



**MAP, PLAN AND REPORT**

**FOR**

**EXTENSION NO. 3**

**OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT**

**TOWN OF THOMPSON**

**SULLIVAN COUNTY, NEW YORK**

**Client:**

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

**Prepared by:**

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

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

**Job No.: 95-55.2, 22-101  
Dated: August 30, 2022  
Revised: June 20, 2023**

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A. **INTRODUCTION**

The owners of certain parcels located along Fraser Road and Gibber Road petitioned the Town of Thompson Town Board in correspondence from Mr. Joel Kohn dated February 16, 2022 for the consideration of an extension to the Consolidated Kiamesha Sewer District. The Town Board, therefore, authorized MHE Engineering D.P.C. at the March 1, 2022 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited includes the following parcels:

- Tax Lot 9-1-8.2 which is located on the north side of Fraser Road and is approximately 38.558 acres in size. The parcel is currently vacant land.
- Tax Lot 6-1-11.1 which is landlocked and is adjacent to Tax Lot 9-1-8.2 and Tax Lot 6-1-11.6. The parcel is approximately 1.07 acres in size and it is currently vacant.
- Tax Lot 6-1-11.3 which is located on the west side of Gibber Road and is approximately 5.0 acres in size. This parcel is currently vacant land.
- Tax Lot 6-1-11.4 which is located on the west side of Gibber Road and is approximately 16.7 acres in size. This parcel is currently vacant land.
- Tax Lot 6-1-11.5 which is located on the west side of Gibber Road and is approximately 4.1 acres in size. This parcel currently contains a single-family dwelling unit.
- Tax Lot 6-1-11.6 which is located on the west side of Gibber Road and is approximately 4.2 acres in size.

The District extension is more formerly shown on Attachment No. 2 and described in Attachment No. 3.

C. **PROJECT DESCRIPTION**

The owner of Tax Lot 9-1-8.2 is proposing a residential development on the property consisting of approximately 60 units each with five bedrooms. The proposed improvements will result in a future anticipated sewage flow of approximately 33,000 gpd. A sketch plan provided by the applicant is provided in Attachment 4.

The Owner of Tax Lots 6-1-11.1, 11.3, 11.4, 11.5 & 11.6 is proposing a residential development on the parcels which also consists of approximately 60 units each with five bedrooms. This development would result in a future anticipated sewage flow of approximately 33,000 gpd. A Sketch Plan provided by the applicant is provided in Attachment 4.

This report will identify improvements necessary for the connection of the listed properties to the Consolidated Kiamesha Sewer District and costs associated to provide service to the properties.

D. **EXISTING AND PROPOSED IMPROVEMENTS**

1. Kiamesha WWTP Capacity:

The Kiamesha Lake Sewage Treatment Plant has a rated capacity of 2,000,000 gallons per day. The existing average daily flow to the Sewage Treatment Plant was approximately 327,000 gallons per day from June 2021 to April 2022. The maximum monthly average flow observed in this time frame was 402,700 gpd. There are additional projects within the district that have committed flow to the plant. A summary of these flows is provided below:

a. Plant Flow Current	402,700 gpd
b. Adelar/EPR Casino	373,100 gpd
c. Concord Future	350,000 gpd
d. Lakeview Estates	33,000 gpd
e. District Extension No. 1	47,000 gpd
f. District Extension No. 2	80,000 gpd
<b>Total flow:</b>	<b>1,285,800 gpd</b>
<b>Available Capacity:</b>	<b>714,200 gpd</b>

Based on the permitted capacity at the Kiamesha Lake Sewage Treatment Plant, and committed flows for the Casino/Resort and other project developments, the sewage treatment plant has adequate capacity to treat the wastewater generated from the proposed Extension No. 3 of the Kiamesha Consolidated Sewer District projected to add an estimated 66,000 gallons per day of additional flow.

## 2. Collection Mains:

The existing sewer district collection system extends west on Fraser Road from NYS Route 42. The main is 8" diameter gravity sewer in the area where Tax Lot 9-1-8.2 fronts on Fraser Road. There is a force main on Gibber Road in the vicinity of the remaining parcels.

The project applicants are proposing to construct a sewage collection system within the Fraser Road Development to convey flows to the existing collection system on Fraser Road. Sewage flows generated by the proposed Gibber Road Development will be collected and conveyed to the collection system in the Fraser Road project. The project may require the construction of a pump station on the Fraser Road parcel due to stream crossings and topography. The project developers will be responsible for the design, permitting and construction costs associated with the onsite collection and conveyance systems.

According to the Town of Thompson Sewer Department, the 8" gravity main along Fraser Road is transite and in poor condition. Approximately 300 feet of gravity main from along Fraser Road from the entrance to the Fraser Road property to Route 42 will require replacement to adequately pass the increased flows.

## E. **PROJECT COSTS**

The project developers will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection of waste water within the proposed property.

In addition, the Developer of properties in the District Extension will be responsible for the cost associated with the replacement of 300 feet of gravity main from the project

entrance east along Fraser Road to NYS Route 42. The cost of this main replacement is approximately \$90,000.00.

With respect to the available capacity at the Kiamesha Lake Sewage Treatment Plant, to be used by the Sewer District Extension No. 3, due to the fact that the existing Kiamesha Lake Sewer District users have bought and paid for the additional available capacity in the Kiamesha Lake Sewage Treatment Plant, as an outside user the Sewer District Extension No. 3 Developers will be expected to pay their fair share of the reserve capacity at a rate of \$22 per gallon per day. The total capacity cost for District Extension No.3, is therefore, \$1,452,000.00.

F. **ANNUAL COSTS**

The Kiamesha Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 5.

The list of parcels included in the District Extension is provided in Attachment 6 of this Report. This list includes the property classification, which is utilized to assess Annual Sewer Costs.

The Town of Thompson Town Board has adopted the following rates for the 2022 Kiamesha Sewer District assessment:

Capital Debt Service = \$9.65/Point

Annual O&M Cost = \$54.50/Point

The Annual Sewer Fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the rates noted above.

For example: A single-family residence with 4-bedrooms property classification of 210 would be assessed the following annual cost:

O&M (Rent) 10 Points (\$54.50/Point) = \$545.00

Capital Debt 10 Points (\$9.65/Point) = \$96.50

Total Annual Cost = \$641.50

G. **CONCLUSIONS**

The costs associated with Extension No. 3 of the existing Kiamesha Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users.

