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Meeting ID: 830 3245 2642

**TOWN OF THOMPSON
-Regular Meeting Agenda-**

THIS MEETING WILL BE HELD IN-PERSON
LOCATED AT TOWN HALL, 4052 STATE ROUTE 42,
MONTICELLO, NY 12701. THE MEETING WILL
ALSO BE STREAMED LIVE ON ZOOM: TO JOIN
PLEASE SEE TOWN WEBSITE AT:
WWW.TOWNOFTHOMPSON.COM

TUESDAY, DECEMBER 03, 2024**7:00 PM MEETING**

**PUBLIC HEARING: PROPOSED LOCAL LAW NO. 04
AMEND TOWN CODE CH.194 TO ESTABLISH SEWER RENTS FY-2025**

CALL TO ORDER
ROLL CALL
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: November 19, 2024 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Marilee J. Calhoun, Town Clerk:** Letter dated 11/20/24 to Lebaum Company, Inc. Re: Congregation Machne Ger vs. County of Sullivan, Town of Thompson & Fallsburg Central School District, Notice of Summons and Verified Complaint for Tax Assessment Year 2022-2023 School Tax Year and 2023 Town and County Tax Year.

AGENDA ITEMS:

1) RESOLUTION TO ENACT: PROPOSED LOCAL LAW NO. 04 OF 2024 – AMEND TOWN CODE CH. 194 TO ESTABLISH SEWER RENTS FOR FY-2025

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

3) RESOLUTION TO APPROVE USDA FORM E, #1 FOR HARRIS SEWER DISTRICT PROJECT

4) WATER & SEWER DEPARTMENT: REVIEW & APPROVE BIDS FOR SLUDGE REMOVAL & DISPOSAL

5) BILLS OVER \$5,000.00

6) BUDGET TRANSFERS & AMENDMENTS

7) ORDER BILLS PAID

OLD BUSINESS
NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

PUBLIC COMMENT

ADJOURN

PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The zoom invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

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**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW**

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on November 19, 2024, a proposed Local Law No. 04 of 2024, entitled "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers".

The proposed Local Law will establish and impose in the various sewer districts of the Town of Thompson, sewer rents for the year 2025.

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on December 03, 2024 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a Public Hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: November 19, 2024

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

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

Proposed
Local Law No. 04 of 2024

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 Consolidated Harris Sewer District, Consolidated Rock Hill/Emerald Green Sewer District, Consolidated Kiamesha Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, and Adelaar Resort Sewer District for the year 2025.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2025 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Consolidated Kiamesha Sewer District:	\$49.35	\$10.06
Consolidated Harris Sewer District:	\$31.26	\$ 2.90
Consolidated Rock Hill/Emerald Green Sewer District	\$60.45	\$14.67
Melody Lake Sewer District	\$88.56	\$20.77
Sackett Lake Sewer District:	\$61.87	\$ 1.09
Adelaar Resort Sewer District:*	N/A	N/A

* Adelaar Resort Sewer District is billed to 6 users only per usage spreadsheet

3. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
5. This local law shall take effect immediately.

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto, designated as local law No. ____ of 2024 of the Town of Thompson was duly passed by the Town Board on _____, 2024 in accordance with the applicable provisions of law.

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

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

3. (Final adoption by referendum)

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

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

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

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

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: November _____, 2024

(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: November _____, 2024

Attorney for Town of Thompson

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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 held remotely via Zoom on **November 19, 2024.**

ROLL CALL:

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

DRAFT

Absent: Councilwoman Melinda S. Meddaugh

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick Esq., Town Attorney
Jill M. Weyer, Director of Community Development
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent

Present Via Zoom: None

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:03 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilman Pavese the minutes of the November 7th, 2024 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT

There was no public comment given.

CORRESPONDENCE:

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

- **Miles Fah, NYS DEC, Division of Water, Region 3:** (4) Letters dated 10/31/24 & 11/05/24 to Supervisor Rieber & Town Board Re: Compliance Inspection Reports for Melody Lake STP, SPDES Permit # NY0030708 Completed on

**Town Board Meeting
November 19, 2024
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- **Charter Communications:** Letter dated 11/06/24 with Check #81092419 dated 11/06/24 for \$46,312.48 – 3rd Quarter Franchise Fee (07/01/24 – 09/30/24).
- **NYS Dept. of Taxation and Finance:** Check #10196202, Dated: 11/06/24 in the amount of \$652,389.38 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 2nd Quarter Payment.
- **Sullivan County Treasurer's Office:** Check #309182, Dated 11/15/24 for \$34,614.50 for Town Share of Cannabis Revenue 06/01/24 – 08/31/24.

**1) ROCKRIDGE 123 LLC: REQUEST FOR SEWER SERVICE EXTENSION
(CONSOLIDATED KIAMESHA SEWER DISTRICT) – ROCK RIDGE ROAD,
MONTICELLO, SBL #13.-3-10.2**

Resolved, that the Town Board of the Town of Thompson hereby authorize Town Attorney Michael B. Mednick to prepare and send a letter to Chaim Neiman, Member of Rockridge 123, LLC on behalf of Rockridge 123, LLC informing of cost requirements necessary to proceed with Sewer District Annexation Process. Required fees to be placed in escrow to cover necessary Engineering, Legal and Publication costs to continue with request for Proposed Sewer District Extension for Property located along Rock Ridge Road, Monticello in the Town of Thompson, SBL # 13.-3-10.2.

Absent 1 Meddaugh

The Following Resolution Was Duly Adopted: Res. No. 338 of the Year 2024.

RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A LOCAL LAW

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on November 19, 2024, a proposed Local Law No. 04 of 2024, entitled "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers".

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 December 03, 2024 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by: Councilman John A. Pavese

Seconded by: Councilman Ryan T. Schock

Adopted on Motion November 19, 2024

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 []	No [] ABSENT
Councilman RYAN T. SCHOCK	Yes [X]	No []

Proposed Local Law No. 04 of 2024

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 Consolidated Harris Sewer District, Consolidated Rock Hill/Emerald Green Sewer District, Consolidated Kiamesha Sewer District, Melody Lake Sewer District, Sackett Lake Sewer District, Cold Spring Sewer District, and Adelaar Resort Sewer District for the year 2025.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2025 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
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Consolidated Rock Hill/Emerald Green		
Sewer District	\$60.45	\$14.67
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Adelaar Resort Sewer District:*	N/A	N/A

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3. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
5. This local law shall take effect immediately.

**3) ESTABLISH DATE FOR FISCAL YEAR 2025 ORGANIZATIONAL MEETING:
TUESDAY, JANUARY 07, 2025 AT 7PM**

The Following Resolution Was Duly Adopted: Res. No. 339 of the Year 2024.

Resolved, that the Town Board of the Town of Thompson hereby sets the date for its Annual Organizational Meeting to be held on Tuesday, January 07, 2025 at 7:00 PM and the Town Clerk is hereby directed to advertise same in the official newspaper of the Town.

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

**4) MATAMIM CATERING: REQUEST TO RETURN \$4,000.00 TENT & CONTAINER
REMOVAL CASH BOND RECEIVED 08/25/2024 FOR ALAN KESTEN, 1 SHROEDER
STREET PROJECT – PLANNING BOARD**

The Following Resolution Was Duly Adopted: Res. No. 340 of the Year 2024.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Cash Bond for Tent & Container Removal in the amount of \$4,000.00 to Matamim Catering for the Alan Kesten, 1 Shroeder Street Project required by Planning Board.

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

5) RESOLUTION TO APPROVE CHANGES TO EMPLOYEE HANDBOOK

The Following Resolution Was Duly Adopted: Res. No. 341 of the Year 2024.

Town Board Meeting
November 19, 2024
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Resolved, that the Town Board of the Town of Thompson hereby approves several amendments to the Town of Thompson Employee Handbook as follows:

- 1) Table of Contents:
Revised page numbers and Section headings as required based on changes below.
- 2) Section 104:
Page 100-3 – Defined Anniversary Year in Section 104 Definitions.
Page 100-4 – Added space after Water in Section 104 Definitions.
- 3) Section 303:
Page 300-2 – Added Section 303 Criminal Background Checks for Employees, Volunteers and Independent Contractors who work with Children.
- 4) Section 401:
Page 400-1 – Clarified Flexible Scheduling in Section 401 Departmental Hours under the Arriving at Work Before or Leaving After Scheduled Work Hours paragraph.
- 5) Section 416:
Page 400-16 – Under Section 416 Disclosure of Information, added a paragraph Notification to Employees as required by the Public Officers Law §87(6) regarding (FOIL) requests.
- 6) Section 601:
Page 600-1 – Revised the example to the appropriate year under Section 601 Wage and Salary Longevity Recognition paragraph.
- 7) Section 602:
Page 600-1 – Revised Section 602 Flexible Scheduling, Flex Time and Overtime to clarify the need to adjust work schedules to accommodate approved work duties outside of the normal work day and flex the work schedule versus accumulating it for additional vacation time.
- 8) Section 702
Page 700-1 – Revised Section 702 Vacation Leave to clarify that years of service refers to Completed years of service, not the start of that year.
- 9) Section 708
Page 700-9 – Added language regarding retirement and contribution related to Medicare Eligibility in Section 708 Medical Insurance for Retirees.

And

Further Be It Resolved, that the all-specific changes above are to become effective January 1st, 2025.

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

6) SULLIVAN COUNTY YOUTH BUREAU – RESOLUTION TO APPROVE GRANT FUNDING CONTRACTS FOR YOUTH SPORTS PROGRAM, YOUTH EVENTS & YOUTH EXCURSIONS, FUNDING AMOUNT TOTALING \$12,500.00

Director Weyer reported that three out of the five Youth Bureau grants she submitted back in August were awarded. The resolution that passed on August 6th, 2024 allowed her to apply for the various Youth Bureau grants. She requires a resolution to authorize the acceptance, execution and administration of the Youth Bureau grants for Youth Sports Program, Youth Monthly Events and Recreational/Cultural Excursions that were awarded for a total funding amount of \$12,500.00.

The Following Resolution Was Duly Adopted: Res. No. 342 of the Year 2024.

Resolved, that the Town Board of the Town of Thompson hereby authorize acceptance of the 2024-2025 Grant Funding in the amount of \$12,500.00 through the Sullivan County Youth Bureau and the Sullivan County Legislature for Youth Activities Program (Youth Sports Program - \$7,500, Youth Monthly Events - \$1,000 and Recreational/Cultural Excursions - \$4,000) and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the necessary contracts as presented in order to accept said grant funds and that the Town be authorized to administer the grant program as required.

