

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 also held remotely via Zoom on **July 19, 2022.**

ROLL CALL:

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

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Patrice Chester, Deputy Administrator
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent

Present via Zoom: Kelly M. Murran, Deputy Town Clerk

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:08 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.

PRESENT FOR VILLAGE OF MONTICELLO

Mayor George Nikolados, Presiding
Trustee Carmen Rue
Trustee Michael Banks
Trustee Rochelle Massey
Trustee Gordon Jenkins

Also Present: Janine Gandy-McKinney, Village Clerk
James Snowden, Village Manager

JOINT PUBLIC HEARING WITH VILLAGE OF MONTICELLO: COMOLO LLC ANNEXATION PETITION REQUEST PROPERTY LOCATED ALONG ROCK RIDGE AVENUE, MONTICELLO, SBL #'S 13.-4-2, 13.-4-3.1, 13.-4-3.2, 13.-4-3.3, 13.-4-9, 13.-4-10 & 13.-4-11

Supervisor Rieber welcomed the Village of Monticello Board of Trustees to the meeting. He advised the public that the Town and Village would be holding a joint public hearing this evening for the purpose of considering an Annexation Petition that has been received by Comolo LLC for Property situated along Rock Ridge Avenue, State Route

17 and Prospect Avenue, Monticello, New York, SBL #'s 13.-4-2, 13.-4-3.1, 13.-4-3.2, 13.-4-3.3, 13.-4-9, 13.-4-10 & 13.-4-11.

A motion was made by Councilman Pavese and seconded by Councilwoman Meddaugh for the Town of Thompson Town Board to open the Joint Public Hearing.
Vote: 5 Ayes Rieber, Pavese, Schock, Meddaugh and Meddaugh
0 Nays

A motion was made by Trustee Jenkins and seconded by Trustee Rue for the Village of Monticello Board of Trustees to open the Joint Public Hearing.
Vote: 5 Ayes Nikolados, Rue, Banks, Massey and Jenkins
0 Nays

It was agreed that Supervisor Rieber would preside over this meeting for the Joint Public Hearing.

The Joint Public Hearing was opened at 7:10 PM.

Town Clerk Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Village Clerk Janine Gandy verified that she had a similar publication. The legal notice for the Town was published in the Sullivan County Democrat on Tuesday, July 5th, 2022. The legal notice for the Village was also published in the Sullivan County Democrat. Notification was sent to the property owners, Fire District and School District and posted on the Town Hall Bulletin Board and the official Town Website.

Mr. Jay Zeiger, Esq. of Kalter, Kaplan, Zeiger & Forman Attorneys at Law on behalf of their client/applicant Comolo LLC was present who provided a presentation regarding the proposed Petition for Annexation. Mr. Joel Kohn, Consultant of JK Expediting Services was also present to answer any questions that either boards or public might have. A brief discussion ensued regarding the proposed plans for the properties.

Both Boards confirmed that they are only proposing single-family homes on the four individual lots.

Public Comment was made as follows:

Howard Perlman, Village ZBA Chairperson asked for a brief explanation of proposed plans for the properties.

Oedhel Setren of Monticello asked how this annexation would affect the zoning regulations of the surrounding residents? How will the development of these properties affect the surrounding properties?

Attorney Zeiger said that specific zoning in the village R1 would only permit single family homes, which is also permitted in the Town zoning.

Oedhel Setren confirmed that it was in concurrency with the current zoning.

Mayor Nikolados advised that the lots could be built on now, but the setbacks would be more suitable if entire property were annexed, it would make it better.

Manager Snowden clarified the Village Zoning requirements.

Trustee Banks expressed his concerns regarding spot zoning.

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

CLOSE HEARING

TOWN:

A motion to close the joint public hearing at 7:20 PM was made by Councilwoman Meddaugh and seconded by Councilman Schock.

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

VILLAGE:

A motion to close the joint public hearing at 7:20 PM was made by Trustee Banks and seconded by Trustee Rue.