Respectfully submitted,

**MHE Engineering, D.P.C.**

A handwritten signature in black ink that reads "Matthew J. Sickler". The signature is written in a cursive style and is positioned above the printed name and title.

Matthew J. Sickler, P.E.

Associate

**ATTACHMENT 1**  
**CORRESPONDENCE**

# JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO Box 369

MONTICELLO, NY 12701

PHONE 845-796-9110

January 25, 2022

Town Board of the Town of Thompson  
4052 Route 42  
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension  
Town of Thompson Tax Map Parcels;  
9.-1-8.2 on Fraser Rd. 6.-1-11.1, 11.3, 11.4, 11.5, and 11.6 on Gibber Road

Dear Supervisor Rieber and Town Board Members;

I represent the buyers of the properties mentioned above in the matter of working with the Town on getting a Sewer District Extension to serve the properties listed above with municipal sewer.

## **The property on Fraser Road. (+/- 38.49 acres)**

Currently, only a small portion of the property is within the sewer district.

The parcel is currently a vacant parcel with some wetlands on it. The buyer is proposing to construct a 60-unit Cluster Development with amenities.

The projected flow for this project would be;

33,000 gallons per day (60 homes x 5 bedrooms x 110 gpd per bedroom).

It is assumed that the sewer will flow by gravity and tie into an existing gravity main on Fraser Rd.

Attached is a preliminary sketch for a 60-unit Cluster Development.

## **The properties on Gibber Road. (+/- 31.07 acres)**

Currently, there is a single-family home on lot 11.5, with the rest of the properties vacant. The buyer is proposing to do a cluster development of +/- 60 homes with amenities.

The projected flow for this project would be;

33,000 gallons per day (60 homes x 5 bedrooms x 110 gpd per bedroom).

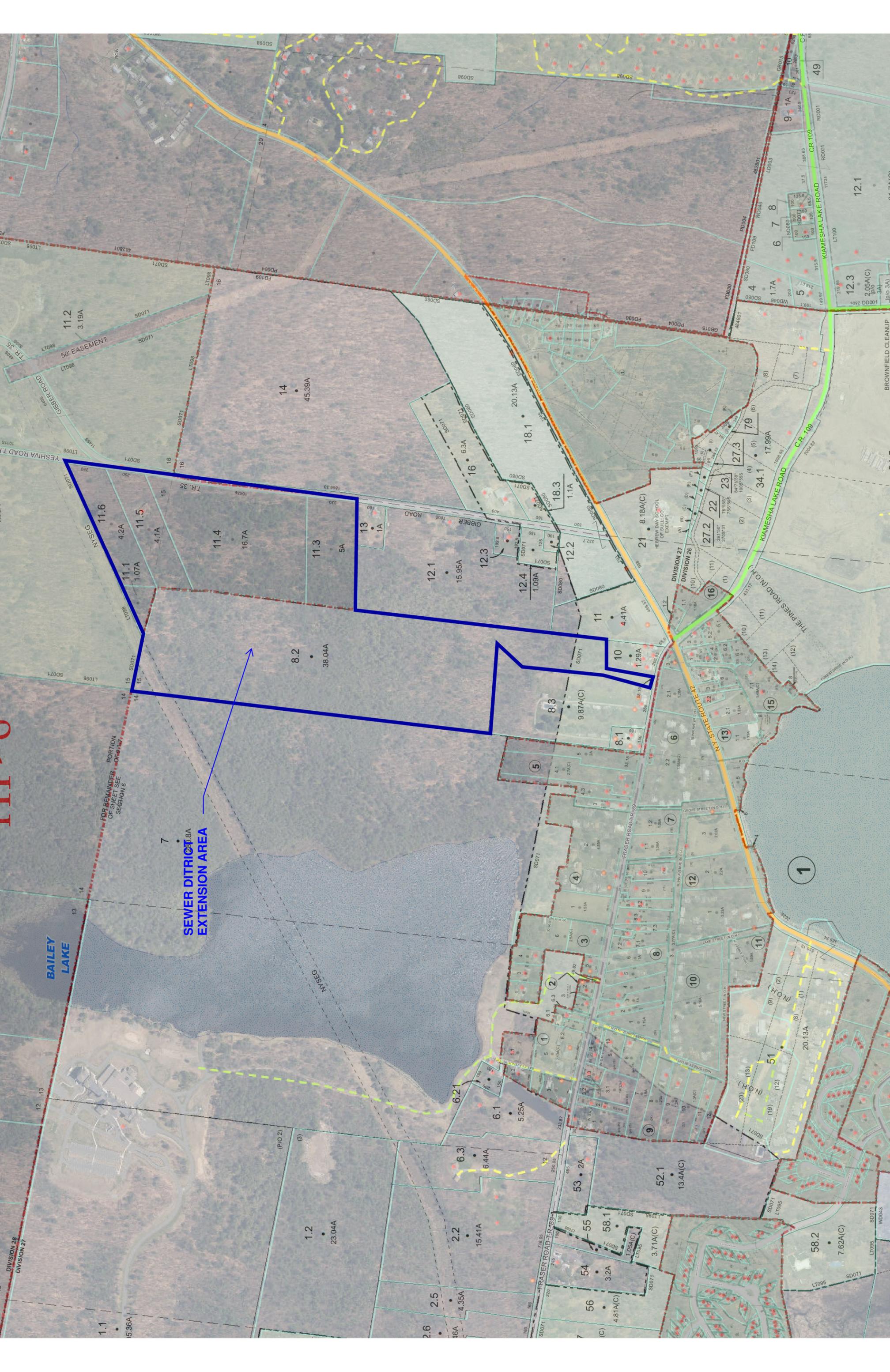
It is assumed that the sewer will flow by gravity through SBL 9.-1-8.2 and tie into an existing gravity main on Fraser Rd.

Attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

Truly yours,

*Joel Kohn*



FOR REMAINDER OF SHEET SEE SECTION 6

SEWER DITTOIC EXTENSION AREA

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**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 **March 01, 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  
Michael G. Messenger, Water & Sewer Superintendent  
James L. Carnell, Jr., Director of Building, Planning & Zoning

**Present via Zoom:** Kelly M. Murrin, Deputy Town Clerk  
Karen Schaefer, Supervisor's Confidential Secretary

**REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

**MONTHLY REPORT FOR FEBRUARY 2022 RECEIVED AND FILED**

Dog Control Officer's Report

**APPROVAL OF MINUTES:**

On a motion made by Councilman Schock and seconded by Councilman Pavese the minutes of the February 15<sup>th</sup>, 2022 Regular Town Board Meeting were approved as presented.

