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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

TUESDAY, FEBRUARY 04, 2025

7:00 PM MEETING

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: January 21, 2025 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Sullivan County Treasurer's Office:** 4TH Quarter Mortgage Tax Payment, Check #3406, Dated 01/24/25 for \$165,200.79.
- **William J. Rieber, Jr., Town Supervisor:** Letter dated 01/10/25 to Mr. Thomas Donohue, Deputy Commissioner of Licensing, NYS Liquor Authority Re: Monticello Liquor Store Pending Application Letter of Support.

AGENDA ITEMS:

1) KROEGER USA, LLC: PROPOSED LOCAL LAW NO. 02 OF 2025 FOR ZONE CHANGE FROM RURAL RESIDENTIAL-1 (RR-1) ZONING DISTRICT TO HIGHWAY COMMERCIAL-2 (HC-2) ZONING DISTRICT & SCHEDULE OF DISTRICT REGULATIONS TEXT CHANGE FOR COMMERCIAL INDUSTRIAL (CI) ZONING DISTRICT, SBL #'S 24.-1-57 & 24.-1-59.1

2) DISCUSS & AUTHORIZE MHE ENGINEERING TO COMPLETE ENGINEERING STUDIES FOR THE COLD SPRING WATER DISTRICT IMPROVEMENTS & CONSOLIDATED HARRIS SEWER DISTRICT EXTENSIONS PURSUANT TO AGREEMENT BETWEEN 220 COLD SPRING ROAD LLC, COLD SPRING ROAD REALTY LLC (BERNIE WEISER), CHAIM BROCHA CORP (ARON WEINBERGER) AND THE TOWN OF THOMPSON (INCLUDING PRESTIGE PROPERTY)—RESOLUTION # 321 OF 2024

3) UNSAFE BUILDING: 209 SOUTH SHORE DRIVE, ROCK HILL, NY, SBL # 66.-45-2 – ORDER OF THE TOWN BOARD AFTER PUBLIC HEARING DUE TO LACK OF ACTIVITY TO ADDRESS UNSAFE CONDITION

4) SCHEDULE A SHORT TOWN BOARD MEETING ON FEBRUARY 18TH, 19TH OR 20TH TO APPROVE PAYMENT OF BILLS

5) RESOLUTION TO DECLARE SURPLUS: VARIOUS COMPUTER/OFFICE EQUIPMENT FROM TOWN HALL

6) BILLS OVER \$5,000.00

7) BUDGET TRANSFERS & AMENDMENTS

8) ORDER BILLS PAID

OLD BUSINESS

NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

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.

VM

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 **January 21, 2025.**

ROLL CALL:

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

Absent: Councilman Ryan T. Schock

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick Esq., Town Attorney
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
Hayden Carnell, 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 Pavese and seconded by Councilman Mace the minutes of the January 7th, 2025 Organizational/Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT

There was no public comment given.

CORRESPONDENCE:

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

- **Alysse Devine, Division of Environmental Permits, NYS DEC:** Email/Letter dated 12/30/24 to Steven Gray, Waters, McPherson, McNeill, P.C. Re: Response to Partial Resubmission #2 on the Gan Eden Estates Project application, DEC

ID: 3-4899-00009 including response from Waters, McPherson, McNeill, P.C. Representatives on behalf of applicant.

- **Town of Thompson Planning Board:** Letter dated 01/02/25 to All Interested or Involved Agencies: Re: Notice of Lead Agency Designation on Proposed Type 1 Action: Congregation Yeshiva Ateres Shloime of Bobov (Camp Bobov Site Plan Project), Gartner Rd & Goldfarb Rd, Monticello, NY – Including EAF Part 1 and Site Plan Map.

AGENDA ITEMS:

1) SILBERTS RESORT COMMUNITY, INC.: PROPOSED LOCAL LAW NO. 01 OF 2025 FOR ZONE CHANGE FROM SUBURBAN RESIDENTIAL (SR) ZONING DISTRICT TO HIGHWAY COMMERCIAL-2 (HC-2) ZONING DISTRICT, SBL #'S 13.-1-17.1 & 17.2

The Following Resolution Was Duly Adopted: Res. No. 87 of the Year 2025.

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 January 21, 2025

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 January 21, 2025, a proposed Local Law No. 01 of 2025, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development".

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 March 04, 2025 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 Scott S. Mace

Seconded by: Councilman John A. Pavese

Adopted on Motion January 21, 2025

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

Town of Thompson

Proposed Local Law No. 01 of the year 2025

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real property which is currently classified on the zoning map of the Town of Thompson in the Suburban Residential (SR) District:

Only that portion of real properties identified on the Town of Thompson Tax Map as parcel SBL 13.-1-17.1, consisting of approximately 33.59 acres, and parcel 13-1-17.2, consisting of a parcel 110X140, currently zoned as Suburban Residential, shall be reclassified on such zoning map as Highway Commercial-2 (HC-2) and shall hereafter be subject to the schedule of district regulations for such Highway Commercial-2 (HC-2) zone.

2. Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
3. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
4. 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.

5. This local law shall take effect immediately.

2) CATSKILL VETERINARY SERVICES, PLLC: RESOLUTION TO AUTHORIZE PREPARATION OF MAP, PLAN & REPORT FOR SEWER DISTRICT EXTENSION NO. 03 OF THE ROCK HILL EMERALD GREEN CONSOLIDATED SEWER DISTRICT FOR PROPERTY LOCATED AT 23 OLD DRIVE-IN ROAD, ROCK HILL, NY, SBL # 32.-1-14.1

The Following Resolution Was Duly Adopted: Res. No. 88 of the Year 2025.

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 January 21, 2025

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 03 OF THE CONSOLIDATED ROCK HILL-EMERALD GREEN SEWER DISTRICT IN THE TOWN OF THOMPSON

WHEREAS, Catskill Veterinary Services, LLP, has made a request to the Town Board of the Town of Thompson to extend the Consolidated Rock Hill-Emerald Green Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcel of property, namely SBL 32-1-14.1 (230 Old Drive In Road, Rock Hill); and

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

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

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

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

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension.

