

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 on **December 19, 2019.**

ROLL CALL:

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

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Glenn Somers, Parks & Recreation Superintendent
Melissa DeMarmels, Town Comptroller
Patrice Chester, Deputy Administrator
James L. Carnell, Jr., Director of Building, Planning, & Zoning
Michael G. Messenger, Water & Sewer Superintendent
Karen Schaefer, Supervisor's Secretary
Ryan T. Schock, Councilman Elect

Supervisor Rieber called the Tentative Special District Assessment Hearing to order at 4:40 PM for the purpose of conducting the required annual hearing. This meeting date and time has been re-scheduled from Tuesday, 12/17/2019 at 7PM to Thursday, 12/19/2019 at 4:30 PM due to inclement weather.

PUBLIC HEARING: TENTATIVE SPECIAL DISTRICT ASSESSMENT HEARING

Supervisor Rieber opened the Public Hearing at 4:40 PM.

Town Clerk Marilee J. Calhoun read the legal public notice and stated that she had an original Affidavit of Publication. Notice of said hearing was duly published in the Sullivan County Democrat on December 06, 2019 with the same being posted on the Town Hall Bulletin Board and Town Website on December 03, 2019.

Supervisor Rieber explained that the purpose of this hearing is to discuss the point system for the Special Sewer and Water Districts in the Town and how they are assessed for each user. The point rate system/schedule was explained. This hearing allows the public the opportunity to challenge any errors on the assessment of points. Supervisor Rieber explained the reason why this hearing is required to be held. All property owners/users in any of the Special Water and Sewer Districts were sent notification of this hearing. It is required that actual written notice of this hearing be provided.

Supervisor Rieber asked if the Board had any comments. The Board had no comments.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. There was public comment made as follows:

The owner of the Subway Restaurant located in the Thompson Square Mall was present to express concerns regarding his sewer usage and charges. He said that the store location has been changed and renovated, which resulted in lower usage. He also expressed concern once he receives the bill from the mall if it is still incorrect.

Comptroller DeMarmels and Karen Schaefer responded to the concerns advising that Subway is billed by the mall and not by the Town. The Town bills the mall who is the property owner and the mall in return bills the tenants. The water usage information was received from Kiamesha Artesian Water Company, which is less and the data was re-assessed on the upcoming 2020 bills. When the mall is billed a breakdown of usage on each location is provided. The bill is generated in April and sent by 1st of May.

Attorney Mednick explained the process involved and how the points are assessed and how to the mall could challenge. He also advised that the billing information for the mall including the breakdown could be provided. Further discussion was held.

The Subway owner will stop in the Town Hall to request and obtain the billing information and breakdown before the bills are generated to see how the rates are being allocated.

Supervisor Rieber also reported on a letter that was received and filed from The Center for Discovery, Inc. dated 12/16/2019 regarding Sewer Charges and Rates/Points for 2020 and requesting amendment of Town Code Section 194-46 and/or amendment of Sewer District Boundaries for the former Frontier Building in Rock Hill.

After an opportunity for all persons to be heard Supervisor Rieber entertained a motion that the hearing be closed.

A motion to close the Public Hearing at 4:54 PM was made by Councilman Briggs and seconded by Councilman Mace.

PUBLIC HEARING: PROPOSED LOCAL LAW # 12 OF 2019 – ESTABLISH SEWER RENTS/RATES FOR 2020

Supervisor Rieber opened the Public Hearing at 4:55 PM.

Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on December 10, 2019 with same being posted at the Town Hall on December 04, 2019.

The Proposed Local Law is to establish the sewer rents/rates for 2020 to be charged for Operation & Maintenance and Capital for the sewer districts within the Town of Thompson. The Town is required to enact this Local Law each year.

Supervisor Rieber asked if the Board had any comments. The Board had no comments.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. There were no public comments.

After an opportunity for all persons to be heard Supervisor Rieber entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 4:56 PM was made by Councilwoman Meddaugh and seconded by Councilman Briggs.

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 4:56 PM with the Pledge to the Flag. He welcomed the Participation in Government students to the meeting.

PRESENTATION: COUNCILMAN PETER T. BRIGGS

The Board recognized Councilman Peter T. Briggs for his 16 years of dedicated and exemplary service to the Town. The Town Board wished him the very best with his future endeavors. A Plaque was presented and pictures were taken to be displayed. Councilman Briggs thanked the Town Board for the recognition and plaque.

APPROVAL OF MINUTES:

On a motion made by Councilman Briggs and seconded by Councilman Pavese the minutes of the December 3rd, 2020 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Pavese, Briggs, Meddaugh and Mace

Nays 0

Recused 1 Rieber (He was not present for meeting.)

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

1. **Legal Notice Town of Mamakating:** Notice of Public Hearing Continuation on 12/17/2019 @ 6PM – Proposed Local Law Zoning Code Amendments
2. **Town Clerk Calhoun:** Letter dated 12/11/19 to Lebaum Company, Inc. Re: Summons & Notice of Verified Complaint – Marlena Maybloom vs. Village of Monticello, Town of Thompson & Liberty Hudson Corp., Date of Loss: 09/06/2018
3. **Jonathan Drapkin of Hudson Valley Pattern for Progress:** Letter dated December 2019 to Pattern for Progress Members Re: Thank You for Continued Member Support

4. **Doreen Huebner, Receiver of Taxes, Town of Thompson:** Letter dated 12/17/2019 to Town of Thompson Town Board Re: Notice of Retirement from Position of Tax Receiver effective 12/31/2019
5. **Pamela M. Eshbaugh, P.E., Regional Planning & Program Manager, NYS DOT:** Letter dated 12/11/19 to Various Town Officials Re: Culvert Replacement Project CIN C970031 – State Route 42 over Hemlock Lake Drain, Town of Thompson, Sullivan County
6. **NYS Dept. of Taxation & Finance:** Check #07553340 dated 12/10/19 in the amount of \$47,628.00, Payable to Town of Thompson for State Aid Revenue.
7. **Hon. Martin S. Miller, Town Justice, Town of Thompson Justice Court:** Letter dated 12/13/19 to Supervisor Rieber and Town Board Re: Annual Justice Court Audit Requirement
8. **Hon. Sharon L. Jankiewicz, Town Justice, Town of Thompson Justice Court:** Letter dated 12/18/19 to Supervisor Rieber and Town Board Re: Annual Justice Court Audit Requirement
9. **Supervisor William J. Rieber, Jr.:** Sullivan County Fire Advisory Board Appointment Form for the Year 2020 – Appointed Chris Bastone of Monticello Fire Department

AGENDA ITEMS:

1) ACTION: RESOLUTION TO ENACT PROPOSED LOCAL LAW NO. 12 OF 2019 – ESTABLISH SEWER RATES FOR 2020 – LOCAL LAW ADOPTED AS NO. 10 OF 2019

The Following Resolution Was Duly Adopted: Res. No. 502 of the Year 2019.

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on December 19,
2019

RESOLUTION TO ENACT LOCAL LAW NO. 10 of 2019

WHEREAS, proposed Local Law No. 12 of the year 2019 entitled, "A local law to amend the Town of Thompson Code, Chapter 194, entitled 'Sewers'" was presented to the Town Board at a meeting held December 03, 2019, at the Town Hall, Monticello, New York, to consider said proposed local law and Special District Assessment Hearing having been duly published and posted as required by law, and said public hearing having been held and all persons appearing at said public hearing deeming to be heard having been heard,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 10 for the year 2019, Town of Thompson, State of New York, which local law is annexed hereto and made a part hereof.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

Adopted on Motion December 19, 2019

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

Town of Thompson

Local Law No. 10 of 2019

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

Be it enacted by the Town Board of the

Town of Thompson

1. The Town Board of the Town of Thompson, pursuant to the provisions of Article 14-F of the General Municipal Law, entitled "Sewer Rent Law", and in particular Section 452 thereof, does hereby establish and impose sewer rents to be charged in the Harris Sewer District, Harris Woods Sewer District, Dillon Farms Sewer District, Kiamesha Lake Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, Emerald Green-Lake Louise Marie Sewer District, Anawana Sewer District, and Adelaar Resort Sewer District for the year 2020.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2020 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Anawana Sewer District:	\$40.33	\$ 0.00
Cold Spring Sewer District:	\$36.32	\$ 0.00
Dillon Farms Sewer District:	\$73.40	\$ 0.00
Emerald Green/Lake Louise Marie Sewer District	\$60.18	\$ 21.70
Harris Sewer District:	\$24.86	\$ 0.00
Kiamesha Lake Sewer District:	\$60.20	\$ 8.11
Melody Lake Sewer District	\$87.02	\$ 20.90
Sackett Lake Sewer District:	\$65.04	\$ 0.00
Harris Woods Sewer District:	\$52.30	\$107.70
Adelaar Resort Sewer District:	\$12,853.33 per lot	\$