Vote: Ayes 5 Nikolados, Rue, Banks, Massey and Jenkins
Nays 0

The Regular Town Board Meeting was reconvened at 7:22 PM.

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilwoman Meddaugh the minutes of the July 5th, 2022 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Pavese, Schock, Meddaugh and Mace
Nays 0
Abstained 1 Rieber (He was not present for that meeting.)

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

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

- **Melinda S. Meddaugh, SC Agriculture & Farmland Protection Board:** Letter dated 07/05/22 to Supervisor Rieber Re: NYS Agricultural District 30-Day Window. The request made By Israel & Chaya Oster (Family Fun Park) located at 65 Friedman Road, Monticello, NY 12701, Town of Thompson, SBL #'s 5.-1-

at the Lake Ida Town Park. The Town could look into using the Golden Feather Award Funds towards this expense since bathrooms are necessary once the park opens for public use. Further discussion was held.

- Provided updates on the following Youth Recreation Programs: Flag Football Program, Youth Basketball Program, Zumba Program and the Yankee event.

Deputy Administrator Patrice Chester

- Image Data should be coming this Thursday, July 21st at approximately 10AM to pick up the boxes of Planning Board documents to be scanned for electronic imaging grant.
- The CDBG grant information to finally close out has been submitted. The Sullivan County Federation for the Homeless Drainage and Paving Project was completed, which allowed the Town to expend the remaining funds and close grant file.
- The Sullivan County Historical Society to hold One-Room Schoolhouse Display and Hackle Dam Dedication on Sunday, July 24th, 2021 at 2PM.

Comptroller Melissa DeMarmels

- The Town Annual Financials for FYE 12/31/2021 presentation by the Town Auditor's should be held at the next Town Board Meeting 08/02/2022. She is also starting to work on next year's budget worksheets.

PUBLIC COMMENT:

Oedhel Setren of Monticello provided comment regarding the reporting of his complaints made to Code Enforcement.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- 07/19/22 at 6PM: Town Board Work-Session.
- 07/19/22 at 7PM: Joint Public Hearing with Village of Monticello – Comolo LLC Annexation Petition Request, Property Located Along Rock Ridge Avenue, Monticello, SBL#'s 13.-4-2, 3.1, 3.2, 3.3, 9, 10 & 11 to be held at Town Hall.
- 07/19/22 at 7PM: Regular Town Board Meeting.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 7:46 PM. All board members voted in favor of adjourning the meeting.

The Zoom Livestream Videoconferencing connection and Facebook Live were disconnected.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

**Town Board Meeting
July 19, 2022
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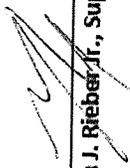


Town of Thompson
Warrant Report

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 19th day of July 2022 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. Riebar Jr., Supervisor



