3,096.03	\$0.00	\$0.00	\$0.00	\$0.00	\$527.08	\$0.00	\$0.00
<b>Grand Totals</b>		\$24,802.92	\$0.00	\$0.00	\$0.00	\$0.00	\$27,898.95	\$0.00	\$0.00



Town of Thompson  
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$195,803.36	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$195,803.36
B000	GENERAL TOWN OUTSIDE	\$42,304.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,304.87
DA00	HWY#3 / 4 - TOWN WIDE	\$10,340.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,340.88
DB00	HWY#1 - TOWN OUTSIDE	\$258,699.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258,699.65
H000	CAPITAL PROJECTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SL01	ROCK HILL LIGHTING	\$258.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$258.95
SL02	LUCKY LAKE LIGHTING	\$48.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.96
SL03	LAKE LOUISE MARIE	\$143.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$143.14
SL04	PATIO HOMES LIGHTING	\$79.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$79.10
SL05	KIAMESHA SHORES LIGHTING	\$38.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$38.86
SL06	EMERALD GREEN LIGHTING	\$552.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$552.69
SL07	TREASURE LAKE LIGHTING	\$14.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.39
SL08	CONGERO ROAD LIGHTING	\$41.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41.20
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$90.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$90.43
SL10	EMERALD CORP. PARK L/D#10	\$55.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.81
SL11	ADELAAR Lighting	\$488.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$488.34
SL12	Route 42 N Lighting	\$7.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7.51
SSAR	Adelaar Sewer District	\$9,941.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,941.21
SSHHC	Harris Consolidated Sewer District	\$6,521.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,521.45
SSKC	Kiamasha Consolidated Sewer District	\$51,851.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,851.27
SSM0	MELODY LAKE SEWER DISTR.	\$3,270.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,270.61
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$32,988.71	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,988.71
SSSO	SACKETT LAKE SEWER DISTR	\$23,976.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,976.77
SWA0	ADELAAR RESORT WATER DISTRICT	\$2,026.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,026.59
SWCO	COLD SPRING WATER	\$1,528.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,528.00
SWDO	DILLON WATER DISTRICT	\$461.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$461.14
SWKO	KIAMESHA RT42 WATER	\$4,715.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,715.34
SWLO	LUCKY LAKE WATER DISTR	\$131.84	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$131.84
SWMO	MELODY LAKE WATER	\$527.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$527.08
T000	TRUST & AGENCY FUND	\$3,096.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,096.03
<b>Grand Totals</b>		<b>\$650,004.18</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$24,802.92</b>	<b>\$0.00</b>	<b>\$674,807.10</b>

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

August 24, 2023

Lebaum Company, Inc.  
PO Box 450  
Monsey, New York 10952

Re: Date of Loss: May 20, 2022 – 39 Terry Lane, Monticello, NY 12701  
Claimant: Marlene Soler

To Whom It May Concern:

Enclosed please find a copy of the Summons and Verified Complaint on the above matter received from Sobo & Sobo Personal Injury Attorneys. This was received by my office on 08/22/2023. A copy of the letter has been forwarded to the Town Attorney, Town Board, and Comptroller.

Thank you in advance for your prompt attention to this matter and if you should have any questions regarding the above, feel free to contact our Town Attorney Michael B. Mednick, Esq. at (845) 794-5200.

Sincerely,



Marilee J. Calhoun  
Town Clerk

Encls.  
MJC:

PC: Michael B. Mednick, Town Attorney  
18 Prince Street – PO Box 612  
Monticello, New York 12701

Hon. William J. Rieber, Jr., Supervisor and Town Board

Melissa DeMarmels, Town Comptroller



SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN

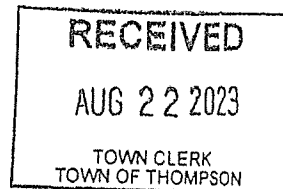
-----X  
MARLENE SOLER

Plaintiff,

-against-

STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT  
FUND COMPANY, INC.,  
TOWN OF THOMPSON, and  
VILLAGE OF MONTICELLO,

Defendants.  
-----X



1:31 pm

Index No: E2023-1280

(mg)

### NOTICE OF ELECTRONIC FILING

#### You have received this Notice because:

- The Plaintiff, whose name is listed above, has filed this case using the New York State Courts e-filing system, and
- You are a Defendant (a party) in this case.  
(CPLR § 2111, Uniform Rule § 202.5-bb)

**If you are represented by an attorney:** give this Notice to your attorney. (Attorneys: see "Information for Attorneys" pg. 2).

**If you are not represented by an attorney:** you are not required to e-file. You may serve and file documents in paper form and you must be served with documents in paper form. However, as a party without an attorney, you may participate in e-filing.

#### Benefits of E-Filing

You can:

- serve and file your documents electronically
- view your case file on-line
- limit your number of trips to the courthouse
- pay any court fees on-line.

There are no additional fees to e-file, view, or print your case records.

To sign up for e-filing or for more information about how e-filing works, you may:

- visit: [www.nycourts.gov/efile-unrepresented](http://www.nycourts.gov/efile-unrepresented) or
- go to the Help Center or Clerk's Office at the court where the case was filed. To find legal information to help you represent yourself visit [www.nycourthelp.gov](http://www.nycourthelp.gov)

### Information for Attorneys

An attorney representing a party who is served with this notice must either:

- 1) immediately record his or her representation with the e-filed matter on the NYSCEF site <https://iapps.courts.state.ny.us/nyscef/HomePage>; or
- 2) file the Notice of Opt-Out form with the clerk of the court where this action is pending. Exemptions from mandatory e-filing are limited to attorneys who certify in good faith that they lack the computer hardware and/or scanner and/or internet connection or that they lack (along with all employees subject to their direction) the operational knowledge to comply with e-filing requirements. [Section 202.5-bb(e)]

For additional information about electronic filing and to create a NYSCEF account, visit the NYSCEF website at [www.nycourts.gov/efile](http://www.nycourts.gov/efile) or contact the NYSCEF Resource Center (phone: 646-386-3033; e-mail: [efile@nycourts.gov](mailto:efile@nycourts.gov))

Dated: August 16, 2023



Rose Harper, Esq.  
Name

SOBO & SOBO LLP  
Firm Name

One Dolson Avenue  
Address

Middletown, NY 10940

(845) 394-2553  
Phone

rharper@sobolaw.com  
E-Mail

Plaintiff designates  
SULLIVAN COUNTY  
as the place of trial.

The basis of venue is the  
Plaintiff's residence

Plaintiff resides at  
Monticello, NY 12701

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN

-----X  
MARLENE SOLER

Plaintiff,

**SUMMONS**

-against-

STEELE SLEEPY HOLLOW HOUSING  
DEVELOPMENT FUND COMPANY, INC.,  
TOWN OF THOMPSON, and  
VILLAGE OF MONTICELLO,

Defendants.

-----X  
To the above-named defendants:

YOU ARE HEREBY SUMMONED, to answer the complaint in this action and to serve a copy of your answer, or, if the complaint is not served with this summons, to serve a notice of appearance, on the plaintiff's attorneys within - 20- days after the service of this summons, exclusive of the day of service (or within 30 days after the service is complete if this summons is not personally delivered to you within the State of New York); and in case of your failure to appear or answer, judgment will be taken against you by default for the relief demanded in the complaint.

**SOBO & SOBO, LLP**

*Rose Harper*

\_\_\_\_\_  
Rose Harper, Esq.  
Attorney for Plaintiff  
One Dolson Avenue  
Middletown, NY 10940  
(845) 343-7676

Dated: August 10, 2023

**FILED: SULLIVAN COUNTY CLERK 08/18/2023 12:22 PM**

NYSCEF DOC. NO. 1

INDEX NO. E2023-1280

RECEIVED NYSCEF: 08/18/2023

Defendants' address: See Complaint

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SULLIVAN

Index # E2023-1280

-----X  
MARLENE SOLER,

Plaintiff,

**VERIFIED COMPLAINT**

-against-

STEELE SLEEPY HOLLOW HOUSING  
DEVELOPMENT FUND COMPANY, INC.,  
TOWN OF THOMPSON, and  
VILLAGE OF MONTICELLO,

Defendants.

-----X

Plaintiff, MARLENE SOLER, by her attorneys, SOBO & SOBO, L.L.P., as and  
for the Verified Complaint, herein alleges the following:

1. That at all times hereinafter mentioned, the Plaintiff, MARLENE SOLER, was and still is a resident of the County of Sullivan, State of New York.
2. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was and still is a domestic corporation organized and existing under and by virtue of the Laws of the State of New York.
3. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was and still is a foreign corporation duly authorized to do business within the State of New York.
4. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was and still is a business entity doing business within the State of New York.

5. That at all times hereinafter mentioned, upon information and belief, the defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was and still is a municipal corporation duly organized and existing under the laws of the State of New York.
6. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was and still is a domestic corporation that is organized and existing under and by virtue of the Laws of the State of New York.
7. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was and still is a foreign corporation that is duly organized and existing under and by virtue of the Laws of the State of New York.
8. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was a still is a business entity doing business within the state of New York.
9. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was and still is a municipal corporation duly organized and existing under the laws of State of New York.
10. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, was and still is a domestic corporation that is organized and existing under and by virtue of the Laws of the State of New York.
11. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, was a still is a foreign corporation duly authorized to do business within the state of New York.

12. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, was and still is a business entity doing business in the state of New York.
13. That at all times hereinafter mentioned, upon information and belief, the defendant, VILLAGE OF MONTICELLO., was and still is a municipal corporation duly organized and existing under the laws of the State of New York.
14. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was the owner of a certain premises located at 39 Terri Lane, Sleepy Hollow Apartments Building 15, Village of Monticello, Town of Thompson, County of Sullivan, State of New York.
15. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., maintained the aforesaid premises.
16. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., managed the aforesaid premises.
17. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., controlled the aforesaid premises.
18. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., operated the aforesaid premises.

19. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was the lessee of the aforesaid premises.
20. That at all times hereinafter mentioned, upon information and belief, the Defendant, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., was the lessor of the aforesaid premises.
21. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, owned a certain portion of the front lawn located in front of 39 Terri Lane, Sleepy Hollow Apartments Building 15, Monticello, New York.
22. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, operated the aforementioned public front lawn.
23. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, managed the aforementioned public front lawn.
24. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, maintained the aforementioned public front lawn.
25. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, inspected the aforementioned public front lawn.
26. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, repaired the aforementioned public front lawn.
27. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, controlled the aforementioned public front lawn.



28. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, was the lessor of the aforementioned public front lawn.
29. That at all times hereinafter mentioned and upon information and belief, defendant, The VILLAGE OF MONTICELLO, was the lessee of the aforementioned public front lawn.
30. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, owned a certain portion of the public front lawn located in front of 39 Terri Lane, Sleepy Hollow Apartments Building 15, Monticello, New York.
31. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, operated the aforementioned public front lawn.
32. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, managed the aforementioned public front lawn.
33. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, maintained the aforementioned public front lawn.
34. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, inspected the aforementioned public front lawn.
35. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, repaired the aforementioned public front lawn.
36. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, controlled the aforementioned public front lawn.
37. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was the lessor of the aforementioned public front lawn.

38. That at all times hereinafter mentioned and upon information and belief, defendant, The TOWN OF THOMPSON, was the lessee of the aforementioned public front lawn.

39. That at all times hereinafter mentioned, the public front lawn located at the aforementioned location was the situs of the accident which produced grave, severe and protracted damage due to personal injury to Plaintiff, Marlene Soler.

40. That at all times hereinafter mentioned and upon information and belief, defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, caused and created an unsafe and dangerous tripping hazard in the form of a metal pole protruding from the ground at the aforementioned public front lawn.

41. That at all times hereinafter mentioned and on or about the 20<sup>th</sup> day of May, 2022, as plaintiff, Marlene Soler was lawfully, safely and properly a pedestrian upon a portion of the aforementioned public front lawn, Marlene Soler was needlessly caused to trip, fall and was thereby violently precipitated to the ground, and as a result and consequence of said accident, she was caused to suffer and sustain grave, severe and protracted personal injuries.

42. That at all times hereinafter mentioned, the sole and exclusive cause of the aforesaid accident and injury sustained by plaintiff, Marlene Soler was due to the negligent, careless, reckless and/or willful, wanton or grossly negligent acts and omissions of defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, be it individually and/or jointly, in the ownership, operation, maintenance, keeping, management, supervision, inspection, repair and/or control of the aforesaid public front lawn.

43. That at all times hereinafter mentioned, defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, be it individually and/or jointly, was negligent, careless, reckless and/or willful, wanton or grossly negligent in causing, permitting and allowing dangerous, hazardous, and/or unsafe conditions to exist on the aforesaid public front lawn; in causing and creating a dangerous, hazardous, unsafe and un-level walking surface to exist and remain on the aforesaid public front lawn; in creating a trap and/or snare; in causing and/or allowing a dangerous condition to exist; in failing to warn of a dangerous condition; in creating a trap or a snare; in negligently repairing said public front lawn; in causing and allowing a tripping hazard to exist and remain on the aforesaid public front lawn; in causing and allowing multiple pipes to stick out of the ground; and in generally allowing an unsafe tripping hazard to exist so as to make it likely to cause a lawful pedestrian, like plaintiff, to trip and/or slip and suffer injury.

44. That at all times hereinafter mentioned, defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUN COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, be it individually and/or jointly, had actual and/or constructive notice of the dangerous and/or defective conditions in that the defendants created said conditions; in that the conditions existed for a sufficient length of time prior to the happening of the incident that in the exercise of reasonable care, said defendants could have and should have had knowledge and notice thereof, and could have and should have taken safe, appropriate and reasonable corrective action; in failing to block off, rope off and cordon off said location; and further, that said defendant failed to create a safe and level walking surface; defendants had failed to keep and maintain the subject premises in

a good, safe and reasonable condition.; and said defendants received prior written notice of said condition.

45. That at all times hereinafter mentioned, plaintiff was free of any contributory fault in causing the aforesaid accident or the damage due to personal injury which was suffered as a result of same.

46. Alternatively, defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, were and remain liable to plaintiff under the legal doctrine of Res Ipsa Loquitor.

47. That at all times hereinafter mentioned, a sworn and subscribed Notice of Claim were duly served upon defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, in the manner, method, form and within the time limits prescribed by the General Municipal Law.

48. That at all times hereinafter mentioned, at this time, over thirty (30) days have elapsed since the service and delivery of said Notice of Claim upon defendants, STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, and said defendants have neglected or refused adjustment or payment of same.

49. That the Defendants, their agents, servants and/or employees had actual and/or constructive notice of the dangerous protrusion and/or defective conditions in that the conditions existed for a sufficient length of time prior to the happening of the incident and in the exercise of reasonable care, the Defendants could have and should have had

knowledge and notice thereof and further, the Defendants, their agents, servants and/or employees created said condition.

50. The limited liability provisions of CPLR 1601 do not apply pursuant to the exceptions of CPLR 1602, including, but not limited to, 1602(2)(iv), 1602(7) and 1602(11).

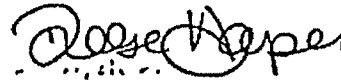
51. That by reason of the foregoing, this Plaintiff was caused to sustain severe and serious personal injuries to her mind and body, some of which, upon information and belief, are permanent with permanent effects of pain, disability, disfigurement and loss of body function. Further, this Plaintiff was caused to expend and become obligated for diverse sums of money for the purpose of obtaining medical care and/or cure in an effort to alleviate the suffering and ills sustained as a result of this accident; the Plaintiff further was caused to lose substantial periods of time from her normal vocation and activities, and upon information and belief, may continue in that way into the future and suffer similar losses.

52. By reason of the foregoing, this Plaintiff has been damaged in a sum that exceeds the jurisdictional limits of all lower courts which would otherwise have jurisdiction of this matter.

WHEREFORE, Plaintiff demands judgment against the Defendants STEELE SLEEPY HOLLOW HOUSING DEVELOPMENT FUND COMPANY, INC., TOWN OF THOMPSON and VILLAGE OF MONTICELLO, as follows:

A sum that exceeds the jurisdictional limits of all lower courts which would otherwise have jurisdiction in this matter, together with the costs and disbursements of this action.

DATED: August 10, 2023  
Middletown, New York



---

ROSE HARPER, ESQ.  
SOBO & SOBO, LLP  
*Attorneys for Plaintiff*  
One Dolson Avenue  
Middletown, NY 10940  
(845) 343-7626

TO: STEELE SLEEPY HOLLOW HOUSING  
DEVELOPMENT FUND COMPANY, INC.  
*C/o Secretary of State*  
6875 East Evans Avenue  
Denver, CO 80224

TOWN OF THOMPSON  
C/o Personal Service  
4052 NY-42,  
Monticello, NY 12701

VILLAGE OF MONTICELLO  
C/o Personal Service  
19 Pleasant St  
Monticello, NY 12701

# Local Highway Funding 10 Year Rule



IT HAS BEEN A DECADE SINCE THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT)'S BOND HOLDERS RAISED CONCERNS OVER FUNDING TREATMENTS THAT DIDN'T LAST THE LIFE OF THE BONDS

**RICH BENJAMIN, HIGHWAY SUPERINTENDENT, TOWN OF THOMPSON AND 2021-22 NYSAOTSOH PRESIDENT EXPLAINS HOW HE ADAPTED HIS TOWN PROGRAM TO MEET THE 10-YEAR RULE**

## **HISTORY**

In 2013, NYSDOT's CHIPS bond holders asked for an analysis of the useful life for treatments being funded by CHIPS and other similar programs. That analysis showed that a number of treatments did not meet the 10-year service life and the bond holders wanted all of those treatments made ineligible for state local transportation funding. NYSDOT convened a working group including members of the Town and County Highway Superintendents Associations to consider the issue. After lengthy discussions it was agreed that (1) microsurfacing; (2) paver placed surface treatment; (3) single course surface treatment involving chip seals or oil and stone; and (4) double course surface treatment involving chip seals or oil and stone would continue to be allowed to be reimbursed through CHIPS and other local funding programs. But these treatments (and the others) would only be reimbursed once every ten years to treat the same segment of road.