4) REVIEW & APPROVE BIDS FOR DEMOLITION OF UNSAFE BUILDINGS (FOR 410 GLEN WILD RD. #25.-1-36.1, 262 GLEN WILD RD. #25.-1-15.3 & WOLF LAKE RD. #63.-1-28 PROPERTIES) – BIDS OPENED ON THURSDAY, 12/12/2019 AT 2PM

There were (5) bids received and opened on Thursday, December 12th, 2019 at 2PM.
The bids results are as follows:

- 1) Gorick Construction Co., Inc.
Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$38,400.00
Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$32,800.00
Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$27,400.00
- 2) MDL Excavating LLC
Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$54,850.00
Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$7,620.00
Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$5,900.00
- 3) Tweedie Construction Services, Inc.
Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$75,788.00
Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$36,156.00
Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$37,308.00
- 4) Reeves Excavation
Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$39,500.00
Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$13,600.00
Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$18,600.00
- 5) Gentile Construction
Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$70,000.00
Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$35,000.00
Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$30,000.00
(5% Discount applied to lump sum price if all properties are awarded)

Director Carnell referred to a letter from Eric Horton, Code Enforcement Officer dated 12/19/19 recommending that the bid be awarded as follows:

- 1) Property Location: 410 Glen Wild Road, 25.-1-36.1 – Gorick Construction Co., Inc. for \$38,400.00.
- 2) Property Location: 262 Glen Wild Road, 25.-1-15.3 – MDL Excavating LLC for \$7,620.00.
- 3) Property Location: Wolf Lake Road, 63.-1-28 – MDL Excavating LLC for \$5,900.00.

Action to approve the bids was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 504 of the Year 2019.

Resolved that the bid of Gorick Construction Co., Inc. for the Demolition & Removal of Unsafe Buildings for the following property and amount: 1) Property Location: 410 Glen Wild Road, 25.-1-36.1, Total Cost \$38,400.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is directed to notify the successful bidder of the award thereof.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese

Vote: Ayes 4 Briggs, Meddaugh, Pavese and Mace

Nays 0

Recused 1 Rieber

The Following Resolution Was Duly Adopted: Res. No. 505 of the Year 2019.

Resolved that the bid of MDL Excavating LLC for the Demolition & Removal of Unsafe Buildings for the following property and amount: 2) Property Location: 262 Glen Wild Road, 25.-1-15.3, Total Cost \$7,620.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is directed to notify the successful bidder of the award thereof.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Briggs

Vote: Ayes 4 Briggs, Meddaugh, Pavese and Mace

Nays 0

Recused 1 Rieber

The Following Resolution Was Duly Adopted: Res. No. 506 of the Year 2019.

Resolved that the bid of MDL Excavating LLC for the Demolition & Removal of Unsafe Buildings for the following property and amount: 3) Property Location: Wolf Lake Road, 63.-1-28, Total Cost \$5,900.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is directed to notify the successful bidder of the award thereof.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Briggs

Vote: Ayes 4 Briggs, Meddaugh, Pavese and Mace

Nays 0

Recused 1 Rieber

Supervisor Rieber returned to the meeting after action was taken.

5) RESOLUTION TO ESTABLISH DATE FOR BID OPENING FOR DEMOLITION OF UNSAFE BUILDINGS (FOR 557 THOMPSON RD. #15.-1-43 & 36 CRYSTAL ST. #13.-5-7 PROPERTIES) – BID OPENING ON THURSDAY, 01/16/2020 AT 2PM

Director Carnell provided an update on the status of the outstanding unsafe buildings for each of the (6) various properties. There are (2) properties that he is recommending the Town Board take action to go out to bid for demolition of unsafe buildings on. The (2) properties are as follows: 1) 557 Thompson Road, (Erik Dalli) SBL#15.-1-43 and 2) 36 Crystal Street, (Ernest Herskovitz) SBL#13.-5-7. He is recommending that the Town Board establish a date for the bid opening on Thursday, 01/16/2020 at 2PM. Action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 507 for the Year 2019.

At a Regular/Special Meeting of the Town Board
of the Town of Thompson held at the Town Hall,
Monticello, New York on **December 19, 2019.**

RESOLUTION # 507 AUTHORIZING BUILDING DEPARTMENT TO PREPARE BID SPECS FOR DEMOLITION OF UNSAFE BUILDING AND AUTHORIZING THE TOWN CLERK TO ADVERTISE FOR BIDS.

WHEREAS, the Town of Thompson Code Enforcement Officer has determined that a building located at **557 Thompson Road, Thompsonville, NY 12784**, Tax map. No. **15.-1-43**, owned by **Erik Dalli** is currently unsafe and dangerous to the safety, health, protection and general welfare of persons and property in the Town of Thompson; and

WHEREAS, notice of the unsafe building and need to repair, service or demolish same had been provided to the owner, **Erik Dalli** on **August 8, 2019**; and

WHEREAS, all parties were noticed that the Town of Thompson Town Board would conduct a public hearing regarding the unsafe and dangerous condition of the aforementioned property on **October 1, 2019**; and

WHEREAS, a public hearing was conducted on **October 1, 2019**, pursuant to Section 113-6 of the Town of Thompson Code and the Town Board ordered the owners to repair, secure and/or demolish said unsafe building on or before **November 30, 2019**, otherwise the Town of Thompson would proceed pursuant to the Town Code Section 113-9; and

WHEREAS, the owner of record and all interested parties did not appear, did not oppose and defaulted in complying with the Town's order, and no action to repair, secure or demolish said unsafe building has occurred.

IT IS HEARBY RESOLVED that the Town of Thompson Town Board hereby moves to proceed with the demolition, repair, and/or servicing of said unsafe building located at **557 Thompson Road, Thompsonville, NY 12784**, Tax map. No. **15.-1-43**, and be it

FURTHER RESOLVED that the Building Department is authorized to prepare bid specifications for the demolition of the aforesaid unsafe building. The Town Clerk is hereby authorized to advertise said bidder specifications, which are to be published and to be opened on **January 16, 2019** at 2:00 PM.

Moved by: Councilman **Peter T. Briggs**

Seconded by: Councilman **Scott S. Mace**

Adopted on Motion on: **December 19, 2019**

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Scott S. Mace	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
John A. Pavese	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Melinda S. Meddaugh	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Peter T. Briggs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent

The Following Resolution Was Duly Adopted: Res. No. 508 for the Year 2019.

At a Regular/Special Meeting of the Town Board
of the Town of Thompson held at the Town Hall,
Monticello, New York on **December 19, 2019.**

**RESOLUTION # 508 AUTHORIZING BUILDING DEPARTMENT TO PREPARE BID
SPECS FOR DEMOLITION OF UNSAFE BUILDING AND AUTHORIZING THE
TOWN CLECK TO ADVERTISE FOR BIDS.**

WHEREAS, the Town of Thompson Code Enforcement Officer has determined that a building located at **36 Crystal Street, Monticello, NY 12701**, Tax map. No. **13.-5-7**, owned by **Ernest Herskovitz** is currently unsafe and dangerous to the safety, health, protection and general welfare of persons and property in the Town of Thompson; and

WHEREAS, notice of the unsafe building and need to repair, service or demolish same had been provided to the owner, **Ernest Herskovitz** on **August 8, 2019**; and

WHEREAS, all parties were noticed that the Town of Thompson Town Board would conduct a public hearing regarding the unsafe and dangerous condition of the aforementioned property on **October 1, 2019**; and

WHEREAS, a public hearing was conducted on **October 1, 2019**, pursuant to Section 113-6 of the Town of Thompson Code and the Town Board ordered the owners to repair, secure and/or demolish said unsafe building on or before **November 30, 2019**, otherwise the Town of Thompson would proceed pursuant to the Town Code Section 113-9; and

WHEREAS, The owner of record and all interested parties did not appear, did not oppose and defaulted in complying with the Town's order, and no action to repair, secure or demolish said unsafe building has occurred.