Town of Thompson
Warrant Report

| Fund | Fund Description | Report Grand Totals | | | | Invoice Batch | | Manual Checks | | Purchase Cards | | Total | |
|---------------------|---|---------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|--------------------|---------------|---------------------|---------------|
| | | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid |
| A000 | GENERAL FUND TOWN WIDE | \$322,504.91 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$322,504.91 | \$0.00 |
| B000 | GENERAL TOWN OUTSIDE | \$56,288.16 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$56,288.16 | \$0.00 |
| DA00 | HWY#3 / 4 - TOWN WIDE | \$63,286.72 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$63,286.72 | \$0.00 |
| DB00 | HWY#1 - TOWN OUTSIDE | \$224,387.07 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$224,387.07 | \$0.00 |
| SL01 | ROCK HILL LIGHTING | \$208.96 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$208.96 | \$0.00 |
| SL02 | LUCKY LAKE LIGHTING | \$40.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$40.98 | \$0.00 |
| SL03 | LAKE LOUISE MARIE | \$116.40 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$116.40 | \$0.00 |
| SL04 | PATIO HOMES LIGHTING | \$107.94 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$107.94 | \$0.00 |
| SL05 | KIAMESHA SHORES LIGHTING | \$31.85 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$31.85 | \$0.00 |
| SL06 | EMERALD GREEN LIGHTING | \$667.14 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$667.14 | \$0.00 |
| SL08 | CONGERO ROAD LIGHTING | \$6.85 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$6.85 | \$0.00 |
| SL09 | YESHIVA/KIAM. LIGHTING DISTRICT | \$62.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$62.00 | \$0.00 |
| SL10 | EMERALD CORP. PARK L/D#10 | \$177.90 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$177.90 | \$0.00 |
| SL11 | ADELAAR Lighting | \$621.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$621.50 | \$0.00 |
| SSAR | Adelaar Sewer District | \$15,160.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$15,160.83 | \$0.00 |
| SSHG | Harris Consolidated Sewer District | \$9,017.37 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$9,017.37 | \$0.00 |
| SSKC | Kiamesha Consolidated Sewer District | \$85,356.15 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$85,356.15 | \$0.00 |
| SSMD | MELODY LAKE SEWER DISTR. | \$3,496.95 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,496.95 | \$0.00 |
| SSRC | Rock Hill Emerald Green Consolidated Sewer Dist | \$52,060.38 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$52,060.38 | \$0.00 |
| SSSO | SACKETT LAKE SEWER DISTR | \$19,551.98 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$19,551.98 | \$0.00 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$2,140.19 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$2,140.19 | \$0.00 |
| SWC0 | COLD SPRING WATER | \$1,013.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,013.03 | \$0.00 |
| SWD0 | DILLON WATER DISTRICT | \$281.32 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$281.32 | \$0.00 |
| SWK0 | KIAMESHA RT42 WATER | \$68.83 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$68.83 | \$0.00 |
| SWL0 | LUCKY LAKE WATER DISTR | \$197.11 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$197.11 | \$0.00 |
| SWM0 | MELODY LAKE WATER | \$1,073.39 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,073.39 | \$0.00 |
| T000 | TRUST & AGENCY FUND | \$7,854.32 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$7,854.32 | \$0.00 |
| Grand Totals | | \$865,780.23 | \$0.00 | \$21,757.58 | \$0.00 | \$887,537.81 | \$0.00 |



Town of Thompson
Warrant Report

Unposted Batch Totals

| Fund | Fund Description | Invoice Batch | Manual Checks | Purchase Cards | Total |
|-----------------------------|------------------|---------------|---------------|----------------|--------|
| Unposted Batch Grand Totals | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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| SL03 | LAKE LOUISE MARIE | \$116.40 | \$0.00 | \$0.00 | \$0.00 |
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| SL06 | EMERALD GREEN LIGHTING | \$667.14 | \$0.00 | \$0.00 | \$0.00 |
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| SSSO | SACKETT LAKE SEWER DISTR | \$19,551.98 | \$0.00 | \$0.00 | \$0.00 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$2,140.19 | \$0.00 | \$0.00 | \$0.00 |
| SWC0 | COLD SPRING WATER | \$1,013.03 | \$0.00 | \$0.00 | \$0.00 |
| SWD0 | DILLON WATER DISTRICT | \$281.32 | \$0.00 | \$0.00 | \$0.00 |
| SWK0 | KIAMESHA RT42 WATER | \$68.83 | \$0.00 | \$0.00 | \$0.00 |
| SWL0 | LUCKY LAKE WATER DISTR | \$197.11 | \$0.00 | \$0.00 | \$0.00 |
| SWMO | MELODY LAKE WATER | \$1,073.39 | \$0.00 | \$0.00 | \$0.00 |
| T000 | TRUST & AGENCY FUND | \$7,854.32 | \$0.00 | \$0.00 | \$0.00 |
| Posted Batch Grand Totals | | \$865,780.23 | \$0.00 | \$21,757.58 | \$0.00 |
| | | | | \$887,537.81 | \$0.00 |