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

7) DISCUSSION AND APPROVAL OF COMPUTER & MONITOR UPGRADES

The Following Resolution Was Duly Adopted: Res. No. 343 of the Year 2024.

Resolved, that the Town Board of the Town of Thompson hereby approves the price quote from Computer Doctors, Liberty, New York to purchase several Dell Computers, Monitors and Port Cables for various Departments to be purchased off New York State Bid List for a total cost not to exceed \$42,500.00.

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

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

The Following Resolution Was Duly Adopted: Res. No. 344 of the Year 2024.

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

Delaware Engineering

\$14,895.00 Total Cost

Invoice # 20-2090-24 – Engineering Services through October 2024 on the Kiamesha Sewer WWTP Upgrade Project.

Slack Chemical Company

\$5,528.40 Total Cost

Invoice # 478811 – Purchase of 660 Gallons of SternPac for the Emerald Green Sewer Wastewater Treatment Facility.

(Procurement: Sole source procurement.)

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

8) BILLS OVER \$5,000.00 – HIGHWAY DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 345 of the Year 2024.

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

Glenco Supply

\$5,349.00 Total Cost

Invoice # 34509 – Purchase of Signs.

Trans Axle

\$5,665.51 Total Cost

Invoice # 93106 – Transmission Rebuild Truck #18.

Ferry

\$5,563.73 Total Cost

Invoice # 59334 – Purchase of Hydraulic Hose Supplies.

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

9) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/24

Board
Date: Meeting

11/19/2024

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

- 1) Cover additional retiree health insurance premiums with remaining active employee budgeted amounts
- 2) Amend Street Light budgets to cover additional non routine maintenance performed
- 3) Amend Melody Lake Sewer budget using fund balance to cover additional expenses
- 4) Amend Lucky Lake Water budget using additional revenues to cover additional expenses

The Following Resolution Was Duly Adopted: Res. No. 346 of the Year 2024.

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

Town Of Thompson

Budget Transfers/Amendments

Town Board Meeting

FYE 12/31/24

Date: 11/19/2024

<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>
A000.9060.802	Retiree Hospital/Medical Insurance				11,005.00	
A000.9060.800	Hospital/Medical Ins - Active Employees					11,005.00
B000.9060.802	Retiree Hospital/Medical Insurance				2,200.00	

B000.9060.800	Hospital/Medical Ins - Active Employees					2,200.00
DA00.9060.802	Retiree Hospital/Medical Insurance				17,400.00	
DA00.9060.800	Hospital/Medical Ins - Active Employees					17,400.00
DB00.9060.802	Retiree Hospital/Medical Insurance				7,050.00	
DB00.9060.800	Hospital/Medical Ins - Active Employees					7,050.00
SSHC.9060.802	Retiree Hospital/Medical Insurance				850.00	
SSHC.9060.800	Hospital/Medical Ins - Active Employees					850.00
SSKC.9060.802	Retiree Hospital/Medical Insurance				6,300.00	
SSKC.9060.800	Hospital/Medical Ins - Active Employees					6,300.00
SSM0.9060.802	Retiree Hospital/Medical Insurance				300.00	
SSM0.9060.800	Hospital/Medical Ins - Active Employees					300.00
SSRC.9060.802	Retiree Hospital/Medical Insurance				4,000.00	
SSRC.9060.800	Hospital/Medical Ins - Active Employees					4,000.00
SSS0.9060.802	Retiree Hospital/Medical Insurance				2,750.00	
SSS0.9060.800	Hospital/Medical Ins - Active Employees					1,800.00
SSS0.2650.000	Sale of Scrap		800.00			

SSS0.2590.000	Permits		150.00			
SWA0.9060.802	Retiree Hospital/Medical Insurance				225.00	
SWA0.9060.800	Hospital/Medical Ins - Active Employees					225.00
SWC0.9060.802	Retiree Hospital/Medical Insurance				70.00	
SWC0.9060.800	Hospital/Medical Ins - Active Employees					70.00
SWD0.9060.802	Retiree Hospital/Medical Insurance				20.00	
SWD0.9060.800	Hospital/Medical Ins - Active Employees					20.00
SWK0.9060.802	Retiree Hospital/Medical Insurance				10.00	
SWK0.9060.800	Hospital/Medical Ins - Active Employees					10.00
SWL0.9060.802	Retiree Hospital/Medical Insurance				20.00	
SWL0.9060.800	Hospital/Medical Ins - Active Employees					20.00
SWM0.9060.802	Retiree Hospital/Medical Insurance				70.00	
SWM0.9060.800	Hospital/Medical Ins - Active Employees					70.00
A000.5182.400	Street Lights - Contractual				6,500.00	
A000.1116.000	Tax on Adult Use Cannabis					6,500.00
SL04.2401.000	Interest Earnings		1,500.00			

SL04.5182.400	Patio Homes - Street Lights				2,100.00	
SL06.2401.000	Interest Earnings		7,900.00			
SL06.5182.400	Emerald Green- Street Lights				37,000.00	
SL08.5182.400	Congero Road Lighting Contractual				500.00	
SSM0.8130.400	Melody Lake Sewer - Contractual				9,500.00	
SWD0.2148.000	Interest & Penalties		145.00			
SWD0.2650.000	Sale of Scrap		35.00			
SWD0.8320.400	Dillon Water - Contractual				180.00	

Totals	10,530.00	-	108,050.00	57,820.00
		Net Effect To Budget		39,700.00

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

10) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 347 of the Year 2024.

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

OLD BUSINESS

There was no old business reported on.

¹ ATTACHMENT: ORDER BILLS PAID

NEW BUSINESS

A) ROCK HILL VOLUNTEER AMBULANCE CORPS – REQUEST USE OF LAKE IDA PARK FOR EASTER EGG HUNT TO BE HELD ON SATURDAY, MARCH 23, 2024 (SNOW DATE: SUNDAY, MARCH 24, 2024)

The Following Resolution Was Duly Adopted: Res. No. 348 of the Year 2024.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Rock Hill Volunteer Ambulance Corps to use Lake Ida Park for their Annual Easter Egg Hunt event to be held on Saturday, April 5th, 2025 (Snow/Rain date: Sunday, April 6th, 2025) from 7AM to 5PM, subject to submittal of proof of insurance naming the Town of Thompson as Additional Insured in connection with said event and cleanup/trash pickup at conclusion of event.

Moved by: Councilman Schock

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

B) SACKETT LAKE SEWER DISTRICT PRELIMINARY REPORT FOR CONSTRUCTION OF A NEW SEWER TREATMENT PLANT PROJECT

Supt. Messenger reported that the original property owned by the Town was transferred to New Horizons Recreation, Inc. for the purposes of building a private sewer plant, which was never completed. Delaware Engineering was completing the Preliminary Report for the Construction of a new sewer treatment plant and discovered that the current property ownership is still under New Horizons Recreation, Inc. and was never transferred back to the Town. Attorney Mednick will investigate the status of the matter and report back with his findings. Further discussion ensued regarding the issue.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor William J. Rieber, Jr.

- No report provided.

Parks & Recreation Superintendent Glenn Somers

- Thanked Supt. Michael Messenger and his Department employees for their assistance with the leach fields system for bathrooms at Lake Ida Park.
- Rock Hill Business & Community Association – Request for assistance hanging the (16) lighted snowflakes in Rock Hill Business area. They also requested assistance with purchase of (500-1000) replacement bulbs at a cost not to exceed \$500.00. A discussion was held and the Town Board agreed to assist the Rock Hill Business & Community Association as requested. Action to authorize assistance with the hanging of the snowflake lights and bulb replacements as requested was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 349 of the Year 2024.




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 November 20, 24 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarnels, Comptroller


William J. Rieber Jr., Supervisor



Town of Thompson
Warrant Report

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	\$163,448.41	\$0.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$663,448.41	\$0.00
B000	GENERAL TOWN OUTSIDE	\$40,925.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,925.89	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$92,741.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,741.41	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$5,061.43	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,061.43	\$0.00
H000	CAPITAL PROJECTS	\$15,395.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,395.00	\$0.00
SL01	ROCK HILL LIGHTING	\$10.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10.35	\$0.00
SL02	LUCKY LAKE LIGHTING	\$2.51	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2.51	\$0.00
SL03	LAKE LOUISE MARIE	\$7.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7.53	\$0.00
SL04	PATIO HOMES LIGHTING	\$3,265.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,265.80	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$1.41	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.41	\$0.00
SL06	EMERALD GREEN LIGHTING	\$41,610.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$41,610.44	\$0.00
SL07	TREASURE LAKE LIGHTING	\$0.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.63	\$0.00
SL08	CONGERO ROAD LIGHTING	\$1.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.10	\$0.00
SL09	YESHIVAKIAM. LIGHTING DISTRICT	\$2,601.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,601.87	\$0.00
SL12	Route 42 N Lighting	\$6.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6.12	\$0.00
SSAR	Adelaar Sewer District	\$4,566.09	\$0.00	\$485,000.00	\$0.00	\$0.00	\$0.00	\$519,566.09	\$0.00
SSHC	Harris Consolidated Sewer District	\$6,730.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,730.18	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$30,973.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$30,973.95	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$1,012.59	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$6,012.59	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$16,710.06	\$0.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$41,710.06	\$0.00
SSSO	SACKETT LAKE SEWER DISTRICT	\$9,836.73	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$29,836.73	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$963.37	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$963.37	\$0.00
SWC0	COLD SPRING WATER	\$506.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$506.10	\$0.00
SWD0	DILLON WATER DISTRICT	\$705.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$705.91	\$0.00
SWK0	KIAMESHA RT42 WATER	\$25.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.31	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$635.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$635.45	\$0.00
SWM0	MELODY LAKE WATER	\$256.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$256.31	\$0.00
Grand Totals		\$438,001.95	\$0.00	\$985,000.00	\$0.00	\$95,000.00	\$0.00	\$1,518,001.95	\$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

Posted Batch Totals									
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$163,448.41	\$0.00	\$500,000.00	\$0.00	\$0.00	\$0.00	\$663,448.41	\$0.00
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Posted Batch Grand Totals		\$438,001.95	\$0.00	\$985,000.00	\$0.00	\$95,000.00	\$0.00	\$1,518,001.95	\$0.00

MARILEE J. CALHOUN
Town Clerk

KELLY M. MURRAN
Deputy Town Clerk

Town of Thompson

TOWN HALL
4052 Route 42
Monticello, NY 12701-3221

Telephone (845) 794-2500 Ext.302
Fax (845) 794-8600

November 20, 2024

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

Re: Claimant: Congregation Machne Ger, Tax Assessment Year 2022-2023

To Whom It May Concern:

Enclosed please find a copy of the Notice of Claim on the above matter received from Kalter, Kaplan, Zeiger, & Forman, Attorneys at Law. This was received by my office on 11/14/2024. A copy of the Verified Complaint has been forwarded to the Town Attorney, Town Board, Comptroller and Assessor.