IT IS HEARBY RESOLVED that the Town of Thompson Town Board hereby moves to proceed with the demolition, repair, and/or servicing of said unsafe building located at **36 Crystal Street, Monticello, NY 12701**, Tax map. No. **13.-5-7**, and be it

FURTHER RESOLVED that the Building Department is authorized to prepare bid specifications for the demolition of the aforesaid unsafe building. The Town Clerk is hereby authorized to advertise said bidder specifications, which are to be published and to be opened on **January 16, 2019** at 2:00 PM.

Moved by: Councilwoman **Melinda S. Meddaugh**

Seconded by: Councilman **Scott S. Mace**

Adopted on Motion on: **December 19, 2019**

THE MEMBERS VOTED ON THE FOREGOING RESOLUTION AS FOLLOWS:

William J. Rieber, Jr	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Scott S. Mace	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
John A. Pavese	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Melinda S. Meddaugh	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent
Peter T. Briggs	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Absent

6) REVIEW & DISCUSS: HIGHWAY GARAGE FIRE DAMAGE DETERMINATION BY ARGO GROUP ON BEHALF OF ARGONAUT INSURANCE COMPANY

Supervisor Rieber reported on a letter dated 12/02/19 received from ARGO Group on behalf of Argonaut Insurance Company the Town's insurance carrier regarding the Highway Garage Fire, Date of Loss: 09/17/19. They have issued two checks to the Town of Thompson for building damage in the amount of \$246,247.67 and for contents damage in the amount of \$7,354.64. There is \$69,910.79 being held back for building recoverable depreciation and \$1,582.00 being held back for contents recoverable depreciation. Discussion was held regarding the matter. Attorney Mednick will contact the Public Adjuster Ben Itzkowitz to discuss the replacement cost and recoverable depreciation within the 180 days as indicated in the letter.

7) EMERALD GREEN WWTP: PROPOSAL FROM DELAWARE ENGINEERING, DPC FOR COMPLETION OF REPORT FOR EFFLUENT CHLORINE RESIDUAL REQUIRED BY NYS DEC SPDES PERMIT

Supt. Messenger reported that the proposal regarding the completion of the Report for Effluent Chlorine Residual that is required by the NYS DEC SPDES Permit has not been received. Delaware Engineering, DPC is contacting NYS DEC to ask if this could be incorporated as part of the Engineering Planning Grant that the Town plans to apply for in 2020. Supt. Messenger will report back once a decision has been received from the NYS DEC.

8) HARRIS SEWER DISTRICT: REVIEW & DISCUSS ENGINEERING CONTRACT WITH MH&E FOR BID SERVICES

Supt. Messenger reviewed the agreement for bid services for the replacement of the existing sewer pump station and associated force mains (Harris, Route 17 and BenMosche) and construction of a new sewage pump station along Route 17B, which he reported on and recommended that the Town Board approve the agreement as presented. He also reported that this project was picked for hardship financing for up to \$10 Million and 0% financing last year and this phase of the project will cost less than that amount.

The Following Resolution Was Duly Adopted: Res. No. 509 of the Year 2019.

Resolved, that the Agreement for Professional Engineering Services between McGoey, Hauser & Edsall Consulting Engineers DPC and the Town of Thompson to design and prepare construction bidding documents for the replacement of the existing sewer pump station and associated force mains (Harris, Route 17 and BenMosche) and construction of a new sewage pump station along Route 17B in the amount of \$189,000.00 for basic services hereby be approved.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Mace

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

Nays 0

9) HARRIS SEWER DISTRICT: DISCUSS MWBE WAIVER REQUEST

The Following Resolution Was Duly Adopted: Res. No. 510 of the Year 2019.

Resolved, that the Town Supervisor hereby be authorized to file the application for the (MWBE) Utilization Plan and Waiver Request on behalf of the Harris Sewer District Improvements Project with the NYS Environmental Facilities Corp.

Motion by: Councilman Mace Seconded by: Councilman Briggs

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

Nays 0

10) BILLS OVER \$2,500.00 – DEPARTMENT OF PARKS & RECREATION

The Following Resolution Was Duly Adopted: Res. No. 511 of the Year 2019.

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

MityLite Inc.

\$4,005.10 Total Cost Plus Freight

Sales Quote # SQ00703 – Purchase of (2) Chair and Table Carts, 25 Mesh Folding Chairs, (4) 30X8 ft. Rectangular Tables and (1) 5" Round Table for the Community Building to replace existing worn-out ones.

(Note: Sole Source Procurement. Purchasing replacement chairs, tables and table carts to match the existing chairs, tables and carts purchased from MityLite Inc. at the completion of the Community Building.)

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

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

The Following Resolution Was Duly Adopted: Res. No. 512 of the Year 2019.

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

All County Insulation & Coatings \$4,336.00 Total Cost
For installation of insulation in the new plant building for the Dillon Farms Water District.

(Note: Procurement – (3) Price Quotes Obtained as follows: (1) from All County Insulation & Coatings for \$4,336.00 non-prevailing rate and \$5,571.00 prevailing rate, (1) from Kevin Peters for \$4,825.00 non-prevailing rate and \$6,775.00 prevailing rate, and (1) from A to Z Coatings, Inc. for \$9,700.00 prevailing rate

Boyce Excavating Co., Inc. \$127,595.45 Total Cost
Recommendation of Payment from MH&E – Application #1, Project No. 18-731 for the Patio Homes Sewage Force Main Replacement Project

Green Acres Excavating and Construction Corp. \$179,220.20 Total Cost
Recommendation of Payment from MH&E – Application #1, Project No. 18-702 for the Melody Lake Water District Water-main Replacement Project

Green Acres Excavating and Construction Corp. \$118,655.28 Total Cost
Recommendation of Payment from MH&E – Application #2, Project No. 18-702 for the Melody Lake Water District Water-main Replacement Project

H. Osterhoudt Excavating \$125,925.82 Total Cost
Recommendation of Payment from MH&E – Application # 3, Project No. 18-702 for the Emerald Green Sewage Collection Rehabilitation System Project

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

10) BILLS OVER \$2,500.00 – TOWN HALL

The Following Resolution Was Duly Adopted: Res. No. 513 of the Year 2019.

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

County of Sullivan IDA

\$8,391.28 Total Cost

Reimbursement of overpayments received in 2016, 2017 & 2018 on the Apollo Property PILOT Agreement – Information regarding the distributions and calculations was provided for review.

Moved by: Councilman Mace

Seconded by: Councilman Briggs

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

Nays 0

**RESOLUTION TO AUTHORIZE INCREASING AMOUNT OF EMERGENCY
EXPENDITURE TO HIGHWAY DEPARTMENT GARAGE DUE TO FIRE DAMAGE**

The Following Resolution Was Duly Adopted: Res. No. 514 of the Year 2019.

Resolved, that the Town of Thompson Town Board hereby authorizes increasing the amount of Emergency Expenditure of funds from \$10,000.00 to a total sum not to exceed \$20,000.00, for Wheat & Sons General Contracting, Inc. towards the necessary emergency repairs and securing of the Town Highway Department Garage due to structural fire damage subject to prevailing wage with said expense being an A-Fund Expenditure.

Moved by: Councilman Mace

Seconded by: Councilman Briggs

Discussion: The invoice received from Wheat & Sons General Contracting, Inc. was discussed; further detail/documentation is required and will be requested before payment approval can be granted.

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

Nays 0

10) BILLS OVER \$2,500.00 – HIGHWAY DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 515 of the Year 2019.

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

SMP Pump & Tank, Inc. \$5,781.25 Total Cost Including \$3,087.84 Additional Cost

Invoice # 10039 for Installation & Painting of Diesel Fuel Tank Replacement

(Note: Town Board approve original price quote of \$17,605.92 on 10/02/18, Res. #348 of 2018. The sum of \$14,912.51 was paid to vendor on 02/06/19, leaving balance due of \$2,693.41. This invoice included balance due of \$2,693.41 + Additional Cost of \$3,087.84 for painting tank, price quote increase, quote from vendor was only good for 30-days, quote given 05/28/18 and purchase was made in January 2019 and actual labor cost additional from estimated quote for a total balance due of \$5,781.25. An actual cost breakdown was provided for review. The total actual cost is \$20,693.76,

which should be shared between all users, the Town, the Village of Monticello and the Monticello Joint Fire District according to the agreement.