## **Highway Superintendent Rich Benjamin**

"Thompson is a semi-rural town located in Sullivan County on State Route 17 halfway between NYC and Binghamton. We have 150 miles of town road. The Village of Monticello is located near the center of the town's ninety square miles. Route 17 bisects the town east and west and ST. RT. 42 north and south. When the four lane road was constructed in the late 1950's the town inherited many sections of the abandoned state highway so our inventory has many high volume and connector roads. We also have a number of summer

lake communities and housing developments so many of our 246 roads are low volume, with cul de sacs and a fair share of dead ends. We still have a few miles of seasonal gravel roads with no residents, that are not plowed.

The town receives \$751,633.00 combined from CHIPS, EWR, PAVE and POP. (5112.2) We budget one million additional dollars for improvements. (5112.4) We also budget an additional \$475,000.00 for repairs. (5110.4) All of these funds are spent directly on materials for road repair and improvement. We have separate budget lines for fuel and other expenses. This may sound like a lot of money but at today's costs it does not go far.

I have been Superintendent for twenty-two years. When I started, the road inventory was in poor condition with the majority of the roads having been motor paved with thin overlays or built up with double chip seals. All the roads had poor drainage.

Early on I formed the opinion that state funding should be used to improve the town's roads and the town should supply the funds to maintain those improvements with an aggressive pavement preservation policy.

The CHIPS program's ten-year life cycle in some ways forces you to prioritize your roads in order of traffic volumes and traffic loads. In my instance, I have two black top plants and two large quarry operations that

impose constant high traffic/high load to nearby roads. We also have a hospital and a resort casino that have very high traffic volume/light loads.

Each year I use the majority of state funding to improve these higher priority roads. As an example, we are improving the drainage, cold-in-place recycling, with FiberMat and two inches of HMA top on two miles of connector road near the quarry. I had previously reconstructed a mile of the same road a few years ago. The goal of this project is to have a road with a twenty-year or more life expectancy. With proper pavement preservation and maintenance, it will last twenty plus years. I have many miles of similar road that is over or nearly twenty years old still in good condition.

It takes dedication to have a ten-year plan. You may have to let your low priority and poor condition roads get worse. If you do not have some twenty-year pavements in your inventory, you will find it difficult to be on a ten-year CHIPS schedule. You may also have to be frugal in other areas of your budget. I always put my crew's compensation first, pavement second, equipment third and the barn last. No matter the size of your budget the pie is only so big.

I understand that smaller rural towns may not provide significant local funding for pavement preservation. As traffic volumes increase and farm loads get wider and heavier our roads need to be improved. We are all underfunded. When I started, I had a little money to work with and my CHIPS was a third of what I have today. By staying on course and sticking to a plan, I was able to go from using 2,200 tons of hot mix patch a year, twenty years ago, to having 150 miles of quality pavement.

If your system is not on a ten-year rotation, now would be a good time to really look at your pavement program. It does not matter if you have ten miles or a thousand miles, you need to educate your Town Board that quality is much less expensive in the long run and a few dollars spent today can save thousands down the road.

If you are a town with no local budget, it would be hard to believe that your board would not consider adding a few dollars a year to fund a mile or two of chip seal so you could start spending a portion of your state funding on improving your road quality, saving your taxpayers' dollars for years to come.

I have had moderate success improving my community's road system over the last twenty-two years. I owe it to educating myself and the Town Board about the value of quality and money well spent.

I encourage you to attend your county meetings, go to NYS LTAP/Cornell Local Highway School and come to the NYSAOTSOH's annual fall conference. The amount of knowledge you can absorb from your fellow Superintendent's is equivalent to a free college education."







Town Supervisor  
William J. Rieber, Jr.

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

---

August 21, 2023

NYS DOT  
Attn: Tony Signorelli  
50 Wolf Road  
Albany NY 12232

Re: Parking restriction- NYS Route 42 to Sackett Lake Road

In July of 2022 you sent the attached letter regarding the above. Most of the properties in that section of the road park internally, however we have an on-going problem with Empire Cottages which is located at 3706 NY-42, Monticello, NY 12701. They park on the shoulder of Route 42 causing safety concerns.

Regretfully I did not send a letter of support as requested. I just noticed that when I re-read your letter. I did try to contact Adam Rupakus several times but never got to speak with him.

Has this parking restriction ever been finalized? If not, is it possible to do so.

Sincerely,

William J. Rieber, Jr.  
Supervisor  
[supervisor@townofthompson.com](mailto:supervisor@townofthompson.com)  
845-794-2500 Ext. 306



Department of  
Transportation

KATHY HOCHUL  
Governor

MARIE THERESE DOMINGUEZ  
Commissioner

THOMAS D. WISER, P.E.  
Regional Director

July 6, 2022

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

Dear Supervisor Rieber:

RE: **PARKING RESTRICTION  
NYS ROUTE 42 TO SACKETT LAKE ROAD  
TOWN OF THOMPSON, SULLIVAN COUNTY**

The Region 9 Traffic Safety and Mobility Office (TSMO) recently received a request to establish a parking restriction on NYS Route 42 south of the Village of Monticello to Sackett Lake Road.

Currently there is a stopping restriction on both sides of NYS Route 42 in this area that begins in the Village and ends 0.3 miles  $\pm$  north of Sackett Lake Road (seen enclosed map). Before moving forward with this request to extend this restriction south to Sackett Lake Road, the TSMO requests input from the Town. If the Town would like to see this stopping restriction extended to Sackett Lake Road, please send a letter of support to the following address:

Region 9 Traffic Safety and Mobility Office  
44 Hawley Street  
Binghamton, NY 13901

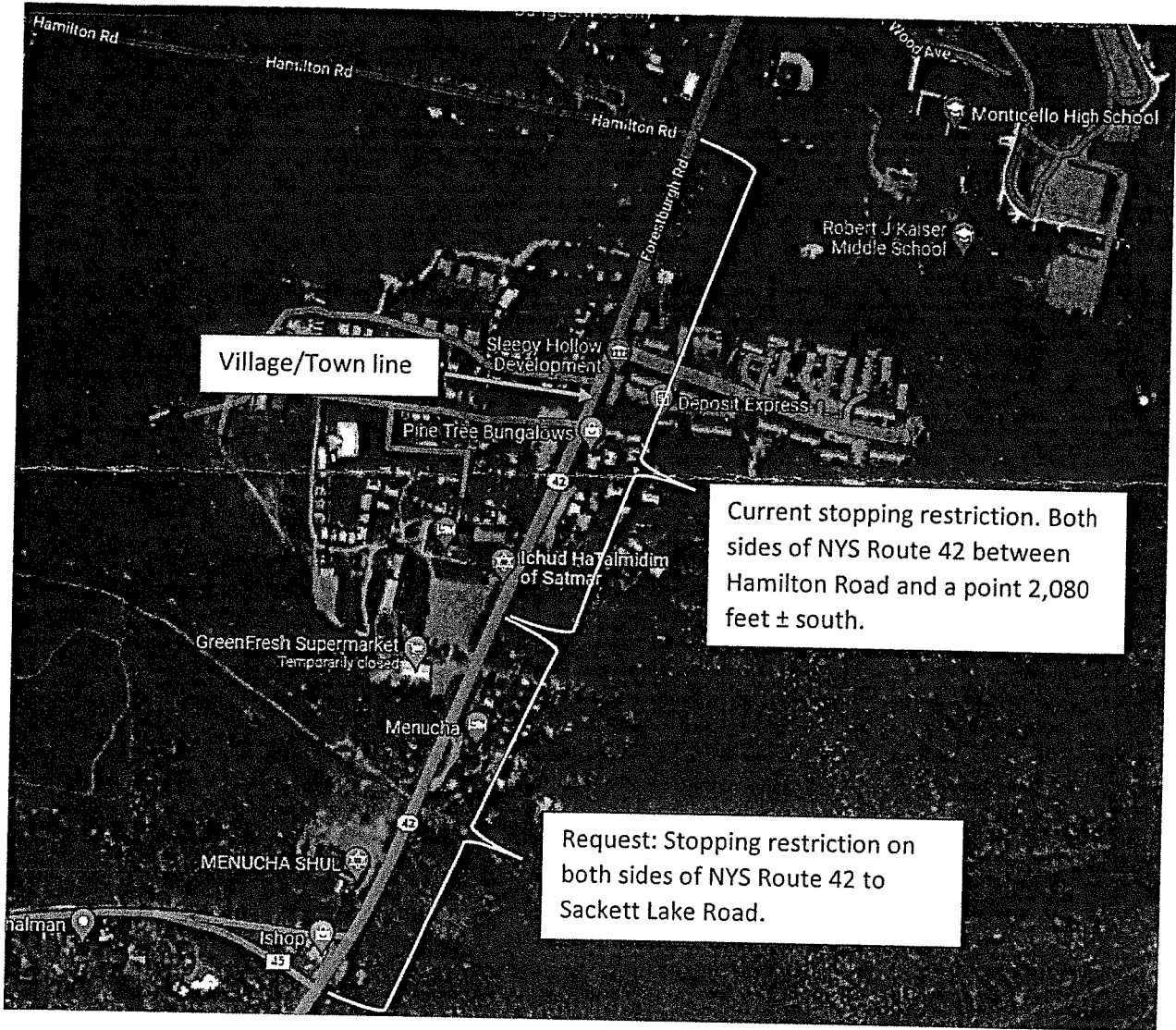
If you have any questions or need additional information, please feel free to contact Adam Rupakus at (607) 721 – 8073.

Sincerely,

Tony Signorelli, P.E.  
Regional Traffic Engineer

Enclosure

c: Marilee J. Calhoun, Town of Thompson Clerk



Village/Town line

Current stopping restriction. Both sides of NYS Route 42 between Hamilton Road and a point 2,080 feet ± south.

Request: Stopping restriction on both sides of NYS Route 42 to Sackett Lake Road.

**County of Sullivan**

MORTGAGE TAX  
100 North Street, P.O. Box 5012  
Monticello, N.Y. 12701

JP MORGAN CHASE MONTICELLO  
ST JOHNS STREET  
MONTICELLO, NY 12701

Check Number **3280**

Vendor Number	Check Date	Check Amount
3020	08/17/2023	\$114,810.45

One Hundred Fourteen Thousand Eight Hundred Ten and 45/100 Dollars\*\*\*\*\*

Pay To The Order Of

3020  
TOWN OF THOMPSON  
4052 ROUTE 42  
MONTICELLO, NY 12701

*Nancy Buel*  
County Treasurer

DOCUMENT INCLUDES A HIDDEN WORD. DO NOT CASH IF THE WORD VOID IS VISIBLE. ALSO INCLUDES AN ORIGINAL WATERMARK

⑈ 3 280 ⑈ ⑆ 0 2 2 3 0 0 1 7 3 ⑆ 7 8 9 7 9 5 4 0 8 ⑈

**County of Sullivan - MORTGAGE TAX**

P.O. Box 5012 Monticello, N.Y. 12701

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
08/17/2023	TREAS08172322	MORTGAGE TAX - APRIL - JUNE 2023 PO# G/L Account: TA-00058-00237	114,810.45

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
3020	TOWN OF THOMPSON	3280	08/17/2023	\$114,810.45



**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
A000.3005.000	MORTGAGE TAX									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2021	BY1-1		(\$225,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q1		8	8/1/2022	CR111363	Mth 1 Total	(\$225,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q2		8	8/1/2022	CR111363	County ck# 3197	\$0.00	\$0.00	\$145,072.94	\$0.00	\$0.00
Mortgage tax - Q4 2021 Adjustment		8	8/1/2022	CR111363	County ck# 3197	\$0.00	\$0.00	\$149,828.32	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 09/06/2022		9	9/6/2022	BE111503	Mth 8 Total	\$0.00	\$0.00	\$28,671.63	\$0.00	(\$323,572.89)
Mortgage tax		12	12/19/2022	CR111952	Mth 9 Total	(\$100,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 12/20/2022		12	12/20/2022	BE111953	County ck #3219	\$0.00	\$0.00	\$234,130.97	\$0.00	\$0.00
Year End Revenue Accruals		12	12/31/2022	JE112469	4th Qtr Mortgage Tax	\$0.00	\$0.00	\$195,575.89	\$0.00	\$0.00
Budget Transfers & Amendments - Town Board Meeting 04/04/2023		12	12/31/2022	BE112520	4th Qtr Mortgage Tax	(\$195,000.00)	\$0.00	\$0.00	\$0.00	(\$429,706.86)
YTD Total for A000.3005.000	MORTGAGE TAX				Mth 12 Total	(\$428,000.00)	\$0.00	\$429,706.86	\$0.00	(\$429,706.86)
Total for Fund A000						(\$753,000.00)	\$0.00	\$753,279.75	\$0.00	(\$753,279.75)
Grand Total						(\$753,000.00)	\$0.00	\$753,279.75	\$0.00	(\$753,279.75)



**Town of Thompson**  
**General Ledger Detail Transaction Report**  
**Fiscal Year 2023**

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3005.000	MORTGAGE TAX									
YEAR FORWARD BALANCE										
Rebuild BY Journal										
		1	1/1/2022	BY1-1		(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 1		\$0.00	\$0.00	\$0.00	\$0.00
					Total	(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q1		4	4/24/2023	CR112612	County ck# 3259	\$0.00	\$0.00	\$126,139.94	\$0.00	\$0.00
					Mth 4		\$0.00	\$126,139.94	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$126,139.94	\$0.00	(\$126,139.94)
Mortgage tax - Q2		8	8/21/2023	CR113160	Sullivan County ck# 3280	\$0.00	\$0.00	\$114,810.45	\$0.00	\$0.00
					Mth 8		\$0.00	\$114,810.45	\$0.00	(\$114,810.45)
					Total	\$0.00	\$0.00	\$114,810.45	\$0.00	(\$114,810.45)
YTD Total for A000.3005.000	MORTGAGE TAX					(\$250,000.00)	\$0.00	\$240,950.39	\$0.00	(\$240,950.39)
Total for Fund A000						(\$250,000.00)	\$0.00	\$240,950.39	\$0.00	(\$240,950.39)
Grand Total						(\$250,000.00)	\$0.00	\$240,950.39	\$0.00	(\$240,950.39)

**MEMORANDUM OF AGREEMENT**  
**Between Gibber Holdings Project and**  
**the TOWN OF THOMPSON on behalf of**  
**the Consolidated Kiamesha Sewer District**

This Memorandum of Agreement ("Agreement") is made and entered into this \_\_\_ day of September, 2023, by and between the **GIBBER HOLDINGS LLC** (hereinafter referred to as "Gibber Holdings"), a New York Limited Liability Company, having an address of 5 Lenore Avenue, Monsey, New York 10952 and **TOWN OF THOMPSON** on behalf of the Consolidated Kiamesha Sewer District (hereinafter the "Town"), a municipal corporation, organized and existing under and by virtue of the laws of the State of New York, having an address of 4052 State Route 42, Monticello, New York 12701 (collectively, the "Parties").

**WITNESSETH:**

**WHEREAS**, Gibber Holdings, in conjunction with Fraser Resort have brought an application to the Town to request an extension of the Consolidated Kiamesha Sewer District to include parcels 9-1-8.2; 6-1-11.1; 6-1-11.3; 6-1-11.4; 6-1-11.5 and; 6-1-11.6 to provide sanitary sewer service to projects slated for these parcels; and

**WHEREAS**, pursuant to said request and Town Law Article 12(A), the Town engaged the Town Engineer to have a Map, Plan and Report prepared to determine the viability of such an extension, as well as the costs and impact of same to the existing Sewer District, and;

**WHEREAS**, said Map, Plan & Report indicated each project would use an anticipated maximum sewer flow of approximately 33,000 gallons per day, and

**WHEREAS**, subsequent to completion of the Map, Plan & Report, but prior to any action on the Sewer District extension, a Petition for the incorporation of the Village of Ateres was filed with the Town and parcel numbers 6-1-11.1, 6-1-11.3, 6-1-11.4, 6-1-11.5 and 6-1-11.6, being part of Gibber Holdings, were contained within the parameters of the potentially newly Incorporated Village of Ateres; and

**WHEREAS**, the Parties are aware that should the incorporation of the new Village of Ateres be approved, jurisdiction over the site plan and entire proposed Gibber Holdings Project would fall to the new Village of Ateres and will be outside the review or oversight of the Town; and

**WHEREAS**, it is the intention of the Parties to enter into this Agreement to memorialize their agreement regarding the Gibber Holdings Project in order to allow the Parties to move forward with the Sewer District extension regardless of the status of potentially newly incorporated Village of Ateres, to assure the Town that it is the intention of Gibber Holdings to proceed with the current proposal, without change, regardless of which municipality ultimately reviews same.



**NOW, THEREFORE**, in consideration of the recitals, the mutual covenants, promises and mutual covenants and conditions hereafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The principals of Gibber Holdings represent and agree that their project, consisting of a residential development of approximately 60 units, each containing 5 bedrooms and utilizing no more than 33,000 gallons per day of sewage flow shall not be modified in any manner that would exceed the aforementioned maximum sewage flow of 33,000 gallons per day.

2. The Parties further agree that should the Gibber Holdings Project be changed or modified at any time hereinafter, that would exceed the aforementioned maximum sewage flow, the Parties agree to commence good faith negotiations in order to determine if the Consolidated Kiamesha Sewer District can accept such additional flow and to determine any additional costs and expenses required by the Consolidated Kiamesha Sewer District in order to provide such additional flow.

3. The Parties acknowledge that the Town makes no guarantees that the Gibber Holdings Project would receive any approval for additional sewer flow in the event they change the size of said project beyond the 60 Units/300 Bedrooms and that there is no requirement that the Town approve same, even after good faith negotiations have taken place.

4. That the Parties acknowledge and agree that the proposed Gibber Holdings Project currently before the Town of Thompson Planning Board will be required to establish Parks & Recreation Fees (based on 60 Units) and as part of this Agreement, Gibber Holdings Corp. agrees to pay the established amount of Parks & Recreation Fees as a condition of this Sewer District Extension and prior to final approval of the Sewer District Extension.

5. The Parties further agree that Gibber Holdings shall immediately seek a preliminary Parks & Recreation Fee payment amount from the Town of Thompson Planning Board and said amount shall be paid, in full, to the Town of Thompson prior to any final approval of the Sewer District Extension for the project. Should the Town of Thompson Planning Board agree to a lesser amount of Parks & Recreation Fees, per Unit, at a later date prior to their final approval of the project Site Plan Application, then any overpayment shall be refunded to Gibber Holdings at that time.