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

Sincerely,



Marilee J. Calhoun
Town Clerk

Encls.
MJC:kmm

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

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

Melissa DeMarmels, Town Comptroller

Van Krzywicki, Assessor

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

-----X
CONGREGATION MACHNE GER,

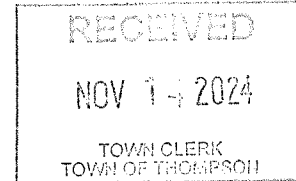
Plaintiff,

-against-

COUNTY OF SULLIVAN, TOWN OF THOMPSON,
and FALLSBURG CENTRAL SCHOOL DISTRICT,

Defendants,

Index No. E2024-1851
Date Filed: 11/1/2024



Kmm

-----X
NOTICE OF ELECTRONIC FILING

PLEASE TAKE NOTICE that the matter captioned above has been commenced as an electronically filed case in the New York State Courts Electronic Filing System ("NYSCEF") as allowed by CPLR 2111 and Uniform Rule 202.5-b (consensual electronic filing). This notice is being served as required by the rule.

NYSCEF is designed for the electronic filing of documents with the County Clerk and the court and for the electronic services of those documents, court documents, and court notices upon counsel and unrepresented litigants who have consented to electronic filing.

Electronic filing offers significant benefits for attorneys and litigants, permitting papers to be filed with the County Clerk and the court and served on other parties simply, conveniently, and quickly. NYSCEF case documents are filed with the County Clerk and the court by filing on the NYSCEF Website, which can be done at any time of the day or night on any day of the week. The documents are served automatically on all consenting e-filers as soon as the document is uploaded to the website, which sends out an immediate email notification of the filing.

The NYSCEF System charges no fees for filing, service, or viewing the electronic case record, nor does it charge any fees to print any filed documents. Normal filing fees must be paid, but this can be done on-line.

1) Parties represented by an attorney: An attorney representing a party who is served with this Notice must promptly either consent or decline consent to electronic filing and service through NYSCEF for this case. Attorneys registered with NYSCEF may record their consent electronically in the manner provided at the NYSCEF site. Attorneys not registered with NYSCEF but intending to participate in e-filing must first create a NYSCEF account and obtain a user ID and password prior to recording their consent by going to www.nycourts.gov/efile. Attorneys declining to consent must file with the court and serve on all parties of record a declination of consent.


2) Parties not represented by an attorney: Unrepresented litigants are exempt from

e-filing. They can serve and file all documents in paper form and must be served with all documents in paper form. However, an unrepresented litigant may consent to participate in e-filing.

For information on how to participate in e-filing, unrepresented litigants should contact the appropriate clerk in the court where the action was filed or visit www.nycourts.gov/efile_unrepresented. Unrepresented litigants also are encouraged to visit www.nycourthelp.gov/ or contact the Help Center in the court where the action was filed. An unrepresented litigant who consents to e-filing may cease participation at any time. However, the other parties may continue to e-file their court documents in the case.

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

Dated: November 7, 2024



TERRY S. FORMAN, ESQ.
Kalter, Kaplan, Zeiger & Forman
P.O. Box 30 - 6166 State Route 42
Woodbourne, NY 12788
Tel.: (845) 434-4777

TO: COUNTY OF SULLIVAN
Sullivan County Government Center
100 North Street, P.O. Box 5012
Monticello, New York 12701

TOWN OF THOMPSON
4052 Route 42
Monticello, New York 12701

FALLSBURG CENTRAL SCHOOL DISTRICT
115 Brickman Road
Fallsburg, New York 12733

Index No.: E2024-1851
Dated Filed: 11/1/2024

SUPREME COURT OF THE STATE OF NEW YORK

Plaintiff designates Sullivan

COUNTY OF SULLIVAN

County as the place of trial.

-----X
CONGREGATION MACHNE GER,

Plaintiff,

The basis of venue is the location of the Municipal Corporations of the Defendants in Sullivan County.

-against-

COUNTY OF SULLIVAN, TOWN OF THOMPSON, and
FALLSBURG CENTRAL SCHOOL DISTRICT,

SUMMONS

Defendants.

336 Whittaker Road
Town Thompson, New York
County of Sullivan

-----X
To the above-named Defendants:

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

Dated: October 30, 2024
Woodbourne, New York

Yours etc.,


TERRY S. FORMAN, ESQ.

Kalter, Kaplan, Zeiger and Forman
Attorneys for Plaintiff
6166 State Route 42 - - P.O. Box 30
Woodbourne, NY 12788
(845) 434-4777

FALLSBURG CENTRAL SCHOOL DISTRICT
115 Brickman Road
Fallsburg New York, 12733

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN

-----X
CONGREGATION MACHNE GER,

Plaintiff,

-against-

COUNTY OF SULLIVAN, TOWN OF THOMOSPON, and
FALLSBURG CENTRAL SCHOOL DISTRICT,,

Defendants.
-----X

VERIFIED COMPLAINT
Index No.: E 2024-1851
Dated Filed: 11/1/2024

The Plaintiff, by its attorneys, Kalter, Kaplan, Zeiger & Forman, alleges as follows:

1. At all times hereinafter mentioned, the Plaintiff was, and still is, a domestic religious corporation, duly organized and existing under and by virtue of the laws of the State of New York, and more specifically, Article 10 of the Religious Corporation Laws of the State of New York.

INTRODUCTION

2. The instant action is a plenary action to recover monies had and received. It is an action to obtain a refund of real property taxes which were paid by the Plaintiff to or for the benefit of the defendants, which real property taxes the Plaintiff was required to pay to or for the benefit of the defendants in order to avoid a tax sale of the Plaintiff's real property by the defendant, the County of Sullivan. It is the contention of the Plaintiff that it was compelled to pay said real property taxes in violation of its constitutional rights, and that it paid said real property taxes to protect its interest in said real property.

3. All of the real property taxes which were paid by the Plaintiff and which are the subject of this proceeding was paid within six (6) years of the date of the commencement of this lawsuit, and all of such taxes were paid under protest and duress and without prejudice.

THE PARTIES

4. As indicated in paragraph "1" of this Verified Complaint, the Plaintiff is a domestic religious corporation duly organized and existing under and by virtue of the laws of the State of New York.

5. Upon information and belief, at all times hereinafter mentioned, the defendant, the County of Sullivan, having an address at the County Government Center, 100 North Street, PO Box 5012, Monticello, New York, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and, in particular, in the County of Sullivan. The County of Sullivan has been made a party to this lawsuit because the monies which the Plaintiff is seeking to recover was paid by the Plaintiff to the said defendant, the County of Sullivan, and, because upon information and belief, a portion of the monies which were paid by the Plaintiff to the County of Sullivan was retained by, and expended by the said, County of Sullivan.

6. Upon information and belief, at all times hereinafter mentioned, the defendant, the Town of Thompson, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located within the County of Sullivan, having an address at 4052 Route 42, Monticello, New York, 12701, Town of Thompson, County of Sullivan. The Town of Thompson has been made a party to this lawsuit because employees and other representative of the said Town of Thompson, and, in particular, the Assessor and the Board of Assessment Review of said Town, made the determination that the property which is the subject of these proceedings and which is hereinafter described was not exempt from real property tax during the years in question (upon information and belief, the tax assessment year the 2022-2023 school tax year and 2023 town and county tax year) and moreover, upon information and belief, a portion of the monies which the Plaintiff is seeking to recover in the instant proceedings was paid to the defendant, the County of

Sullivan, and used and expended by the said defendant, Town of Thompson.

7. Upon information and belief, at all times hereinafter mentioned, the defendant, the Fallsburg Central School District, was and still is a municipal corporation duly organized and existing under the laws of the State of New York and located within the County of Sullivan, having an address at 115 Brickman Road, Fallsburg New York, 12733, Town of Fallsburg, County of Sullivan. The Fallsburg Central School District has been named a party to this lawsuit because, upon information and belief, a portion of the monies which the Plaintiff is seeking to recover was paid to the said defendant, the County of Sullivan, and used and expended by the defendant, the Fallsburg Central School District.

THE PROPERTY

8. On or about May 16, 1977, the Plaintiff purchased for good and value consideration property (the "Property") located in the Town of Thompson, County of Sullivan, State of New York and described on the tax map for the said Town of Thompson as Section 3, Block 1, Lot 12, more commonly known as 336 Whittaker Road, Monticello New York, 12701. The Property was reacquired by Plaintiff from the County of Sullivan in 2002 and 2013 following in rem tax lien foreclosure proceedings and has been owned by the Plaintiff herein at all times since the date it was reacquired by the Plaintiff through and including the date hereof.

9. At all times since the date of acquisition of the Property described in paragraph "8" above, through and including the date hereof, the Property has been used continuously and exclusively in accordance with the religious purposes of the Plaintiff, and except for the years in question (upon information and belief, the 2022-2023 school tax year and 2023 town and county tax year) said property has been fully exempt from real property taxes by the defendants herein, including the

Town of Thompson. More specifically, the Property was fully exempt from real property taxes for many years prior to the 2023(town and county) tax assessment year, and the Property has been fully exempt from real property taxes for the tax assessment years subsequent thereto, including, upon information and belief, the 2023-2024 school tax year, and 2024 town and county.

THE CAUSE OF ACTION

10. Upon information and belief, on or about May 1, 2022, the defendant, the Board of Assessors of the Town of Thompson, allegedly sent a letter to the Plaintiff advising the Plaintiff that the Board of Assessors of the said defendant, Town of Thompson, determined to remove the real property tax exemption available to the Plaintiff pursuant to Section 420-a of the Real Property Law of the State of New York because, according to same Board of Assessors, the Plaintiff failed to file a renewal application required by the said defendant, Town of Thompson, in order to be entitled to a real property tax exemption under Section 420-a of the Real Property Law of the State of New York.

11. Upon information and belief, the above letter of May 1, 2022 which was allegedly sent to the Plaintiff by the defendant, the Board of Assessors of the Town of Thompson, was never received by the Plaintiff and the Plaintiff did not see a copy of that letter until at least a year after the letter was allegedly sent to the Plaintiff.