That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which said monies are to be paid by the developer, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Rock Hill-Emerald Green Sewer District.

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

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

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

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

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

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

Moved by: Councilman Scott S. Mace

Seconded by: Councilwoman Melinda S. Meddaugh

The Members voted on the foregoing Resolution as follows:

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

3) APPROVE CONTRACT WITH SULLIVAN COUNTY SPCA FOR DOG SHELTER SERVICES (2025)

The Following Resolution Was Duly Adopted: Res. No. 89 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approve and authorize the Town Supervisor's execution of the agreement between the Town of Thompson and the Sullivan County SPCA for the period beginning September 1st, 2024 through August 31st, 2025 for the purpose of dog kenneling/shelter services. Further Be It Resolved, that a copy of said agreement shall be kept on file in the Town Clerk's Office.

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

4) APPROVE ENGAGEMENT LETTERS WITH NUGENT & HAEUSSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS FOR PROFESSIONAL AUDITING SERVICES FOR TOWN & JUSTICE COURT (FYE 12/31/2024)

The Following Resolution Was Duly Adopted: Res. No. 90 of the Year 2025.

Resolved, that the engagement letters of agreement from the accounting firm of Nugent & Haeussler, P.C. Certified Public Accountants (Auditors for the Town) hereby be approved for 2025 Accounting/Auditing Services (FYE 12/31/2024) for both the Town and Justice Court at a fee not to exceed \$38,000.00. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement letters as presented.

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

5) DISCUSS REVISION TO RESOLUTION NO. 167 OF THE YEAR 2024 REGARDING HOURLY RATE

The Following Resolution Was Duly Adopted: Res. No. 91 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby authorize that Resolution No. 167 of the Year 2024 adopted on April 2nd, 2024 hereby be revised to correct the hourly rate of Arden "Lod" Brasington from \$19.16 to \$17.23 as originally budgeted and compensated for at the 2024 Seasonal Part-Time Laborer Rate.

Moved by: Councilman Pavese Seconded by: Councilwoman Meddaugh
 Vote: Ayes 4 Rieber, Pavese, Meddaugh and Mace

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

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

OLD BUSINESS:

1) DISCUSSION: INVOICE FROM CNR88 PROPERTY MAINTENANCE FOR CLEANUP OF PROPERTIES LOCATED ON OLD LIBERTY ROAD & FREIDMAN ROAD, MONTICELLO IN THE AMOUNT OF \$2,435.40

Director Weyer and Comptroller DeMarmels reported on an invoice that was received in from CNR88 Property Maintenance for the cleanup of the properties located at 699 Old Liberty Road and 114 Friedman Road, Monticello. The company was hired by the Building Department as part of the approved (RFP) to cleanup debris, rubbish & garbage scattered throughout both properties, which are located in the Town. The total amount due is \$2,435.40, including NYS Sales Tax in the amount of \$180.40, which needs to be removed as the Town is tax exempt. There was also discussion as to whether the invoice should be separated for each property regardless that both properties are owned by the same person. After further discussion it was decided that new invoices should be requested for each property and the tax would be removed if paid for by the Town and not by the property owner.

NEW BUSINESS:

1) APPROVE CONTRACT WITH ROCK HILL AMBULANCE DISTRICT AND THE ROCK HILL AMBULANCE CORPS FOR AMBULANCE SERVICE (2025)

The Following Resolution Was Duly Adopted: Res. No. 99 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby approves and authorizes the Town Supervisor’s execution of the agreement between the Town of Thompson acting on behalf of the Rock Hill Ambulance District and the Rock Hill Ambulance Corps for the period beginning January 1st, 2025 through December 31st, 2025 for the purpose of Ambulance Service for a total annual sum of \$109,756.00 to be paid for by the District to the Corps. Also, to permit billing on all calls providing mutual aid for services out of District. Further Be It Resolved, that a fully executed copy of said agreement shall be kept on file in the Town Clerk’s Office.

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

¹ ATTACHMENT: ORDER BILLS PAID

2) KROEGER USA, LLC ZONE CHANGE REQUEST FOR PARCEL #'S 24.-1-57 & 24.-1-59.1 FROM RURAL RESIDENTIAL-1 (RR-1) ZONING DISTRICT TO HIGHWAY COMMERCIAL-2 (HC-2) ZONING DISTRICT & SCHEDULE OF DISTRICT REGULATIONS TEXT CHANGE FOR COMMERCIAL INDUSTRIAL (CI) DISTRICT

Supervisor Rieber reported that the Planning Board reviewed the proposed Zone Change request submitted by Kroeger USA, LLC on parcel #'s 24.-1-57 & 24.-1-59.1 at their January 8th meeting and they recommended that the Town Board proceed with request. He was advised that the recommendation included a condition pertaining to the boundary. Discussion was held regarding the subject. Attorney Mednick will obtain the Planning Board minutes and Petition information to prepare a Proposed Local Law for the next Town Board Meeting. There was no action taken at this time.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- Annual RHFDP Pancake Breakfast on Sunday, 02/09/2025, 8am-12pm.

Highway Superintendent Hayden Carnell

- Gas/Fuel Pump repair issues. Necessary upgrades are required in near future.
- NYSEG Electrical Service Upgrade for New Cold Spring Road Building.

Councilman John A. Pavese

- Lighting concerns at Highway Department Garage. Additional outdoor lighting is required in specific areas.

Parks & Recreation Superintendent Glenn Somers

- Candy BINGO to be held on Tuesday, 01/28/2025, 6-8PM at East Mongaup River Town Park Community Building.
- Family Fund Day & Snow Shoeing Event on Saturday, 02/08/2025, 11AM at East Mongaup River Town Park.
- Provided update on the Thursday Night Lights Winter Ski Program from 3PM to 8PM Thursdays. Also reported on proposed amendments for different price options for older youths (age 18-21) and adults/parents that are Town residents looking to participate.
- Winter clothing and ski gear donation collection update.