6. The Parties further agree that all non-compliance with any conditions made a part hereof shall cause the Town to deny Gibber Holdings ability to connect to the Sewer District. Thus, if any part of this Agreement is not complied with, the Parties agree that connection to the main sewer pipes that would allow proper disposal of sewer flow to the Project shall be withheld pending full compliance with all terms and conditions of this Memorandum of Agreement.

7. Further, the Parties agree that should future expansion, modifications or changes be made that cause the Gibber Holdings Project to use greater than the maximum allotted 33,000 gallons per day of sewer flow and no further agreement has been reached between the Parties, the Town is authorized to restrict any excessive flow (or even cut off said flow entirely) into the Consolidated Kiamesha Sewer District until Gibber Holdings comes into compliance with the terms of this Agreement.

8. The Town shall move forward with the process of the Sewer District Extension and shall rely on the representations made in this Memorandum of Agreement to assist in any determinations made regarding said extension.

9. This Memorandum of Agreement may not be modified, altered, changed, amended, rescinded, cancelled, terminated and/or waived, in whole or in part, except by a writing signed by the Parties hereto.

10. This Agreement is intended for the exclusive benefit of the Parties hereto and, except as otherwise expressly provided herein, shall not be for the benefit of, and shall not create any rights in, or be enforceable by, any other person or entity.

11. To facilitate execution, this Agreement may be executed in any number of counterparts. All counterparts shall collectively constitute a single Agreement. An electronic or facsimile signature shall be the equivalent of an ink signature.

**IN WITNESS WHEREOF**, the parties hereto have executed this Memorandum of Agreement the date and year first above written.

**GIBBER HOLDINGS LLC**

By: \_\_\_\_\_  
Name: **BARUCH M. ROSENFELD**  
Title:

**TOWN OF THOMPSON**

By: \_\_\_\_\_  
Name: **WILLIAM J. RIEBER, JR.**  
Title: **Supervisor**

# Barton & Loguidice

August 25, 2023

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

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

Re: Notice of Intent to Establish Lead Agency  
Village of Monticello Water System Improvements Project  
Village of Monticello, Sullivan County, NY

File: 1154.003.005

Dear Supervisor Rieber:

Pursuant to the State Environmental Quality Review Act ("SEQRA") and 6 NYCRR 617.6(b)(3)(i), please be advised that the Village of Monticello intends to establish itself as Lead Agency for the purposes of fulfilling the SEQRA requirements relative to the proposed Village of Monticello Water System Improvements Project. The Project will be located in the Village of Monticello and Town of Thompson, Sullivan County, New York.

The proposed action includes improvements to the Village of Monticello's water distribution system and treatment plant. Improvements to the distribution system are necessary because the Village has received water quality complaints from residents located near dead end water mains, and because there is a loss of chlorine residual caused by water sitting at dead ends. Many of the hydrants and valves in the system are non-functioning, which means that the system does not meet standard requirements for fire flow, system operation, and maintenance. In addition, the Hospital Hill (HH) Tanks have exceeded their useful lives and have required excessive welding repairs as a result of leaking. The proposed distribution system improvements include replacement of water valves and fire hydrants; looping dead end water mains; demolition of the existing 0.32 MG and 0.22 MG HH water storage tanks; installation of a new 0.60 MG HH water storage tank; installation of a pre-fabricated booster pump station at the HH tank site; installation of a mixing system at the West Broadway Tank; and replacement of the East Dillon Road Booster Pump Station. The proposed water treatment plant improvements include construction of new water treatment buildings; a new clearwell; construction of a new raw water pump station and corresponding valve vault; installation of a new raw water intake; replacement of the existing backwash and high lift pumps; installation of new chemical feed and storage equipment within the new buildings or the existing building; replacement of the existing chlorine gas system with a liquid sodium hypochlorite feed system; and repaving of the existing driveway and parking area. The proposed improvements are shown on the attached Figure 1.

William J. Rieber Jr., Supervisor  
Town of Thompson  
August 25, 2023  
Page 2



Enclosed for your review, as required pursuant to 6 NYCRR 617.6(b)(3)(i), is Part 1 of a completed Full Environmental Assessment Form (FEAF), that describes the proposed action in more detail, and a site location map detailing the project location and proposed improvements. The FEAF is complete with all information available at this time. If you are a representative of a state or local agency, your agency has been determined to meet the definition of an Interested or Involved Agency, as these terms are defined in 6 NYCRR Part 617.2. It is noted that federal agencies involved with the project are receiving this correspondence for their files, although they do not meet the definition of Involved or Interested Agencies for SEQRA.

In accordance with 6 NYCRR 617.6(b)(3), the intent of this letter is to initiate the coordinated review process. Involved Agencies must agree upon Lead Agency designation by September 25, 2023 (30 days from the date of this mailing). A Lead Agency consent form is provided at the end of this letter for your use. Please return this form as soon as possible. If you disagree with the proposed designation of the Village of Monticello Village Board as Lead Agency for this project, or would otherwise like to provide comment, please send notice of said disagreement and/or comments to Grete Day at [gday@bartonandloguidice.com](mailto:gday@bartonandloguidice.com) or to the following address by September 25, 2023: Barton & Loguidice, D.P.C., 443 Electronics Parkway, Liverpool, NY 13088.

Sincerely,

BARTON & LOGUIDICE, D.P.C.

A handwritten signature in cursive script that reads 'Grete L. Day'.

Grete L. Day  
Senior Staff Environmental Scientist

GLD/jms

Attachment

## SEQRA LEAD AGENCY DESIGNATION

**ACTION:** Village of Monticello Water System Improvements Project

The undersigned involved or interested agency hereby:

- Received the coordinated review package for the above-referenced action; AND
- Consents; OR
- Does not consent

to the designation of the Village of Monticello Village Board as Lead Agency for the above-referenced action.

\_\_\_\_\_  
(Name of Involved or Interested Agency)

\_\_\_\_\_  
(Printed Name of Representative)

\_\_\_\_\_  
(Electronic/Digital Signature of Representative)

\_\_\_\_\_  
Date

**Form must be received before the end of the coordinated review period: September 25, 2023**



May 25, 2023

Daria Mallin, AIA  
Principal  
ENVISION Architects, D.P.C.  
52 James Street  
Albany, NY 12207

RE: The Center for Discovery Children's Specialty Hospital  
Sitework Certification  
LaBella Project CZ317AE.00

Dear Ms. Mallin,

This letter is to certify that based on LaBella's site observation performed on May 16, 2023, the sitework improvements for the subject project are substantially complete. Sitework improvements certified hereby are limited to those covered by the project contract documents, which include site plans prepared by LaBella Associates (formerly known as the Chazen Companies), originally dated 7/27/21, and last modified 3/24/23 (Bulletin 22).

Respectfully submitted,

LaBella Associates

Walter J. Kubow, PE  
Senior Civil Engineer, Team Leader

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

GLS MARK-UP/STATUS  
Aug. 24, 2023

Date: June 2, 2020  
Rev. 1 – June 15, 2020  
BY: GLS

T.C.F.D. – ROCK HILL SPECIALTY HOSPITAL

SITWORK & INFRASTRUCTURE CONSTRUCTION COST ESTIMATES

Demolition

1- Strip topsoil in construction areas and stockpile, Estimate 50 c.y. @ \$30/c.y. =	\$1,500
2- Demo, remove, dispose of asphalt road pavement down to subbase; 23,500 s.f. @ \$1.25/s.f. =	\$29,375
3- Demo & remove seven (7) concrete catchbasins @ \$550 each. =	\$3,850
4- Remove/store existing dry hydrant, Estimate \$1,500 =	\$1,500
5- Remove existing 6" diameter dry hydrant waterline pipe, 300' @ \$N/A (leave pipe in place)	
6- Remove/store 4 light poles @ \$500 each. =	\$2,000
7- Demo & remove concrete curbing; 1,300' total @ \$5.25/L.F. =	\$6,825
8- Remove electrical junction boxes, seats in west side entry plaza, miscellaneous items, lump sum, Estimate =	\$4,500
9- Demo, remove and store 1,800 s.f. of stone pavers at west side entry and along south wall of building @ \$3.15/s.f. =	\$5,670
10. Remove ±450 L.F. of existing storm drainage pipe, varies 6"-24" dia., @ \$24/L.F. =	\$10,800
Sub-Total:	<u>\$66,020</u> ✓

Complete

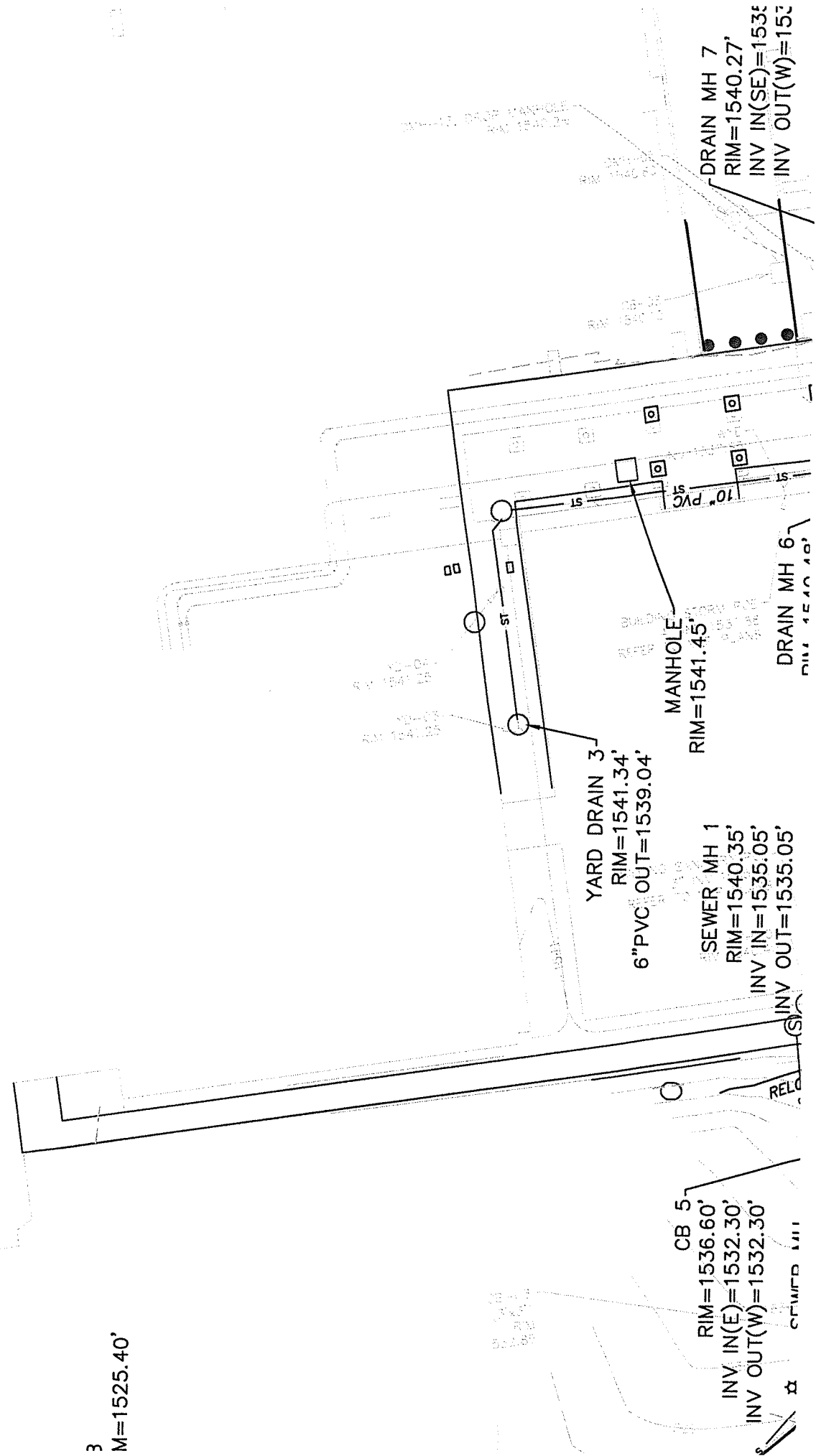
Roadway, Walks & Landscaping

1- Grading for relocated and upgraded access drive and entry plaza, Estimated 350 c.y. @ \$10/c.y. =	\$3,500 ✓
2- Construct new asphalt drives with gravel base course (2½" binder + 1½" top courses), 14,800 s.f. @ \$4.50/s.f. =	<u>complete</u> \$66,000 ✓

RIM=1524.58  
INV IN(NE)=1516.98'  
INV IN(SE)=1518.18' (18" CMP INTO BLDG)  
INV OUT(SW)=1516.98'

WER PED  
R SWING GATE

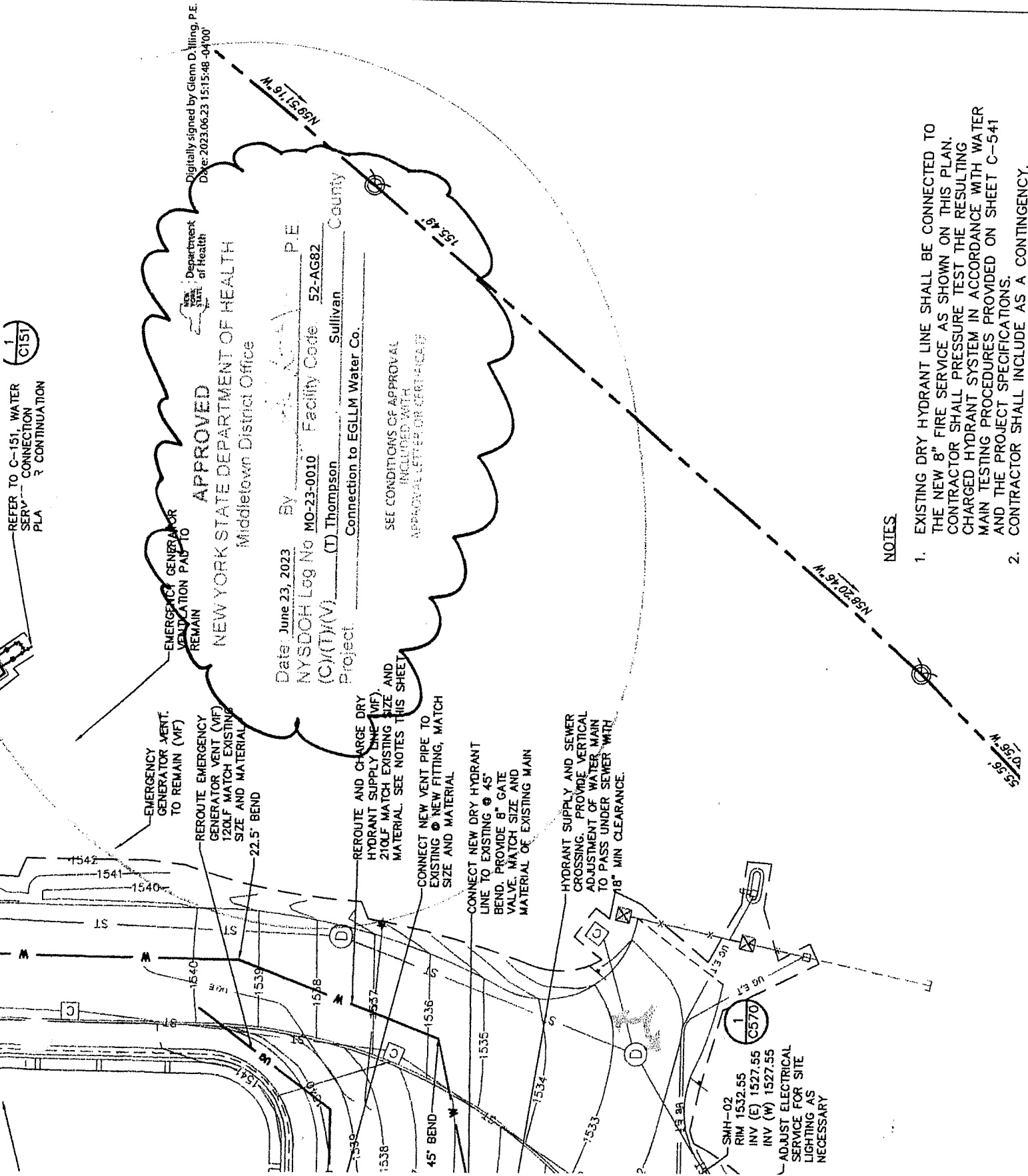
3  
M=1525.40'







REFER TO C-151 WATER  
SERV. CONNECTION  
PLA  
& CONTINUATION



EMERGENCY GENERATOR  
VENTILATION PASS TO  
REMAIN

EMERGENCY GENERATOR VENT.  
TO REMAIN (VF)

REROUTE EMERGENCY  
GENERATOR VENT (VF)  
120LF MATCH EXISTING  
SIZE AND MATERIAL  
22.5' BEND

REROUTE AND CHARGE DRY  
HYDRANT SUPPLY LINE (WF)  
210LF MATCH EXISTING SIZE AND  
MATERIAL. SEE NOTES THIS SHEET

CONNECT NEW VENT PIPE TO  
EXISTING  $\phi$  NEW FITTING, MATCH  
SIZE AND MATERIAL

CONNECT NEW DRY HYDRANT  
LINE TO EXISTING  $\phi$  45'  
BEND. PROVIDE 8" GATE  
VALVE. MATCH SIZE AND  
MATERIAL OF EXISTING MAIN

HYDRANT SUPPLY AND SEWER  
CROSSING. PROVIDE VERTICAL  
ADJUSTMENT OF WATER MAIN  
TO PASS UNDER SEWER WITH  
18" MIN CLEARANCE.

SMH-02  
RIM 1532.55  
INV (E) 1527.55  
INV (W) 1527.55

ADJUST ELECTRICAL  
SERVICE FOR SITE  
LIGHTING AS  
NECESSARY

**APPROVED**  
NEW YORK STATE DEPARTMENT OF HEALTH  
Middletown District Office

Date: June 23, 2023 By: *Glenn D. Jilling* P.E.  
NYSDOH Log No. MO-23-0010 Facility Code: 52-AG82  
(C)(T)(V) (T) Thompson Sullivan County  
Project: Connection to EGLLM Water Co.