12. As a result of the determination by the defendant, the Board of Assessors of the Town of Thompson, that the real property tax exemption with respect to the Plaintiff's property should be eliminated and that the Plaintiff's property should be placed on the taxable assessment rolls of the Town of Thompson, for the 2023 tax assessment year, the Plaintiff was allegedly sent a tax bill from

the defendant, the Fallsburg Central School District for the school tax year July 1, 2022 through June 30, 2023 and from the defendants, the Town of Thompson and County of Sullivan, for the calendar year 2023. Upon information and belief, the aforesaid tax bills from the Fallsburg Central School District and the Town of Thompson and the County of Sullivan were not received by the Plaintiff for several months after the tax bills were allegedly mailed to the Plaintiff.

13. In view of the fact that the Plaintiff is a religious corporation duly organized and existing under the religious corporation law of the State of New York, the Plaintiff is entitled, pursuant to Section 420-a of the Real Property Tax law of the State of New York to own the real property used by in connection with its religious activities exempt from real property taxes imposed by the defendants. In view of the fact that the Property has been used, at all times relevant to these proceedings, in connection with the religious activities, the Property which is the subject of these proceedings was and at all times during the tax assessment years in question is exempt from taxation under the laws of the State of New York.

14. Notwithstanding the fact that the Property of the Plaintiff was exempt from taxation under the laws of the State of New York, the defendants and their officers assessed and levied upon and collected against the Property real property taxes, without right, in contravention of the constitutional rights of the Plaintiff, in violation of law, and in excess of jurisdiction.

15. Upon information and belief, upon learning that the property has been placed on the taxable assessment rolls for the Town of for 2022-2023 school tax year and 2023 Town and County tax assessment year the Plaintiff demanded that the Plaintiff's property be given its rightful tax exemption and restored to the tax exemption roll of the Town of Thompson in accordance with Section 420-a of the Real Property Tax Law of the State of New York; however, this request of the Plaintiff was denied by the defendant, Town of Thompson, on each occasion, upon information and

belief, because the Plaintiff failed to file an application for exemption.

16. The action of the defendant, Town of Thompson, described above was arbitrary and capricious, in violation of law and in contravention of the constitutional rights of the Plaintiff since the said Town of Thompson was without jurisdiction to place the Property, which is tax exempt, on its taxable assessment rolls for the tax assessment years as aforesaid. Said acts of the assessor and the Board of Assessment review of the defendant, Town of Thompson, exceeded their authority since the assessor and the Board of Assessment Review of said Town erroneously failed and refused to wholly exempt the Property of the Plaintiff. As such, the acts of the assessor and Board of Assessment Review of said defendant, Town of Thompson was without jurisdiction, unconstitutional, and therefore, a nullity.

17. As a result of the arbitrary, capricious, and unconstitutional acts of the assessor and Board of Assessment Review of the said defendant, Town of Thompson, the Plaintiff received tax bills from each of these defendants for the fiscal years of the defendant, Fallsburg Central School District, July 1, 2022 to June 30, 2023 and, and for the calender year 2023 from the defendant, the Town of Thompson and the defendant, the County of Sullivan.

18. On February 27, 2023, and in order to avoid further interest accruals with respect to its outstanding tax bills as a result of the unlawful assessment of its property, and in order to avoid a potential tax sale of the Property in the future, the Plaintiff paid the to the Town of Thompson, the sum of \$43,222.87 with respect to the Property.

19. All of the taxes and interest described in paragraph "20" were paid by the Plaintiff to the defendant, the County of Sullivan, under duress and protest, and was paid for the sole purpose of protecting its interest in the Property. As such, the Plaintiff is entitled to a refunds of all of said taxes paid by the Plaintiff, to the defendant, the County of Sullivan, which tax payment, benefitted each

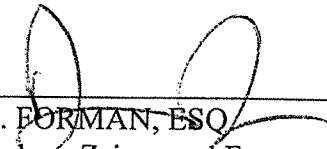
of the defendants.

20. By reason of the foregoing, there is justly due and owing from the defendants to the Plaintiff the aggregate sum of \$43,222.87, said amount representing the amount of real property taxes paid by the Plaintiff to or for the benefit of the defendants as a result of the taxes assessed and levied against the Plaintiff's property, together with interest and penalties thereon.

WHEREFORE, the Plaintiff demands judgment against the defendants in the sum of \$43,222.87 together with interest thereon and the costs and disbursement of this action, and for such other and further relief as this court may deem just and proper under the circumstances.

Dated: October 30, 2024
Woodbourne, New York

Yours etc.,



TERRY S. FORMAN, ESQ.
Kalter, Kaplan, Zeiger and Forman
Attorneys for Plaintiffs
6166 State Route 42 - - P.O. Box 30
Woodbourne, NY 12788
(845) 434-4777

To: COUNTY OF SULLIVAN
Sullivan County Government Center
100 North Street, P.O. Box 5012
Monticello, New York 12701

TOWN OF THOMPSON
4052 Route 42
Monticello, New York 12701

FALLSBURG CENTRAL SCHOOL DISTRICT
115 Brickman Road
Fallsburg, New York 12733

VERIFICATION

STATE OF NEW YORK))ss.:
COUNTY OF KINGS)

DAVID BERLINER, affirms, rather than swears, for religious purposes as follows: I am the Secretary of CONGREGATION MACHNE GER, the plaintiff in the above action; that I have read the annexed Verified Complaint, know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on information and belief, and as to those matters, I believe them to be true.

My belief, as to those matters therein not stated upon knowledge, is based upon a review of the CONGREGATION MACHINE GER, records.


DAVID BERLINER

Sworn to before me this
16th day of ~~August~~, 2024

Notary Public

10/16/2024

SVETLANA ROTH
Notary Public, State of New York
No. 01RO622656
Qualified in Kings County
Commission Expires 5/24/2026

Index No. R.J.I. No. Judge
STATE OF NEW YORK
SUPREME COURT COURT COUNTY OF SULLIVAN

CONGREGATION MACHNE GER,
Plaintiff,

-against-

COUNTY OF SULLIVAN, TOWN OF THOMPSON, and
FALLSBURG CENTRAL SCHOOL DISTRICT,

Defendants,

SUMMONS
VERIFIED COMPLAINT

KALTER, KAPLAN, ZEIGER & FORMAN
Attorneys for

P. O. Box 30
6166 State Route 42
WOODBOURNE, NEW YORK 12788
(845) 434-4777

To:

Attorney(s) for

Service of a copy of the within

is hereby admitted

Dated:

Attorney(s)

PLEASE TAKE NOTICE

Check Applicable Box

☐ that the within is a (certified) true copy of a
NOTICE OF ENTRY entered in the office of the clerk of the within named court on

☐ that an Order of which the within is a true copy will be presented for settlement to the Hon.
NOTICE OF SETTLEMENT one of the judges of the within named Court,

at
on

, at

M.

Dated:

KALTER, KAPLAN, ZEIGER & FORMAN
Attorneys for

To

Attorney(s) for

P. O. Box 30
6166 State Route 42
WOODBOURNE, NEW YORK 12788
(845) 434-4777

STATE OF NEW YORK, COUNTY OF

SS:

I, the undersigned, am an attorney admitted to practice in the courts of New York State, and

☐ certify that the annexed
Attorney's has been compared by me with the original and found to be a true and complete copy thereof.

Check Applicable Box

☐ say that: I am the attorney of record, or of counsel with the attorney(s) of record, for
Attorney's I have read the annexed

Verification know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on
by information and belief, and as to those matters I believe them to be true. My belief, as to those matters therein not stated upon
Affirmation knowledge, is based upon the following:

The reason I make this affirmation instead of

is

I affirm that the foregoing statements are true under penalties of perjury.

Dated:

(Print signer's name below signature)

STATE OF NEW YORK, COUNTY OF

SS:

being sworn says: I am

Check Applicable Box

☐ in the action herein; I have read the annexed
Individual know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on
Verification information and belief, and as to those matters I believe them to be true.

☐ the
of
Corporate a corporation, one of the parties to the action; I have read the annexed
Verification know the contents thereof and the same are true to my knowledge, except those matters therein which are stated to be alleged on
information and belief, and as to those matters I believe them to be true.

My belief, as to those matters therein not stated upon knowledge, is based upon the following:

Sworn to before me on

(Print signer's name below signature)

STATE OF NEW YORK, COUNTY OF

SS:

being sworn says: I am not a party to the action, am over 18 years of

age and reside at

On

, I served a true copy of the annexed
in the following manner:

Check Applicable Box

☐ by mailing the same in a sealed envelope, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal
Service By Mail Service within the State of New York, addressed to the last known address of the addressee(s) as indicated below:

☐ by delivering the same personally to the persons and at the addresses indicated below:

☐ by transmitting the papers by electronic means to the telephone number listed below, which number was designated by the
Service By Electronic Means attorney for such purpose. I received a signal from the equipment of the attorney served indicating that the transmission was
received. I also deposited a true copy of the papers, by mailing the same in a sealed envelope, with postage prepaid thereon, in a
post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the last known address of
the addressee(s) as indicated below:

☐ Overnight Delivery Service by depositing a true copy thereof, enclosed in a wrapper addressed as shown below, into the custody of
for overnight delivery, prior to the latest time designated by that service for overnight delivery.

Sworn to before me on

(Print signer's name below signature)

AI
#1

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on December 03,
2024

RESOLUTION TO ENACT LOCAL LAW NO. _____ of 2024

WHEREAS, proposed Local Law No. 04 of the year 2024 entitled, "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers" was introduced to the Town Board at a meeting held November 19, 2024, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public 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, and

WHEREAS, said Local Law was duly adopted after a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. _____ for the year 2024, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion December 03, 2024

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

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto to enact Local Law No. ____ of 2024 was adopted by said Town Board on December 3, 2024, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on December ____, 2024.