PUBLIC COMMENT

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 02/04/25 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the meeting was adjourned at 8:02 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

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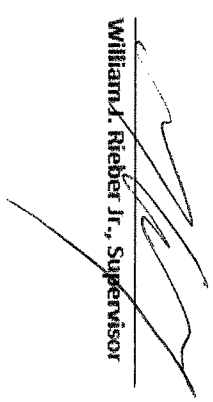


Town of Thompson
Warrant Report

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 21st day of January 2025 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 DeMarnels, Comptroller


William J. Rieber Jr., Supervisor



**Town of Thompson
Warrant Report**

Fund	Fund Description	Unposted Batch Totals		Manual Checks		Purchase Cards		Total
		Invoice Batch	Manual Checks	Paid	Unpaid	Paid	Unpaid	
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$16,837.48	\$0.00	\$16,837.48
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00	\$16,837.48	\$0.00	\$16,837.48

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$488,935.95	\$0.00	\$0.00	\$0.00	\$6,800.00	\$0.00	\$495,735.95	\$0.00
B000	GENERAL TOWN OUTSIDE	\$55,459.89	\$1,890.20	\$0.00	\$0.00	\$0.00	\$0.00	\$55,459.89	\$1,890.20
DA00	HWY#3 / 4 - TOWN WIDE	\$222,747.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222,747.31	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$263.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$263.48	\$0.00
H000	CAPITAL PROJECTS	\$4,167.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,167.50	\$0.00
SL01	ROCK HILL LIGHTING	\$1,025.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,025.87	\$0.00
SL02	LUCKY LAKE LIGHTING	\$209.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.70	\$0.00
SL03	LAKE LOUISE MARIE	\$631.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$631.15	\$0.00
SL04	PATIO HOMES LIGHTING	\$421.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$421.45	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$117.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117.19	\$0.00
SL06	EMERALD GREEN LIGHTING	\$9,434.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,434.41	\$0.00
SL07	TREASURE LAKE LIGHTING	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.46	\$0.00
SL08	CONGERO ROAD LIGHTING	\$94.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.57	\$0.00
SL09	YESHIYAKIAM. LIGHTING DISTRICT	\$559.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.20	\$0.00
SL12	Route 42 N Lighting	\$2,162.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,162.78	\$0.00
SSAR	Adelaar Sewer District	\$9,810.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,810.82	\$0.00
SSHC	Harris Consolidated Sewer District	\$12,146.11	\$0.00	\$0.00	\$0.00	\$10,800.00	\$0.00	\$22,946.11	\$0.00
SSMK	Kiamasha Consolidated Sewer District	\$52,185.90	\$0.00	\$0.00	\$0.00	\$83,000.00	\$0.00	\$135,185.90	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,365.17	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,365.17	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$80,379.12	\$0.00	\$0.00	\$0.00	\$30,500.00	\$0.00	\$110,879.12	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$15,351.79	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$30,351.79	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,961.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,961.12	\$0.00
SWC0	COLD SPRING WATER	\$1,096.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,096.06	\$0.00
SWD0	DILLON WATER DISTRICT	\$748.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$748.13	\$0.00
SWK0	KIAMESHA RT42 WATER	\$139.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139.32	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$323.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$323.23	\$0.00
SWM0	MELODY LAKE WATER	\$1,551.42	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,551.42	\$0.00
T000	TRUST & AGENCY FUND	\$6,705.77	\$0.00	\$0.00	\$0.00	\$1,450.92	\$0.00	\$8,156.69	\$0.00
Posted Batch Grand Totals		\$970,047.87	\$1,890.20	\$0.00	\$0.00	\$159,550.92	\$0.00	\$1,129,598.79	\$1,890.20



Town of Thompson
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Report Grand Totals	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Total	Unpaid
A000	GENERAL FUND TOWN WIDE	\$488,935.95	\$0.00	\$0.00	\$0.00	\$6,800.00	\$0.00	\$495,735.95	\$0.00
B000	GENERAL TOWN OUTSIDE	\$55,459.89	\$1,890.20	\$0.00	\$0.00	\$0.00	\$0.00	\$55,459.89	\$1,890.20
DA00	HWY#3 / 4 - TOWN WIDE	\$222,747.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222,747.31	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$263.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$263.48	\$0.00
H000	CAPITAL PROJECTS	\$4,167.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,167.50	\$0.00
SL01	ROCK HILL LIGHTING	\$1,025.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,025.87	\$0.00
SL02	LUCKY LAKE LIGHTING	\$209.70	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.70	\$0.00
SL03	LAKE LOUISE MARIE	\$631.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$631.15	\$0.00
SL04	PATIO HOMES LIGHTING	\$421.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$421.45	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$117.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117.19	\$0.00
SL06	EMERALD GREEN LIGHTING	\$9,434.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,434.41	\$0.00
SL07	TREASURE LAKE LIGHTING	\$53.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$53.46	\$0.00
SL08	CONGERO ROAD LIGHTING	\$94.57	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.57	\$0.00
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$559.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$559.20	\$0.00
SL12	Route 42 N Lighting	\$2,162.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,162.78	\$0.00
SSAR	Adelalar Sewer District	\$9,810.82	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$19,810.82	\$0.00
SSHC	Harris Consolidated Sewer District	\$12,146.11	\$0.00	\$0.00	\$0.00	\$10,800.00	\$0.00	\$22,946.11	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$52,185.90	\$0.00	\$0.00	\$0.00	\$83,000.00	\$0.00	\$135,185.90	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,365.17	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,365.17	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$80,379.12	\$0.00	\$0.00	\$0.00	\$30,500.00	\$0.00	\$110,879.12	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$15,351.79	\$0.00	\$0.00	\$0.00	\$15,000.00	\$0.00	\$30,351.79	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,961.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,961.12	\$0.00
SWC0	COLD SPRING WATER	\$1,096.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,096.06	\$0.00
SWD0	DILLON WATER DISTRICT	\$748.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$748.13	\$0.00
SWK0	KIAMESHA RT42 WATER	\$139.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$139.32	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$323.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$323.23	\$0.00
SWM0	MELODY LAKE WATER TRUST & AGENCY FUND	\$1,551.42	\$0.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$2,551.42	\$0.00
T000		\$6,705.77	\$0.00	\$0.00	\$0.00	\$1,450.92	\$0.00	\$8,156.69	\$0.00
Grand Totals		\$970,047.87	\$1,890.20	\$0.00	\$0.00	\$159,550.92	\$16,837.48	\$1,129,598.79	\$18,727.68