Moved by: Councilman Pavese

Seconded by: Councilman Briggs

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

Nays 0

11) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/19

Board

Date: Meeting 12/17/2019

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

- 1) Amend all fund budgets to bring revenues and expenses in line with actual amounts

The Following Resolution Was Duly Adopted: Res. No. 516 of the Year 2019.

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

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/19 Town Board Meeting Date: 12/17/2019

<u>Account Number</u>	<u>Account Description</u>	<u>-</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.1315.100	Comptroller - Personal Services					30,000.00
A000.1355.402	Assessor - Outside Appraisals					5,000.00
A000.1420.404	Legal - Outside Council				4,820.00	
A000.1430.400	Personnel - Contractual Expense				700.00	
A000.1620.100	Maintenance - Personnel				325.00	
A000.1620.201	Town Hall Improvements					54,000.00
A000.1910.400	Insurance					20,000.00

A000.2650	Sale of Scrap & Surplus		12,300.00			
A000.3097	State Aid - Capital Projects			250,000.00		
A000.7110.420	Camp Janed					250,000.00
A000.7110.201	Town Park - Capital Improvements - Buildings					66,000.00
A000.7110.200	Town Park - Equipment Purchases				1,350.00	
A000.7310.401	Youth - Contractual					18,000.00
A000.9060.800	Hospital/Medical Insurance					159,000.00
A000.1081.122	PILOT - Sullivan Property Acquisitions (Apollo)			1,450.00		
A000.6410.400	Publicity - Contractual					7,500.00
A000.2706	Grants from Other Governments			7,500.00		
	Sullivan Signs project to be done next year					
A000.2750.000	AIM - Related Payments		47,628.00			
A000.3001.000	State Revenue Sharing			47,628.00		
A000.9901.000	Transfers to Other Funds (Capital for Walking Trails				5,446.00	

Totals 59,928.00 306,578.00 12,641.00 609,500.00

Net Effect To Budget (350,209.00)

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/19

Town Board Meeting Date: 12/17/2019

<u>Account Number</u>	<u>Account Description</u>	<u>-</u>	<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
DA00.2401	Interest Earnings		16,000.00			
DA00.2653	Sale of Fuel to Outside Sources		35,000.00			

DA00.2665.000	Sale of Equipment		32,975.00			
DA00.2305	Adelaar Reimbursement			138,750.00		
DA00.9060.800	Hospital/Medical Insurance					6,300.00
DA00.9060.802	Retiree Hospital/Medical Insurance					30,700.00
DA00.9710.600	Serial Bonds - Principal					20,400.00
DA00.9710.700	Serial Bonds - Interest					855.00

Totals 83,975.00 138,750.00 - 58,255.00

Net Effect To Budget (3,480.00)

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/19

Town Board Meeting Date: 12/17/2019

<u>Account</u> <u>Number</u>	<u>Account Description</u>	<u>-</u>	<u>Revenue</u> <u>Increase</u>	<u>Revenue</u> <u>Decrease</u>	<u>Appropriation</u> <u>Increase</u>	<u>Appropriation</u> <u>Decrease</u>
DB00.2401	Interest Earnings		15,750.00			
DB00.2650	Scrap Sales		3,200.00			
DB00.2653	Sale of Fuel to Outside Sources		30,250.00			
DB00.2305	Adelaar Reimbursement			39,500.00		
DB00.2701	Refunds of Prior Year Expenses		60,000.00			
DB00.2701.100	Refunds of Prior Year Personnel Services		1,190.00			
DB00.5301	Interfund Transfers (Incorrect Acct #)			100,000.00		
DB00.5031	Interfund Transfers		100,000.00			
DB00.5110.100	General Repair - Personnel Services					133,000.00

DB00.5110.402	General Repair - Gasoline & Fuel					16,750.00
DB00.9030.800	Social Security					8,250.00
DB00.9035.800	Medicare					1,900.00
DB9060.800	Hospital/Medical Insurance					19,000.00
DB00.3501.000	State Aid - CHIPs			67,250.00		
DB00.5112.200	CHIPs Expenses					67,250.00

Totals 210,390.00 206,750.00 - 246,150.00

Net Effect To Budget (249,790.00)

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

RESOLUTION TO AUTHORIZE THE CLOSE OUT OF THE ROCK HILL WALKING TRAILS/PATHS PROJECT BUDGET

The Following Resolution Was Duly Adopted: Res. No. 517 of the Year 2019.

Resolved, that the Town of Thompson Town Board hereby authorize the transfer of \$5,446.00 from the A-Fund to the Combined Capital Account to close out the Rock Hill Walking Trails/Paths Project from the year 2010 as required by the Town Auditors.

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

12) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 518 of the Year 2019.

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

¹ ATTACHMENT: ORDER BILLS PAID

OLD BUSINESS:

EMERALD GREEN LAKE LOUISE MARIE SEWER DISTRICT – NYS EFC

The Following Resolution Was Duly Adopted: Res. No. 519 of the Year 2019.

Resolved, that the Town Supervisor hereby be authorized to execute and file the Certification as to Title to Project Site Form on behalf of the Emerald Green Collection System Rehabilitation Project with the NYS Environmental Facilities Corp.

Motion by: Councilman Mace

Seconded by: Councilman Briggs

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

Nays 0

NEW BUSINESS:

AUTHORIZE CONTRACT WITH HUMANE SOCIETY OF MIDDLETOWN, INC. FOR DOG SHELTER SERVICES (2020)

The Following Resolution Was Duly Adopted: Res. No. 520 of the Year 2019.

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 Humane Society of Middletown, Inc. for the period beginning January 1st, 2020 through December 31st, 2020 for the purpose of dog kenneling/shelter services. 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: Councilman Briggs

Seconded by: Councilman Pavese

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

Nays 0

AMEND WATER & SEWER DEPARTMENT EMPLOYEE CLASSIFICATION FOR SHANE REID FROM A SEWER PLANT OPERATOR TRAINEE WITH A GRADE C WATER LICENSE TO A SEWER PLANT OPERATOR 2A WITH A GRADE C WATER LICENSE

The Following Resolution Was Duly Adopted: Res. No. 521 of the Year 2019.

Resolved, that the title classification of Water & Sewer Department Employee Shane Reid hereby be changed from a Sewer Plant Operator Trainee with Grade C Water license at a contracted salary of \$24.89 per hour to a Sewer Plant Operator 2A with a Grade C Water License at the appropriate contracted salary of \$29.44 per hour and that said changes are to become effective December 24, 2019.

Moved by: Councilman Mace

Seconded by: Councilman Briggs

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

Nays 0

SUPERVISOR'S REPORT:

Supervisor William J. Rieber, Jr.

- Rolled a CD over with TD Bank in the amount of approximately \$3.5 Million for 30-days at 1.47%.

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Water & Sewer Superintendent Michael G. Messenger

- OSHA 10 General Construction Training – Obtained pricing for in-house training up to 20-Employees for 2-Sessions. He will provide the Town Board with the price quote at the next Town Board Meeting.
- Obtained Price Quotes for old Equipment Garage Roof Replacement as follows:
1) M&P Builders at \$9,999.00; 2) Orange Young Improvements at \$14,900.00 and 3) Sun T. Construction at \$23,500.00. The price quotes include all labor and materials. He will present price quotes at the next Town Board Meeting for review and consideration.

Parks & Recreation Superintendent Glenn R. Somers

- Lake Ida Park Demolition and Improvement Project – Removed (9) Dumpsters of Debris from the structures that will be demolished.

Deputy Administrator Patrice Chester

- Sullivan Renaissance Street Banners Project – Requested Price Quotes from (3) Companies for Banners and Hardware pursuant to Procurement Regulations. There were (3) Cost Estimates obtained from (2) of the Companies as follows:

1) Rileighs Outdoor Decor – Banners: \$2,204.00, Hardware: \$3,218.60, Total: \$5,422.60 plus shipping TBD

2) Carrot-Top Industries, Inc. – Banners: \$3,272.00, Hardware Guard Hardware: \$1,622.50, Art: \$25.00, Total: \$4,919.50 plus \$319.46 shipping

3) Carrot-Top Industries, Inc. – Banners: \$3,111.60, Windmaster Hardware: \$3,586.00, Art: \$25.00, Total: \$6,722.60 plus \$374.60 shipping

4) Display Sales – No quote provided

Deputy Administrator Chester explained the differences between each of the price quotes obtained. Discussion was held regarding the price quotes and the Town Board took action to approve the price quote from Rileighs Outdoor Décor, which appears to be the low price quote based on hardware comparison of price quote 1 & 3. The funds are required to be committed by December 31st, 2019. Deputy Administrator Chester further explained the proposed locations for installation of the banners. The NYS DOT Permit Application has been submitted and we are waiting on approval.