MARILEE J. CALHOUN, TOWN CLERK

#2

BLUSTEIN, SHAPIRO, FRANK & BARONE LLP

ATTORNEYS AT LAW

MICHAEL S. BLUSTEIN
RICHARD J. SHAPIRO ♦
GARDINER S. BARONE
WILLIAM A. FRANK
DIANA PUGLISI
MEGAN R. CONROY
WILLIAM E. DUQUETTE, JR.*
BARBARA A. GARIGLIANO
SUSIE C. SOHN^

ALSO ADMITTED IN PA*
ALSO ADMITTED IN NJ*
ALSO ADMITTED IN MA*

449 BROADWAY
MONTICELLO, NEW YORK 12701
(845) 796-1010
FAX (845) 796-1040
www.catskills.law

JEANINE GARRITANO WADESON
BRIAN M. NEWMAN^
LYNN A. PISCOPO
MEHVISH MAQBOOL
JAY R. MYROW
OF COUNSEL
BURT J. BLUSTEIN
1940 - 2022
ARTHUR SHAPIRO
RETIRED
RITA G. RICH
RETIRED

Please Reply to Monticello Office

February 14, 2024

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

Via Hand Delivery

Re: Petition of Kroeger USA LLC for Zoning Map Change and Schedule of District Regulations,
CI Commercial Industrial District Text Change
Our Matter No. 24-0029

Dear Supervisor Rieber:

Enclosed herewith please find the Petition of Kroeger USA LLC for an Amendment of the
Town of Thompson Zoning Map and Schedule of District Regulations, CI Commercial Industrial
District.

Very truly yours,
BLUSTEIN, SHAPIRO, FRANK & BARONE, LLP


William E. Duquette, Jr.

WED/sbf
Encs.

cc: Michael Mednick, Esq., Town Attorney
Kroeger USA LLC

*Via Hand Delivery
Via Email*

10/28/2024

Supervisor William J. Rieber, Jr and Members of the Town Board

4052 Route 42

Monticello, NY 12701

Dear Honorable Board Members,

Re: Support for Riverside Corporate Park Project and Zone Change

We, the undersigned neighbors of Riverside Corporate Park, are writing to express our full support for the proposed project and Zone change. We believe this development will enhance our community's economic vitality and improve the overall quality of life.

After discussing the project with the property owners, we have agreed on the following conditions to ensure a harmonious coexistence:

1. No egress from the property onto Downs Road.
2. The owner shall preserve the existing green scenery and, where necessary, install additional trees or green fencing along property facing Downs Road to maintain the area's natural aesthetic and visual appeal to the extent possible.
3. Upon project completion, the owner will test our water wells on Downs Road to ensure the water quality remains unaffected.

We value the commercial zoning of this area and believe it is essential for our community's growth. We support maintaining the commercial zoning designation.

Thank you for considering our input. We look forward to the project's successful completion.

Sincerely,

Mr. Vandermark

Kevin Vandermark

(concerned about Height of Building)

Mrs. Vandermark

Mrs. Evelyn Vandermark

Mr. Lake

Frank Lake

Mrs. Lake

Jane Lake

Mr. Carl Gluck

Carl Gluck

Mrs. Debbie Gluck

Debbie Gluck

Ms. Danko

Michelle Danko

Mrs. Burke

Unable to contact the Burke

10/28/2024

Supervisor William J. Rieber, Jr and Members of the Town Board

4052 Route 42

Monticello, NY 12701

Dear Honorable Board Members,

Re: Support for Riverside Corporate Park Project and Zone Change

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3. Upon project completion, the owner will test our water wells on Downs Road to ensure the water quality remains unaffected.

We value the commercial zoning of this area and believe it is essential for our community's growth. We support maintaining the commercial zoning designation.

Thank you for considering our input. We look forward to the project's successful completion.

Sincerely,

Mr. Joseph Rossini



TOWN BOARD OF THE TOWN OF THOMPSON
SULLIVAN COUNTY, STATE OF NEW YORK

-----X

In the Matter of the Petition of
KROEGER USA LLC

For an amendment to the Town of Thompson Zoning Map and
Schedule of District Regulations, CI Commercial Industrial District text change

-----X

TO: THE TOWN BOARD OF THE TOWN OF THOMPSON, NEW YORK:

Petitioner KROEGER USA LLC, which is controlled by Yoel Yidel Weiss as Managing Member, by its attorneys Blustein, Shapiro, Frank & Barone, LLP, who are authorized to submit this Petition on behalf of Petitioner, pursuant to Article XIII of Chapter 250 of the Town Code of the Town of Thompson Code (the “Town Code”) and § 265 of the Town Law of the State of New York (the “Town Law”), respectfully petition the Town Board for an amendment of the Zoning Map adopted pursuant to § 250-4 of the Town Code as follows:

1. Pursuant to provisions of Article 16 of the Town Law, the Town adopted a comprehensive zoning law, which law has been revised from time to time, and is known as Chapter 250 of the Town Code (the “Zoning Code”).
2. The Zoning Map, dated August 25, 2005, which Map has been revised from time to time, was adopted by the Town Board in accordance with § 250-4 of the Zoning Code (the “Zoning Map”). See Exhibit 1.
3. Petitioner is the owner of the properties identified on the Town Tax Map as Section 24., Block 1, Lots 31.2, 57, and 59.1 (the “Properties”). See Exhibit 2.

4. The Lots 57 and 59.1 are located in the Rural Residential-1 zoning district ("RR-1") and Lot 31.2 is located in the Highway Commercial-2 District ("HC-2"). See Exhibit 3 and Exhibit 4.
5. The Properties are unimproved, vacant lots. The Properties are contiguous to the Commercial Industrial zoning district ("CI") to the South and contiguous to the Highway Commercial-2 zoning district ("HC-2") to the East.
6. Petitioner submits that based on the information provided herein, the permitted uses in the CI district are more suitable for the development and use of the Properties. See Exhibit 5.
7. Petitioner submits that the area along Downs Road, while a portion may be used for emergency egress and ingress for the commercial project, those areas should remain in the RR-1 District.
8. 250 Attachment 6: Schedule of District Regulations, CI Commercial Industrial District provides for a maximum building height for warehouse and trucking terminals of 35 feet..
9. Petitioner submits, based on recent warehouse developments, that the maximum building height should be increased to 60 feet.
10. Petitioner hereby petitions the Town Board to amend the Zoning Map, as set forth above, changing the zoning district for the Properties from RR-1 and HC-2, respectively, to CI and change the maximum height for warehouse and trucking terminals in 250 Attachment 6: Schedule of District Regulations, CI Commercial Industrial District to 60 feet.

WHEREFORE, your Petitioner prays that the Town Board will take such steps and such actions as may be necessary to grant the relief sought in this Petition.

Dated: February 14, 2024
Monticello, New York

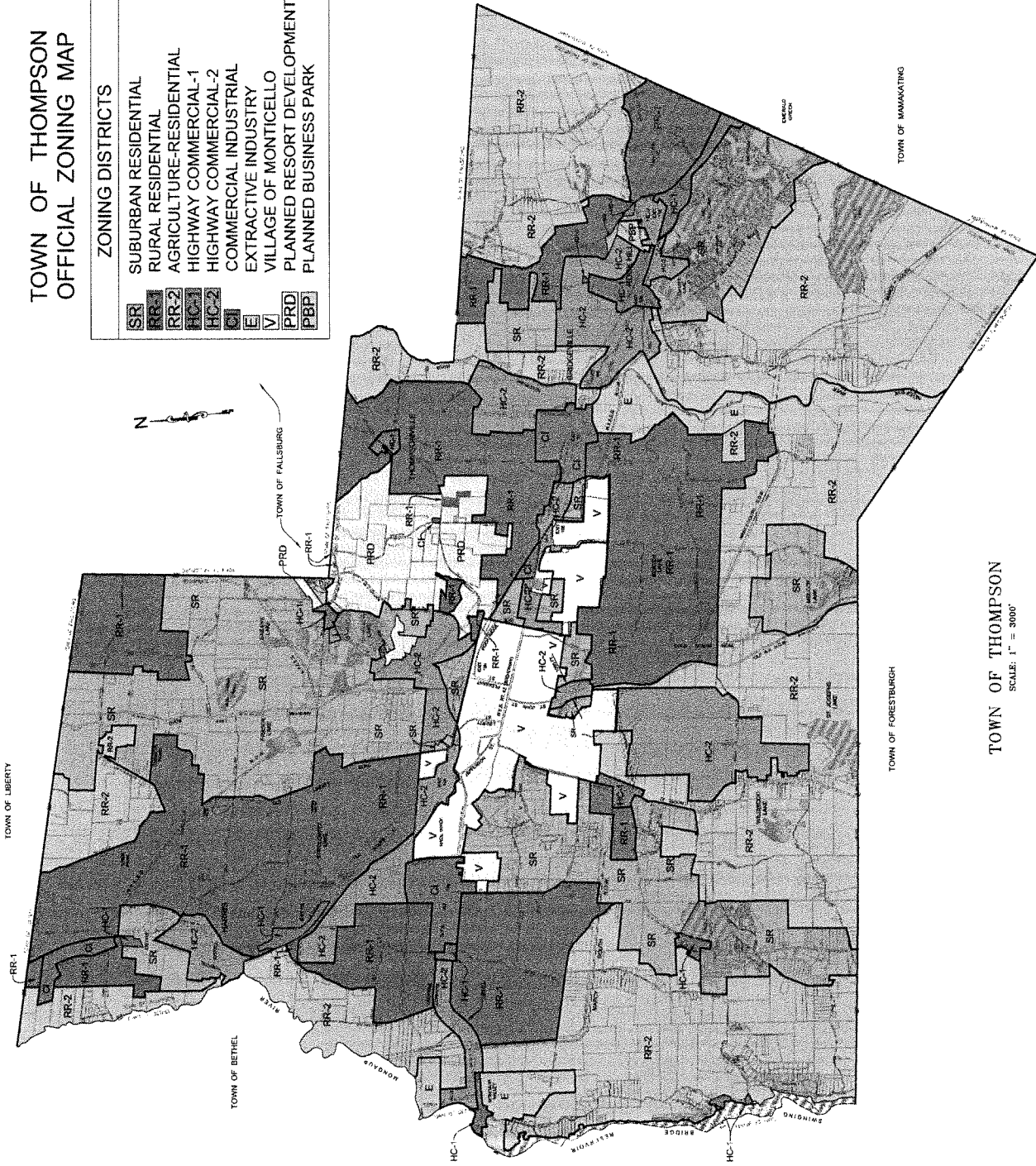
_____/s/_____
William E. Duquette, Jr., Partner
Blustein, Shapiro, Frank & Barone, LLP
Attorneys for Petitioner
449 Broadway
Monticello, New York 12701
(845) 796-1010