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 **3406**

Vendor Number	Check Date	Check Amount
3020	01/24/2025	\$165,200.79

One Hundred Sixty-Five Thousand Two Hundred and 79/100 Dollars*****

Pay To The Order Of

3020
TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO, NY 12701

Nancy Buck
County Treasurer

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



County of Sullivan - MORTGAGE TAX

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

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
01/24/2025	TREAS01242515	MORTGAGE TAX 4TH QTR 2024 PO# G/L Account: TA-00058-00237	165,200.79

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
3020	TOWN OF THOMPSON	3406	01/24/2025	\$165,200.79

Safeguard USA W09SF001370M



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2024

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3005.000	YEAR FORWARD BALANCE									\$0.00
	Rebuild BY Journal	1	1/1/2023	BY1-1		(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
	Mortgage tax - Q1	5	5/20/2024	CR114487	County ckt# 3343	\$0.00	\$0.00	\$147,766.53	\$0.00	\$0.00
	Mortgage tax - Q2	9	9/30/2024	CR115130	County ckt# 3364	\$0.00	\$0.00	\$147,766.53	\$0.00	(\$147,766.53)
	Mortgage tax	10	10/28/2024	CR115244	County ckt# 3385	\$0.00	\$0.00	\$333,311.07	\$0.00	(\$333,311.07)
	Budget Transfers & Amendments - Town Board Meeting 11/07/2024	11	11/7/2024	BE115281		\$0.00	\$0.00	\$141,474.78	\$0.00	(\$141,474.78)
	YTD Total for A000.3005.000				Mth 11 Total	(\$372,550.00)	\$0.00	\$622,552.38	\$0.00	(\$622,552.38)
	Total for Fund A000					(\$622,550.00)	\$0.00	\$622,552.38	\$0.00	(\$622,552.38)
	Grand Total					(\$622,550.00)	\$0.00	\$622,552.38	\$0.00	(\$622,552.38)



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
Mortgage tax - Q1	4		4/24/2023	CR112612	Mth 1 County ck# 3259	(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q2	8		8/21/2023	CR113160	Mth 4 Sullivan County ck# 3280	\$0.00	\$0.00	\$126,139.94	\$0.00	\$126,139.94
Mortgage tax	11		11/29/2023	CR113609	Mth 8 County Ck#3301	\$0.00	\$0.00	\$114,810.45	\$0.00	(\$114,810.45)
Budget Transfers & Amendments - Town Board Meeting 12/05/2023	12		12/5/2023	BE113628	Mth 11 Total	\$0.00	\$0.00	\$131,421.98	\$0.00	(\$131,421.98)
Year End Revenue Accruals	12		12/31/2023	JE114178	4th Qtr Mortgage Tax	(\$122,000.00)	\$0.00	\$0.00	\$0.00	\$141,581.96
Budget Transfers & Amendments - Town Board Meeting 04/02/2024	12		12/31/2023	BE114254	Mth 12 Total	(\$141,950.00)	\$0.00	\$0.00	\$0.00	(\$141,581.96)
YTD Total for A000.3005.000			MORTGAGE TAX			(\$513,950.00)	\$0.00	\$513,954.33	\$0.00	(\$513,954.33)
Total for Fund A000						(\$513,950.00)	\$0.00	\$513,954.33	\$0.00	(\$513,954.33)
Grand Total						(\$513,950.00)	\$0.00	\$513,954.33	\$0.00	(\$513,954.33)



Town Supervisor
William J. Rieber, Jr.

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

2

January 10, 2025

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

Re: Monticello Liquor Store Pending Application

Dear Sirs:

I am writing to support the application of Monticello Liquor Store, 35 Pleasant Street, Monticello, NY 12701. I understand that the application has been pending for some time and was delayed due an issue with NYS DOT regarding a road right of way. By the time that issue was resolved (as a non-issue), the building was complete and ready for occupancy, however during that interval, a building nearby was occupied and classified as a school, further delaying the approval of the license.

To get to the point, the applicant has built a beautiful commercial building which is an asset to the Village and Town. I am told that the operators of the school, Mosdos Monticello, Inc., have no issue with your agency issuing the license.

Respectfully, I ask that your honorable authority expedite the issuance of the license to the applicant so they can open, hire and conduct business.

Thanking you I remain,

Very truly yours,

William J. Rieber, Jr.
Supervisor
supervisor@townofthompson.com
845-794-2500 Ext. 306

Cc
Paula Elaine Kay, Member of Assembly **Via email only to: kayp@nyassembly.gov**
Louis DiCostanzo, CEO – Monticello Liquor Store

This institution is an equal opportunity provider and employer.

AI
#1

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on February 4,
2025

**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 February 4, 2025, a proposed Local Law No. 2 of 2025, entitled "A local
law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit
development".

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 March 18, 2025 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 _____

Seconded by _____

Adopted on Motion February _____, 2025

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

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

Proposed

Town of Thompson

Local Law No. 2 of the year 2025

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

- Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real properties which are currently classified on the zoning map of the Town of Thompson, one (1) in the Highway Commercial-2 (HC-2) and two (2) within the Rural Residential-1 (RR-1) Districts:

Only that portion of real properties identified on the Town of Thompson Tax Map as parcel SBL 24-1-31.2, consisting of approximately 48.97 acres, currently zoned as Highway Commercial-2 (HC-2) and portions of parcels 24-1-57, consisting of approximately 25.00 acres, and parcel 24-1-59.1, consisting of approximately 72.08 acres, both currently zoned as Rural Residential-1 (RR-1), shall each be reclassified on such zoning map as Commercial Industrial (CI) and they shall each hereafter be subject to the schedule of district regulations for such Commercial Industrial (CI) zone. Attached hereto is a revised Zoning Map that shows the portions of SBL 24-1-57 and SBL-24-1-59.1 that shall remain within the Rural Residential-1 (RR-1) zoning district. Said parcel portions are shaded in darker gray and shall remain in the Rural Residential-1 (RR-1) zoning district.