SEE CONDITIONS OF APPROVAL  
INCLUDED WITH  
APPROVAL LETTER OR CERTIFICATE

Digitally signed by Glenn D. Jilling, P.E.  
Date: 2023.06.23 15:15:48 -04'00'



The Children's  
Hospital

195 Lake Louis  
Rock Hill, NY 1

No.	Det
1	BU
2	BU
3	BU
4	BU

A

**NOTES**

- EXISTING DRY HYDRANT LINE SHALL BE CONNECTED TO THE NEW 8" FIRE SERVICE AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESSURE TEST THE RESULTING CHARGED HYDRANT SYSTEM IN ACCORDANCE WITH WATER MAIN TESTING PROCEDURES PROVIDED ON SHEET C-541 AND THE PROJECT SPECIFICATIONS.
- CONTRACTOR SHALL INCLUDE AS A CONTINGENCY.

UTI

It is a violation of the law to  
direction of a licensed arch



Department  
of Health

KATHY HOCHUL  
Governor

JAMES V. McDONALD, M.D., M.P.H.  
Commissioner

MEGAN E. BALDWIN  
Acting Executive Deputy Commissioner

June 23, 2023

VIA ELECTRONIC MAIL

Glenn L. Smith, P.E.  
Consulting Engineer, P.C.  
P.O. Box 156  
Monticello, NY 12701

Re: TCFD Rock Hill (Children's Specialty Hospital)  
Connection to EGLLM Water Co.  
Engineering Plan & Report Approval  
(T) Thompson

Dear Mr. Smith,

This office is in receipt of a revised engineering report prepared by your office and a revised utility plan prepared by Envision Architects proposing connection of the above noted facility to receive domestic water (no fire flow) supplied by the Emerald Green Lake Louise Marie Water Co.. The most recently revised documents received on June 23, 2023 have been reviewed and approved with the following conditions:

- 1 That the proposed works are constructed in complete conformity with the plans and specifications approved this day or approved amendments and conditions there to.
- 2 That the proposed works be constructed in accordance with all applicable Federal, State, and local regulations.
- 3 That prior to issuing an approval of completed works, hydrostatic pressure testing of all potable waterline components within the meter and backflow prevention device enclosure including the 8-inch and 4-inch service lines entering and exiting the enclosure shall be conducted in accordance with applicable AWWA standards and with satisfactory results.
- 4 That prior to issuing an approval of completed works the reduced pressure zone (RPZ) and double check valve (DCV) installation shall be tested and certified by a NYS certified backflow prevention device tester and a completed DOH-1013 form (Part A and Part B) submitted to this office upon completion.
- 5 That prior to issuing an approval of completed works, disinfection of all potable waterline components within the meter and backflow prevention device enclosure including the 8-inch and 4-inch service lines entering and exiting the enclosure shall be conducted in accordance with applicable AWWA standards and with satisfactory results. This shall include satisfactory results from microbiological analysis of samples collected on two consecutive days from a sample tap closest water service entry into the hospital building. The results of those analyses shall be forwarded to this office upon completion.
- 6 That upon completion of works, this office shall receive a letter bearing the seal of a NYS Licensed Professional Engineer certifying that the installation is completed in compliance with approved plans and a completed copy of DOH-5025.
- 7 That the proposed works shall not be placed into operation until such time as a Completed Works Approval is issued by this office in accordance with Part 5 of the New York State Sanitary Code.

Included as attachments to this correspondence are digitally approved copies of Utility Plan and Engineering Report.

If you have any questions concerning this approval, please contact me at 845-794-2045 or email: [glenn.illing@health.ny.gov](mailto:glenn.illing@health.ny.gov).

Sincerely,



Glenn D. Illing, P.E.  
Professional Engineer 1

Enc.

eCC: Eric Horton, CEO, (T) Thompson  
Michael Aiello, P.E., Delaware Engineering  
File

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

Licensed in New York, New Jersey, and Pennsylvania

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

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

## ENGINEERING REPORT SUMMARY

**THE CENTER FOR DISCOVERY  
CHILDRENS SPECIALTY HOSPITAL**

**195 LAKE LOUISE – MARIE ROAD**

**ROCK HILL \* TOWN OF THOMPSON**

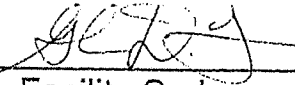
**SULLIVAN COUNTY**

**APPROVED**

NEW YORK STATE DEPARTMENT OF HEALTH  
Middletown District Office



Digitally signed by Glenn D. Illing, P.E.  
Date: 2023.06.23 15:17:40 -04'00'

Date: June 23, 2023 By:  P.E.  
NYSDOH Log No. MO-23-0010 Facility Code: 52-AG82  
(C)/(T)/(V) (T) Thompson, Sullivan County  
Project: Connection to EGLLM Water Co.

**OWNER**

The Center for Discovery, Inc.  
P.O. Box 840  
Harris, NY 12742



DATE: June 22, 2023

New York State Department of Environmental Conservation  
Division of Water  
625 Broadway, 4th Floor  
Albany, New York 12233-3505

\*(NOTE: Submit completed form to address above)\*

**NOTICE OF TERMINATION** for Storm Water Discharges Authorized  
under the SPDES General Permit for Construction Activity

Please indicate your permit identification number: NYR 1 1 1 5 5 7

**I. Owner or Operator Information**

1. Owner/Operator Name: THE CENTER FOR DISCOVERY

2. Street Address: 195 LAKE LOUISE MARIE ROAD

3. City/State/Zip: ROCK HILL, NY 12775

4. Contact Person: Claude D'Alessandro

4a. Telephone: 845-707-8348

4b. Contact Person E-Mail: cdalessandro@tcfcd.com

**II. Project Site Information**

5. Project/Site Name: THE CENTER FOR DISCOVERY CHILDREN'S SPECIALTY HOSPITAL

6. Street Address: 195 LAKE LOUISE MARIE ROAD

7. City/Zip: ROCK HILL, NY 12775

8. County: Sullivan

**III. Reason for Termination**

9a.  All disturbed areas have achieved final stabilization in accordance with the general permit and SWPPP. \*Date final stabilization completed (month/year): 6/28/2023

9b.  Permit coverage has been transferred to new owner/operator. Indicate new owner/operator's permit identification number: NYR \_\_\_\_\_  
(Note: Permit coverage can not be terminated by owner identified in I.1. above until new owner/operator obtains coverage under the general permit)

9c.  Other (Explain on Page 2)

**IV. Final Site Information:**

10a. Did this construction activity require the development of a SWPPP that includes post-construction stormwater management practices?  yes  no (If no, go to question 10f.)

10b. Have all post-construction stormwater management practices included in the final SWPPP been constructed?  yes  no (If no, explain on Page 2)

10c. Identify the entity responsible for long-term operation and maintenance of practice(s)?  
THE CENTER FOR DISCOVERY

7/6/23  
C.S.

**NOTICE OF TERMINATION for Storm Water Discharges Authorized under the  
SPDES General Permit for Construction Activity - continued**

10d. Has the entity responsible for long-term operation and maintenance been given a copy of the operation and maintenance plan required by the general permit?  yes  no

10e. Indicate the method used to ensure long-term operation and maintenance of the post-construction stormwater management practice(s):

- Post-construction stormwater management practice(s) and any right-of-way(s) needed to maintain practice(s) have been deeded to the municipality.
- Executed maintenance agreement is in place with the municipality that will maintain the post-construction stormwater management practice(s).
- For post-construction stormwater management practices that are privately owned, a mechanism is in place that requires operation and maintenance of the practice(s) in accordance with the operation and maintenance plan, such as a deed covenant in the owner or operator's deed of record.
- For post-construction stormwater management practices that are owned by a public or private institution (e.g. school, university or hospital), government agency or authority, or public utility; policy and procedures are in place that ensures operation and maintenance of the practice(s) in accordance with the operation and maintenance plan.

10f. Provide the total area of impervious surface (i.e. roof, pavement, concrete, gravel, etc.) constructed within the disturbance area? 0.67 acres  
(acres)

11. Is this project subject to the requirements of a regulated, traditional land use control MS4?  yes  no  
(If Yes, complete section VI - "MS4 Acceptance" statement)

**V. Additional Information/Explanation:**  
(Use this section to answer questions 9c. and 10b., if applicable)

**VI. MS4 Acceptance - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative (Note: Not required when 9b. is checked -transfer of coverage)**

I have determined that it is acceptable for the owner or operator of the construction project identified in question 5 to submit the Notice of Termination at this time.

Printed Name:

Title/Position:

Signature:

Date:

**NOTICE OF TERMINATION** for Storm Water Discharges Authorized under the  
SPDES General Permit for Construction Activity - continued

**VII. Qualified Inspector Certification - Final Stabilization:**

I hereby certify that all disturbed areas have achieved final stabilization as defined in the current version of the general permit, and that all temporary, structural erosion and sediment control measures have been removed. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name: Walter Kubow, PE

Title/Position: Senior Civil Engineer

Signature: 

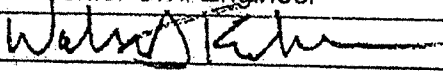
Date: 7/5/2023

**VIII. Qualified Inspector Certification - Post-construction Stormwater Management Practice(s):**

I hereby certify that all post-construction stormwater management practices have been constructed in conformance with the SWPPP. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name: Walter Kubow, PE

Title/Position: Senior Civil Engineer

Signature: 

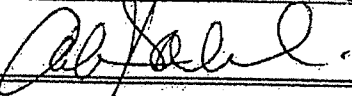
Date: 7/5/2023

**IX. Owner or Operator Certification**

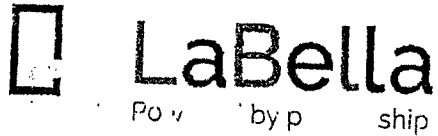
I hereby certify that this document was prepared by me or under my direction or supervision. My determination, based upon my inquiry of the person(s) who managed the construction activity, or those persons directly responsible for gathering the information, is that the information provided in this document is true, accurate and complete. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of the referenced permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

Printed Name: Claude D'Alessandro

Title/Position: CHIEF FINANCIAL OFFICER

Signature: 

Date: 7/6/2023



July 6, 2023

Glen Illing, P.E.  
Professional Engineer 1  
New York State Department of Health  
Middletown District Office  
90 Crystal Run Road, Suite 200  
Middletown, New York 10941

RE: TCFD Rock Hill (Childrens Specialty Hospital)  
Connection to EGLLM Water Co.  
195 Lake Louise Marie Road  
Rock Hill, NY 12775  
LaBella Project Number CZ317AE.00

Dear Mr. Illing:

LaBella Associates (formerly the Chazen Companies) visited the site on June 28, 2023 to observe the installation of the water meter, backflow prevention devices, and appurtenances within the above grade heated enclosure as shown on plans prepared by our office entitled "The Center For Discovery Childrens Specialty Hospital", last revised 6/1/2023. Based on our review, the installation has been completed in compliance with the approved plans with the following exception:

1. The 1" air release valve shown adjacent to the domestic water meter was not installed. The test cocks on the RPZ will serve as sufficient means for manual air release.

Enclosed for your review are the following documents:

1. Report on Test and Maintenance of Backflow Prevention Device, form DOH-1013, for the following devices:
  - a. 4" Wilkins 375AST RPZ for domestic water service;
  - b. 8" Wilkins 350ASTDA double check valve for future fire service; and
  - c. 3/4" Wilkins 950XLD double check valve (detector bypass) for future fire service.
2. Engineer's Certification of Public Water Improvement Project Completion, form DOH-5025
3. Pressure test results for the 8" water service line from the road to the enclosure, and the 4" water service line from the enclosure to the building, provided by the owner.
4. Laboratory results of coliform and E. coli analysis of samples taken over two consecutive days, provided by the owner.

*read  
7/7/23*





We respectfully request a Completed Works Approval from your office so the domestic water service can be placed into operation.

Respectfully submitted,

LaBella Associates

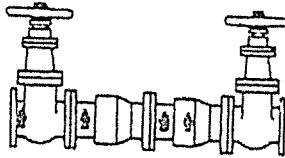
Walter J. Kubow, PE  
Senior Civil Engineer, Team Leader

cc: Frank Smith, TCFD  
Glen Smith, P.E., Consulting Engineer  
Daria Mallin, AIA, Enviion Architects



Reg. Exp. 06/30/2025

Attachments



# Report on Test and Maintenance of Backflow Prevention Device

K/W CROSS  
 CONNECTION CONTROL, LLC  
 UPO BOX 3205 • Kingston, NY 12402  
 845-338-0963 • kwccc@verizon.net

For the year 2023  
 Initial test - Complete entire form  
 Annual test - Complete part A only

**PART A**

Please use a separate form for each device.

Public Water Supply <b>EMERALD GREEN LLM W Co.</b>		Account No.	County <b>Sullivan</b>	Block	Lot
Facility Name <b>The Center for Discovery - Childrens Hospital</b>			Location of Device <b>HOT BOX</b>		
Address <b>195 Lake Martin Drive Rd Rock Hill 12775</b>					
Street		City		Zip	
Device Information	Manufacturer <b>WILKINS</b>	Type <input checked="" type="checkbox"/> RPZ <input type="checkbox"/> DCV	Model <b>375AST</b>	Size (In inches) <b>4"</b>	Serial Number <b>25418C</b>
Check Valve No.1		Check Valve No.2		Differential Pressure Relief Valve	
Leaked <input type="checkbox"/> Closed tight <input checked="" type="checkbox"/>		Leaked <input type="checkbox"/> Closed tight <input checked="" type="checkbox"/>		Opened at <b>24</b> psid	
Pressure drop across first check valve <b>7.2</b> psid		<b>2.0</b>		Line Pressure _____ psid	
Test before repair		Date <b>06 27 23</b> M D Y		Date repaired: _____ M D Y	
Describe repairs and materials used		Repaired by Name _____ Lic # _____		Date repaired: _____ M D Y	
Final test		Closed tight <input type="checkbox"/>		Opened at _____ psid	
Pressure drop across first check valve _____ psid		Closed tight <input type="checkbox"/>		Date _____ M D Y	
Water Meter Number <b>211084705</b>		Meter Reading <b>130095</b>		Type of Service: (check one) <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Fire <input type="checkbox"/> Other _____	

Remarks (Describe deficiencies: bypasses, outlets before the device, connections between the device and point of entry, missing or inadequate airgaps, ect.)  
 \_\_\_\_\_

Certification: This device  meets,  does NOT meet, the requirements of an acceptable containment device at the time of testing  
 I hereby certify the foregoing data to be correct  
 Print Name \_\_\_\_\_ Certified Tester No. **01385** Signature **Barry Usui** Expiration Date **11, 30, 2024**

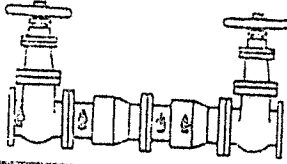
Property owner's (or owners's agent) certification that test was performed  
 Print Name \_\_\_\_\_ Title \_\_\_\_\_ Signature **[Signature]** Telephone **(845) 707-8343**

**PART B** Certification that installation is in accordance with the approved plans. (To be completed by the design engineer architect or water supplier.)

I hereby certify that this installation is in accordance with the approved plans.

Name <b>Walter Kubow</b>	Title <b>Sr. Engineer</b>	Date <b>07 05 23</b>	NYS DOH Log#
License Number <b>080087</b>	Phone <b>(518) 266-7336</b>	M D Y	
Representing <b>Labella Associates (Chazen)</b>		Describe minor installation changes	
Address <b>4 British American Blvd.</b>		<b>1" Air release valve omitted upstream of water meter. Test cocks on backflow prevention device will serve as</b>	
City <b>Latham</b>	State <b>NY</b>	Zip <b>12180</b>	
Signature <b>Walter Kubow</b>			

Note: Send one completed copy to the designated department representative and one copy to the water supplier within 30 days of the testing device. Notify owner and water supplier immediately if device fails test and repairs cannot immediately be made. **Manual air**



# Report on Test and Maintenance of Backflow Prevention Device

**KW CROSS**  
**CONNECTION CONTROL, LLC**  
 UPO BOX 3205 • Kingston, NY 12402  
 845-338-0963 • kwccc@verizon.net

For the year 2023  
 Initial test - Complete entire form  
 Annual test - Complete part A only

**PART A**

Please use a separate form for each device.

Public Water Supply		Account No.		County	Block	Lot
EMERALD GREEN LLM W Co.				SULLIVAN		
Facility Name			Location of Device			
THE CENTER FOR DISCOVERY & CHILDREN'S HOSPITAL			HOT BOX			
Address		City		State		
195 LAKE MARIE LOUISE		ROCK HILL		NY		
Device Information	Manufacturer	Type	Model	Size (in inches)	Serial Number	
	WILKINS	<input type="checkbox"/> RPZ <input checked="" type="checkbox"/> DCV	350ASTDA	8" I	24920B	
Test before repair	Check Valve No. 1		Check Valve No. 2		Differential Pressure Relief Valve	
	Leaked <input type="checkbox"/> Closed tight <input checked="" type="checkbox"/> Pressure drop across first check valve <u>1.9</u> psid		Leaked <input type="checkbox"/> Closed tight <input checked="" type="checkbox"/> <u>3.8</u>		Opened at <u>DCV</u> psid	
Describe repairs and materials used	Repaired by		Date			
	Name _____ Lic # _____ Date repaired: _____ M D Y		06 27 23 M D Y			
Final test	Closed tight <input type="checkbox"/>		Closed tight <input type="checkbox"/>		Opened at _____ psid	
	Pressure drop across first check valve _____ psid				Date _____ M D Y	
Water Meter Number	Meter Reading		Type of Service: (check one)			
NONE			• Domestic <input type="checkbox"/> • Fire <input checked="" type="checkbox"/> • Other _____			

Remarks (Describe deficiencies: bypasses, outlets before the device, connections between the device and point of entry, missing or inadequate airgaps, ect.)

Certification: This device  meets, •  does NOT meet, the requirements of an acceptable containment device at the time of testing

I hereby certify the foregoing data to be correct

Print Name BARRY KORD Certified Tester No. 01289 Signature Barry Kord Expiration Date 11/30/2024

Property owner's (or owners' agent) certification that test was performed

Print Name FRANK SMITH Title \_\_\_\_\_ Signature Frank Smith Telephone (845) 767-8348

**PART B**

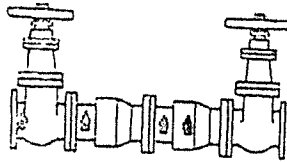
Certification that installation is in accordance with the approved plans. (To be completed by the design engineer architect or water supplier.)