Exhibit 1
Zoning Map

ADOPTED:
JUNE 7, 2005

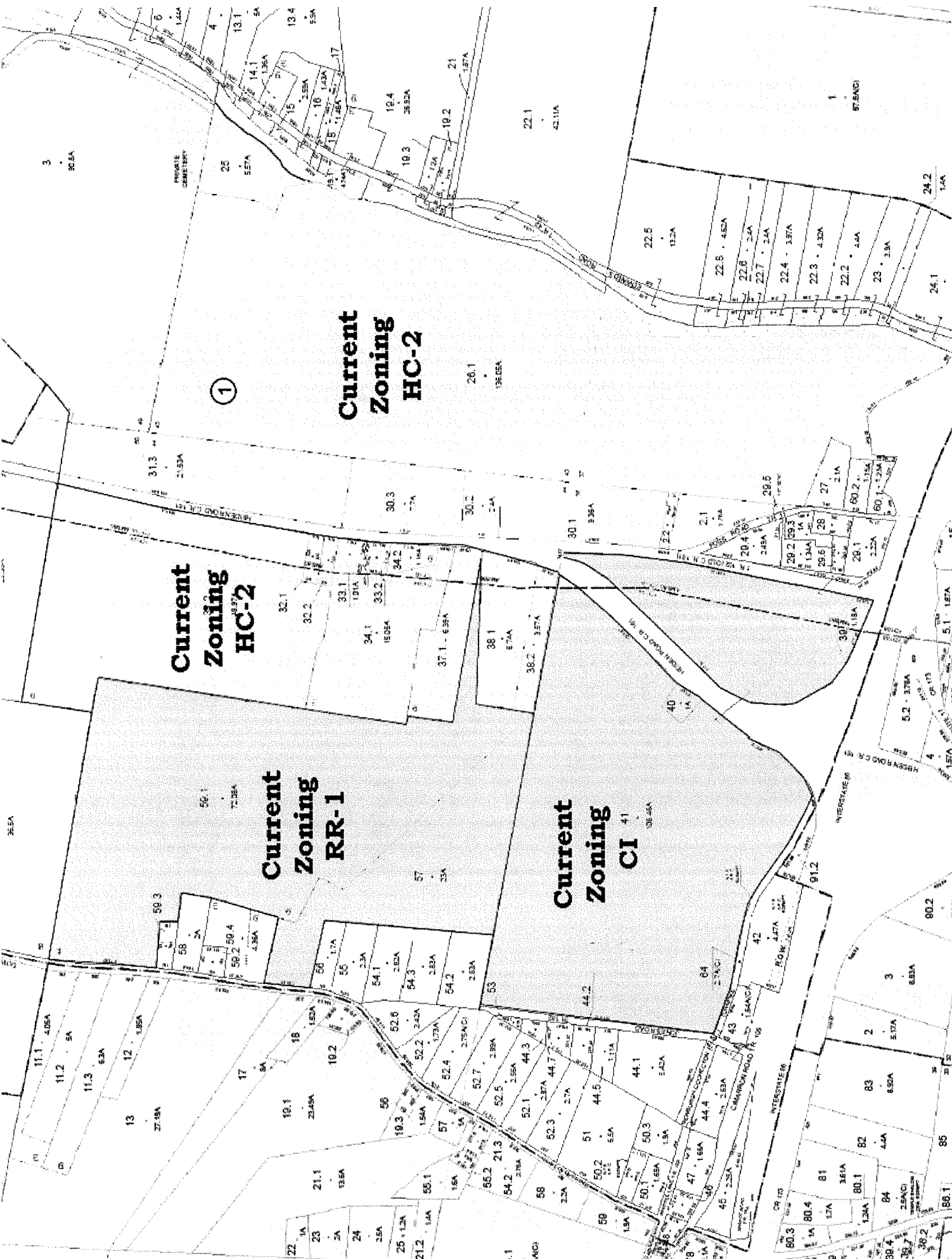
TOWN OF THOMPSON OFFICIAL ZONING MAP

ZONING DISTRICTS	
SR	SUBURBAN RESIDENTIAL
RR-1	RURAL RESIDENTIAL
RR-2	AGRICULTURE-RESIDENTIAL
HC-1	HIGHWAY COMMERCIAL-1
HC-2	HIGHWAY COMMERCIAL-2
CI	COMMERCIAL INDUSTRIAL
E	EXTRACATIVE INDUSTRIAL
V	VILLAGE OF MONTICELLO
PRD	PLANNED RESORT DEVELOPMENT
PBP	PLANNED BUSINESS PARK



TOWN OF THOMPSON
SCALE: 1" = 3000'

ZONING MAP	
DATE:	AUGUST 15, 2005
SCALE:	1" = 3000'
DRAWN:	DEF
CHECKED:	GLS



**Current
Zoning
HC-2**

**Current
Zoning
RR-1**

**Current
Zoning
HC-2**

**Current
Zoning
CI**

Exhibit 2
Property Cards
Tax Map
Deed



Property Description Report For: Heiden Rd, Municipality of Thompson

No Photo Available		Status:	Active
		Roll Section:	Taxable
		Swis:	484689
		Tax Map ID #:	24-1-31.2
		Property Class:	322 - Rural vac>10
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	322 - Rural vac>10
		Zoning Code:	HC2 - Highway Comm
		Neighborhood Code:	00003
		School District:	Monticello
		Total Assessment:	2023 - \$94,500 2022 - \$94,500
		Property Desc:	
		Deed Page:	159
		Grid North:	1026025
Area		First Story Area:	0 sq. ft.
		Half Story Area:	0 sq. ft.
		3/4 Story Area:	0 sq. ft.
		Number of Stories:	0
		Finished Area Over Garage	0 sq. ft.
		Living Area:	0 sq. ft.
		Second Story Area:	0 sq. ft.
		Additional Story Area:	0 sq. ft.
		Finished Basement:	0 sq. ft.
		Finished Rec Room	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:		Eff Year Built:	

Owners

Trading Cove New York LLC
914 Hartford Tpke
Waterford CT 06835

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
1/4/2008	\$1,776,000	322 - Rural	Land Only	Rosini, Joseph	Yes	Yes	Yes	3438/159

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Undeveloped	1.00 acres
Residual	47.97 acres

Special Districts for 2023

Description	Units	Percent	Type	Value
AMB80-Rock hill ambulance	0	0%	S	19100
FD108-Rock hill fire	0	0%	S	19100
FD109-Monticello Joint FD	0	0%	S	75400
LD003-E b crawford mem lib	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
AMB80-Rock hill ambulance	0	0%	S	19100
FD108-Rock hill fire	0	0%	S	19100
FD109-Monticello Joint FD	0	0%	S	75400
LD003-E b crawford mem lib	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
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Taxes

Year	Description	Amount
2017	County	\$1,610.39
2016	County	\$1,590.10

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 160 Downs Rd, Municipality of Thompson

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	484689
		Tax Map ID #:	24.-1-57
		Property Class:	322 - Rural vac>10
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	240 - Rural res
		Zoning Code:	RR
		Neighborhood Code:	00003
		School District:	Monticello
		Total Assessment:	2023 - \$61,800 2022 - \$232,500
Total Acreage/Size:	25.00		
Land Assessment:	2023 - \$61,800 2022 - \$61,800		
Full Market Value:	2023 - \$123,600 2022 - \$375,000		
Equalization Rate:	----	Property Desc:	
Deed Book:	2595	Deed Page:	516
Grid East:	456498	Grid North:	1024660

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:		Eff Year Built:	

Owners

Trading Cove New York LLC
914 Hartford Tpke
Waterford CT 06388

conveyed to Kroeger USA LLC December 4, 2023

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
5/15/2003	\$200,000	240 - Rural res	Land & Building	Warhaftig, Dolores R	No	Yes	No	2595/516
3/25/1988	\$1	240 - Rural res	Land & Building	Warhaftig, Victor	No	No	No	1339/226

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Primary	1.00 acres
Residual	24.00 acres

Special Districts for 2023

Description	Units	Percent	Type	Value
FD109-Monticello Joint FD	0	0%		0
LD003-E b crawford mem lib	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
FD109-Monticello Joint FD	0	0%		0
LD003-E b crawford mem lib	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2017	County	\$4,091.41
2016	County	\$4,039.04

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



Property Description Report For: 208 Downs Rd, Municipality of Thompson

No Photo Available

		Status:	Active
		Roll Section:	Taxable
		Swis:	484689
		Tax Map ID #:	24.-1-59.1
		Property Class:	322 - Rural vac>10
		Site:	RES 1
		In Ag. District:	No
		Site Property Class:	322 - Rural vac>10
		Zoning Code:	0U
		Neighborhood Code:	00003
		School District:	Monticello
		Total Assessment:	2023 - \$137,600 2022 - \$230,200
Total Acreage/Size:	72.08		
Land Assessment:	2023 - \$137,600 2022 - \$137,600		
Full Market Value:	2023 - \$275,200 2022 - \$371,290		
Equalization Rate:	----	Property Desc:	
Deed Book:	2587	Deed Page:	390
Grid East:	457005	Grid North:	1026022

Area

Living Area:	0 sq. ft.	First Story Area:	0 sq. ft.
Second Story Area:	0 sq. ft.	Half Story Area:	0 sq. ft.
Additional Story Area:	0 sq. ft.	3/4 Story Area:	0 sq. ft.
Finished Basement:	0 sq. ft.	Number of Stories:	0
Finished Rec Room	0 sq. ft.	Finished Area Over Garage	0 sq. ft.