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

**PUBLIC COMMENT:**

There was no public comment given.

**CORRESPONDENCE:**

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

- **Nancy Buck, Sullivan County Treasurer & Village of Monticello:** Letter dated 02/10/22 to Town of Thompson Grant Enforcement Re: Notice of Delinquent Taxes on SBL # 108.-9-8, Owned by: Gloria Misukiewicz.
- **Jennifer Flad, Executive Director, SC IDA:** Letter dated 02/17/22 to Town of Thompson Re: Amendments to County of Sullivan IDA Uniform Tax Exemption Policy.
- **Julio Garaicoechea, Project Manager, SC IDA:** 2022 Distribution of PILOT Payments – Check #2092 Dated: 02/14/22 for \$371,839.40 (12 Projects).
- **Marc A. Baez, President/CEO, SC Partnership for Economic Development:** Letter dated 02/16/22 to Town Clerk Calhoun Re: Invitation to Town Supervisor, Town Board, Planning & Zoning Board Members to an Economic Development Breakfast Seminar – Thursday, 03/24/2022 at Bernie’s Restaurant, Rock Hill from 8-10AM.
- **Michael B. Mednick, Town Attorney:** Letter dated 02/16/22 to Mr. Joel Kohn of JK Expediting Services Corp. Re: Requirements to Proceed with Request for Consideration of a Sewer District Extension of Consolidated Kiamesha Sewer District – Fraser Road, SBL #9.-1-8.2 & Gibber Road, SBL #'s 6.-1-11.1, 6.-1-11.3, 6.-1-11.4, 6.-1-11.5 & 6.-1-11.6.
- **Jay L. Zeiger, Esq.:** Email dated 02/22/22 to Supervisor Rieber, Town Clerk Calhoun, Town Attorney Mednick and Yoel Kohn of JK Expediting Services Corp. Re: Petition for Annexation for Petitioner Mountaintop Villas LLC, SBL # 18.-1-57 Along NYS Route 42 South, Monticello.
- **Anita Hunt, SC 911 Addressing Center, SC Real Property Tax Services:** Letter dated 02/15/22 to Town of Thompson Re: Disbanded/Eliminated Road Name Camp Jened Drive, Address Changed to 53 Adams Road, Rock Hill.

**AGENDA ITEMS:**

- 1) **RESOLUTION TO ORDER MAP, PLAN & REPORT: CONGREGATION ICHED ANASH – PROPOSED EXTENSION NO. 2 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT, ANAWANA LAKE ROAD, SBL # 5.-1-21.1, 6.-1-14.1 & 8.-1-30.1**

**The Following Resolution Was Duly Adopted: Res. No. 123 of the Year 2022.**

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 March 01,  
2022

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 2 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT IN THE TOWN OF THOMPSON**

**WHEREAS**, Congregation Iched Anash has made a request to the Town Board of the Town of Thompson to extend the Consolidated Kiamesha Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 5-1-21.1; 6-1-14.1, and; 8-1-30.1; and

**WHEREAS**, the said area to be included in the Consolidated Kiamesha Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

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

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

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

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

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

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Kiamesha Sewer District are to be paid by the applicant.

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

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

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

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

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

Moved by: Councilman Ryan T. Schock

Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

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

**2) RESOLUTION TO ORDER MAP, PLAN & REPORT: JK EXPEDITING SERVICES CORP. – PROPOSED EXTENSION NO. 3 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT, FRASER ROAD, SBL # 9.-1-8.2 AND GIBBER ROAD, SBL#’S 6.1-11.1, 6.-1.11.3, 6.-1-11.4, 6.-1.11.5 & 6.-1-11.6**

**The Following Resolution Was Duly Adopted: Res. No. 124 of the Year 2022.**

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 March 01,  
2022

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 3 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT IN THE TOWN OF THOMPSON**

**WHEREAS**, JK Expediting Services Corp. has made a request to the Town Board of the Town of Thompson to extend the Consolidated Kiamesha Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 9-1-8.2 (Fraser Road), 6-1-11.1, 6-1-11.3, 6-1-11.4, 6-1-11.5 and 6-1-11.6 (Gibber Road); and

**WHEREAS**, the said area to be included in the Consolidated Kiamesha Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

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

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

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

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

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

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Kiamesha Sewer District are to be paid by the applicant.

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

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

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

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

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

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

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

**3) DISCUSS & AUTHORIZE APPLYING FOR 2022 COMMUNITY DEVELOPMENT PROGRAMS – PLANS & PROGRESS GRANT DUE MARCH 4<sup>TH</sup>, 2022**

**The Following Resolution Was Duly Adopted: Res. No. 125 of the Year 2022.**

**Town Board Meeting  
March 01, 2022  
Page 6 of 13**



Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written Stipulation of Settlement and to bind the Town thereto, such Stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceedings.

Moved by: Councilwoman Melinda S. Meddaugh  
Seconded by: Councilman Scott S. Mace

and a roll call vote thereon as follows:

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

**5) LED STREETLIGHT PROJECT: APPROVE CHANGE ORDER FOR EMERALD GREEN LIGHTING DISTRICT \$91,312.50**

**The Following Resolution Was Duly Adopted: Res. No. 127 of the Year 2022.**

Resolved, that the Change Order for the purchase of (150) composite light posts as part of the LED Streetlight Project with New York Power Authority to include the additional streetlights for the Emerald Green Lighting District at a total additional cost of \$91,312.50 hereby be approved and that the Town Supervisor be authorized to execute said change order authorizing said purchase.

Moved by: Councilwoman Meddaugh                      Seconded by: Councilman Pavese

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

Nays 0

**6) PROPOSED SILVERCREST MANOR PROJECT: REQUEST FOR WATER DISTRICT IMPROVEMENTS TO SERVE PROPOSED DEVELOPMENT**

Mr. Amador Laput, Project Manager of Fellenzer Engineering LLP was present on behalf of the Proposed Silvercrest Manor Development Project, property located at 92 Fairground Road and Ripple Road, Monticello. The property is located in the Cold Spring Water District and the applicant is requesting that the Town complete an Engineering Study to determine necessary improvements to serve proposed development. The applicant is offering to improve the water system. Discussion ensued between Supt. Messenger, Mr. Laput, Town Board, Director Carnell and Attorney Mednick regarding subject. It was recommended that Mr. Laput arrange a meeting with the Town Engineer to discuss the matter first, prior to proceeding.