I hereby certify that this installation is in accordance with the approved plans.

Name	Walter Kubow	Title	Sr. Engineer	Date	07 05 23	NYS DOH Log#
License Number	080087	Phone	518 266-7336	M	D	Y
Representing	LaBella Associates (Chazen)					
Address	4 British American Blvd.					
City	Latham	State	NY	Zip	12180	
Signature	<u>Walter Kubow</u>					

Describe minor installation changes

Note: Send one completed copy to the designated department representative and one copy to the water supplier within 30 days of the testing device. Notify owner and water supplier immediately if device fails test and repairs cannot immediately be made.



# Report on Test and Maintenance of Backflow Prevention Device

**KW CROSS**  
**CONNECTION CONTROL, LLC**  
 UPO BOX 3205 • Kingston, NY 12402  
 845-338-0963 • kwccc@verizon.net

For the year 2023  
 Initial test - Complete entire form  
 Annual test- Complete part A only

**PART A**

Please use a separate form for each device.

Public Water Supply <b>EMERALD GREEN LLM W Co.</b>		Account No.	County <b>SULLIVAN</b>	Block	Lot
Facility Name <b>THE CENTER FOR DISCOVERY (CHILDREN'S HOSPITAL)</b>		Location of Device <b>HOT BOX</b>			
Address <b>195 LAKE MARIE LOUISE RD</b>		City <b>ROCK HILL</b>			
Device Information	Manufacturer <b>WILLIAMS</b>	Type <input checked="" type="checkbox"/> RPZ <input checked="" type="checkbox"/> DCV	Model <b>950XLD</b>	Size (In Inches) <b>3/4"</b>	Serial Number <b>HC52602</b>
	Check Valve No.1	Check Valve No.2	Differential Pressure Relief Valve	Line Pressure <b>64</b> psid	
Test before repair	Leaked Closed tight <input type="checkbox"/>	Leaked Closed tight <input type="checkbox"/>	Opened at <b>DCV</b> psid	Date <b>06 27 23</b> M D Y	
	Pressure drop across first check valve <b>0</b> psid	<b>0</b>			
Describe repairs and materials used	<b>CLEANED AND FLIPPED CHECK DISC #1 AND #2 ASSEMBLIES FLUSH LINE</b>			Repaired by Name <b>BL</b>	
				Lic # <b>01289</b>	
Final test	Closed tight <input checked="" type="checkbox"/>	Closed tight <input checked="" type="checkbox"/>	Opened at <b>DCV</b> psid	Date <b>06 27 23</b> M D Y	
	Pressure drop across first check valve <b>1.1</b> psid	<b>1.4</b>			
Water Meter Number <b>20544931</b>		Motor Reading <b>365</b>	Type of Service: (check one) <input checked="" type="checkbox"/> Domestic <input type="checkbox"/> Fire <input type="checkbox"/> Other		

Remarks (Describe deficiencies: bypasses, outlets before the device, connections between the device and point of entry, missing or inadequate airgaps, ect.)

Certification: This device  meets,  does NOT meet, the requirements of an acceptable containment device at the time of testing  
 I hereby certify the foregoing data to be correct  
**Barry Korol** **01289** **Barry Korol** **11/30/2024**  
 Print Name Certified Tester No. Signature Expiration Date

Property owner's (or owners' agent) certification that test was performed  
**FRANK SMITH** **(845) 707-8348**  
 Print Name Title Signature Telephone

**PART B** Certification that installation is in accordance with the approved plans. (To be completed by the design engineer architect or water supplier.)

I hereby certify that this installation is in accordance with the approved plans.

Name <b>Walter Kubow</b>	Title <b>Sr. Engineer</b>	Date <b>07 05 23</b>	NYS DOH Log#
License Number <b>080087</b>	Phone <b>(518) 266-7336</b>	M D Y	
Representing <b>LaBella Associates (Chazen)</b>	Address <b>4 British American Blvd.</b>		
City <b>Latham</b>	State <b>NY</b>	Zip <b>12180</b>	
Signature <b>Walter Kubow</b>	Describe minor installation changes		

Note: Send one completed copy to the designated department representative and one copy to the water supplier within 30 days of the testing device.  
 Notify owner and water supplier immediately if device fails test and repairs cannot immediately be made.

# BUTLER

## Test Report

Project Name: Center for discovery

Contractor Name: Butler

Date: 8/4/22

Type of System Testing Water line 8" tie in → hot box

Type of Material Testing Water

Pressure in lbs Testing 120

Test  Air  Water  Gas  Medical Gas

Length of Test Hold 2 hrs

Authorized <sup>Butler</sup> ~~MBS~~ Personnel \_\_\_\_\_

Contractor Witness [Signature] (Butler)

[Signature] - Consign

# BUTLER

## Test Report

Project Name: Center for Discovery

Contractor Name: Butler

Date: 8/4/22

Type of System Testing 4' Water line (Hot box → building)

Type of Material Testing Water

Pressure in lbs Testing 120 psi

Test  Air  Water  Gas  Medical Gas

Length of Test Hold 2 hrs +

Authorized <sup>Butler</sup> ~~NES~~ Personnel \_\_\_\_\_

Contractor Witness [Signature] Tim Dean (Consigli)  
[Signature] (Butler)

# LABORATORY CERTIFICATE OF RESULTS

AG ENVIRONMENTAL RSC, LLC  
 86 Queen Mountain Road, Ferndale, New York, 12734 / Phone: 845.704.8151 / Fax: 845.414.0051

NYSDOH ELAP # 12081  
 PA DEP # 68-05705  
 FLORIDA (Legionella) # E871152

**Original Report #: 36764**  
**LCR Issue Date: 06/28/2023**

**Water Source Location X50087-33**

**Customer Name:** SDTC-The Center For Discovery  
**Address:** PO Box 840  
**Town:** Harris **State:** NY **Zip:** 12742  
**Phone:** 845-707-8813  
**Email:** lnatal@tctfd.org  
**Fax:** 845-707-8955

**Source Name:** Rock Hill Childrens Hospital  
**Address:** 195 Lake Louise Marie Rd  
**Town:** ROCK HILL **State:** NY **Zip:** 12775  
**PWSID/SPDES:** NY5225002  
**Contact Name:** Linda Natal  
**Phone:** 845-707-8813

**Sample(s) delivered on 06/27/2023 at 11:54 AM**

**From COC#: 33427**

Sample#	MTX	Sample Point	Sampled Date & Time	Temp	Pres. Y/N/T	Res. CI	Int	Anal/Prep Date & Time	Analyte/Test Method	Comment (see table)	Results	MCL/SMCL (Limits)
5000045259	DW-G	LOCK BOX	06/27/2023 11:10 AM	22.1°C	T	0.05	LM	06/27/2023 01:18 PM	Coliform P/A & E.coli by SM22 9223B (Colilert) Method	TCOLI-DW-1687866309105	N	zero zero

Comment Table: N - No Comment |  
 Marks: T = Sodium Thiosulfate |

This report cannot be reproduced without written permission of Sullivan County Labs. Test results are limited to those methods under which our lab is certified by ELAP. Results only relate to actual samples collected.

Authorized By:  
*Victoria Langeland*

Victoria Langeland  
 Document Control

# LABORATORY CERTIFICATE OF RESULTS

AG ENVIRONMENTAL RSC, LLC

NYSDOH ELAP # 12081  
PA DEP # 68-05705  
FLORIDA (Legionella) # E871152

86 Queen Mountain Road, Ferndale, New York, 12734 / Phone: 845.704.8151 / Fax: 845.414.0051

**Bill-to Customer Information (C50087)**

**Original Report #: 36881**  
**LCR Issue Date: 06/29/2023**

**Water Source Location X50087-33**

**Customer Name:** SDTC-The Center For Discovery  
**Address:** PO Box 840  
**Town:** Harris **State:** NY **Zip:** 12742  
**Phone:** 845-707-8813  
**Email:** lnatal@tctfd.org  
**Fax:** 845-707-8955  
**Source Name:** Rock Hill Childrens Hospital  
**Address:** 195 Lake Louise Marie Rd  
**Town:** ROCK HILL **State:** NY **Zip:** 12775  
**PWSID/SPDES:** NY5225002  
**Contact Name:** Linda Natal  
**Phone:** 845-707-8813

**Sample(s) delivered on 06/28/2023 at 02:48 PM**

**From COC#: 33511**

Sample#	MTX	Sample Point	Sampled Date & Time	Temp	Pres. Y/N/T	Res. CI	Anal/Prep Date & Time	Analyte/Test Method	Comment (see table)	Results	MCL/SMCL (Limits)
5000049573	DW-G	HOT ROOM	06/28/2023 01:50 PM	21.2°C	T	0.05 LN	06/28/2023 03:23 PM (Colliert) Method	Coliform P/A & E.coli by SM22 9223B	N	Coliform : Absence E. coli : Absence	Zero Zero

Comment Table: N - No Comment |  
Remarks: T = Sodium Thiosulfate |

This report cannot be reproduced without written permission of Sullivan County Labs. Test results are limited to those methods under which our lab is certified by ELAP. Results only relate to actual samples collected.

Authorized By:

*Victoria Langeland*

Victoria Langeland  
Document Control



**DEVELOPER'S AGREEMENT – BBIS AUTO AUCTION, PHASE 1**

THIS DEVELOPER'S AGREEMENT (the "Agreement") is made and entered into this \_\_\_ day of August, 2023, between BHT of Clewiston 2150, LLC, having an address at 5555 Anglers Avenue, Suite 25, Fort Lauderdale, Florida 33312 ("BHT" or the "Auto Auction Developer"), and the Town of Thompson, having an address at 4052 Route 42, Monticello, New York 12701 (the "Town") (collectively known as the "Parties").

**W I T N E S S E T H**

WHEREAS, on December 9, 2020, the Town Planning Board adopted a resolution adopting a Negative Declaration of Environmental Significance in connection with the construction of an auto auction facility consisting of a vehicle drop-off and pick up areas, vehicle storage for approximately 11,000 vehicles and construction of an 8,275 sq. ft. business office and inside vehicle inventory and located on 153.3 acres of land at the northwest intersection of Kaufman Road and NYS Route 1B (the "Project") and granting Final Conditional Site Plan Approval of Phase 1 of the Project and Preliminary Conditional Site Plan Approval of Phase 2 and Phase 3 of the Project (the "Resolution"); and

WHEREAS, on January 11, 2023 the Town Planning Board approved phase 2 and the moving of the bond for tree clearing from Phase 2 to Phase 3 and on June 28, 2023 the Town Planning Board approved a slightly modified layout for phases 2 and 3; and

WHEREAS, consistent with Section 250-52.1 (c)(4) of the Town of Thompson Code, infrastructure inspection fees are required to be paid to the Town as part of its authorization to proceed with construction activities (hereinafter referred to as the "Site Inspection Fee"); and

WHEREAS, the Company is required to file a construction/reclamation bond in an amount and format that is acceptable to the Town Engineer and Town Attorney (the "Construction/Reclamation Bond"); and

WHEREAS, the Company has provided the Town with a detailed cost estimate prepared by the Company's design professional (the "Cost Estimate") for the infrastructure work for Phases 2 and 3, annexed hereto and made a part hereof as Exhibit A, which has been approved by the Town Engineer; and

WHEREAS, the Parties desire to enter into this Agreement to set forth the amounts of the Site Inspection Fee and Construction/Reclamation Bond, the terms and conditions under which the Site Inspection Fee shall be held and disbursed, and the prerequisites to the issuance of building permits for Phase 1 of the Project.

NOW THEREFORE, in consideration of the foregoing recitals, the mutual covenants and promises set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The Town Engineer has set the amount of the Site Inspection Fee for Phase 2 of the Project as Twenty-Seven Thousand, Five Hundred Sixty-Three (\$27,563.00) Dollars and for Phase 3 as Thirty-Four Thousand, Fourteen (\$34,014.00) and the Town Planning Board acknowledges receipt of checks in these amounts from BHT.
2. The Town Engineer has set the amount of the Construction Reclamation Bond for Phase 2 in the amount of Six Hundred, Eighty-Nine Thousand and Sixty-One (\$689,061.00) Dollars and for Phase 3 in the amount of Eight Hundred Fifty Thousand, Three Hundred Twenty-Seven (\$850,326.00) Dollars for the reclamation of the site in the event that infrastructure improvements in Phases 2 and 3 respectively of the Project are not completed
3. No maps shall be signed and no building permits shall be issued for each individual phase unless and until all outstanding fees have been paid to the Town (including engineering, traffic, and legal) , and any outstanding Town of Thompson Engineer's "Technical Review Comments" have been addressed, all other applicable preconstruction conditions set forth in the Resolution have been satisfied and the Construction/Reclamation Bond (in amount and format approved by the Town Engineer and Town Attorney) and Site Inspection Fee have been delivered to the Town.
4. The Town agrees to use the Site Inspection Fee for the reasonable costs actually incurred by the Town for certain professional engineering, legal, and other professional services rendered on behalf of the Town by consultants retained by the Town (the "Town's Consultants") and the administration and site inspection of Phases 2 and 3, all in accordance with Section 250-52.1 of the Town of Thompson Code. To the extent possible, the Town shall maintain invoices from the Town's Consultants reasonably sufficient to demonstrate that all expenses and costs of such Town's Consultants were associated with the Town's review and administration of Phase 1 of the Project.
5. At the time of the execution of this agreement BHT has submitted and the Town acknowledges receipt of the Inspection Fee and Reclamation Bond for Phase 2 construction in the amounts cited above. Subject to all other terms of the approval of the Project BHT can continue construction activities. In order to commence any work on Phase 3 BHT shall be required to post the inspection fee and restoration bond at least fourteen-(14)business days prior to commencement of any such work in order to provide the Town Engineer to the time to determine if the bond amount needs to be increased if more than one (1) year has passed since the execution of this agreement. BHT acknowledges and agrees that it will be subject to a fine of Five Thousand (\$5,000.00) per day for each day that work done without the posting of the restoration bond.
6. The face amount of the Construction/Reclamation Bond may be reduced by the Town in accordance with the provisions of Section 250-52.1(B)(6) of the Town of Thompson Code. The Town shall consider any reasonable request for reduction of the Bond in good faith.

7. This Agreement may be executed in multiple counterpart originals, each of which shall be deemed an original for all purposes and all of which constitute collectively, one agreement. This Agreement may be executed and delivered by facsimile, or scanned electronic copy, and such transmission of the Agreement shall be treated as an original.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be duly executed as of the day and year first above written.

BHT of Clewiston 2150, LLC

By: \_\_\_\_\_  
NAME: Ariel Edry, Authorized Signatory

TOWN OF THOMPSON

By: \_\_\_\_\_  
NAME: WILLIAM J. RIEBER, JR., TOWN SUPERVISOR

BOND NO. 6213008466

Site Improvement Bond

KNOW ALL MEN BY THESE PRESENTS: That we, The Center for Discovery Inc., as Principal and United States Fire Insurance Company, authorized to do business in the State of New York and having an office and place of business at 305 Madison Avenue Morristown, NJ 07960, as Surety, are held and firmly bound unto, Town of Thompson, a political subdivision of the State of New York and County of Sullivan, with an office at 4052 Route 42, Monticello, NY 12701, as Obligee, in the sum of Nine Hundred Twenty Two Thousand and 00/100 Dollars (\$922,000.00) lawful money of the United States of America, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally firmly by these presents.

WHEREAS, the Principal has entered into an agreement with the Obligee dated \_\_\_\_\_, guaranteeing only that the Principal will complete improvements as per the schedule of sitework & infrastructure construction, dated June 2, 2020 and Rev 1 – June 15, 2020 prepared by Glenn L. Smith, PE at certain land known as: Rock Hill Specialty Hospital.

NOW, THEREFORE, the condition of this obligation is such, that if the Principal shall carry out the terms of said agreement relating to the site improvements only and perform the work as set forth the agreement, then this obligation shall be null and void, otherwise to remain in full force and effect.

No party other than the named Obligee shall have any rights hereunder as against the Surety. This bond cannot be assigned or its rights conveyed to any party other than the named Obligee.

The amount of this bond shall be reduced by and to the full extent of any and all payments made by the Surety in good faith hereunder

Regardless of the number of years this bond shall continue in force and the number of premiums which shall be payable or paid, the Surety's total limit of liability shall not be cumulative from year to year or period to period and the aggregate liability of the Surety shall not exceed the sum stated above for any cause or reason whatsoever.

This bond shall not be released, in part or in its entirety, without confirmation in writing from the Town of Thompson or its planning engineer that the schedule of site improvements, as per the agreement, have been completed to the satisfaction of the Town of Thompson.

SIGNED, SEALED AND DATED THIS 6th DAY OF August, 2021

PRINCIPAL: The Center for Discovery Inc.

ATTEST: [Signature]

BY: [Signature]

SURETY: United States Fire Insurance Company

ATTEST: [Signature]  
Stephanie Harvey

BY: [Signature]  
Alexis R. Apostolidis, Attorney-in-Fact

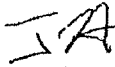
**NOTARY ACKNOWLEDGMENT OF SURETY:**

State of Connecticut

County of Hartford ss.

On this the 6th day of August, 2021, before me, Timothy S. Huffman, the undersigned officer, personally appeared Alexis R. Apostolidis, known to me (or satisfactorily proven) to be the person whose name is subscribed as Attorney-In-Fact for United States Fire Insurance Company, and acknowledged that s/he executed the same as the act of his/her principal for the purposes therein contained.

In witness whereof I hereunto set my hand.