Structure

Building Style:	0	Bathrooms (Full - Half):	0 - 0
Bedrooms:	0	Kitchens:	0
Fireplaces:	0	Basement Type:	0
Porch Type:	0	Porch Area:	0.00
Basement Garage Cap:	0	Attached Garage Cap:	0.00 sq. ft.
Overall Condition:	0	Overall Grade:	
Year Built:		Eff Year Built:	

Owners

Trading Cove New York LLC
914 Hartford Tpke
Waterford CT 06385

conveyed to Kroeger USA LLC December 4, 2023

Sales

Sale Date	Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book and Page
6/17/2003	\$214,000	240 - Rural res	Land & Building	Gluck, Carl	Yes	Yes	No	2587/390

Utilities

Sewer Type:	Private	Water Supply:	Private
Utilities:	Electric	Heat Type:	0
Fuel Type:	0	Central Air:	No

Improvements

Structure	Size	Grade	Condition	Year
-----------	------	-------	-----------	------

Land Types

Type	Size
Undeveloped	1.00 acres
Residual	71.08 acres

Special Districts for 2023

Description	Units	Percent	Type	Value
FD109-Monticello Joint FD	0	0%		0
LD003-E b crawford mem lib	0	0%		0

Special Districts for 2022

Description	Units	Percent	Type	Value
FD109-Monticello Joint FD	0	0%		0
LD003-E b crawford mem lib	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
------	-------------	--------	----------	----------	--------	--------	--------	-------

Taxes

Year	Description	Amount
2017	County	\$4,052.11
2016	County	\$4,000.29

*** Taxes reflect exemptions, but may not include recent changes in assessment.**



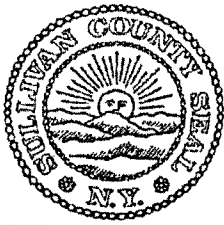
SULLIVAN COUNTY
TAX MAP DEPARTMENT

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

$$a_{ij} = \frac{1}{n} \sum_{k=1}^n \frac{1}{\sigma_k} \frac{\partial \sigma_k}{\partial x_i} \frac{\partial \sigma_k}{\partial x_j} \quad (i, j = 1, 2, \dots, n)$$

South American Datum 1983, New York East

Journal of Management Education 35(10)



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2023-10198

Receipt#: 20231038436

Clerk: BT

Rec Date: 12/14/2023 09:56:50 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 10

Rec'd Frm: MADISON TITLE AGENCY LLC

Party1: TRADING COVE NEW YORK LLC

Party2: KROEGER USA LLC

Town: THOMPSON
24.-1-30.2
...more

Recording:

Cover Page	5.00
Recording Fee	65.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 - County	9.00
RP5217 All others - State	241.00

Sub Total: 345.00

Transfer Tax	
Transfer Tax	6400.00
Mansion Tax	0.00

Sub Total: 6400.00

Total: 6745.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1894
Transfer Tax
Consideration: 1600000.00

Transfer Tax	6400.00
--------------	---------

Total: 6400.00

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

Russell H. Reeves
Sullivan County Clerk

THIS IS NOT AN INVOICE

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, dated as of December 4, 2023

BETWEEN

TRADING COVE NEW YORK, LLC, a Delaware limited liability company, having an address at 914 Hartford Turnpike, Waterford, Connecticut 06835, party of the first part,

and

KROEGER USA LLC, a New York limited liability company, having an address at 14 North Madison Avenue, Suite 101, Spring Valley, New York 10977, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in the County of Sullivan, State of New York, and more particularly described in Exhibit A attached hereto, being and intended to be (i) all the land conveyed by Jacob Billig to the party of the first part by a deed dated February 23, 2001 and recorded in the Sullivan County Clerk's Office (the "**Recording Office**") in Liber 2261, Page 13, (ii) all the land conveyed by Jacob Billig to the party of the first part by a deed dated February 23, 2001 and recorded in the Recording Office in Liber 2261, Page 17, (iii) all the land conveyed by Joseph Rossini to the party of the first part by a deed dated January 4, 2008 and recorded in the Recording Office in Liber 3438, Page 159, (iv) all the land conveyed by Highway Displays, Inc. to the party of the first part by a deed dated May 24, 2001 and recorded in the Recording Office in Liber 2279, Page 50, and (v) all the land conveyed by Jacob Billig to the party of the first part by a deed dated March 22, 2001 and recorded in the Recording Office in Liber 2262, Page 390,

TOGETHER with all right, title, and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, subject to all covenants, conditions, restrictions, easements, liens, and encumbrances of record as of the date hereof,

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of

paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose,

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

[Remainder of the page intentionally left blank; Signature page to follow.]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Jessica Cunningham
Print Name:

TRADING COVE NEW YORK, LLC,
a Delaware limited liability company

By: [Signature]
Name: Len Wolman
Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF PALM BEACH

)
) ss: Jupiter
)

On the 21 day of November in the year 2023 before me, the undersigned, personally appeared Len Wolman, an Authorized Representative of Trading Cove New York, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Given under my hand and seal of office, this 21 day of November, 2023.

(Seal)  David M. Eales
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG930255
Expires 1/19/2024

David M. Eales
Notary Public
Printed Name: DAVID M. EALES

My commission expires on 1/19/2024

[Signature Page to Bargain and Sale Deed (Remaining Parcels)]

EXHIBIT A
LEGAL DESCRIPTION

As to Section 24. Block 1 Lot 30.2:

ALL that certain tract or parcel of land situate in the Town of Thompson, County of Sullivan, State of New York, being bounded and described as follows:

BEGINNING at an iron pin set on the easterly side of said County Road No. 161, said iron pin being 1270.0 feet northerly of the southwesterly corner of Maywood premises, said iron pin also being south 77 degrees 23 minutes east 36.3 feet from a point in the center of travelled way of said County Road No. 161; and

RUNNING THENCE from said place of beginning south 77 degrees 23 minutes east 433.5 feet to an iron pin set in a stone wall, said stone wall evidencing the easterly line of said Maywood premises;

THENCE south 16 degrees 37 minutes west 250.6 feet along said stone wall to an iron pin set in said wall;

THENCE north 77 degrees 23 minutes west 416.0 feet to a point on said easterly side of County Road No. 161;

THENCE north 12 degrees 37 minutes east 250.0 feet along the easterly side of said Road to the point or place of BEGINNING.

NOTE: Being Section 24., Block(s) 1, Lot(s) 30.2, Tax Map of the Town of Thompson, County of Sullivan.

As to Section 24. Block 1 Lot 30.3:

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan, State of New York, being a portion of the premises conveyed to Maywood Cottages, Inc. bounded and described as follows:

BEGINNING at a stake found on the easterly bounds of County Road #161 at the northwesterly corner of a 2.4 acre parcel conveyed by Ernest Sternberg to A.&P. Plotkin (see Liber 758 Page 596); and

RUNNING THENCE from said of beginning north 13 degrees 24 minutes east 607.26 feet along said easterly bounds of County Road #161 to an iron pin found at an angle point in said bounds;

THENCE north 14 degrees 52 minutes east 165.84 feet along said easterly bounds to an iron pin found at the northwesterly corner of said Maywood Cottages premises;

THENCE south 70 degrees 11 minutes east 463.93 feet to a point at the northeasterly corner of said Maywood Cottages premise;

THENCE south 15 degrees 56 minutes west 719.49 feet to and along a stone wall evidencing the easterly line of said Maywood Cottages premises, to a point in said wall at the northeasterly corner of said 2.4 acre parcel;

THENCE north 76 degrees 55 minutes west 433.50 feet along the northerly line of said 2.4 acre parcel to the point or place of BEGINNING.

NOTE: Being Section 24., Block(s) 1, Lot(s) 30.3, Tax Map of the Town of Thompson, County of Sullivan.

As to Section 24. Block 1 Lots 31.2:

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the State of New York, County of Sullivan, Town of Thompson more particularly being Lots 2 and 3 on a Subdivision Map entitled "Rosini/Trading Cove New York, LLC 3-Lot Subdivision," as filed in the Sullivan County Clerk's Office on December 19, 2007 as Map No. 11-269 and more fully described as follows:

BEGINNING at a point on the approximate westerly sideline of County Highway No. 161, said point being a point in common with lands now or formerly of Koeth (Tax Map Section 24 Block 1 Lot 32.1); and

RUNNING THENCE along said Lot 32.1 north 80 degrees 50 minutes 09 seconds west 316.52 feet;

THENCE continuing along Lot 32.1 and in part along lands now or formerly of Jakaitis (Tax Map Section 24 Block 1 Lot 32.2) south 10 degrees 09 minutes 51 seconds west 200.00 feet to a point in common with lands now or formerly of Carroll & Young (Tax Map Section 24 Block 1 Lot 34);

THENCE along said Lot 34 north 80 degrees 50 minutes 09 seconds west 340.17 feet;

THENCE north 60 degrees 31 minutes 53 seconds west 91.55 feet;

THENCE north 78 degrees 57 minutes 28 seconds west 379.91 feet to a point in common with lands now or formerly of Trading Cove New York, LLC (Tax Map Section 24 Block 1 Lot 59.1);

THENCE along said Lot 59.1 north 08 degrees 26 minutes 22 seconds east 1,341.45 feet;

THENCE north 80 degrees 19 minutes 44 seconds west 216.65 feet to a point in common with lands now or formerly of Song (Tax Map Section 24 Block 1 Lot 1.3);

THENCE along said Lot 1.3 north 07 degrees 25 minutes 16 seconds east 450.73 feet to a point in common with proposed Lot 1, as shown on a map entitled "Rossini/Trading Cove New York, LLC 3-Lot Subdivision," as filed with the Sullivan County Clerk's Office on December 19, 2007 as Map No. 11-269; and

THENCE along proposed Lot 1 south 80 degrees 51 minutes 46 seconds east 1,425.85 feet to a point on the approximate westerly sideline of County Highway No. 161;

THENCE along said sideline south 12 degrees 45 minutes 55 seconds west 813.24 feet;

THENCE south 09 degrees 16 minutes 54 seconds west 827.16 feet to the point or place of BEGINNING.

NOTE: Being Section 24., Block(s) 1, Lot(s) 31.2, Tax Map of the Town of Thompson, County of Sullivan.

As to Section 24. Block 1 Lot 31.3:

All that parcel of land, lying, situate, and being in the Town of Thompson, County of Sullivan, State of New York, and being more accurately described as follows:

BEGINNING at a point on the approximate easterly sideline of County Highway No. 161, said point being a point in common with lands now or formerly of Djonag (Tax Map Section 16 Block 1 Lot 39); and

RUNNING THENCE along said Lot 39 south 80 degrees 51 minutes 46 seconds east 137.23 feet to a point in common with lands now or formerly of Benmosche (Tax Map Section 16 Block 1 Lot 38);

THENCE along said Lot 38 south 15 degrees 15 minutes 04 seconds west 370.00 feet;

THENCE south 60 degrees 39 minutes 56 seconds east 431.20 feet to a point in common with lands now or formerly of Benmosche (Tax Map Section 24 Block 1 Lot 3);

THENCE along Lot 3 south 46 degrees 23 minutes 04 seconds west 255.80 feet;

THENCE north 62 degrees 19 minutes 56 seconds west 64.70 feet;

THENCE continuing along said Lot 3 and in part along lands now or formerly of Trading Cove New York, LLC (Tax Map Section 24 Block 1 Lot 26. 1) south 06 degrees 48 minutes 04

seconds west 1,846.30 feet to a point in common with lands now or formerly Trading Cove New York, LLC (Tax Map Section 24 Block 1 Lot 30.3);

THENCE along said Lot 30.3 north 80 degrees 30 minutes 56 seconds west 460.10 feet to a point in common with the approximate easterly sideline of County Highway No. 161;

THENCE along said sideline north 09 degrees 16 minutes 54 seconds east 1,029.43 feet;

THENCE north 12 degrees 45 minutes 55 seconds east 1,515.42 feet to the point or place of BEGINNING.