- Except as herein specifically amended, the remainder of Chapter 250 of such code shall remain in full force and effect.
- If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
- 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.
- This local law shall take effect immediately.

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 2025 of the Town of Thompson was duly passed by the Town Board on _____, 2025 in accordance with the applicable provisions of law.

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

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

3. (Final adoption by referendum)

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

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

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

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

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: _____, 2025

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

STATE OF NEW YORK
COUNTY OF SULLIVAN

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

Date: _____, 2025

Attorney for Town of Thompson

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

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

Jurisdictional Determinant: Project is located within 500 feet of the following (existing or proposed):
 Municipal Boundary
 State or County Road
 State or County Park
 Agricultural District
 State or County Facility
 County-owned stream or drainage channel
 Other _____

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

Project Name: Zone Change Request of parcels SBL No. 24-1-31.2 and portions of SBL Nos. , 24-1-57 and 24-1-59.1 (approximately 146 +/- acres total) in Town of Thompson
Applicant: Town of Thompson
Project Location: Down's Road, Monticello, New York
County Tax Parcel Number(s): 24-1-31.2, 24-1-57 and 24-1-59.1
Parcel Size: 148 +/- acres **Current Zoning:** Highway Commercial (HC-2) & Rural Residential-1 (RR-1)

Project Description: (attach additional pages if necessary) Amend Chapter 250 of Town of Thompson Code relating to zoning change for T/O Thompson SBL 24-1-31.2 from Highway Commercial-2) to Commercial Industrial and portions of SBL 24-1-57 and 24-1-59.1 from Rural Residential-1 (RR-1) to Commercial Industrial (CI) zone.

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

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

Supporting Documentation Included With This Referral:

Location Map Subdivision Plat
 Municipal Application Form Environmental Assessment Form or Environmental Impact Statement
 Project Narrative Agricultural Data Statement
 Site Plan Other proposed Local Law

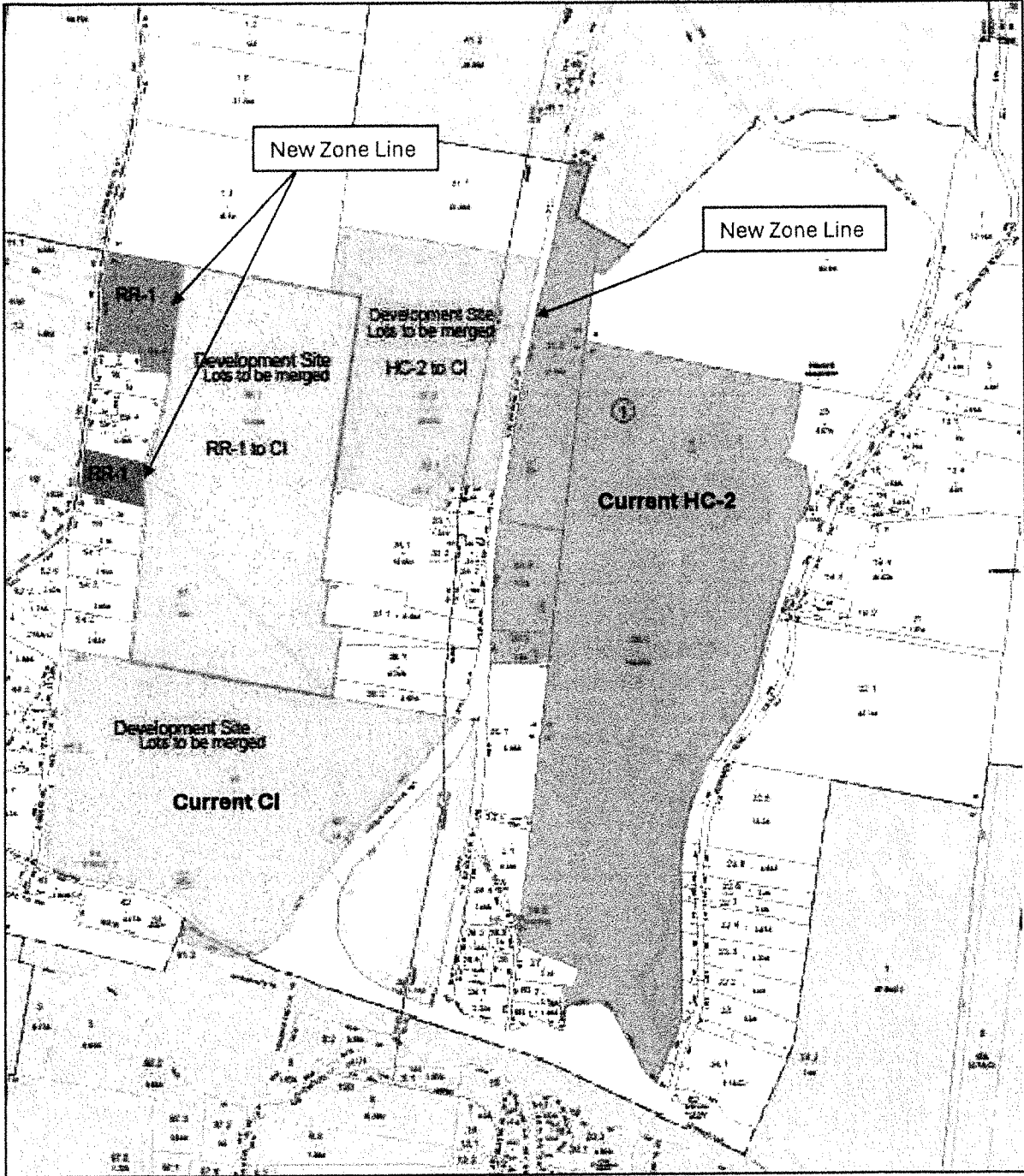
I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a 'full statement' pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: _____ Date: _____

Received Stamp (Internal Use Only)

SUBMIT 'FULL STATEMENT' TO:
planning@co.sullivan.ny.us
Sullivan County Division of Planning & Community Development
100 North Street, Monticello, New York 12701

SUBMIT FORM



Agreement entered into as of the 13th day of December, 2024, among **220 COLD SPRING ROAD LLC** and **COLD SPRING ROAD REALTY LLC**, each being, a New York limited liability company having its principal place of business at 1 Gefen Drive, Lakewood, New Jersey 08701 (collectively "Prestige"), **CHAIM BROCHA CORP**, a New York corporation having its principal place of business at 51 Forest Road, Box 8, Monroe, New York 10950 ("Thompson Heights"), and **TOWN OF THOMPSON**, a New York municipal corporation having its principal place of business at 4052 Route 42, Monticello, New York 12701 (the "Town").