The Following Resolution Was Duly Adopted: Res. No. 522 of the Year 2019.

Resolved, that the Town of Thompson Town Board hereby authorizes the price quote of Rileighs Outdoor Décor for the expenditure in the amount of \$5,422.60 plus Shipping for the purchase of banners and required hardware.

Moved by: Councilman Briggs

Seconded by: Councilwoman Meddaugh

Vote: Ayes 5

Rieber, Briggs, Meddaugh, Pavese and Mace

Nays 0

Director James L. Carnell, Jr.

- Vacancies on Volunteer Boards for 2020 – (1) Member on Board of Assessment Review and (1) Alternate Member on Zoning Board of Appeals. The Town Board discussed posting the information regarding appointments on the Town Website and Social Media Sites to obtain interested candidates to be returned back to the Town Supervisor for Town Board consideration.

Town Attorney Michael B. Mednick

- Receiver of Taxes Resignation – Attorney Mednick reported on the appointment and possible elimination of the elected position. He explained the possibility to eliminate the position by local law and referendum and if approved the Town Clerk would assume the responsibility at the end of the initial elected term of office. He is also looking into the possibility of having the County of Sullivan assume the responsibility under shared services if eliminated. These are options to consider in the future. However, he advised that in the meantime an appointment to fill the vacancy would be required. Discussion was held regarding the matter. Town Clerk Calhoun commented on the subject. Supervisor Rieber said that a Special Town Board Meeting might be required before the end of the year or right after the New Year to approve the appointment once a qualified replacement has been decided.

Councilwoman Melinda S. Meddaugh

- Proposed Local Law #14 of 2019 – Amend Chapter 250 to Implement Grow the Gateway Plan to add East Broadway Grow the Gateway Zoning District. The Town Board needs to approve the Proposed Local Law to amend Chapter 250 Zoning and Planned Unit Development to Implement the “Grow the Gateway” Plan in the East Broadway Area before the end of January. A public hearing needs to be established and held on Tuesday, January 21st, 2019 so that the Proposed Local Law could be enacted. The Planning Board should complete their review and provide recommendation prior to the public hearing. Action to establish a date for a public hearing on the Proposed Local Law was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 523 of the Year 2019.

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on December 19,
2019

**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 Thompson held on November 19, 2019, a proposed Local Law No. 14 of 2019, entitled "A LOCAL LAW AMENDING CHAPTER 250, ZONING AND PLANNED UNIT DEVELOPMENT, TO IMPLEMENT THE GROW THE GATEWAY PLAN IN THE EAST BROADWAY AREA."²

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 January 21, 2020 at 7:00 P.M., or as soon thereafter as said public hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such public hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such notice at least once in the official newspaper of said Town.

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Peter T. Briggs

Adopted on Motion December 19, 2019

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Councilman PETER T. BRIGGS	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"/>

PUBLIC COMMENT:

There was no public comment given.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 01/07/20 at 7PM: Re-Organizational & Regular Town Board Meeting.
- 01/07/20 at 7PM: Public Hearing – Proposed Local Law No. 13 of 2019 – Correction to Schedule of District Regulations from 30% to 15% in RR-1 & RR-2 Zoning Districts for Various Uses.
- 01/16/20 at 2PM: Bid Opening for Demolition of Unsafe Buildings (557 Thompson Rd., Thompsonville, #15.-1-43 & 36 Crystal St., Monticello, #13.-5-7).
- 01/21/20 at 7PM: Public Hearing – Proposed Local Law No. 14 of 2019 - Proposed Local Law No. 14 of 2019 - Amend Chapter 250 to Implement Grow the Gateway Plan to add East Broadway Grow the Gateway Zoning District

² ATTACHMENT: COPY OF PROPOSED LOCAL LAW NO. 14 OF 2019 ENTITLED "A LOCAL LAW AMENDING CHAPTER 250, ZONING AND PLANNED UNIT DEVELOPMENT, TO IMPLEMENT THE GROW THE GATEWAY PLAN IN THE EAST BROADWAY AREA."

EXECUTIVE SESSION

On a motion made by Councilman Briggs and seconded by Councilwoman Meddaugh the Town Board entered into Executive Session at 6:17 PM with Town Attorney Michael B. Mednick, Superintendent Michael Messenger and Director James Carnell to discuss a potential litigation matter.

On a motion made by Councilman Pavese and seconded by Councilman Mace the Town Board returned from Executive Session at 6:36 PM. There was no further action taken.

ADJOURNMENT

On a motion made by Councilman Briggs and seconded by Councilman Mace the meeting was adjourned at 6:37 PM.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 19th day of December 20 19 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarmels, Comptroller


William J. Rieher Jr., Supervisor



Town of Thompson
Warrant Report

Fund	Fund Description	Unposted Batch Totals						Total	
		Invoice Batch		Manual Checks		Purchase Cards			
Unposted Batch Grand Totals		\$0.00		\$0.00		\$0.00	\$0.00		
Fund	Fund Description	Posted Batch Totals							
		Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$135,401.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135,401.12	\$0.00
B000	GENERAL TOWN OUTSIDE	\$67,772.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,772.62	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$222,600.75	\$0.00	\$250,000.00	\$0.00	\$0.00	\$0.00	\$472,600.75	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$62,107.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,107.62	\$0.00
H000	CAPITAL PROJECTS	\$463,562.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463,562.25	\$0.00
SAR0	ADELAAR RESORT SEWER DISTRICT	\$3,938.93	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00	\$303,938.93	\$0.00
SHW0	HARRIS WOODS SEWER	\$30,059.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,059.53	\$0.00
SL01	ROCK HILL LIGHTING	\$633.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$633.61	\$0.00
SL02	LUCKY LAKE LIGHTING	\$165.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.44	\$0.00
SL03	LAKE LOUISE MARIE	\$463.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463.03	\$0.00
SL04	PATIO HOMES LIGHTING	\$1,174.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,174.44	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$142.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.55	\$0.00
SL06	EMERALD GREEN LIGHTING	\$5,798.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,798.61	\$0.00
SL07	TREASURE LAKE LIGHTING	\$32.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.81	\$0.00
SL08	CONGERO ROAD LIGHTING	\$100.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.81	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$955.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$955.43	\$0.00
SL10	EMERALD CORP. PARK LD#10	\$260.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.46	\$0.00
SL11	ADELAAR	\$563.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$563.32	\$0.00
SSA0	ANAWANA SEWER DISTRICT	\$2,115.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,115.34	\$0.00
SSD0	DILLON SEWER DISTRICT	\$10,124.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,124.01	\$0.00
SSG0	EMERALD GREEN SEWER	\$11,529.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,529.89	\$0.00
SSH0	HARRIS SEWER DISTRICT	\$5,818.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,818.55	\$0.00
SSK0	KIAMESHA SEWER DISTRICT	\$154,499.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,499.78	\$0.00
SSM0	MELODY LAKE SEWER DISTRICT	\$2,155.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,155.80	\$0.00
SSR0	ROCK HILL SEWER DISTRICT	\$492.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$492.44	\$0.00
SSS0	SACKETT LAKE SEWER DISTRICT	\$7,165.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,165.27	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$825.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$825.78	\$0.00
SWC0	COLD SPRING WATER	\$334.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334.69	\$0.00
SWD0	DILLON WATER DISTRICT	\$10,432.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,432.50	\$0.00
SWK0	KIAMESHA RT42 WATER	\$46.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.49	\$0.00
SWL0	LUCKY LAKE WATER DISTRICT	\$229.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229.29	\$0.00



Town of Thompson
Warrant Report

SWM0	MELODY LAKE WATER	\$386.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$386.43	\$0.00
T000	TRUST & AGENCY FUND	\$262,472.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$272,321.34	\$0.00
Posted Batch Grand Totals		\$1,464,362.44	\$0.00	\$250,000.00	\$0.00	\$309,848.49	\$0.00	\$2,024,210.93	\$0.00