Signature of Notary Public

Date Commission Expires: February 28, 2026

Timothy S. Huffman

Printed Name of Notary

TIMOTHY S. HUFFMAN  
NOTARY PUBLIC · CT 183092  
My Commission Expires Feb. 28, 2026

POWER OF ATTORNEY  
UNITED STATES FIRE INSURANCE COMPANY  
PRINCIPAL OFFICE - MORRISTOWN, NEW JERSEY

79560

KNOW ALL MEN BY THESE PRESENTS: That United States Fire Insurance Company, a corporation duly organized and existing under the laws of the state of Delaware, has made, constituted and appointed, and does hereby make, constitute and appoint:

Aimee R. Perandine, Bethany Stevenson, Danna M. Planeta, Joshua Sanford, Samuel E. Begun, Melissa I. Stanton, Nicholas Turcemo, Kathryn Pryor, Michelle Anne McMabon, Alexis R. Apostolidis, Bryan M. Caneschi, Phillip M. Kowner, Brendan William Fletcher, Cassandra Baez, Jacqueline Rose Susco

each, its true and lawful Attorney(s)-In-Fact, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver: Any and all bonds and undertakings of surety and other documents that the ordinary course of surety business may require, and to bind United States Fire Insurance Company thereby as fully and to the same extent as if such bonds or undertakings had been duly executed and acknowledged by the regularly elected officers of United States Fire Insurance Company at its principal office, in amounts or penalties not exceeding: UNLIMITED.

This Power of Attorney limits the act of those named therein to the bonds and undertakings specifically named therein, and they have no authority to bind United States Fire Insurance Company except in the manner and to the extent therein stated.

This Power of Attorney is granted pursuant to Article IV of the By-Laws of United States Fire Insurance Company as now in full force and effect, and consistent with Article III thereof, which Articles provide, in pertinent part:

Article IV. Execution of Instruments - Except as the Board of Directors may authorize by resolution, the Chairman of the Board, President, any Vice-President, any Assistant Vice President, the Secretary, or any Assistant Secretary shall have power on behalf of the Corporation:

(a) to execute, affix the corporate seal manually or by facsimile to, acknowledge, verify and deliver any contracts, obligations, instruments and documents whatsoever in connection with its business including, without limiting the foregoing, any bonds, guarantees, undertakings, recognizances, powers of attorney or revocations of any powers of attorney, stipulations, policies of insurance, deeds, leases, mortgages, releases, satisfactions and agency agreements;

(b) to appoint, in writing, one or more persons for any or all of the purposes mentioned in the preceding paragraph (a), including affixing the seal of the Corporation.

Article III. Officers, Section 3.11, Facsimile Signatures. The signature of any officer authorized by the Corporation to sign any bonds, guarantees, undertakings, recognizances, stipulations, powers of attorney or revocations of any powers of attorney and policies of insurance issued by the Corporation may be printed, facsimile, lithographed or otherwise produced. In addition, if and as authorized by the Board of Directors, dividend warrants or checks, or other numerous instruments similar to one another in form, may be signed by the facsimile signature or signatures, lithographed or otherwise produced, of such officer or officers of the Corporation as from time to time may be authorized to sign such instruments on behalf of the Corporation. The Corporation may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Corporation, notwithstanding the fact that he may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, United States Fire Insurance Company has caused these presents to be signed and attested by its appropriate officer and its corporate seal hereunto affixed this 10<sup>th</sup> day of March, 2016.

UNITED STATES FIRE INSURANCE COMPANY



Anthony R. Slinowicz, President

State of New Jersey }  
County of Morris }

On this 10<sup>th</sup> day of March 2016, before me, a Notary public of the State of New Jersey, came the above named officer of United States Fire Insurance Company, to me personally known to be the individual and officer described herein, and acknowledged that he executed the foregoing instrument and affixed the seal of United States Fire Insurance Company thereto by the authority of his office.

SONIA SCALA  
NOTARY PUBLIC OF NEW JERSEY  
MY COMMISSION EXPIRES 3/25/2024 No. 2163686

Sonia Scala

(Notary Public)

I, the undersigned officer of United States Fire Insurance Company, a Delaware corporation, do hereby certify that the original Power of Attorney of which the foregoing is a full, true and correct copy is still in force and effect and has not been revoked.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of United States Fire Insurance Company on the 6<sup>th</sup> day of August 20 21

UNITED STATES FIRE INSURANCE COMPANY



Peter M. Quinn, Senior Vice President

UNITED STATES FIRE INSURANCE COMPANY  
1209 ORANGE STREET, WILMINGTON, DELAWARE 19801

STATEMENT OF ASSETS, LIABILITIES, SURPLUS AND OTHER FUNDS

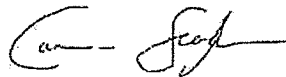
AT DECEMBER 31, 2020

ASSETS	
Bonds (Amortized Value).....	1,271,745,314
Preferred Stocks (Market Value).....	12,500,000
Common Stocks (Market Value).....	1,367,179,277
Mortgage Loans (Market Value).....	129,482,676
Cash, Cash Equivalents, and Short Term Investments.....	872,418,743
Derivatives.....	22,295,392
Other Invested Assets.....	381,854,569
Investment Income Due and Accrued.....	10,633,412
Premiums and Considerations.....	361,050,764
Amounts Recoverable from Reinsurers.....	37,752,224
Funds Held by or Deposited with Reinsured Companies.....	9,551,031
Current Income Taxes Recoverable.....	99,753
Net Deferred Tax Asset.....	189,212,579
Electronic Data Processing Equipment.....	2,976,676
Receivables from Parent, Subsidiaries and Affiliates.....	66,045,265
Other Assets.....	83,625,922
<b>TOTAL ASSETS.....</b>	<b>\$ 4,818,423,595</b>

LIABILITIES, SURPLUS & OTHER FUNDS

Losses (Reported Losses Net of Reinsurance Ceded and Incurred But Not Reported Losses).....	1,773,113,441
Reinsurance Payable on Paid Losses and Loss Adjustment Expenses.....	96,184,770
Loss Adjustment Expenses.....	379,712,166
Commissions Payable, Contingent Commissions and Other Similar Charges.....	10,938,946
Other Expenses (Excluding Taxes, Licenses and Fees).....	74,050,735
Taxes, Licenses and Fees (Excluding Federal Income Taxes).....	19,117,482
Unearned Premiums.....	711,160,035
Advance Premium.....	10,524,196
Ceded Reinsurance Premiums Payable.....	39,739,814
Funds Held by Company under Reinsurance Treaties.....	27,831,610
Amounts Withheld by Company for Account of Others.....	111,982,736
Provision for Reinsurance.....	1,603,526
Payable to Parent, Subsidiaries and Affiliates.....	11,258,344
Other Liabilities.....	32,706,068
<b>TOTAL LIABILITIES.....</b>	<b>\$ 3,299,918,869</b>
Common Capital Stock.....	18,780,000
Gross Paid In and Contributed Surplus.....	1,657,074,940
Unassigned Funds (Surplus).....	(157,350,214)
Surplus as Regards Policyholders.....	1,518,504,726
<b>TOTAL LIABILITIES, SURPLUS &amp; OTHER FUNDS.....</b>	<b>\$ 4,818,423,595</b>

I, Carmine Scaglione, Senior Vice President and Controller of UNITED STATES FIRE INSURANCE COMPANY, certify that the foregoing is a fair statement of Assets, Liabilities, Surplus and Other Funds of this Company, at the close of business, December 31, 2020, as reflected by its books and records and as reported in its statement on file with the Insurance Department of the State of Delaware



IN TESTIMONY WHEREOF, I have set my hand and affixed the seal of the Company, this 8th day of March, 2021  
UNITED STATES FIRE INSURANCE COMPANY

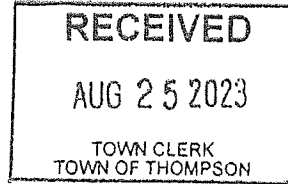




RECEIVED AI

AUG 25 2023

TOWN OF THOMPSON  
PLANNING/ZONING BOARD



08/22/2023

Thompson Town Hall  
4052 Route 42  
Monticello, NY 12701  
Att: Planning Board /Building department

Dear Heather;

It is time for us to request our annual town planning board and building department meeting to apply for a continued usage permit for temporary seasonal camping privileges for the 2024 season. The property is the Delaware Conservancy property at 2 Harris Bushville Road in Harris.

Please place us on your next available board meeting agenda so we can comply with the board's request for annual usage approval.

Very truly yours,

Keith and Barbara Hague  
209 Doty Road  
Haskell, NJ 07420  
keith@haguemail.com

TOWN OF THOMPSON

AUGUST 23, 2023

---

**TO:** MARILEE CALHOUN

**FROM:** KAREN SCHAEFER

**SUBJECT:** AGENDA ITEM

**CC:** CC NAME

---

Marilee,

We need authorization to reimburse Van \$429.00 for the Conference Meal Package for the New York State Assessor's Association Fall Conference he is attending October 3, 2023 thru October 6, 2023 in Saratoga Springs NY. The meal package offered by the Conference exceeds the GSA rate.





Registration - Rooms - Food - Entertainment - Hotel  
Sponsorship - Exhibitor - Exhibitor

Register Now

# 2023 NYSAA Fall Conference

October 3, 2023 – October  
6, 2023

Saratoga Hilton  
534 Broadway  
Saratoga Springs, NY 12866

#### Rooms:

Single/Double: \$189 per night

Junior Suite One King Bed: \$219 per night

Luxury Suite One King Bed: \$319 per night

3-night minimum

The deadline to reserve a room in the NYSAA block at the Saratoga Hilton is Tuesday, September 5, 2023.

Please use this link to make your hotel reservation: <https://book.passkey.com/go/NYSAssessors2023>. Do not call the hotel.

Parking for overnight hotel guests is \$10 per day. Hotel parking is available for day guests: \$5.00 for up to four hours; \$10.00 for over four hours.

#### Meals:

The hotel is not selling any meals or meal packages this year! Please purchase your conference meal package during the conference registration process.

Individual meals are available for purchase in advance on the NYSAA website at [nyassessor.org/pay-online](https://nyassessor.org/pay-online) until Friday, September 15, 2023.



Registration Fees: \$100 (includes breakfast and lunch)  
Registration Fee: \$100

Register Now

# 2023 NYSAA Fall Conference

October 3, 2023 – October  
6, 2023

Saratoga Hilton  
534 Broadway  
Saratoga Springs, NY 12866

Commuters and guests: Individual meals are available for purchase on the NYSAA website at [nyassessor.org/pay-online](https://nyassessor.org/pay-online) until Friday, September 15, 2023.

**At the conference, you WILL NOT be able to purchase individual meals.**

Please plan accordingly.

## Fees

Below is all of the pricing information for the event.

### Admission Items

#### In Person Conference Pass

NYSAA Member Fee

\$200.00

Non-Member Fee

\$400.00

Virtual Conference Pass

NYSAA Member Fee

\$200.00

Non-Member Fee

\$400.00







Additional Items

Conference Meal Package

Conference Meal Package

\$429.00

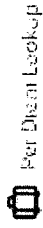
Copyright © 2000-2023 Cvent, Inc. All rights reserved.

[Event Management Software](#)  | [Mobile Event Apps](#)  | [Survey Software](#)  | [Event Venues](#)   
| [Strategic Meetings Management](#)   
[Privacy Policy](#) 



# U.S. General Services Administration

- Buy Through Us ▼
- Sell To Government ▼
- Real Estate ▼
- Policy & Regulations ▼
- Small Business ▼
- Travel ▼
- Technology ▼
- About Us ▼



Search GSA.gov



Home ▶ Travel Resources ▶ Plan and Book ▶ Per Diem Rates ▶ Results

Primary Destination	County	M&IE Total	Continental Breakfast/Breakfast	Lunch	Dinner	Incidental Expenses	First & Last Day of Travel
Saratoga Springs / Schenectady	Saratoga / Schenectady	\$64	\$14	\$16	\$29	\$5	\$48.00

Filter Results

Showing 1 to 1 of 1 entries

TOWN OF THOMPSON

AUGUST 23, 2023

---

**TO:** MARILEE CALHOUN

**FROM:** KAREN SCHAEFER

**SUBJECT:** AGENDA ITEM

**CC:** CC NAME

---

Marilee,

We need authorization to reimburse Paula \$204.02 for refreshments for the attendees of the New York State SEQR Training held on August 2, 2023 through the County's Planning & Community Development Department and hosted by the Town of Thompson.

0 \*

180 \* 66 +

23 \* 36 +

204 \* 02 +





## Karen Schaefer

---

**From:** paulaelainekaylaw@gmail.com  
**Sent:** Tuesday, August 15, 2023 8:32 PM  
**To:** 'Karen Schaefer'  
**Subject:** Emailing: doc00688920230815095459  
**Attachments:** doc00688920230815095459.pdf

Hi Karen. Sorry. I have been sitting on this for a bit.... just kept forgetting. This is what Randy gave me at Crust. Can you attach it to the original invoice (not itemized) that I previously submitted?

Paula Elaine Kay, Esq.  
548 Broadway  
Monticello, New York 12701  
(845) 796-1343 (phone)  
(866) 332-2116 (fax)

This email is intended solely for the use of the individual to whom it is addressed, and may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If the reader of this email is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone. Please be advised that unless stated otherwise, any U.S. Federal tax advice contained in this email, including attachments, is not intended to be used by any person for the purpose of avoiding any penalties that may be imposed by the Internal Revenue Service.

# Crust Italian Eatery

7 Plain Large pies @ \$14.50/ea. +tax  
2 Large Veggie pies @ \$19/ea. + tax  
Total- \$150.66

0.\*  
7.\*  
14.50=  
101.50\*+  
0.\*  
2.\*  
19.=  
38.00\*+  
0.\*  
101.50+  
38.00+  
139.50@  
139.50>  
8.\*  
11.16\*+  
11.16+  
150.66\*

**Bernie's  
Crust**  
277 Rock Hill Drive  
Rock Hill, NY. 12775  
**(845)-796-3333**

Wednesday, August 02, 2023 05:46 PM

Emp1: Heather Inv#: 0265109  
Open: August 2, 2023 02:16 PM  
Station: 4 Ref: RH 545 FIREHOUSE

Card: Visa \*\*\*\*\*1265  
Name: DRAPKIN/PAULA KAY-  
Entry: Swiped  
Auth: 004617  
TID: 1020  
Ref: 4140557806

**Visa 150.66**

Tip 3.00  
Total 180.66

---  
\*\* Customers Copy \*\*  
---

DOLLAR GENERAL STORE #16890  
ROCK HILL, NY 845-640-1216

PEPSI 2L 012000001130 E 5.50 S  
2 @ 2.75  
OTH BOTTLE DEP-- .05 E 0.10  
2 @ 0.05  
CANADA DRY 2L 078000152463 E 2.50 S  
OTH BOTTLE DEP-- .05 E 0.05  
COKE ZERO 1.25L 049000055412 E 3.50 S  
2 @ 1.75  
OTH BOTTLE DEP-- .05 E 0.10  
2 @ 0.05  
HEFTY PARTY CUP 18 013700141768 9.90 S  
2 @ 4.95  
SUBTOTAL \$21.65  
Tax1 \$1.71  
**TOTAL SALE \$23.36**  
Visa/Debit 4510 CTLS \$23.36  
AUTH# 052917

REF: 000000019868 AID: A0000000980840  
2023-08-02 17:29:16 16890 01 6607

890709516098239217121930419863017713311756

-----CUT HERE-----  
\*\*\*\*\*  
\* Complete survey at [dgcustomerfirst.com](http://dgcustomerfirst.com) \*  
\* For a chance to \*  
\* WIN A \$100 Gift Card \*  
\* Weekly Drawings, Must be 18+ to enter \*  
\* Survey Code \*  
\* **1679-7568-1123-012** \*  
\*\*\*\*\*

-----CUT HERE-----  
**SATURDAY AUG. 5TH ONLY!**  
DG Store Coupon Valid 8/5/2023  
**\$5 OFF \$25**  
\$5 off your purchase of  
\$25 or more (pretax)  
[DOLLARGENERAL.COM](http://DOLLARGENERAL.COM)

Redeem Saturday, 8/5, \$5 off on  
\$25 or more (pretax) after all other DG  
discounts. Limit one DG \$2, \$3, or \$5  
off store coupon per customer. Excludes:  
phone, gift and prepaid financial cards;  
prepaid wireless handsets, Rug Doctor  
rental, propane, tobacco and alcohol.  
X0877590126769681

890709516098239217121930419863017713311756

-----CUT HERE-----

**TOWN OF THOMPSON PRESENTS:**  
**NYS DOS**  
**Training:**  
**SEQR Basics**

**WHAT**

THIS INTRODUCTION TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT INCLUDES AN OVERVIEW OF THE ENVIRONMENTAL ASSESSMENT FORM (EAF), TYPE I, TYPE II, AND UNLISTED ACTIONS AND THE SEQUENCE OF MAKING A POSITIVE OR NEGATIVE DECLARATION ON A PROJECT'S POTENTIAL TO HAVE AN ADVERSE IMPACT ON THE ENVIRONMENT. THE RELATIONSHIP BETWEEN THE ADMINISTRATION OF LOCAL REGULATIONS AND SEQR WILL ALSO BE DISCUSSED.

**WHEN & WHERE**

WEDNESDAY, AUGUST 2 FROM 6-8 PM  
ROCK HILL FIRE DEPARTMENT  
61 GLEN WILD ROAD,  
ROCK HILL, NY

**RSVP**

MUNICIPAL BOARD MEMBERS ARE ELIGIBLE FOR 2 TRAINING CREDITS.  
TO REGISTER: EMAIL [PLANNING@SULLIVANNY.US](mailto:PLANNING@SULLIVANNY.US)  
OR CALL 845-807-0527

\*LIGHT REFRESHMENTS WILL BE SERVED

**REGISTER HERE**

September \_\_, 2023

Res. No. \_\_/2023

**RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX LAW AGAINST THE TOWN OF THOMPSON**

**WHEREAS**, NY Thompson I, LLC has instituted a proceeding under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel 28-1-37.1 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. E2022-1386; and

**WHEREAS**, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of Respondents, and Walter Garigliano, Esq., on behalf of Petitioner; and

**WHEREAS**, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

**WHEREAS**, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioner's **2022** assessment, to wit, a reduction in the assessment of Petitioner's real property, **SBL 28-1-37.1** from \$1,132,000.00 to \$727,925.00.

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

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.
2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written Stipulation of Settlement and to bind the Town thereto, such Stipulation to be in form approved by the said attorneys.
3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceedings.