WITNESSETH

WHEREAS, Prestige is the owner or contract vendee of several parcels of land, located in the Town of Thompson, Sullivan County, New York that being parcels 29-1-15, 29-1-22.1, 29-1-34.1, 29-1-45, 29.-1-25.1, and a portion of 29-1-24 (collectively the "Prestige Property"); and

WHEREAS, Chaim Brocha Corp. is the owner of a parcel of land located in the Town of Thompson, Sullivan County, New York, that being parcel 29.-1-19.1 (the "Thompson Heights Property"); and

WHEREAS, Prestige has proposed a residential development on the Prestige Property with estimated water requirements of 66,000 gallons per day (the "Prestige Development"); and

WHEREAS, Thompson Heights has proposed a residential development on the Thompson Heights Property with estimated water requirements of 66,000 gallons per day (the "Thompson Heights Development"); and

WHEREAS, Prestige has requested that the Town extend the Cold Spring Water District as well as the Consolidated Harris Sewer District to include the Prestige Property. Thompson Heights is currently located in the Cold Spring Water District and the Consolidated Harris Sewer District, subject to its obligations to share in the improvements described herein; and

WHEREAS, the Town has agreed to move forward with the process for the extensions described above, as well as the improvements described herein to proceed subject to the terms and conditions of this Agreement;

NOW, THEREFORE, the parties hereto agree as follows:

1. 220 COLD SPRING ROAD LLC and CHAIM BROCHA CORP. jointly agree to fund the Harris Consolidated Sewer District the cost of the initial work applicable to the Water System Upgrade Project, estimated at \$100,000.00, which funds are needed for preliminary design, well testing, and to better estimate the total cost of the Water System Upgrade Project; each party's respective share of the cost. The studies will examine and make recommendations to the Town respecting developer contributions for the required actual construction of all or portions of the recommended improvements and all costs associated with required upgrades to service both projects and the entirety of the Water District.

2. Once the preliminary design plans are completed on behalf of the Consolidated Harris Sewer District for the water system upgrades, all parties shall enter into a separate agreement for the actual work to be done and the required percentages of Developer contributions towards the upgrade project. No determination as to scope, costs and contributions shall be made until all parties have received and reviewed the preliminary design and project plans.
3. "Prestige" will be separately responsible for the cost to prepare a Map, Plan and Report for the purpose of annexing their parcels, which are not within the Consolidate Harris Sewer District and the Cold Spring Road Water Districts.
 - a. Prestige, with respect to the Prestige Property, agrees to take whatever steps may be necessary in order to complete the documentation and legal requirements required in order to extend the Town Water and Town Sewer districts to include the Prestige Property, and in order to reflect the extension of the districts on the Town tax maps and the Sullivan County records. In furtherance of the foregoing, Prestige agrees that, upon request from the Town, to do the following:
 4. Assist the Town in preparing, a map, plan and report, and other documents required by the applicable law to extend a district. The report shall specifically include, among other information and data, the projected sewage flow per day required to serve the houses to be constructed.
 5. Enter into separate agreements with the Town for payment for preparation of Map, Plan and reports for each district annexation.
 6. "Prestige and Thompson Heights" contributed funds totaling \$100,000 will be deemed by the Town to be 50% from each party for the purpose of refunds or each party's "credit" toward the total cost of the project. The Town will, however, respect a different allocation if unilaterally agreed to by both Prestige and Thompson Heights.
 7. If, for any reason, the project does not come to fruition, any funds remaining from the initial \$100,000 contribution will be refunded pro-rata per paragraph 6 above.
 8. In any case, all of the work product funded by the developer's contribution of \$100,000 shall be, without reservation, property of the Town of Thompson on behalf of the Cold Spring Road Water District and the Consolidated Harris Sewer District.
 9. If, for any reason, costs for the preliminary design plan exceed the \$100,000 contribution, the Town will notify the parties as soon as is practicable, to request additional funding.
 10. The parties agree to execute any and all such other and further instruments and documents, and to take any and all such further actions reasonably required to effectuate this Agreement and the intents and purposes hereof.
 11. All notices or other communications required or permitted hereunder shall be in writing and shall be by email or mailed by First Class, Registered or Certified Mail, Return Receipt Requested, postage prepaid, as follows:

To Prestige:

Mr. Bernie Weiser
220 Cold Spring Road LLC
1 Gefen Drive
Lakewood, New Jersey 08701
bw@regnj.com

Copy to: Jay L. Zeiger, Esq.
Kalter, Kaplan & Zeiger
6166 State Route 42 - P.O. Box 30
Woodbourne, New York 12788
845-434-4777
jayzeiger.kkzff@gmail.com

To the Town: Town of Thompson
4052 Route 42
Monticello, New York 12701
Attn: William J. Rieber, Jr., Supervisor
supervisor@townofthompson.com

Copy to: Michael Mednick, Esq.
544 Broadway, Suite 4
Monticello, New York 12701
845-794-5200
michael@michaelmednick.com


To Thompson Heights: Mr. Aron Weinberger
Chaim Brocha Corp.
51 Forest Road, Box 8
Monroe, New York 10950
awdevelopers@gmail.com

or, in each case, to such other address as shall have last been furnished by like notice. If mailing by Registered or Certified Mail is impossible due to an absence or delay of postal service, notice shall be in writing and personally delivered to the appropriate address set forth above. Each notice or communication shall be deemed to have been given as of the date so mailed or delivered, as the case may be.