Report Grand Totals									
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$135,401.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135,401.12	\$0.00
B000	GENERAL TOWN OUTSIDE	\$67,772.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,772.62	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$222,600.75	\$0.00	\$250,000.00	\$0.00	\$0.00	\$0.00	\$472,600.75	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$62,107.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$62,107.62	\$0.00
H000	CAPITAL PROJECTS	\$463,562.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463,562.25	\$0.00
SAR0	ADELAAR RESORT SEWER DISTRICT	\$3,938.93	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00	\$303,938.93	\$0.00
SHW0	HARRIS WOODS SEWER	\$30,059.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,059.53	\$0.00
SL01	ROCK HILL LIGHTING	\$633.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$633.61	\$0.00
SL02	LUCKY LAKE LIGHTING	\$165.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$165.44	\$0.00
SL03	LAKE LOUISE MARIE	\$463.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$463.03	\$0.00
SL04	PATIO HOMES LIGHTING	\$1,174.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,174.44	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$142.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.55	\$0.00
SL06	EMERALD GREEN LIGHTING	\$5,798.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,798.61	\$0.00
SL07	TREASURE LAKE LIGHTING	\$32.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32.81	\$0.00
SL08	CONGERO ROAD LIGHTING	\$100.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.81	\$0.00
SL09	YESHIVA/KIAM. LIGHTING DISTRICT	\$955.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$955.43	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$260.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.46	\$0.00
SL11	ADELAAR	\$563.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$563.32	\$0.00
SSA0	ANAWANA SEWER DISTRICT	\$2,115.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,115.34	\$0.00
SSD0	DILLON SEWER DISTRICT	\$10,124.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,124.01	\$0.00
SSG0	EMERALD GREEN SEWER	\$11,529.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,529.89	\$0.00
SSH0	HARRIS SEWER DISTRICT	\$5,818.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,818.55	\$0.00
SSK0	KIAMESHA SEWER DISTRICT	\$154,499.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$154,499.78	\$0.00
SSM0	MELODY LAKE SEWER DISTRICT	\$2,155.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,155.80	\$0.00
SSR0	ROCK HILL SEWER DISTRICT	\$492.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$492.44	\$0.00
SSS0	SACKETT LAKE SEWER DISTRICT	\$7,165.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,165.27	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$825.78	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$825.78	\$0.00
SWC0	COLD SPRING WATER	\$334.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$334.69	\$0.00
SWD0	DILLON WATER DISTRICT	\$10,432.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,432.50	\$0.00
SWK0	KIAMESHA RT42 WATER	\$46.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46.49	\$0.00
SWL0	LUCKY LAKE WATER DISTRICT	\$229.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$229.29	\$0.00
SWM0	MELODY LAKE WATER	\$386.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$386.43	\$0.00
T000	TRUST & AGENCY FUND	\$262,472.85	\$0.00	\$0.00	\$0.00	\$9,848.49	\$0.00	\$272,321.34	\$0.00



**Town of Thompson
Warrant Report**

Grand Totals

\$1,464,362.44

\$0.00

\$250,000.00

\$0.00

\$309,848.49

\$0.00

\$2,024,210.93

\$0.00

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.

Town of Thompson

Proposed
Local Law No. 14 of the year 2019

A LOCAL LAW AMENDING CHAPTER 250, ZONING AND PLANNED UNIT DEVELOPMENT, TO IMPLEMENT THE GROW THE GATEWAY PLAN IN THE EAST BROADWAY AREA.

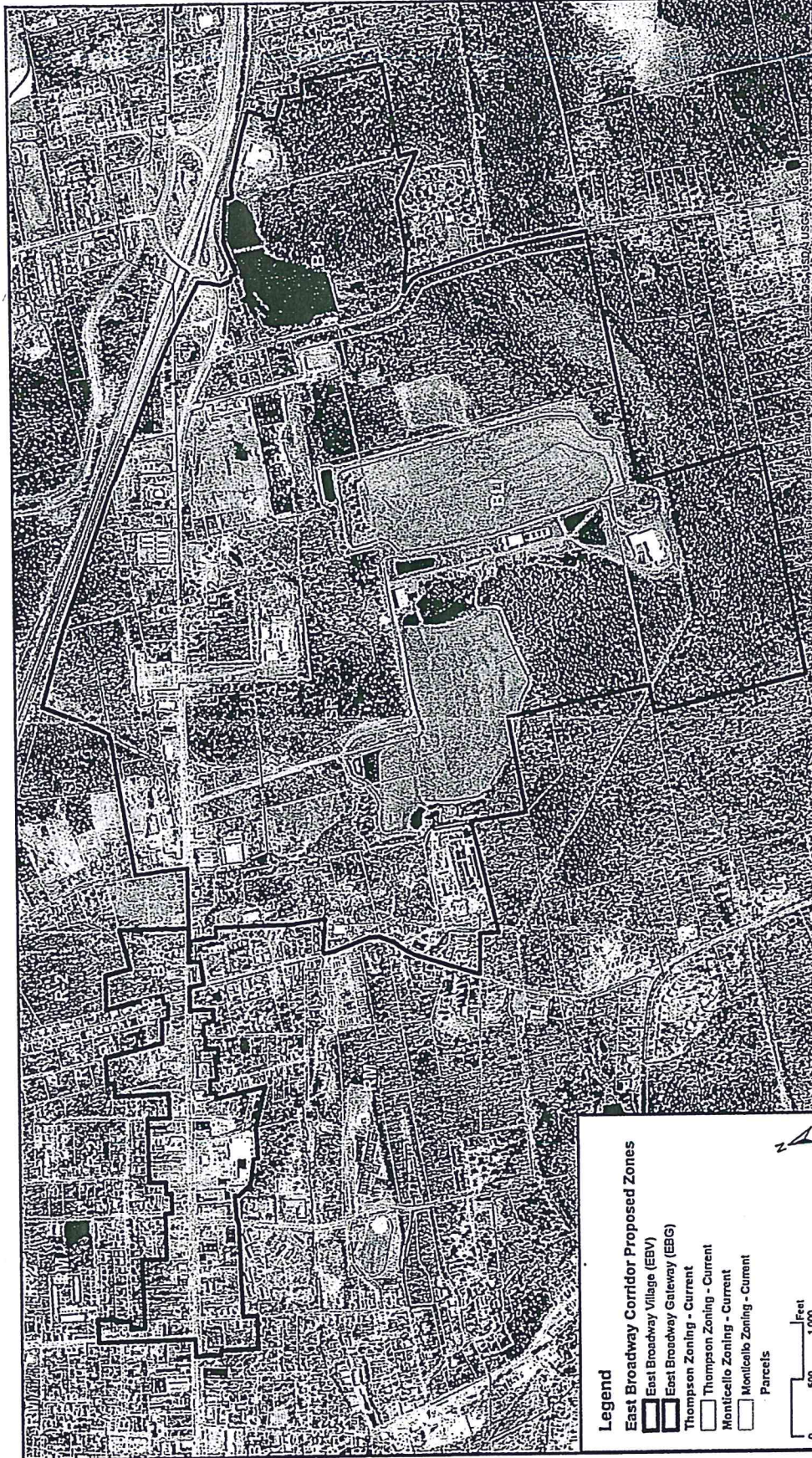
Be it enacted by the Town Board of the Town of Thompson by authority of Article 16 of the Town Law and Article 3 of the Municipal Home Rule Law, as follows:

Section 1: Amend Article III, Zoning Districts and Map, section §250-3, Classification of districts, by adding the East Broadway Gateway to the list of zoning districts, as follows:

The Town of Thompson is hereby divided into the following classes of districts, the respective symbol for each type of district being set forth opposite its title:

SR	Suburban Residential
RR-1	Rural Residential-1
RR-2	Rural Residential-2
HC-1	Highway Commercial-1
HC-2	Highway Commercial-2
CI	Commercial Industrial
E	Extractive Industry
PBP	Planned Business Park
EBG	East Broadway Gateway

Section 2: Amend the Official Zoning Map of the Town of Thompson, dated June 7, 2005 as amended, referred to in Article III, §250-4, by adopting the district boundary for the EBG Zoning District, as depicted on the East Broadway Gateway Map attached to this Local Law, dated September 12, 2019. The extent of the EBG Zoning District shown on this attachment shall replace the zoning designations on the existing zoning map that lay within its boundaries, on those lands within the Town of Thompson. See next page.