Moved by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

and a roll call vote thereon as follows:

<i>Supervisor WILLIAM J. RIEBER, JR.</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman SCOTT MACE</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman JOHN A. PAVESE</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilwoman MELINDA S. MEDDAUGH</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman RYAN T. SCHOCK</i>	<i>Voting</i>	<i>Aye</i>

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto approving the settlement of the Tax Certiorari proceedings commenced by NY Thompson I, LLC for tax year 2022 was adopted by said Town Board on September \_\_\_\_\_, 2023, 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 aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on September \_\_\_\_, 2023.

\_\_\_\_\_  
MARILEE J. CALHOUN, Town Clerk

**Marilee Calhoun (Town of Thompson)**

---

**From:** Mednick Law Office <pam@michaelmednick.com>  
**Sent:** Wednesday, August 30, 2023 9:21 AM  
**To:** 'marilee (clerk-town of thompson)'  
**Cc:** 'Michael Mednick'; WILLIAM RIEBER  
**Subject:** Resolution - NY Thompson I LLC Tax Cert  
**Attachments:** NY Thompson I LLC Settlement Resolution.doc

Please see attached Resolution settling the above tax certiorari for the Agenda.

*Pam J. Jones  
Law Office of Michael B. Mednick  
544 Broadway, Suite 4  
Monticello, New York 12701  
Phone: (845) 794-5200  
Fax: (845) 794-7784  
[pam@michaelmednick.com](mailto:pam@michaelmednick.com)*

**NEVER WIRE FUNDS TO THIS OR ANY OFFICE WITHOUT VERBAL VERIFICATION, AND ALWAYS CALL THIS OFFICE BEFORE YOU SEND A WIRE. YOU MUST VERBALLY VERIFY THE AMOUNT AND THE WIRING INSTRUCTIONS BEFORE YOU WIRE.**



Office of the New York State Comptroller  
 New York State and Local Retirement System  
 Employees' Retirement System  
 Police and Fire Retirement System  
 110 State Street, Albany, New York 12244-0001

# Standard Work Day and Reporting Resolution for Elected and Appointed Officials

RS 2417-A  
 (Rev. 8/15)

BE IT RESOLVED, that the Town of Thompson / 30283 (Location Code) hereby establishes the following standard work days for these titles and will report the officials to the New York State and Local Retirement System based on their record of activities:

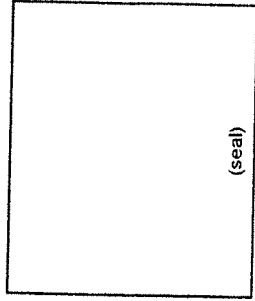
Title	Standard Work Day (Hrs/day) Min. 6 hrs Max. 8 hrs	Name (First and Last)	Social Security Number (Last 4 digits)	Registration Number	Tier 1 (Check only if member is in Tier 1)	Current Term Begin & End Dates (mm/dd/yy-mm/dd/yy)	Record of Activities Result*	Not Submitted (Check only if official did not submit their Record of Activities)
<b>Elected Officials</b>								
Supervisor	6	William J. Rieber, Jr.			<input type="checkbox"/>	1/1/22-12/31/23	22.50	<input type="checkbox"/>
Town Clerk	7	Marilee J. Calhoun			<input type="checkbox"/>	1/1/23-12/31/25	22.11	<input type="checkbox"/>
Highway Superintendent	7	Richard Benjamin, Jr.			<input type="checkbox"/>	1/1/22-12/31/25	24.43	<input type="checkbox"/>
<b>Appointed Officials</b>								
Town Attorney	6	Michael B. Mednick			<input type="checkbox"/>	1/1/23-12/31/23	23.62	<input type="checkbox"/>
Town Attorney	6	Bryan Kaplan			<input type="checkbox"/>	1/1/23-12/31/23	4.83	<input type="checkbox"/>
Animal Control	6	Nancy Marnochak			<input type="checkbox"/>	1/1/23-12/31/23	10.80	<input type="checkbox"/>

**SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE**

I, Marilee J. Calhoun (Name of secretary or clerk) secretary/clerk of the governing board of the Town of Thompson (Name of Employer) of the State of New York, do hereby certify that I have compared the foregoing with the original resolution passed by such board at a legally convened meeting held on the 5th day of September, 2023 on file as part of the minutes of such meeting, and that same is a true copy thereof and the whole of such original.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Thompson (Name of Employer) on this 5th day of September, 2023,  
 \_\_\_\_\_  
 (Signature of the secretary or clerk)

**Affidavit of Posting:** I, Marilee J. Calhoun (Name of secretary or clerk) being duly sworn, deposes and says that the posting of the Resolution began on \_\_\_\_\_ (Date) and continued for at least 30 days. That the Resolution was available to the public on the  Employer's website at www.TownofThompson.com  Official sign board at \_\_\_\_\_  Main entrance secretary or clerk's office at 4052 Route 42, Monticello, NY 12701







Sullivan County SPCA  
104 Rock Hill Drive  
Rock Hill, New York 12775  
(845)796-3120  
Fax (845)794-2254

**Agreement between the Town of Thompson and the Sullivan County SPCA for the period beginning September 1, 2023 and ending August 31, 2024.**

The Sullivan County SPCA agrees to accept any adoptable dog brought to our shelter by your Animal Control Officer (ACO), or Dog Control Officer (DCO), from your municipality, space permitting.

The dogs in accordance with New York Agricultural law, must be held for the legal holding period, after which they may be put up for adoption if not claimed by the owner. If said dogs are not claimed or adopted, they may be humanely euthanized.

If the shelter must hold a dog beyond the legal holding time for your municipality because of a pending court case, bite case, etc., we will charge your municipality \$25.00 per diem, per dog. We can only hold up to three (3) animals for your municipality when the animals are seized by an ACO/DCO in the event of a cruelty case.

When leaving a dog that the ACO/DCO believes to be dangerous, the dog must be kept in the outside only part of the ACO/DCO pen and follow the agreed upon protocol. Written information must be given to the shelter or the shelter manager that clearly communicates that the animal may be dangerous.

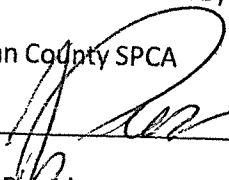
Since we do not have a veterinarian on premises, we are unable to accept any animal with suspected mange, rabies, distemper, parvovirus or an injury that requires immediate attention.

The municipality will pay a fee of \$300.00 per dog delivered to the SPCA

The SPCA will send out vouchers once a month. A record of the disposition of the dogs from the prior month will be sent out by the end of the month.

Sullivan County SPCA

By: \_\_\_\_\_



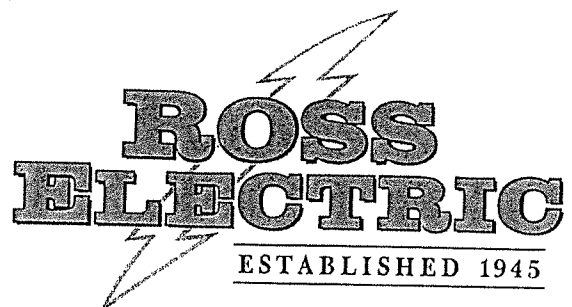
8-11-23

Board President

Date

Municipality Supervisor

Date



# PROPOSAL

Office Location and Mailing Address:  
431 Twin Bridge Road—Ferndale, NY 12734

Phone (845) 292-1000 Fax (845) 292-2776  
License No.: M-94, M-180 & M-82

To: <b>TOWN OF THOMPSON 4052 RT 42 MONTICELLO, NY 12701</b>	PHONE: <b>914-799-0770</b>	DATE: <b>8/28/23</b>
	JOB NAME/LOCATION: <b>LAKE IDA PARK</b>	
	JOB NUMBER:	FAX:

WE PROPOSE hereby to submit specifications and estimates for:

- 1) ALTEC DIGGER HOURLY RATE. BASED ON HOURLY METER: \$295.00 PER HOUR
- 2) ALTEC 46' BUCKET TRUCK HOURLY RATE. BASED ON HOURLY METER: \$275.00 PER HOUR.

**NOTE: FINAL PRICE BASED ON FINAL HOUR METER READINGS.**

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

DOLLARS \$

PAYMENT to be made as follows per

*Randy Babcock*

Signed \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

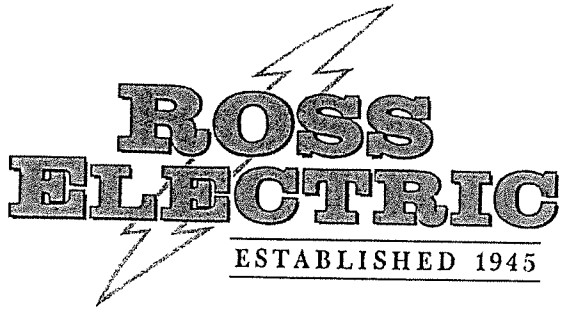
Note:  
Due to almost daily/weekly price increases of gasoline, steel pipe, wire insulation and copper, we will have the right to withdraw this proposal within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# PROPOSAL

Office Location and Mailing Address:  
431 Twin Bridge Road—Ferndale, NY 12734

Phone (845) 292-1000 Fax (845) 292-2776  
License No.: M-94, M-180 & M-82

To: <b>TOWN OF THOMPSON</b> 4052 RT 42 MONTICELLO, NY 12701	PHONE: <b>914-799-0770</b>	DATE: <b>8/28/23</b>
	JOB NAME/LOCATION: <b>LAKE IDA PARK</b>	
	JOB NUMBER:	FAX:

WE PROPOSE hereby to submit specifications and estimates for:

- 1) ALTEC DIGGER DAILY RATE BASED ON 8 HOUR DAY: \$2,160.00
- 2) ALTEC 46 BUCKET TRUCK DAILY RATE BASED ON 8 HOUR DAY: \$1,900.00

**NOTE: FINAL PRICE BASED ON FINAL HOUR METER READINGS.**

**AGREED PRICE:\$4,060.00**

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

DOLLARS \$ 4,060.00

PAYMENT to be made as follows per

*Randy Babcock*

Signed \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Note:

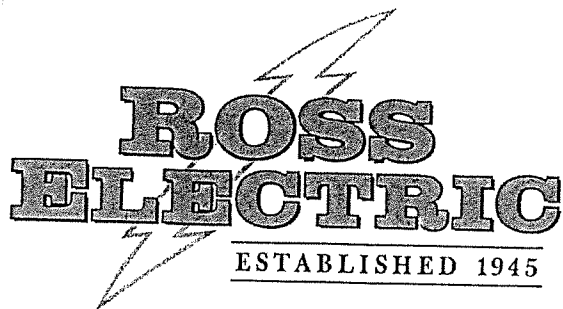
Due to almost daily/weekly price increases of gasoline, steel pipe, wire insulation and copper, we will have the right to withdraw this proposal within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# PROPOSAL

Office Location and Mailing Address:  
431 Twin Bridge Road—Ferndale, NY 12734

Phone (845) 292-1000 Fax (845) 292-2776  
License No.: M-94, M-180 & M-82

To: <b>TOWN OF THOMPSON</b> 4052 RT 42 MONTICELLO, NY 12701	PHONE: <b>914-799-0770</b>	DATE: <b>8/28/23</b>
	JOB NAME/LOCATION: <b>LAKE IDA PARK</b>	
	JOB NUMBER:	FAX:

WE PROPOSE hereby to submit specifications and estimates for:

- 1) ALTEC DIGGER WEEKLY RATE BASED ON 5 DEAY WORK WEEK: \$10,900.00
- 2) ALTEC 46' BUCKET WEEKLY RATE BASED ON A 5 DAY WORK WEEK: \$10,400.00

NOTE: FINAL PRICE BASED ON FINAL HOUR METER READINGS.

**AGREED PRICE:\$21,300.00**

WE PROPOSE hereby to furnish material and labor – complete in accordance with the above specifications, for the sum of:

DOLLARS \$ 21,300.00

PAYMENT to be made as follows per

*Randy Babcock*

Signed \_\_\_\_\_

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Note:  
Due to almost daily/weekly price increases of gasoline, steel pipe, wire insulation and copper, we will have the right to withdraw this proposal within 30 days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Signature \_\_\_\_\_

Date of Acceptance: \_\_\_\_\_



# quotes

1 message

**Danielle Cooper** <danielle.cooper@customtruck.com>  
To: BBelectric845@gmail.com <BBelectric845@gmail.com>

Wed, Aug 2, 2023 at 3:14 PM

Hello,

Here is the quote pricing for a 40' Bucket Truck, and 45-47' Digger Derrick.

## 40' Bucket

Standard Rates	Rate
Hourly:	.90
# of hrs included in minimum:	
Minimum:	435.00
Daily:	435.00
Weekly:	1305.00
Monthly:	3010.00

B+B  
\$325 Daily  
1000 Weekly

## 45'-47'Digger Derrick

Standard Rates	Rate
Hourly:	.90
# of hrs included in minimum:	
Minimum:	584.00
Daily:	584.00
Weekly:	1753.00
Monthly:	5260.00

425 Daily  
1325 Weekly

**Danielle Cooper**  
Rental Coordinator

**LOCATION** Syracuse, NY  
**Equipment Lookbook**  
**Tooling Catalog**  
**customtruck.com**

**Marilee Calhoun (Town of Thompson)**

---

**From:** Rich Benjamin <richhiway@gmail.com>  
**Sent:** Wednesday, August 30, 2023 2:47 PM  
**To:** Marilee Calhoun (Town of Thompson)  
**Subject:** Re: bid  
**Attachments:** image001.jpg

sounds good.

On Wed, Aug 30, 2023 at 2:44 PM Marilee Calhoun (Town of Thompson) <[marilee@townofthompson.com](mailto:marilee@townofthompson.com)> wrote:

Hi Again.

I spoke to Marilee. We put the bid opening for Thursday, 09/28 at 2pm. Then you can award the bid at the October 3<sup>rd</sup> Town Board meeting. She said she wanted time to get it published. Is this date okay with you?

Kelly

Marilee J. Calhoun

Town Clerk/Registrar

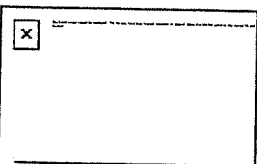
Town of Thompson

4052 State Route 42

Monticello, NY 12701-3221

Tele: (845) 794-2500 Ext. # 302

Fax: (845) 794-8600





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:** Kandel Brothers of Middletown, Inc.

**DESCRIPTION:** PVC Conduit and transformer  
for Lake Ida Bathrooms

**Grand Total Price:** \$ 7,068.86

Quotes Attached.





Kandel Brothers of Middletown, Inc.  
 151 North Street  
 Middletown, 10940  
 Phone (845)343-3200

Bid To

TOWN OF THOMPSON  
 WATER AND SEWER DEPT.  
 4052 ROUTE 42  
 MONTICELLO, NY 12701

## Customer Quote

Quote #	Quote Date	Valid Until / Status
30708	07/27/2023	08/11/2023 / Approved
Store	Store Phone #	SalesRep
KBM	(845)343-3200	Benjamin Kandel
Customer Acct #	Job Name	Ship Via / Shipping Method
TOWTHO		Company / Best Way

Ship To

BRAD BASTONE  
 WATER AND SEWER DEPT  
 128 ROCKRIDGE DRIVE  
 MONTICELLO, NY 12701

Line #	Vendor Item #	Mfg-Catalog Item Description Customer Part Number	STK NSK	Qty	UM	Unit Price	UM	Disc %	Ext Price
1	PVC 200	PVC 200 2IN PVC SCHEDULE 40 CONDUIT	STK	1400	FT	225.00	HF		3150.00
2	PVC 300	PVC 300 3IN PVC SCHEDULE 40 CONDUIT	STK	700	FT	428.00	HF		2996.00
3	HILP FBP424332HM47	HILP FBP424332HM47 NYSEG TRANSFORMER BOX PAD 42" X 43" X 32"	STK	1	EA	922.86	EA		922.86

Sub Total	7,068.86
Shipping & Handling	0.00
Quote Total	7,068.86

US\$

Conditions Of Quote



SCHMIDTS WHOLESALE, INC.  
 150 JEFFERSON STREET  
 MONTICELLO, NY 12701  
 WWW.SCHMIDTSWHOLESALE.COM

**PRICE QUOTE**

Phone 845-794-5900  
 Fax 845-794-6142

Page 1

Printed 07/26/23 TT

**Quoted**  
 TOWN OF THOMPSON - GENERAL  
 4052 ROUTE 42  
 MONTICELLO NY 12701  
 Buyer: Brad  
 Tel:845-794-2500 Fax:845-794-8600

**Ship To**  
 TOWN OF THOMPSON - GENERAL  
 4052 ROUTE 42  
 MONTICELLO NY 12701

Quote #	Quote Date	Exp Date	Customer #	Customer P/O #	Ship Via	Writer
Q178237	05/24/2023	06/23/2023	0044371	LAKE IDA PARK		TT
Job ID	Customer Terms			Salesman		
	NET 30 DAYS			HOUSE		

Product	Description	UM	Quant	Unit Price	Extension
98006006006	Pvc 2 X 10 Sch40 Cond Per/ Lgth - 140 LENGTHS PER PALLET	EA	140	23.2644	3257.02
98006006008	PVC 3 X 10 SCH40 CONDUITPER LGTH - 88 LGTH PER PALLET	EA	70	44.225	3095.75
SP*005943	NYSE&G TRANSFORMER PAD BP2000R 42x43x30 TOP OPENING 22x20 (FB424332HM47)	EA	1	1364.85	1364.85

X: _____ (Accepted by)	Sub Total	\$7,717.62	<b>Total</b>
	Freight	\$0.00	
	Misc Charges	\$0.00	
	Tax Amount	\$0.00	
			\$7,717.62

**MESSAGE**

**TERMS**

This quote is presented in good faith & accurate at the time of entry. Schmidt's cannot guarantee pricing due to unforeseen cost increases. Prior to acceptance, we will advise you of any price changes

All special order items require a 50% minimum deposit & will be delivered immediately upon receipt of material. Amounts quoted are before all applicable local taxes have been applied.

exceed \$950.00. Further Be It Resolved, that the Town Supervisor will prepare the necessary public notice to inform the community of this event.

Motion by: Councilman Pavese

Seconded by: Councilman Mace

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

Nays 0

**7) PARKS & RECREATION DEPARTMENT ITEMS:**

**A) RESOLUTION TO AMEND RES. NO. 192 OF THE YEAR 2023 TO CLARIFY COST REGARDING BRONX ZOO TRIP**

The Following Resolution Was Duly Adopted: Res. No. 276 of the Year 2023.