**7) BUILDING DEPARTMENT: ESTABLISH DATE FOR BID OPENING FOR DEMOLITION OF UNSAFE BUILDING(S) – YECHIEL KLEIN, 361 COLD SPRING ROAD, MONTICELLO, SBL # 50.-1-4.1**

**The Following Resolution Was Duly Adopted: Res. No. 128 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson advertise for bids for the Demolition of Unsafe Building(s) at 361 Cold Spring Road, Monticello, NY 12701 (Yechiel Klein) in accordance with specifications prepared and, said bids to be opened on Thursday, March 31, 2022, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

Motion by: Councilman Mace

Seconded by: Councilman Schock

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

Nays 0

**8) PARKS & RECREATION DEPARTMENT: PURCHASE REQUEST – 2022 JOHN DEERE GATOR XUV835M OFF NYS LANDSCAPING GROUNDS PC68131 (PG XN CG 22) BID LIST DATED: 02/22/2022 FOR \$19,889.47**

Water & Sewer Superintendent Messenger submitted a purchase request for (1) 2022 John Deere Gator XUV835M, Quote ID # 19965339 for a total cost of \$19,889.47 for the Water & Sewer Department. There are funds budgeted for this purchase.

**The Following Resolution Was Duly Adopted: Res. No. 129 of the Year 2022.**

Resolved that purchase request of Superintendent Glenn Somers for (1) 2022 John Deere Gator XUV835M, Quote ID # 19965339 for a total cost of \$19,889.47 off the NYS Landscaping Grounds Contract PC68131 for the Parks & Recreation Department hereby be approved.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Mace

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

Nays 0

**9) WATER & SEWER DEPARTMENT: LIGHT POLE SETTLEMENTS**

**A) REVIEW & ACCEPT SETTLEMENT OFFER: CLAIM FOR LIGHT POLE DAMAGE FOR SUM OF \$15,709.24 & AUTHORIZE SUPT. MESSENGER TO EXECUTE NECESSARY DOCUMENTS. DAMAGE OCCURRED ON 06/25/21.**

**The Following Resolution Was Duly Adopted: Res. No. 130 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson hereby accepts the settlement offer of Total Recovery Resources and Coordination (TRRAC) in the amount of \$15,709.24 for reimbursement of property damage to a Light Pole Fixture in the Adelaar Lighting District occurring on or about June 25<sup>th</sup>, 2021. Further Be It Resolved, that Superintendent Messenger hereby be authorized to execute the Property Damage Release to accept said offer.

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

**B) REVIEW & ACCEPT SETTLEMENT OFFER: CLAIM FOR LIGHT POLE DAMAGE FOR SUM OF \$15,690.49 & AUTHORIZE SUPT. MESSENGER TO EXECUTE NECESSARY DOCUMENTS. DAMAGE OCCURRED ON 10/14/21.**

**The Following Resolution Was Duly Adopted: Res. No. 131 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson hereby accepts the settlement offer of Total Recovery Resources and Coordination (TRRAC) in the amount of \$15,690.49 for reimbursement of property damage to a Light Pole Fixture in the Adelaar Lighting District occurring on or about October 14<sup>th</sup>, 2021. Further Be It Resolved, that Superintendent Messenger hereby be authorized to execute the Property Damage Release to accept said offer.

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

**10)WATER & SEWER DEPARTMENT: ESTABLISH DATE FOR BID OPENING FOR 1007C MANHOLE FRAME AND COVERS – THURSDAY, MARCH 31<sup>ST</sup>, 2022 AT 2PM**

Water & Sewer Superintendent Michael G. Messenger requested permission to go out to bid for 1007C Manhole Frame and Covers. Supt. Messenger explained purpose for bidding the products.

**The Following Resolution Was Duly Adopted: Res. No. 132 of the Year 2022.**

Resolved, that the Town Board of the Town of Thompson advertise for bids for 1007C Manhole Frame and Covers in accordance with specifications prepared, therefore, said bids to be opened on Thursday, March 31<sup>st</sup>, 2022, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

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

**11)WATER & SEWER DEPARTMENT: PURCHASE REQUEST – KYOCERA PRINTER/COPIER, TA-2554CI OFF OMNIA CONTRACT # R191102 FROM KRISTT KELLY OFFICE SYSTEMS FOR \$4,272.49**

**The Following Resolution Was Duly Adopted: Res. No. 133 of the Year 2022.**

Resolved, that the price quote from Kristt Kelly Office Systems hereby be accepted and approved to purchase a new Kyocera TA-2554ci Printer/Copier off the Omnia Contract

# R191102 for the Water & Sewer Department at a total cost of \$4,272.49 (Including Delivery and Installation).

Motion by: Councilman Schock                      Seconded by: Councilman Pavese

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

Nays 0

**12)BILLS OVER \$2,500.00 – TOWN HALL IMPROVEMENTS**

**The Following Resolution Was Duly Adopted: Res. No. 134 of the Year 2022.**

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

**Wyde Lumber Company**

**\$4,632.00 Total Cost**

Invoice # 2202-295707 – Roxul Insulation for Town Hall renovations to Supervisor’s Suite, NYS Trooper Room, Conference Room & Assessor’s Office.

(Procurement: (2) Price Quotes obtained, which were submitted as per Procurement Policy –1) Wyde Lumber & Supply Corporation \$57.90 per 30 sq ft bundle and Fallsburg Lumber Company, Inc. \$58.99 per 30 sq ft bundle.)

Motion by: Councilman Schock

Seconded by: Councilman Mace

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

Nays 0

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

**The Following Resolution Was Duly Adopted: Res. No. 135 of the Year 2022.**

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

**Robert Green Auto & Truck, Inc.**

**\$29,847.25 Total Cost**

Invoice # C007133 – Purchase of 2021 RAM 1500 Tradesman Pickup Truck DS6L91, VIN # 1C6RR7ST0MS554958.

(Procurement: Onondaga County Bid Contract # 8771, Approved as per Res. #382 of 2020, Adopted: 12/15/2020.)