Legend
East Broadway Corridor Proposed Zones

- East Broadway Village (EBV)
- East Broadway Gateway (EBG)
- Thompson Zoning - Current
- Thompson Zoning - Current
- Monticello Zoning - Current
- Monticello Zoning - Current
- Parcels

0 500 1,000 Feet



Existing and Proposed Zoning Map Districts
East Broadway Gateway

Village of Monticello
Town of Thompson
Sullivan County, NY

Source:
 Sullivan County Real Property Tax Services
 New York State GIS
 ESRI Web Mapping Services

12 September 2019

Section 3: Add a new section §250-14 to Article IV, District Regulations, as follows:

250-14 EBG East Broadway Gateway District

The district regulations for the EBG East Broadway Gateway District shall be as set forth in the Schedule of District Regulations included as an attachment to this chapter.

Section 4: Add an additional "Schedule of District Regulations, East Broadway Gateway District" as an attachment to Chapter 250, as depicted below.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment

Town of Thompson
Schedule of District Regulations
EBG East Broadway Gateway District

Accessory Uses	Permitted Uses of January 1, 2020	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board of January 1, 2020	Lot Area	Minimum Required						Maximum Permitted		
					Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage
Home occupations Processing and sale of farm products Killing not more than 2 farm animals on lots of under 5 acres, plus 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any cages or dust-producing substances is within 150 feet of any lot line	1-family dwelling legally in existence as of January 1, 2020		2-family dwelling legally in existence as of January 1, 2020	20,000 square feet	100	125	40	40	15	40	1000 square feet and 20 feet wide	2.0	20%
	With central water and sewer		With central water and sewer										
	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1000 square feet and 20 feet wide	1.0	10%
				10 acres	150	200	50	50	35	70	N/A	4	20
Retail offices Related recreational uses not closer than 100 feet to any property line		Mixed Use Development		20,000 square feet	100	125	40	50	25	50	N/A	N/A	20
		Gasoline Filling Station											
		Car Wash											
		Retail Store		40,000 square feet	200	200	40	50	25	50	N/A	N/A	20
Entertainment Dwellings for agricultural employees or security personnel situated on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet from any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC.		Wholesale Establishment											
		Office, Business											
		Public Use, Office Establishment											
		Motor Vehicle Repair Shop											
Dwellings for agricultural employees or security personnel situated on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet from any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC.		Hotel and Motel											
		Storage Facility											
		Manufacturing											
		Light Manufacturing											
1. Sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Warehouse and Distribution Center											
		Trucking Terminal											
		Research Facility and Laboratory											
		Herbicide											
Outdoor vending machines		Outdoor Commercial Recreation											
		Public Recreational Facility											
Greenhouse and Nursery Agriculture, but not including agriculture, provided that no additional housing or structure for the storage of food or distasteful substances are within 150 feet of any lot line. Growing of crops, orchards Killing of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres Killing of livestock Harvesting of forest products and wild crops	Greenhouse and Nursery												
	Agriculture, but not including agriculture, provided that no additional housing or structure for the storage of food or distasteful substances are within 150 feet of any lot line.												
	Growing of crops, orchards												
	Killing of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres												
Outdoor vending machines	Killing of livestock												
	Harvesting of forest products and wild crops												

Section 5: Amend Article II, §250-2, Definitions, by adding the following new definitions, inserting them into alphabetical order with the existing definitions:

AGRICULTURAL OPERATION

The production, storage, keeping, harvesting, grading, packaging processing for sale or lease, of plants and animals useful to humans, including but not limited to: forages and sod crops; grains and seed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats or any mutations or hybrids thereof, including the breeding and grazing of any or all such animals; bees and apiary products; fur animals; fruits of all kinds, including grapes, nuts and berries, vegetables; land devoted to a soil conservation program.

See GREENHOUSE, NURSERY, FORESTRY, ANIMAL KENNEL

CAR WASH

An establishment for the washing and detailing of motor vehicles as a principal use.

COLLEGE

An educational institution authorized by the state to award associate, baccalaureate, or higher degrees.

See SCHOOL

DISTRIBUTION CENTER

An area and building where trucks load and unload cargo and freight, and where the cargo and freight may be transferred to other vehicles or modes of transportation. Storage facilities such as warehouses, incidental to the principal use, may also be part of a distribution center.

FORESTRY

The operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or the performing of forest services.

FUNERAL HOME

A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation. Funeral homes do not include crematories.

GREENHOUSE

A building or structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of fragile or out-of-season plants for subsequent sale or for personal enjoyment.

LIBRARY

A place containing books, newspapers, periodicals, and/or audio-visual materials for reading, viewing, study, and research.

MIXED-USE DEVELOPMENT

A mixed-use development (MUD) is a unified project, with a minimum gross lot area of ten (10) acres, and is permitted as a Special Use in the East Broadway Gateway District (EBG), and is designed in accordance with the Special Permit design standards of §250-60 G and the Subdivision standards of Chapter 255. The developed portion of a MUD consists of a mix of residential uses including one-family and two-family dwellings and compatible commercial, office and service uses. Any non-residential use permitted in the EBV and EBG Districts, which is scaled to serve the day-to-day needs of the MUD residents as well as the larger community, may be included in a MUD. It is designed to encourage walking, reduce automobile trips, and prevent commercial strip development. A MUD permits flexibility of design and layout to protect environmental resources and create attractive places for people to work, live, and congregate. A minimum of thirty percent (30%) and a maximum of forty-five percent (45%) of the total floor area of all buildings in any MUD shall be devoted to non-residential uses.

MUSEUM

A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited.

NURSERY

The growing, cultivation, storage and sale of garden plants, flowers, trees, shrubs and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

PUBLIC RECREATIONAL FACILITY

A protected area in public ownership that is set aside for recreation and enjoyment. It may or may not have developed recreational facilities such as playgrounds, tennis courts, baseball fields, picnic areas and/ or bath facilities. Public Recreational Facilities shall not include Commercial Recreation Facilities.

RECREATION, COMMERCIAL

Facilities or equipment, exclusive of government facilities, for purposes of participant or spectator recreation or entertainment and utilized by the public for a fee. Examples include, but are not limited to arcades, cinemas, theaters, amusement parks, bowling alleys, billiard parlors, pool rooms, dance halls, ice/roller rinks, golf courses, driving ranges, miniature golf courses, and tennis/racquetball courts.

TRUCKING TERMINAL:

See DISTRIBUTION CENTER

WAREHOUSE:

A building or structure utilized for the storage of various goods including but not limited to equipment, food products, furniture, vehicles, appliances, clothing, wood products and related items, but not including materials classified as hazardous in the Fire Code of New York State.

Section 6: Amend these definitions, already appearing in Article II, §250-2, as follows:

GASOLINE FILLING STATION

Any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline, oil and other fuel for the propulsion or motor vehicles. A Gasoline Filling Station may contain a convenience retail store as an accessory use.

LABORATORY

A building or part of a building devoted to the testing and analysis of any products or biological samples. No manufacturing is conducted on the premises, except for experimental or testing purposes.

Section 7: Amend Article VIII, §250-46, by adding the following subsection A (3), to create an interpretation appeal for dealing with uses not listed, but which are similar to permitted uses.

- (3) Determination of Permitted Use. When a use is not specifically permitted in this Chapter as either a use permitted by right or by special permit, it shall be understood that the use may be allowed by special use permit of the Planning Board if upon an interpretation appeal it is determined by the Zoning Board of Appeals that the use is similar to other uses listed in the district and is consistent with the stated purpose of the district. It is further recognized that every conceivable use cannot be identified in this zoning ordinance, and anticipating that new uses will evolve over time, so therefore this section establishes the Zoning Board of Appeals' authority to review and decide, upon an interpretation appeal, to compare a proposed use and measure it against those listed in the applicable zoning district for determining similarity. In determining similarity, the Zoning Board of Appeals shall make all the following findings prior to approval:
- (a) The proposed use shall meet the intent of, and be consistent with, the goals, objectives and policies of the Town's comprehensive plan.
 - (b) The proposed use shall meet the stated purpose and general intent of the district in which the use is proposed to be located.
 - (c) The proposed use shall not adversely impact the public health, safety and general welfare of the Town's residents.
 - (d) The proposed use shall share characteristics in common with, and not be of greater intensity, density, or generate more environmental impact, than those uses listed in the zoning district in which it is to be located.