12. This Agreement shall be construed and enforced in accordance with the internal laws of the State of New York, without giving effect to the principals of conflicts of law. All legal proceedings and other dispute resolution proceedings shall be conducted in the County of Sullivan. Jurisdiction and venue for legal proceedings shall be the state Supreme Court, Sullivan County.
13. This Agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto and their heirs, executors, administrators, transferees, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the day, month and year first above written:


220 Cold Spring Road LLC & Cold Spring Realty LLC

By:  _____

Bernie Weiser, Managing Member

Date: Dec 11, 2024


Chaim Brocha Corp

By:  _____

Aron Weinberger, Managing Member

Date: Dec. 10, 2024

Town of Thompson

By:  _____

William J. Rieber, Jr., Town Supervisor

Date: Dec. 13, 2024

#3

At a special/regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, in said Town, on February 4, 2025 at 7:00 P.M.

IN THE MATTER OF THE PROCEEDING TO ORDER THE REPAIR AND SECURING OR DDEMOLITION AND REMOVAL OF A DANGEROUS AND UNSAFE BUILDING ON THE REAL PROPERTY OF

ORDER OF THE TOWN BOARD AFTER PUBLIC HEARING

Name of Owner: Daniel McCormack

Tax map No. 66.-45-2 Complaint #: 2022-0194

Street Address of Property: 209 South Shore Dr

WHEREAS, the Town of Thompson Code Enforcement Office inspected the building located on the above described premises and found it to be dangerous and/or unsafe pursuant to Chapter 113, Article I, of the Town of Thompson Code, Unsafe Buildings; and

WHEREAS, on May 7, 2024 the Town Board of the Town of Thompson reviewed the findings and recommendations of the Code Enforcement Officer relative to the above-described property and founds grounds to believe that the building was dangerous and/or unsafe to the general public; and

WHEREAS, a notice as required by Section 113-6 was directed to be served upon the owner, executors, legal representatives, agents, lessees or any other person having a vested or contingent interest in the premises, as shown by the records of the receiver of taxes and/or by the records of the Sullivan County Clerk's office; and

WHEREAS, on May 7, 2024 the Town Board made a preliminary determination that the buildings on 209 South Shore Dr, Tax Map No. 66.-45-2, were unsafe and directed the owner of said buildings to repair and secure or demolish and remove. The board also scheduled a public hearing regarding the unsafe buildings so that the property owner or any interested party could be heard on the matter; and

WHEREAS, the owner of the property has failed to take action to repair or remove the unsafe building; and

WHEREAS, on June 18, 2024 & July 2, 2024 Town Board held a hearing pursuant to Section 113-6 of the Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings relative to the above described parcel, and the Code Enforcement Officer, having appeared in support of the application and Daniel McCormack having defaulted, and after due deliberation

NOW, THEREFORE, BE IT RESOLVED AND ORDERED,

The above named owner, executors, legal representatives, agents, lessees or and other person having a vested or contingent interest in the premises hereby directed to either supply an engineering report and/or obtain a building permit to repair and secure the unsafe building or demolish and remove the unsafe building on or before March 6, 2025 and that in the event said owner fails to repair or remove and secure or demolish and remove said building on or before April 5, 2025 said building shall be removed by the Town of Thompson, and all costs and expenses incurred by the town in connection with the proceedings to repair and secure or demolish and remove such building(s), including the actual cost of repairing and securing or demolishing and removing, shall be assessed against the land on which such building(s) is/are located and collected at the same time and in the same manner as provided by Article 15 of the Town Law for the levy and collection of a special as valorem levy.

Moved by: TBD

Seconded by: TBD

Adopted on Motion on: February 4, 2025

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr. []Yes []No []Absent
Ryan Schock []Yes []No []Absent
Scott Mace []Yes []No []Absent
John Pavese []Yes []No []Absent
Melinda S. Meddaugh []Yes []No []Absent

STATE OF NEW YORK: COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution authorizing a notice and public hearing pursuant to Town of Thompson Code, Chapter 113, Article I, Unsafe Buildings was adopted by said Town Board on February 4, 2025, a majority of all Town Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on January 28, 2025.

Marilee J. Calhoun, Town Clerk

Surplus Inventory

Towers

6281453414 - OptiPlex 7040

36268596326 - Dell

37349809202 - Dell

26966831510 - Dell

27108025346 - Dell

28855450333 - Dell

36268549670 - Dell

28855357021 - Dell

6281406750 - Dell

28485804654 - Dell

Computer Screens

12 - Dell

3 - Acer

mouse - 7

Fox - Ecosy FS1135MFP



#6

Town of Thompson
Water & Sewer Department
Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

Bills Over \$5,000.00

2/4/25 meeting

Venor: Smith + Loveless Inc.

Description: Repair parts for Kiamesha
Clarifiers

Amount: \$53,590.89

Emergency Purchase



Smith & Loveless Inc.

14040 Santa Fe Trail Drive
 Lenexa, KS 66215-1284, USA
 Phn: 913.888.5201
 Fax: 913.888.5520

No warranty is made by Smith & Loveless for credit or replacement without a return goods authorization.
 Contact Parts Dept., 800-922-9048 option 5.