**Robert Green Auto & Truck, Inc.**

**\$29,847.25 Total Cost**

Invoice # C007134 – Purchase of 2021 RAM 1500 Tradesman Pickup Truck DS6L91, VIN # 1C6RR7ST0MS554959.

(Procurement: Onondaga County Bid Contract # 8771, Approved as per Res. #382 of 2020, Adopted: 12/15/2020.)

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

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

Nays 0



**Councilwoman Melinda S. Meddaugh**

- Sullivan County Roadside Litter Pluck Event to be held 04/01/2022–06/30/2022.
- Rock Hill Business & Community Association Roadside Litter Pluck Day Event to be held on Saturday, April 23<sup>rd</sup>, 2022.

**PUBLIC COMMENT:**

There was no public comment given.

**ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- 03/15/22 at 7PM: Regular Town Board Meeting.
- 03/15/22 at 7PM: Public Hearing – Proposed Creation of the State Route 42 Lighting District.
- 03/16/22 at 6PM: 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.
- 04/05/22 at 7PM: Regular Town Board Meeting.

**ADJOURNMENT**

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 7:57 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*

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**Marilee J. Calhoun, Town Clerk**

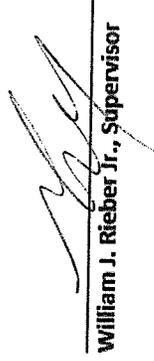


Town of Thompson  
Warrant Report

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



**Town of Thompson  
Warrant Report**

DB00	HWY#1 - TOWN OUTSIDE	\$30,772.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,772.13	\$0.00	\$0.00
H000	CAPITAL PROJECTS	\$6,729.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,729.59	\$0.00	\$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$21,641.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,641.73	\$0.00	\$0.00
SSAR	Adelaar Sewer District	\$73,752.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,752.48	\$0.00	\$0.00
SSHC	Harris Consolidated Sewer District	\$10,294.64	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,294.64	\$0.00	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$190,088.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$201,506.63	\$0.00	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$3,782.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,418.13	\$3,782.82	\$0.00	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$40,438.24	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,438.24	\$0.00	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$21,975.81	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,975.81	\$0.00	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$112,779.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112,779.44	\$0.00	\$0.00
SWC0	COLD SPRING WATER	\$830.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$830.96	\$0.00	\$0.00
SWD0	DILLON WATER DISTRICT	\$225.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.75	\$0.00	\$0.00
SWK0	KIAMESHA RT42 WATER	\$102.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$102.34	\$0.00	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$225.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$225.75	\$0.00	\$0.00
SWM0	MELODY LAKE WATER	\$827.96	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$827.96	\$0.00	\$0.00
T000	TRUST & AGENCY FUND	\$4,855.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14,658.52	\$19,513.82	\$0.00	\$0.00
<b>Grand Totals</b>		<b>\$983,928.22</b>	<b>\$0.00</b>	<b>\$750,000.00</b>	<b>\$0.00</b>	<b>\$26,076.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,760,004.87</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



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

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$199,873.14	\$0.00	\$0.00	\$0.00	\$199,873.14	\$0.00	\$199,873.14
B000	GENERAL TOWN OUTSIDE	\$61,237.99	\$0.00	\$0.00	\$0.00	\$61,237.99	\$0.00	\$61,237.99
DA00	HWY#3 / 4 - TOWN WIDE	\$203,493.65	\$0.00	\$750,000.00	\$0.00	\$953,493.65	\$0.00	\$953,493.65
DB00	HWY#1 - TOWN OUTSIDE	\$30,772.13	\$0.00	\$0.00	\$0.00	\$30,772.13	\$0.00	\$30,772.13
H000	CAPITAL PROJECTS	\$6,729.59	\$0.00	\$0.00	\$0.00	\$6,729.59	\$0.00	\$6,729.59
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$21,641.73	\$0.00	\$0.00	\$0.00	\$21,641.73	\$0.00	\$21,641.73
SSAR	Adelaar Sewer District	\$73,752.48	\$0.00	\$0.00	\$0.00	\$73,752.48	\$0.00	\$73,752.48
SSHC	Harris Consolidated Sewer District	\$10,294.64	\$0.00	\$0.00	\$0.00	\$10,294.64	\$0.00	\$10,294.64
SSKC	Kiamesha Consolidated Sewer District	\$190,088.50	\$0.00	\$0.00	\$0.00	\$190,088.50	\$0.00	\$190,088.50
SSM0	MELODY LAKE SEWER DISTR.	\$3,782.82	\$0.00	\$0.00	\$0.00	\$3,782.82	\$0.00	\$3,782.82
SSR0	Rock Hill Emerald Green Consolidated Sewer Dist	\$40,438.24	\$0.00	\$0.00	\$0.00	\$40,438.24	\$0.00	\$40,438.24
SSSC	SACKETT LAKE SEWER DISTR	\$21,975.81	\$0.00	\$0.00	\$0.00	\$21,975.81	\$0.00	\$21,975.81
SWA0	ADELAAR RESORT WATER DISTRICT	\$112,779.44	\$0.00	\$0.00	\$0.00	\$112,779.44	\$0.00	\$112,779.44
SWC0	COLD SPRING WATER	\$830.96	\$0.00	\$0.00	\$0.00	\$830.96	\$0.00	\$830.96
SWD0	DILLON WATER DISTRICT	\$225.75	\$0.00	\$0.00	\$0.00	\$225.75	\$0.00	\$225.75
SWK0	KIAMESHA RT42 WATER	\$102.34	\$0.00	\$0.00	\$0.00	\$102.34	\$0.00	\$102.34
SWL0	LUCKY LAKE WATER DISTR	\$225.75	\$0.00	\$0.00	\$0.00	\$225.75	\$0.00	\$225.75
SWM0	MELODY LAKE WATER	\$827.96	\$0.00	\$0.00	\$0.00	\$827.96	\$0.00	\$827.96
T000	TRUST & AGENCY FUND	\$4,855.30	\$0.00	\$0.00	\$0.00	\$4,855.30	\$0.00	\$4,855.30
Posted Batch Grand Totals		\$983,928.22	\$0.00	\$750,000.00	\$0.00	\$26,076.65	\$0.00	\$1,760,004.87