Resolved, that Resolution No. 192 of the Year 2023 adopted by the Town Board on April 18<sup>th</sup>, 2023 hereby be amended to read as follows:

Resolved, that the Town Board of the Town of Thompson hereby authorize a Bronx Zoo Trip to be held on Friday, July 21<sup>st</sup>, 2023 from 8AM to 6PM upon request of the Parks and Recreation Advisory Committee at a total cost not to exceed \$4,680.00 including incidentals for said trip.

Motion by: Councilman Mace

Seconded by: Councilman Pavese

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

Nays 0

**B) PURCHASE REQUEST: 224' ELJEN DRAIN MATERIAL FROM WOODARDS CONCRETE PRODUCTS, INC., \$7,112.00 FOR BATHROOM PROJECT AT LAKE IDA PARK**

The Following Resolution Was Duly Adopted: Res. No. 277 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of a 224' Eljen Drain Material for the Bathroom Project at Lake Ida Park submitted by the Parks & Recreation Department from Woodards Concrete Products, Inc., Quote # TO2500, at a total cost of \$7,112.00.

(Procurement: Two Price Quotes Obtained – 1) Woodards Concrete Products, Inc. \$7,112.00 and 2) Schmidt's Wholesale, Inc. \$8,996.85.)

Moved by: Councilman Schock

Seconded by: Councilwoman Meddaugh

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

Nays 0

**C) PURCHASE REQUEST: ELECTRICAL SERVICE FOR BATHROOM PROJECT AT LAKE IDA PARK – 2 IN. 3 IN CONDUIT & NYSEG TRANSFORMER PAD FROM KANDEL BROTHERS OF MIDDLETOWN, INC., \$7,068.88**

The Following Resolution Was Duly Adopted: Res. No. 278 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of a 2in., 3in. Conduit & NYSEG Transformer Pad for Electrical Service for Bathroom Project at Lake Ida Park submitted by the Parks & Recreation Department from Kandel Brothers of Middletown, Inc., Quote # 30708, at a total cost of \$7,068.88.

(Procurement: Two Price Quotes Obtained – 1) Kandel Brothers of Middletown, Inc. \$7,068.88 and Schmidt's Wholesale, Inc. \$7,717.62.)

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Schock, Pavese, Meddaugh and Mace

Nays 0

**8) HIGHWAY DEPT.: REQUEST AUTHORIZATION TO ESTABLISH BID DATE FOR FUEL PRODUCTS – 08/14/2023 AT 2PM**

The Following Resolution Was Duly Adopted: Res. No. 279 of the Year 2023.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Non-Dyed on Road Ultra Low Sulfur Clear Diesel Fuel, #2 Fuel Oil, Kerosene and Unleaded Gasoline in accordance with specifications prepared, therefore, said bids to be opened on Monday, August 14, 2023, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

Motion by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

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

The Following Resolution Was Duly Adopted: Res. No. 280 of the Year 2023.

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

**Delaware Engineering**

**\$21,487.75 Total Cost**

Invoice # 20-2090-10 – Engineering Services through June 2023 on the Kiamesha Lake WWTP Upgrade Project.

**MHE Engineering**

**\$5,000.00 Total Cost**

Invoice # 15895 – Engineering Services through June 2023 for the Melody Lake Water District Water System Improvement Project, Project # 22-723.

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 5

Rieber, Pavese, Schock, Meddaugh and Mace

Nays 0

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

The Following Resolution Was Duly Adopted: Res. No. 281 of the Year 2023.

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

Richard L. Benjamin, Jr.

**\$700.00 Total Cost**

Town Board Meeting

Bills



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:** Woodard's Concrete products, Inc.

**DESCRIPTION:** Drain pipe for Lake Ida Park bathrooms

**Grand Total Price:** \$7,112.00

\* Quotes Attached.

**Woodards Concrete Products, Inc.**

BOX 8, LYBOLT ROAD  
 BULLVILLE, NEW YORK 10915  
 PHONE: (845) 361-3471  
 FAX: (845) 361-1050

DELIVERY INVOICE

TO2500  
 TOWN OF THOMPSON  
 HIGHWAY/WATER & SEWER  
 4052 RT 42  
 MONTICELLO, NY  
 EXEMPT  
 QUOTE

12701-3321

Invoice Date: 07/19/23  
 Page: 1  
 Salesperson: 1  
 Invoice : AUTO  
 Due Date: 08/31/23  
 Disc Date: 07/19/23

Quantity	Item Number Item Description	List Price	Sale Price	Extension	Tx
56	ELJEN-IN DRAIN ELJEN IN-DRAIN GSF EA	127.00	127.00	7112.00	N
56	ELJEN-CLIPS CLIPS FOR IN-DRAIN	0.00	0.00	0.00	N
260	ELJEN-FABRIC ELJEN FABRIC 5'W /FT	0.00	0.00	0.00	N

WOODARD'S CONCRETE PRODUCTS  
 \*A 2% MONTHLY FINANCE CHARGE  
 \*\*WILL BE ADDED TO ALL CHARGES  
 \*\*NOT PAID BY THE 10TH

Subtotal : 7112.00  
 Net Total : 7112.00  
 Sales Tax :  
 Invoice Total: 7112.00

**WOODARD'S IS NOT RESPONSIBLE FOR TANK LEAKAGE UNLESS TESTING IS DONE PRIOR TO BACKFILLING**

**THE WOODARD'S WARRANTY**

Woodard's warranty their precast products for one year for workmanship and materials. Woodard's will not assume responsibility for their warranty, if a customer has used chemicals or de-icing agents on their product.

**YARD PICK-UP**

If a customer chooses to pick up products at the yard, then the customer assumes responsibility for the product once the vehicle has left Woodard's premises. Woodard's can not be responsible for unforeseen road hazards, unsafe driving, or for a customer's handling habits.

**JOB-SITE DELIVERIES**

Woodard's products delivered to a customer's job site which are not set or installed by Woodard's, becomes the responsibility of the customer. Woodard's drivers are responsible for the vehicle they drive. They will advise the customer of hazards that exist at the site which could cause damage to property and/or vehicle. Woodard's drivers have the authority to refuse entry to a job-site due to unsafe conditions.

When ordered to enter a job-site by the customer, we do so at the customer's risk and will not be responsible for broken walks or driveways, downed wires, rutted lawns, or other damage which may result.

**PERM ENTRY UNITS:** Warranty void if installation requirements on the Perm Entry brochure are not followed. Unit must be back filled with clean gravel.

SIGNATURE



SCHMIDTS WHOLESALE, INC.  
 150 JEFFERSON STREET  
 MONTICELLO, NY 12701  
 WWW.SCHMIDTSHOLESALE.COM

**PRICE QUOTE**

Phone 845-794-5900  
 Fax 845-794-6142

Page 1  
 Printed 07/19/23 BJS

**Quoted**  
 TOWN OF THOMPSON - GENERAL  
 4052 ROUTE 42  
 MONTICELLO NY 12701  
 Buyer: GLEN  
 Tel:845-794-2500 Fax:845-794-8600

**Ship To**  
 TOWN OF THOMPSON - GENERAL  
 4052 ROUTE 42  
 MONTICELLO NY 12701

Quote # Q180409	Quote Date 07/19/2023	Exp Date 08/18/2023	Customer # 0044371	Customer PIO # LAKE IDA PARK	Ship Via	Writer BJS
Job ID			Customer Terms NET 30 DAYS		Salesman HOUSE	

Product	Description	UM	Quant	Unit Price	Extension
SP*058414	ELJEN SAND FILTER 4'X3' TYPE B, W/FABRIC AND STAPLES	EA	56	160.6581	8996.85

X: _____ (Accepted by)	Sub Total	\$8,996.85	<b>T o t a l</b> \$8,996.85
	Freight	\$0.00	
	Misc Charges	\$0.00	
	Tax Amount	\$0.00	

<p><b>MESSAGE</b></p> <p>This quote is presented in good faith &amp; accurate at the time of entry. Schmidt's cannot guarantee pricing due to unforeseen cost increases. Prior to acceptance, we will advise you of any price changes</p>	<p><b>TERMS</b></p> <p>All special order items require a 50% minimum deposit &amp; will be delivered immediately upon receipt of material. Amounts quoted are before all applicable local taxes have been applied.</p>
---	--



Town Supervisor  
William J. Rieber, Jr.

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

(3)115

August 30, 2023

**Bills over \$5,000.00**

We are requesting permission to pay Delaware Engineering for engineering services through July 2023 on the Kiamesha Sewer Plant Upgrade Project

Delaware Engineering	Invoice #20-2090-11	\$22,031.00
----------------------	---------------------	-------------

**APPROVED BY TOWN BOARD** \_\_\_\_\_



2022



Delaware Engineering, D.P.C.  
28 Madison Ave. Ext.  
Albany, NY 12203  
(518) 452-1290

Town of Thompson  
4052 Route 42  
Monticello, NY 12701

Invoice number 20-2090-11  
Date 08/16/2023

Project 20-2090 Town of Thompson - Kiamesha  
Lake WWTP Upgrade

For Services Rendered Through July 30, 2023

H 8130.201

2 SPDES Permit Related Activities

	Hours	Rate	Billed Amount
Helen Budrock	1.00	155.00	155.00

3 (A) Design Services - UV Disinfection & General Upgrades

	Hours	Rate	Billed Amount
David R. Ohman	3.00	220.00	660.00
Eric Michelitsch	3.00	125.00	375.00
John Peterson	9.75	150.00	1,462.50
Michael Primmer	1.00	180.00	180.00
Ryder Albano	52.00	35.00	1,820.00
Yamir Betancourt	13.00	170.00	2,210.00
subtotal	81.75		6,707.50

Phase subtotal 6,707.50

3 (C) Design Services - ATAD

	Hours	Rate	Billed Amount
John Peterson	3.50	150.00	525.00

5 NYSEFC Contract Compliance/Subcontractor Coordination

	Hours	Rate	Billed Amount
Karla Nunamann	1.00	90.00	90.00

6 (D) Subcontracts - Geotechnical Evaluation/Borings (SUB) CONSULTANT

	Units	Rate	Billed Amount
ATLANTIC TESTING LAB			12,733.50
			1,820.00
Consultant subtotal			14,553.50
Phase subtotal			14,553.50

Invoice total 22,031.00

Approved by:  
John Peterson

Please remit payment to:  
Delaware Engineering, D.P.C.  
28 Madison Ave. Ext.  
Albany, NY 12203

# DELAWARE ENGINEERING, D.P.C.

55 South Main Street, Oneonta, New York 13820 Phone 607-432-8073/FAX 607-432-0432

John of Thompson  
4052 State Route 42  
Monticello, NY 12701

PROJECT ID            20-2090

**PROJECT: Kiamesha Lake WWTP Upgrade**  
**INVOICE/REQUISITION No.: 11**

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
<b>1. Task 1 - Project Planning Services</b>				
Labor	\$ -	\$ 34,785.00	\$ 34,785.00	
Reimbursable Expenses	\$ -	\$ 212.95	\$ 212.95	
<b>SUBTOTAL-TASK 1</b>	<b>\$ -</b>	<b>\$ 34,997.95</b>	<b>\$ 34,997.95</b>	<b>\$ 35,000.00</b>
<b>2. Task 2 - SPDES Permit Related Activities</b>				
Labor	\$ 155.00	\$ 19,940.00	\$ 20,095.00	
Reimbursable Expenses	\$ -	\$ 135.13	\$ 135.13	
Subcontractors (Steingart Printing)	\$ -	\$ 242.43	\$ 242.43	
<b>SUBTOTAL-TASK 2</b>	<b>\$ 155.00</b>	<b>\$ 20,317.56</b>	<b>\$ 20,472.56</b>	<b>\$ 25,000.00</b>
<b>3. Task 3 - Design Services</b>				
(A) UV Disinfections & General Upgrades				\$ 725,000.00
Labor	\$ 6,707.50	\$ 428,150.00	\$ 434,857.50	
Reimbursable Expenses	\$ -	\$ 659.32	\$ 659.32	
(B) DPW Maintenance Building				\$ 125,000.00
Labor	\$ -	\$ 52,977.50	\$ 52,977.50	
Reimbursable Expenses	\$ -	\$ -	\$ -	
(C) ATAD				\$ 250,000.00
Labor	\$ 525.00	\$ 26,600.50	\$ 27,125.50	
Reimbursable Expenses	\$ -	\$ 133.32	\$ 133.32	
<b>SUBTOTAL-TASK 3</b>	<b>\$ 7,232.50</b>	<b>\$ 508,520.64</b>	<b>\$ 515,753.14</b>	<b>\$ 1,100,000.00</b>
<b>4. Task 4 - Bid/Award</b>				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
<b>SUBTOTAL-TASK 4</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000.00</b>

# DELAWARE ENGINEERING, D.P.C.

55 South Main Street, Oneonta, New York 13820 Phone 607-432-8073/FAX 607-432-0432

	<u>CURRENT</u>	<u>PREVIOUS</u>	<u>COST TO</u>	<u>BUDGET</u>
	<u>COST</u>	<u>COST</u>	<u>DATE</u>	
<b>5. Task 5 - NYSEFC Contract Compliance/Subcontractor Coordination</b>				
Labor	\$ 90.00	\$ 12,807.50	\$ 12,897.50	
Reimbursable Expenses	\$ -	\$ -	\$ -	
<b>SUBTOTAL-TASK 5</b>	<b>\$ 90.00</b>	<b>\$ 12,807.50</b>	<b>\$ 12,897.50</b>	<b>\$ 20,000.00</b>
<b>6. Task 6 - Subcontracts</b>				
Financing Administration (Municipal Solutions)	\$ -	\$ 2,832.20	\$ 2,832.20	\$ 25,000.00
Underground Utility Location Services (Bloodhound)	\$ -	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Site Surveying (REGEN, LLC)	\$ -	\$ 14,000.00	\$ 14,000.00	\$ 25,000.00
Geotechnical Evaluation/Borings (Atlantic)	\$ 14,553.50	\$ 4,736.50	\$ 19,290.00	\$ 15,000.00
Document Reproduction (Constructive Copy)	\$ -	\$ -	\$ -	\$ 5,000.00
<b>SUBTOTAL-TASK 7</b>	<b>\$ 14,553.50</b>	<b>\$ 29,068.70</b>	<b>\$ 43,622.20</b>	<b>\$ 77,500.00</b>
<b>TOTAL</b>	<b>\$ 22,031.00</b>	<b>\$ 605,712.35</b>	<b>\$ 627,743.35</b>	<b>\$ 1,272,500.00</b>
<b>AMOUNT DUE FOR CURRENT SERVICES</b>	<b>\$ 22,031.00</b>			
<b>AMOUNT PAST DUE</b>	<b>\$ -</b>			
<b>TOTAL NOW DUE</b>	<b>\$ 22,031.00</b>			
<b>BUDGET BALANCE</b>	<b>\$ 644,756.65</b>			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE

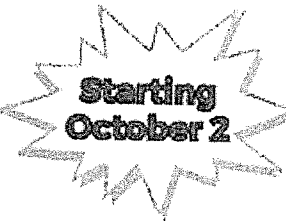
FYI

**Deputy Clerk (Town of Thompson)**

**From:** Thelman, Kassie L. <Kassie.Thelman@sullivanny.us>  
**Sent:** Thursday, August 31, 2023 1:56 PM  
**Subject:** Sullivan County Food Scrap Recycling Program Launching October 2, 2023

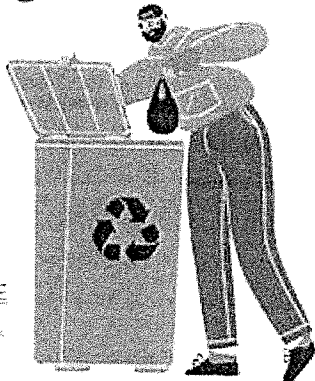
This message was sent securely using Zix®

Good afternoon Sullivan County,



We're excited to announce our

# FOOD SCRAP RECYCLING PROGRAM



LET'S KEEP FOOD OUT OF  
A LANDFILL AND TURN IT  
INTO USEFUL COMPOST!

The first 400 registrants get a FREE  
kitchen collection bin and a larger  
5-gallon exterior collection bin!

Register to try out this pilot program by contacting  
Recycling Coordinator Kassie Thelman at 845-807-0291  
or [recycling@sullivanny.us](mailto:recycling@sullivanny.us). (Pre-registration is required.)

On behalf of the Sullivan County Division of Public Works through the Department of Solid Waste and Recycling, I am excited to announce the launch of our Food Scrap Recycling Pilot Program starting October 2, 2023! This program will provide participating residents the opportunity to bring food scraps to our transfer stations for composting. Fortunately, many county residents have the resources to compost at home. However, for those who are unable to compost at home, you will now have the opportunity to do so at our transfer stations!

By kicking off this program, we hope to do our part to keep Sullivan County's food waste out of landfills. During our pilot program, food scraps collected at our transfer stations will be brought to a compost facility at the Ulster County

Resource Recovery Agency in Kingston, NY. Our food scraps will then go through the process of being turned into compost.

Upon launching a successful pilot program, the Sullivan County Department of Solid Waste and Recycling plans to apply for grant funding from the New York State Department of Environmental Conservation to construct our own compost facility. This will allow us to manage our own food waste in county while also producing our own, rich compost material.

Residents enrolled in our Food Scrap Recycling Pilot Program will be provided an in-kitchen collection bin and a larger, 5-gallon exterior collection bin. Residents MUST BE registered and go through a brief training session in order to participate in this pilot program.

**Interested in participating? Residents of Sullivan County who would like to participate should contact the County Recycling Coordinator, Kassie Thelman, at [recycling@sullivanny.us](mailto:recycling@sullivanny.us) or by calling (845) 807-0291. There are a limited number of spots in this pilot program, so please reach out as soon as possible!**

**Please help us spread the word by sharing this email with your friends, family, neighbors and colleagues. We look forward to making a difference, together!**

Thank you,

**Kassie Thelman**

*Recycling Coordinator*

*Division of Public Works*

*Department of Solid Waste & Recycling*

**County of Sullivan**

**100 North Street**

**Monticello, NY 12701**

Office: 845-807-0291

[kassie.thelman@sullivanny.us](mailto:kassie.thelman@sullivanny.us) | [www.sullivanny.us](http://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](#)®.