INVOICE 181988

SALES ORDER NO. PS140538	DATE INVOICED 01/14/25
PACKING SLIP NO. PS140538*1	DATE SHIPPED 01/14/25
CUSTOMER PURCHASE ORDER NO. Kiamesha Clarifiers	
SALES REPRESENTATIVE HYDRA-NUMATIC SALES	CODE EH
SHIPPED VIA COMMERCIAL CARRIER	PPD X COL
PAYMENT TERMS NET 30	TAX X TAX CODE A2

SOLD TO	10*12067 WATER & SEWER THOMPSON, TOWN OF 128 ROCK RIDGE DRIVE MONTICELLO NY 12701-3752 US	SHIP TO	10*12067 TOWN OF THOMPSON WATER & SEWER 128 ROCK RIDGE DRIVE MONTICELLO, NY 12701 USA <i>Emergency P.</i>
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ITEM	PRODUCT/DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B.O.	UNIT PRICE	TOTAL PRICE
001	69D211-301 CLARIFIER DR PARTIAL ASSY PAINTED PRIMER ** Serial Number(s) **	2	2		23492.00000	46,984.00
002	11L179B BEARING RLR .9843 SFT	2	2		271.73000	543.46
003	69B204A PINION GEAR	2	2		2700.00000	5,400.00
004	69D212-22A KEY 2 1/2	2	2		39.07000	78.14
005	69A348 GASKET NEOPRENE FOAM RBR 1 IN THK X 9 1/2 SQ W /7 1/2 DIA HOLE IN CTR	2	2		33.64000	67.28
006	1L142BA TUBING PNEU POLTHN NAT 3/8	14	14		1.76000	24.64
007	1L142AA TUBING PNEU POLTHN NAT 1/4	1	1		1.10000	1.10
008	6L59ED	16	16		2.61000	41.76

CONTINUED...

Customer



Smith & Loveless Inc.

14040 Santa Fe Trail Drive
 Lenexa, KS 66215-1284, USA
 Phn: 913.888.5201
 Fax: 913.888.5520

No www.smithandloveless.com
 credit or replacement without a return goods
 authorization.
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ITEM	PRODUCT/DESCRIPTION	QTY ORDERED	QTY SHIPPED	QTY B.O.	UNIT PRICE	TOTAL PRICE
	SCREW CAP HEX HD 304SST 1/2-13 X 1 1/4					
009	6L94J WASHER LOCK COMP SP R 304 SST 1/2	16	16		0.71000	11.36
010	6L65J WASHER FLAT 304SST 1/2	16	16		0.95000	15.20
011	11L179B-F BEARING RLR FILLED WITH SOLID LUBRICANT	1	1		0.00000	0.00
Chg	FRP PARTS FREIGHT FREIGHT FOR PARTS ORDERS		1			423.95
<p><i>EMAIL ORDER FROM KEITH RIEBER 06/18/2024</i> <i>P: 845-794-5280</i> <i>E: kriebert@townofthompson.com</i> <i>S/N 65-01027 & 65-01028</i></p>						

REMIT TO:
Smith & Loveless, Inc.
Attn: A/R
14040 Santa Fe Trail Drive
Lenexa, KS 66215-1284

ATTN: If we have charged State and local sales taxes, and you are tax exempt, please forward with your remittance a copy of your exemption certificate.

SUBTOTAL	53,590.89
DISCOUNT	0.00
TAX	0.00
Credit	0.00
US Dollars	53,590.89

Customer

OB
#1

Buying Agency	Town of Thompson, NY	Sales Partner	Jet Vac Equipment
Contact Person		Contact Person	Adam Emusov, Vice President/General Manager
Phone		Phone	862-686-9029
Member ID		Date	November 27, 2024
Email		Email	AdamEmusov@jetvacequipment.com

Itemized Contract Items / Options - Attach additional sheet if necessary

Qty	Part Number	Description	Unit Price	Extended
1	E-RX-SYS-Truck-Basic-HDL	HD System includes VC500 Controller with Vision Report Software installed, RAX300 Automatic Cable Reel with 300M (1000ft) cable, wireless remote controller, reel mounting frame, cable cleaner for RAX300 mainline reel, emergency stop cable, RX130L Quick Change version crawler with 3 sets of rubber wheels for 6" to 12" pipe diameter and integrated lift. RCX90 pan, tilt, zoom camera, Pressurization Kit, and Wincan VX entry license.	\$ 107,393.23	\$ 107,393.23
1	E-000-0035-00	Top Manhole Cable Roller for RVX	\$ 487.92	\$ 487.92
1	E-035-0209-01	Flexible Cable Guide Pulley	\$ 1,778.88	\$ 1,778.88
1	E-559-3900-00	HD RAL200 LED Auxiliary Light with Backeye Camera for RVX	\$ 5,346.79	\$ 5,346.79
2	E-080-0706-00	Medium Grease Wheel QC RX130	\$ 397.86	\$ 795.72
2	E-080-0711-00	Medium Aggressive Wheel QC RX130	\$ 680.55	\$ 1,361.10
4	E-080-0704-02	XL Rubber Wheel QC RX130	\$ 638.67	\$ 2,554.68
1	Outpost	Outpost portable enclosure with generator and washdown system	\$ 17,280.50	\$ 17,280.50
Subtotal Contract Items				\$ 136,998.82

Sourced / Non Contract Items

Qty	Part Number	Description	Unit Price	Extended
			Subtotal Sourced Items	\$ -
			Transportation Fee/PDI	\$ 3,500.00
			Proposed Total	\$ 140,498.82



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 hereby establishes the following standard work days for these titles and
 (Name of Employer) (Location Code)

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)
Elected Officials								
					<input type="checkbox"/>			<input type="checkbox"/>
					<input type="checkbox"/>			<input type="checkbox"/>
Appointed Officials								
Town Attorney	6	Michael B. Mednick			<input type="checkbox"/>	1/1/25-12/31/25	23.63	<input type="checkbox"/>
Town Attorney	6	Bryan Kaplan			<input type="checkbox"/>	1/1/25-12/31/25	4.83	<input type="checkbox"/>

SEE INSTRUCTIONS FOR COMPLETING FORM ON REVERSE SIDE

I, Marilee J. Calhoun, secretary/clerk of the governing board of the Town of Thompson of the State of New York,
 (Name of secretary or clerk) (Circle one) (Name of Employer)
 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 4th day of
February, 20 25 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 on this day
 of March, 20 25,
 (Signature of the secretary or clerk) (Name of Employer)

Affidavit of Posting: I, Marilee J. Calhoun, being duly sworn, deposes and says that the posting of the
 (Name of secretary or clerk)
 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 Town Hall, 4052 Route 42, Monticello, NY 12701
- Main entrance secretary or clerk's office at 4052 Route 42, Monticello, NY 12701