Report Grand Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
A000	GENERAL FUND TOWN WIDE	\$199,873.14	\$0.00	\$0.00	\$0.00	\$199,873.14	\$0.00	\$199,873.14
B000	GENERAL TOWN OUTSIDE	\$61,237.99	\$0.00	\$0.00	\$0.00	\$61,237.99	\$0.00	\$61,237.99
DA00	HWY#3 / 4 - TOWN WIDE	\$203,493.65	\$0.00	\$750,000.00	\$0.00	\$953,493.65	\$0.00	\$953,493.65

**ATTACHMENT 2**  
**DISTRICT EXTENSION MAP**



**ATTACHMENT 3**

**DESCRIPTION OF DISTRICT EXTENSION**

Beginning at a point, being the southwest corner of TM 9-1-8.2, said corner also being on the centerline of Fraser Road; Thence

1. Northeasterly, 293 feet more or less, along the eastern boundary of TM 9-1-8.3 to a point; thence
2. Northerly, 549 feet more or less, along the easterly boundary of TM 9-1-8.3 to a point; thence
3. Northeasterly, 209 feet more or less, along the easterly boundary of TM 9-1-8.3 to a point, said point being the northeasterly corner of TM 9-1-8.3; thence
4. Westerly, 556 feet more or less, along the northerly boundary of TM 9-1-8.3, to a point, said point being the northwesterly corner of TM 9-1-8.; thence
5. Northerly, 2,283 feet more or less, along the easterly boundary of TM 9-1-1.1 to a point, said point being the Northwesterly corner of TM 9-1-8.2; thence
6. Easterly, 291 feet more or less, along the southerly boundary of TM 6-1-11.7 to a point, said point being the westerly corner of TM 6-1-11.1; thence
7. Northeasterly, 1,288 feet more or less, along the northerly boundary of TM 6-1-11.1 and TM 6-1-11.6 to a point, said point being the northwesterly corner of TM 6-1-11.1 and the center of Gibber Road; thence
8. Southerly, 1,930 feet more or less, along the center of Gibber Road and the easterly boundary of TM 6-1-11.6, TM 6-1-11.5, TM 6-1-11.4, TM 6-1-11.3 to a point, said point being the northeasterly corner of TM 9-1-13; thence
9. Westerly, 660 feet more or less, along the northerly boundary of TM 9-1-13 and TM 9-1-12.1, to a point, said point being the northwesterly corner of TM 9-1-12.1 and on the boundary of TM 9-1-8.2, thence
10. Southerly, 1,584 feet more or less, along the westerly boundary of TM 9-1-12.1 and TM 9-1-11 to a point; thence
11. Southwesterly, 156 feet more or less, along the northerly boundary of TM 9-1-10 to a point, said point being an inside corner of TM 8-1-57; thence
12. Southerly, 312 feet more or less, along the westerly boundary of TM 9-1-10 to a point, said point also being the Centerline of Fraser Road; thence
13. Westerly, 67 feet more or less, along the centerline of Fraser Road to a point, said point being the southwest corner of TM 9-1-8.2 and also being the point of beginning.

**ATTACHMENT 4**

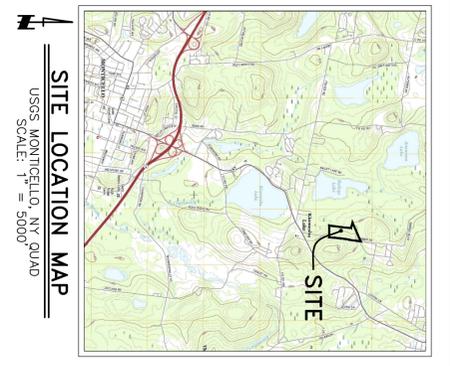
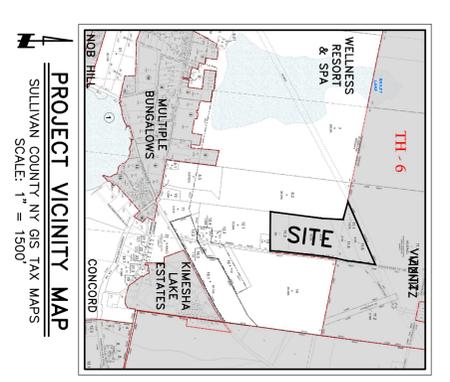
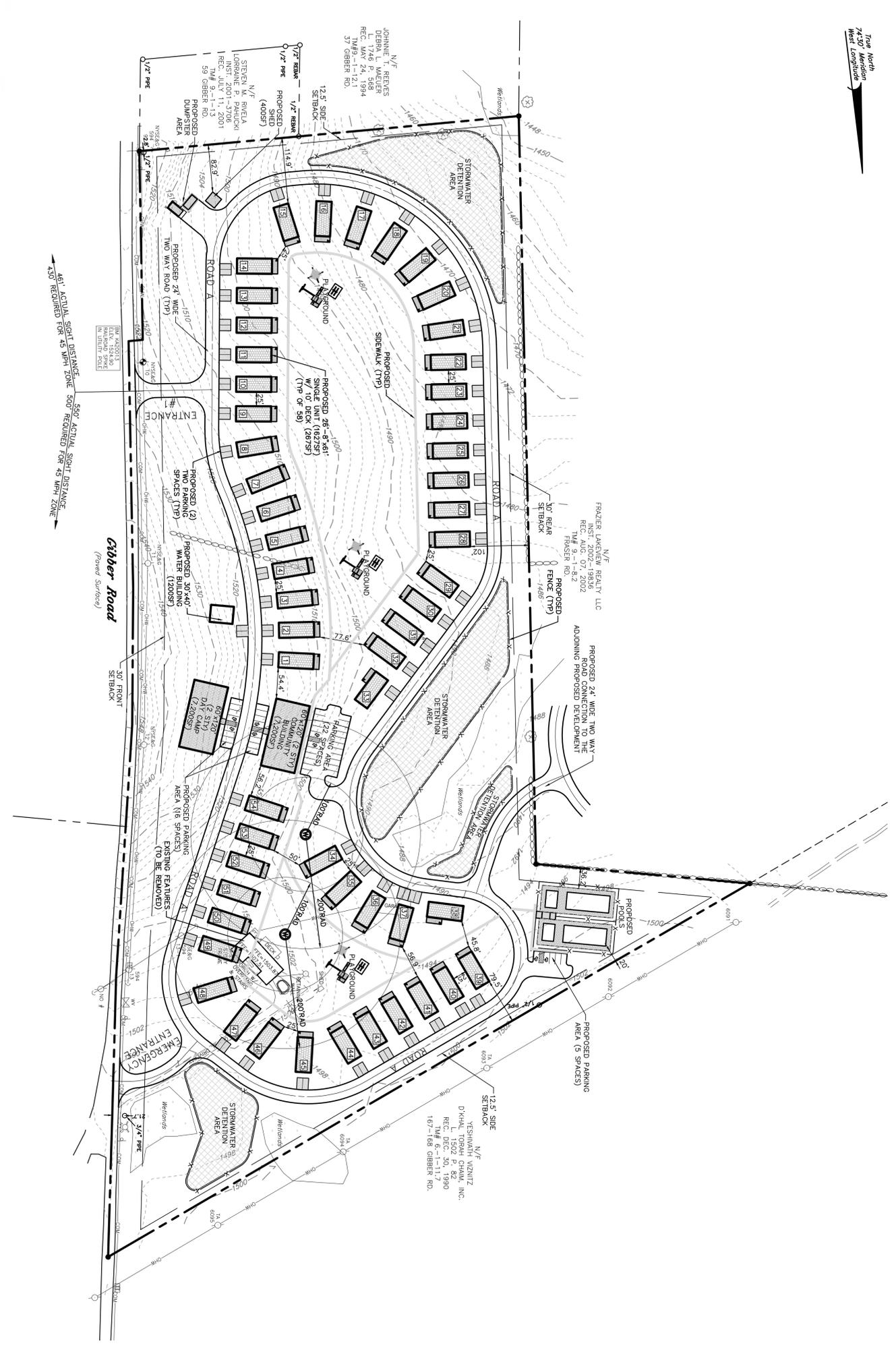
**PROPERTY DEVELOPMENT SKETCH PLANS**