Section 8: Amend Article IX, §250-60 Special Use Permits, by adding the following new subsection G, Standards for all uses located in the EBG District, requiring a Special Use Permit of the Planning Board, as follows:

G. Standards for All Uses Located in the EBG District, Requiring a Special Use Permit of the Planning Board.

- (1) All uses in the EBG District that require a Special Use Permit of the Planning Board shall be subject to the requirements of this section, unless expressly exempted in section 2 below.

(2) Upon determination of the Planning Board, acting as Lead Agency pursuant to the SEQRA, that the proposed action is categorized as "Type II," the application shall be referred to the Building Department for subsequent review and processing, and will be exempt from the Special Permit review process and requirements. Actions categorized as "Type 1" or "Unlisted" will require review and approval pursuant to section 1 above.

(3) Design Standards Required

- (a) If practicable, the site should provide driveway connections to adjacent sites to the side and rear to allow travel between adjacent sites for users, without the need to exit to East Broadway. See Grow the Gateways Corridor Design Guidelines, section 1, Access Management and Parking, for guidance.
- (b) Access to the site from East Broadway should be controlled, with a maximum of two curb cuts or access points. On existing, nonconforming developed sites, access points and curb cuts along East Broadway shall be reduced to meet this standard, as part of any new application for a Special Permit or amendment to a Special Permit for Type I and Unlisted actions under SEQRA.
- (c) A maximum of 25% of the required number of parking spaces to meet parking standards shall be located in front of the principal use, between the principal use and East Broadway. It is preferred that all parking be kept to the rear of the principal use.
- (d) A minimum 10-foot landscaped buffer shall be installed in the required front yard along the East Broadway ROW. A minimum 6-foot landscaped buffer shall be installed in required side and rear yards. No parking spaces or drives shall be permitted in required front yards except for permitted direct site access, pursuant to section 2 above. An easement for a frontage sidewalk along East Broadway may be required within the required front yard, if practicable.
- (e) A landscaped buffer with a minimum width of 6 feet shall be installed around the perimeter of parking lots, other than in front yard areas in section 3 above, and around the foundations of principal buildings. One landscaped island for every 12 parking spaces shall be installed within the interior of any parking lot, in order to break up the parking lot into bays separated by landscaping. Landscape islands that are surrounded by pavement should have no dimensions less than nine (9) feet. Plant types and sizes shall comply with Grow the Gateways Corridor Design Guidelines, section 5.
- (f) An entrance to the principal building shall be designed in the front façade, facing the East Broadway. Additional entrances may be provided to allow building access from side or rear parking areas. A pathway shall be provided to connect the front door to parking areas and to the frontage road areas, and should connect to any existing or planned sidewalk network off-site.
- (g) Light poles in parking areas shall not exceed eighteen (18) feet or the height of the primary structure, whichever is less. Pedestrian-scaled lighting should be featured in

public spaces and sidewalks outside of parking areas. Poles for pedestrian lighting shall be no higher than twelve (12) feet. To minimize off-site or upward light spillage, full cut-off or cut-off style luminaries shall be used, meeting the Grow the Gateways Corridor Design Guidelines, section 4.

(4) Bonus Provided for Meeting Additional Optional Design Standards

- (a) An additional 10% development coverage may be permitted to be added to the applicable bulk standard listed in the EBG (East Broadway Gateway District) Schedule of District Regulations for projects meeting the Architectural Standards of the Grow the Gateways Corridor Design Guidelines section 6. To be eligible for the development coverage bonus, architecture of the proposed building to be constructed by Special Permit shall be consistent with the architectural style of buildings in the downtown Village of Monticello, without visible concrete masonry units, or vinyl or metal siding. Brick, stone or wood siding and trim are required. Formulaic or corporate chain styles not customized for construction in the Monticello region will not be eligible for the development coverage bonus.
- (b) An additional 10% development coverage may be permitted to be added to the bulk standard listed in the EBG Schedule of District Regulations for projects providing two of more of the following green infrastructure features, meeting the Grow the Gateways Corridor Design Guidelines section 5.
 - a. Green roof for principal building.
 - b. Rain garden bioretention for stormwater treatment.
 - c. Solar photovoltaic panels to supply on-site electrical power.
 - d. Complete Streets elements, pursuant to the "Complete Streets" manual by Lois Chaplin, Cornell Local Roads Program, CLRP No. 07-03, revised February 2012, as may be amended.
 - e. Geothermal heating and/or cooling.
 - f. No parking spaces, drives or asphalt paving in front of buildings, between any principal or accessory buildings and East Broadway.
- (c) Any application requiring an area or bulk variance from the Zoning Board of Appeals shall not be eligible for any bonuses set forth in this subsection above.

Section 9: Amend Article VI, §250-21, Nonconforming uses, buildings, and structures, by adding a new subsection E, as follows:

E. Nonconforming Single and Two-family Dwellings in the East Broadway Gateway District. Single family dwellings and two-family dwellings, legally in existence as of January 1, 2020, or under construction pursuant to a building permit issued prior to January 1, 2020, shall be considered a permitted use, but shall be subject to the following limitation on future expansions:

- (1) The single-family dwelling or two-family dwelling may not be rebuilt, enlarged or extended in any manner which increases its floor area or volume of enclosed space by more than 50% over the floor area or volume of the existing structure, or over the floor area or volume of the structure under construction for which a building permit has been

issued, as of January 1, 2020. The limitation shall apply to all permits for construction cumulatively over the lifetime of the structure, subsequent to January 1, 2020. For the purposes of this measuring permit applications against this standard, the Building Inspector shall consider the base floor area and volume of the structure as it is existed on January 1, 2020, according to the records of the Building Department of the Town. In the absence of such records, the applicant shall provide documentation on the size and configuration of the structure as of January 1, 2020.

- (2) New construction of single family or two-family dwellings is prohibited in the East Broadway Gateway, and shall be considered a nonconforming use, unless such uses are part of a Mixed-Use Development as defined by this Chapter.

Section 10: Amend Article IX, §250-59, Waiving of Provisions, by adding and deleting language, as follows:

§ 250-59 Waiving of provisions.

The Town of Thompson Planning Board shall, pursuant to § 274-a, Subdivision 5, of the Town Law, has the right to waive, when reasonable, any of the requirements of §§ 250-51 through 250-58 of this article and any of the requirements of §250-60 G of Article IX, for the approval, approval with modifications or disapproval of site plans submitted to the Planning Board. This waiver authority may be exercised in the event that any such requirements are found not to be essential for the public health, safety or general welfare or are found to be inappropriate to a particular site plan. Any such waiver shall be subject to the following conditions:

- A. No waiver shall result in allowing a use not permitted within the applicable zoning district.
- B. Waivers shall be limited to those situations where the full application of the requirements contained in the above-referenced sections would generate unnecessary data and create unnecessary costs with regard to deciding the matter.
- C. An applicant for site plan approval who desires to seek a waiver of certain of the above-referenced requirements pertaining to such applications may submit a sketch plan of the proposed project to the Planning Board in lieu of a complete site plan. The Planning Board shall review the sketch plan, advise the applicant as to potential problems and concerns and determine if any additional site plan information is required. The Planning Board shall consider such a sketch plan as adequate when, in its judgment, the information submitted is sufficient to make a determination of compliance with the development standards in Part 1 of this chapter and, specifically, the intent of §§ 250-51 through 250-52.1.
- D. Nothing herein shall authorize the Planning Board to waive state environmental quality review requirements.
- E. The Planning Board must set forth in its record of proceedings the precise grounds upon which it has determined to exercise its waiver authority hereunder, which shall include a clear statement of what requirements of §§ 250-51 through 250-58 of this article, or of §250-60 G of Article IX, have been waived and the reason for the waiver of each and every such requirement.

Section 11: Upon adoption and codification, the publication entitled "Gateway Corridor Design Guidelines," dated September 2017 (32 pp.), produced as part of the "Grow the Gateways" Thompson-Monticello Strategic Plan for the Gateway Corridor," shall be posted on the electronic Code website for reference by the public, as an additional attachment.

Section 12: This local law shall take effect immediately.

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2019 of the Town of Thompson was duly passed by the Town Board on _____, 2019 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 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 2019, 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 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 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 _____ 2019, 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 2019 of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 2019 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 _____ 2019 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 2019 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 _____ 2019 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 2019 of the County of _____, State of New York, having been submitted to the electors at the General Election of November ____ 2019, 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: _____, 2019

(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: _____, 2019