461' ACTUAL SIGHT DISTANCE  
450' REQUIRED FOR 45 MPH ZONE

550' ACTUAL SIGHT DISTANCE  
500' REQUIRED FOR 45 MPH ZONE



**PROJECT VICINITY MAP**  
SULLIVAN COUNTY, NY GIS TAX MAPS  
SCALE: 1" = 1500'

**TAX PARCEL MAP**  
SULLIVAN COUNTY, NY GIS TAX MAPS  
SCALE: 1" = 1000'

**SITE LOCATION MAP**  
USGS MONTICELLO, NY QUAD  
SCALE: 1" = 5000'

**LANDOWNER**  
GIBBER HOLDINGS LLC  
5 LENORE AVENUE  
MONSEY, NY 10952

**DEVELOPER**  
MICHAEL G. RIELLY  
NEW YORK STATE PROFESSIONAL ENGINEER  
LICENSE NO. 093427

**SOURCE OF TITLE**

TAX MAP NUMBER	TOWN OF THOMPSON:
	6-1-1113
	6-1-1114
	6-1-1115
	6-1-1116

**GENERAL NOTES**

- BOUNDARY & EXISTING FEATURES INFORMATION FROM A MAP ENTITLED "BOUNDARY SURVEY FOR GIBBER HOLDINGS LLC, GIBBER ROAD" PREPARED BY KEystone ASSOCIATES, DATED 08/11/2021, IS INCORPORATED INTO THIS PLAN. THE WETLAND ARE BASED ON ECOLOGICAL ANALYSIS IN THE SUMMER OF 2021 AND THEN LOCATED BY RIELLY ENGINEERING IN SEPTEMBER 2021.

**GENERAL NOTES**

1. BOUNDARY & EXISTING FEATURES INFORMATION FROM A MAP ENTITLED "BOUNDARY SURVEY FOR GIBBER HOLDINGS LLC, GIBBER ROAD" PREPARED BY KEystone ASSOCIATES, DATED 08/11/2021, IS INCORPORATED INTO THIS PLAN. THE WETLAND ARE BASED ON ECOLOGICAL ANALYSIS IN THE SUMMER OF 2021 AND THEN LOCATED BY RIELLY ENGINEERING IN SEPTEMBER 2021.

**ZONING DATA**  
SR (SUBURBAN RESIDENTIAL DISTRICT) - ZONE

(PRIVATE SEWER & WATER)	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	10 AC.	29.05 AC.	29.05 AC.
MINIMUM LOT WIDTH	65 FT.	1904.5 FT.	1904.5 FT.
MINIMUM LOT DEPTH	90 FT.	662.0 FT.	662.0 FT.
MINIMUM FRONT BUILDING SETBACK	30 FT.	196.2 FT.	58.0 FT.
MINIMUM SIDE BUILDING SETBACK	10 FT.	270.6 FT.	79.9 FT.
MINIMUM REAR BUILDING SETBACK	25 FT.	1649.6 FT.	182.4 FT.
MINIMUM REAR BUILDING SETBACK	30 FT.	477.2 FT.	102.0 FT.
MAXIMUM BUILDING HEIGHT	N/A	N/A	N/A
MAXIMUM LOT COVERAGE	20%	0.12%	9.74%
DENSITY (PER ACRE)	2.0	N/A	2.0
REQUIRED PARKING SPACES	x SPACES	N/A	133 SPACES

**DENSITY CALCULATIONS**

TOTAL PROPERTY AREA:	29.05 ACRES
TOTAL AREA OF RIGHT OF WAY:	- 0.92 ACRES
TOTAL AREA OF EASEMENT:	- 0.00 ACRES
TOTAL AREA OF WETLANDS:	- 0.87 ACRES
TOTAL AREA OF STREAMS:	- 0.00 ACRES
NET AREA:	27.26 ACRES
NET AREA / 2.0 (DENSITY ALLOWED):	13.63 ACRES
TOTAL NUMBER OF UNITS ALLOWED:	54 UNITS
TOTAL NUMBER OF UNITS SHOWN:	54 UNITS

**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING ADJACENT LINE
- EXISTING ADJACENT WAY LINE
- EXISTING PARKING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING STREAM CENTERLINE
- EXISTING FENCE
- EXISTING TREELINE
- EXISTING STONEWALL
- EXISTING WETLANDS
- EXISTING SANDIARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING STORM HEADWALL/ROWALL
- EXISTING FIRE HYDRANT
- EXISTING WELL
- PROPOSED PARKING
- MINIMUM BUILDING SETBACK LINE

SKETCH PLAN  
FOR  
**GIBBER HOLDINGS**

TOWN OF THOMPSON  
SULLIVAN COUNTY, NY

**RIELLY ENGINEERING DPC**

PO BOX 69 / 63 LIBERTY STREET  
MONTICELLO, NY 12701  
T. 845-796-9700  
OFFICE@RIELLYENGINEERING.COM

CLIENT  
GIBBER HOLDINGS LLC.  
5 LENORE AVENUE  
MONSEY, NY 10952

SCALE  
1" = 100'

MANAGER:  
MICHAEL G. RIELLY

DESIGN BY: KSW	DRAWN BY: MGR	CHKD BY: MGR
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IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER, ADD TO OR REMOVE ANY INFORMATION FROM THIS DOCUMENT IN ANY WAY. IF THIS DOCUMENT IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE, THE DATE AND A BRIEF DESCRIPTION OF THE ALTERATION.

NO.	DATE	REVISION
1	05/04/22	REVISED PER CLIENT COMMENT

DATE: APRIL 15, 2022  
SHEET NO. 1 OF 1  
DWG. NO. 0204-01

**ATTACHMENT 5**

**SCHEMATIC ESTIMATE OF PROBABLE COST**



**Consolidated Kiamesha Sewer District**  
**Extension No. 3**  
**Town of Thompson**  
**Sullivan County, New York**  
**Schematic Estimate of Probable Construction Cost**

**Last Revised:**  
 12-Jul-22  
**Revised By:**  
 MJS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
	<b><u>Harris Woods Pump Station</u></b>					
1	12" diameter gravity sewer	300	LF	\$ 200.00	\$ 60,000	
2	connections	1	EA	\$ 5,500.00	\$ 5,500	
3	pre-cast concrete manhole	1	EA	\$ 5,000.00	\$ 5,000	
	<b>Subtotal</b>					<b>\$ 70,500</b>
	Construction Contingencies					<b>\$ 5,000</b>
	<b>Total Construction Cost</b>					<b>\$ 75,500</b>
	Engineering/admin					<b>\$ 7,500</b>
	construction administration/observation					<b>\$ 7,000</b>
	<b>Total Design &amp; Construction Cost</b>					<b>\$ 90,000</b>

**ATTACHMENT 6**

**2020 SCHEDULE OF POINTS**

1/28/2021

2020 Schedule of Points

This Schedule refers to domestic, or sanitary, sewage

Multi-use properties will be assigned points summed for each use

\*=per unit

Property Class	Property Use	Rent Points	Debt Points
210	Single-family dwellings		
	1 to 4 bedrooms	10	10
	5 or more bedrooms	20	20
215, 220	Home with apartment, Two-family dwellings	20	20
230	Three-family dwelling	30	30
260	Seasonal Homes	10	10
280	Residential multistructure, multipurpose*	20	20
411	Apartment*		
	one-bedroom	7	7
	two-bedroom	8	8
	three-bedroom	10	10
	Residences with HOA offering plans will be assigned a share of the Points for the related common facilities		
Condominiums			
270, 416	Mobile home, manufactured home parks*	5	5
260	Seasonal Residences	10	10
414, 415, 418	Hotels, Motels, Inns		
	Office, first unit, small kitchen each sleeping unit*	20	20
	each efficiency unit*	5	5
		6	5
417	Camps, cottages, bungalows; unheated; per unit*	5	10
	add for day camps and/or school facilities	15	15
421, 424	Restaurants, Night clubs	80	80
422, 423, 425, 426	Diners, Fast Food and bars	40	40
431, 432, 433	Autodealers, Service Stations, Body shops	20	30
434, 435, 436	Car wash	70	70
437,438	Parking lots	0	10
440, 441, 442, 446, 449	Storage, warehouse, distribution facility plus 4 point/1000 sqft	20	20
447	Truck terminal	100	100
451, 452, 453, 454	Large Retail plus 6 points/1000 sqft limited facilities 4 points/1000 sqft	50	50
455, 471, 472	Sales (non-auto), funeral home, kennel	30	30
460, 461, 462, 463	Banks	60	60
464, 465	Office and Professional building	100	100
480, 482, 483	Multi-use commercial, row type, converted residence	15	15
484, 485, 486	Small commercial, mini-marts	30	30
512, 534, 541, 542	Movie theatre, social halls, bowling alleys, ice rinks	90	90
543, 544, 545, 546, 553	Recreational and sport facilities	120	120
550, 552, 682	Recreational acreage without facilities, per acre (ex golf courses, parks, etc)	0	5
554	Outdoor pools, no facilities	20	20
612, 613, 614, 615	Schools, Colleges, Special Institutions (day use) plus 5 point/1000 sqft	20	20
611, 620, 632, 681	Library, Cultural, Religious, Benevolent	20	20
641	Hospitals plus 20 points/1000 sq ft	50	50
614, 633	(Residential) Nursing Home, Group Home, Special Institutions, Assisted Living plus 25 points/1000 sq ft	50	50
642	Small health care office plus 8 points/1000 sq ft	20	20
652	Government Office	100	100
710, 712, 714	Manufacturing and Processing	50	50
720, 721	Mining	10	10
822, 823 853	water supply, water treatment, wastewater treatment according to volume of sewage sent to Town		
300	Vacant, Subdivided lots		
	Each buildable residential lot	0	3
	Each commercial lot	0	4
	Each waterfront lot	0	4
	Acreage per acre	0	5
	SPECIAL CLASSIFICATION: parcels or units included in the district which can not be feasibly served at this time, the property line being more than 200 feet from the sewer line or other circumstances making connection infeasible.	0	0.01
	OUTSIDE USERS shall be assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% Administration fee		
	If a user is a MUNICIPAL GOVERNMENT, the Town and such municipal government may by contract agree on the charge to be imposed for use of the sewer system, which such contract may include the successor to such municipal government		

The Town Board will make decisions on questions of classifications of properties

**ATTACHMENT 7**

**LIST OF PARCELS FOR DISTRICT EXTENSION**

**List of Parcels for District Extension**

<b>Tax Map Parcel</b>	<b>Acreage</b>	<b>Property Classification</b>
9-1-8.2	38.49	322 - vacant >10ac
6-1-11.1	66.16	314 – vacant <10 ac
6-1-11.3	5.0	314 – vacant <10 ac
6-1-11.4	16.7	322 - vacant >10ac
6-1-11.5	4.1	210 – 1 family res
6-1-11.6	4.2	314 – vacant <10 ac