NOTE: Being Section 24., Block(s) 1, Lot(s) 31.3, Tax Map of the Town of Thompson, County of Sullivan.

As to Section 24. Block 1 Lot 39:

ALL that parcel of land, lying, situate and being in the Town of Thompson, County of Sullivan, State of New York, and being more accurately described as follows:

BEGINNING at an angle iron found in the approximate centerline of the Newburgh Cohecton Turnpike, said point being a point in common with the westerly side line of Town Road No. 102 (a.k.a Old County Highway 161); and

RUNNING THENCE along said side line south 11 degrees 23 minutes 06 seconds 154.70 feet;

THENCE south 56 degrees 23 minutes 06 seconds west 10.32 feet to a point in common with the northerly side line of Interstate 86 (a.k.a Route 17 - Quickway);

THENCE along said side line of Interstate 86 north 72 degrees 56 minutes 00 seconds west 148.97 feet to a concrete monument found;

THENCE north 60 degrees 45 minutes 00 seconds west 304.60 feet passing over a concrete monument found on line;

THENCE north 46 degrees 48 minutes 23 seconds west 17.85 feet to a point in the approximate centerline of the Newburgh Cohecton Turnpike;

THENCE along said approximate centerline north 70 degrees 04 minutes 06 seconds east 17.91 feet;

THENCE north 69 degrees 11 minutes 06 seconds east 170.10 feet;

THENCE south 85 degrees 19 minutes 54 seconds east 154.20 feet;

THENCE south 52 degrees 12 minutes 54 seconds east 165.50 feet to the point or place of BEGINNING.

LESS AND EXCEPTING all those lands that were acquired by The People of the State of New York by Notice of Appropriation on 01/19/2011 recorded on 04/18/2011 in Instrument #2011-2441.

ALSO EXCEPTING all those portions used, conveyed or appropriated for public road purposes.

NOTE: Being Section 24., Block(s) 1, Lot(s) 39, Tax Map of the Town of Thompson, County of Sullivan.

As to Section 32 Block 2 Lot 91.2:

ALL that tract or parcel of land situate in the Town of Thompson, County of Sullivan, and State of New York being bounded and described as follows:

BEGINNING at an iron pipe found on the approximate northerly bounds of Old Route 17 at the most southerly corner of a parcel of land conveyed to Marcel Dekker (see deed Liber 1075 at Page 326); and

RUNNING THENCE from said point of beginning north 29 degrees 39 minutes 29 seconds east 151.76 feet along the bounds of said lands reputedly of Marcel Dekker to a point on the southerly side of the former Newburgh – Cohecton Turnpike;

THENCE along the southerly side of said old turnpike and running to and generally along the center of a stonewall the following five (5) courses:

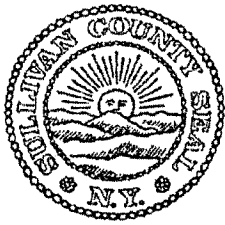
1. south 45 degrees 04 minutes 22 seconds east 42.86 feet;
2. south 40 degrees 19 minutes 50 seconds east 93.91 feet;
3. south 44 degrees 52 minutes 45 seconds east 43.28 feet;
4. south 52 degrees 44 minutes 31 seconds east 163.95 feet;
5. south 55 degrees 41 minutes 02 seconds east 177.88 feet to a point marked by a concrete highway monument found on the approximate northerly bounds of N.Y.S Route 17 (Quickway);

THENCE along said approximate bound north 81 degrees 16 minutes 26 seconds west 127.68 feet to a concrete highway monument found;

THENCE north 62 degrees 32 minutes 30 seconds west 392.14 feet along the northerly side of said Old Route 17 to the point or place of BEGINNING.

NOTE: Being Section 32., Block(s) 2, Lot(s) 91.2, Tax Map of the Town of Thompson, County of Sullivan.

NOTE: Lot and Block shown for informational purposes only.



SULLIVAN COUNTY – STATE OF NEW YORK
RUSSELL H. REEVES, COUNTY CLERK
100 NORTH STREET, MONTICELLO, NY 12701

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH



INSTRUMENT #: 2023-10199

Receipt#: 20231038436

Clerk: BT

Rec Date: 12/14/2023 09:56:50 AM

Doc Grp: RP

Descrip: DEED

Num Pgs: 6

Rec'd Frm: MADISON TITLE AGENCY LLC

Party1: TRADING COVE NEW YORK LLC

Party2: KROEGER USA LLC

Town: THOMPSON

24.-1-57

24.-1-59.1

Recording:

Cover Page	5.00
Recording Fee	45.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
Notice of Transfer of Sal	10.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00

Sub Total: 210.00

Transfer Tax
Transfer Tax 3200.00

Sub Total: 3200.00

Total: 3410.00

**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****

Transfer Tax #: 1895

Transfer Tax

Consideration: 800000.00

Transfer Tax 3200.00

Total: 3200.00

Record and Return To:

ELECTRONICALLY RECORDED BY INGeo

I hereby certify that the within and foregoing was
recorded in the Sullivan County Clerk's Office

A handwritten signature in black ink, appearing to read "Russell H. Reeves".

Russell H. Reeves
Sullivan County Clerk

THIS IS NOT AN INVOICE

BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS INDENTURE, dated as of December 4, 2023

BETWEEN

TRADING COVE NEW YORK, LLC, a Delaware limited liability company, having an address at 914 Hartford Turnpike, Waterford, Connecticut 06835, party of the first part,

and

KROEGER USA LLC, a New York limited liability company, having an address at 14 North Madison Avenue, Suite 101, Spring Valley, New York 10977, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying, and being in the County of Sullivan, State of New York, and more particularly described in Exhibit A attached hereto, being and intended to be (i) all the land conveyed by Dolores Rae Warhaftig to the party of the first part by a deed dated May 13, 2003 and recorded in the Sullivan County Clerk's Office (the "**Recording Office**") in Liber 2595, Page 516, and (ii) all the land conveyed by Carl F. Gluck, Surviving Spouse and Tenant by the Entirety of Gloria M. Gluck, to the party of the first part by a deed dated June 17, 2003 and recorded in the Recording Office in Liber 2587, Page 390,

TOGETHER with all right, title, and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever, subject to all covenants, conditions, restrictions, easements, liens, and encumbrances of record as of the date hereof,

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose,

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

[Remainder of the page intentionally left blank; Signature page to follow.]

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Jessica Cunningham
Print Name:

TRADING COVE NEW YORK, LLC,
a Delaware limited liability company


By: [Signature]
Name: Len Wolman
Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF PALM BEACH

)
) ss: Jupiter
)

On the 21 day of November in the year 2023 before me, the undersigned, personally appeared Len Wolman, an Authorized Representative of Trading Cove New York, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Given under my hand and seal of office, this 21 day of November, 2023.

(Seal)  David M. Eales
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG930255
Expires 1/19/2024

[Signature]
Notary Public
Printed Name: DAVID M. EALES

My commission expires on 1/19/2024

EXHIBIT A
LEGAL DESCRIPTION

As to Section 24. Block 1 Lot 57:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Thompson, County of Sullivan and State of New York, in Lot #44 in Great Lot No. 13 of the Hardenburgh Patent, bounded and described as follows:

BEGINNING at a point on the approximate sideline of Downs Road, said point being a point in Common with Tax Map Section 24 Block 1 Lot 59.5; and

RUNNING THENCE along said Lot 59.5 south 79 degrees 59 minutes 24 seconds east 440 feet to a point in common with Tax Map Section 24 Block 1 Lot 59.1;

THENCE along said Lot 59.1 south 18 degrees 30 minutes 36 seconds west 123.00 feet;

THENCE south 62 degrees 59 minutes 24 seconds east 340.00 feet;

THENCE south 24 degrees 30 minutes 36 seconds west 178.00 feet;

THENCE south 43 degrees 04 minutes 00 seconds east 1,488.93 feet to a point in common with Tax Map Section 24 Block 1 Lot 38.2;

THENCE along Said Lot 38.2 south 08 degrees 11 minutes 00 seconds west 101.75 feet to a point in common with Tax Map Section 24 Block 1 Lot 41;

THENCE along said Lot 41 north 79 degrees 45 minutes 15 seconds west 1,317.10 feet to a point in common with Tax Map Section 24 Block 1 Lot 54.2;

THENCE north 04 degrees 58 minutes 14 seconds east 731.70 feet to a point in common with Tax Map Section 24 Block 1 Lot 54.1; said point also being a point in common with Tax Map Section 24 Block 1 Lot 55;

THENCE along said Lot 55 north 04 degrees 44 minutes 14 seconds east 200.00 feet to a point in common with Tax Map Section 24 Block 1 Lot 56;

THENCE along said Lot 56 north 06 degrees 39 minutes 11 seconds east 150.00 feet;

THENCE north 77 degrees 25 minutes 49 seconds west 475.45 feet to a point

THENCE north 07 degrees 30 minutes 36 seconds east 285.41 feet to the point or place of BEGINNING

NOTE: Being Section 24., Block(s) 1, Lot(s) 57, Tax Map of the Town of Thompson, County of Sullivan.

As to a portion of Section 24. Block 1 Lot 59.1:

All that parcel of land, lying, situate and being in the Town of Thompson, County of Sullivan, State of New York, and being more accurately described as follows:

BEGINNING at a point on the easterly side line of Downs Road, said point being a point in common with

Tax Map Section 24 Block 1 Lot 1.3; and

RUNNING THENCE along said Lot 1.3 south 80 degrees 19 minutes 44 seconds east 1,830.65 feet to a point in common with Tax Map Section 24 Block 1 Lot 31;

THENCE along said Lot 31 south 08 degrees 26 minutes 22 seconds west 1,341.54 feet to a point in common with Tax Map Section 24 Block 1 Lot 34;

THENCE along said Lot 34 south 07 degrees 52 minutes 46 seconds west 658.99 feet;

THENCE south 80 degrees 46 minutes 16 seconds east 57.10 feet to a point in common with Tax Map Section 24 Block 1 Lot 37;

THENCE south 08 degrees 11 minutes 00 seconds west 675.22 feet to a point in common with Tax Map Section 24 Block 1 Lot 38.1, said point also being a point in common with Tax Map Section 24 Block 1 Lot 38.2 and a point in common with Tax Map Section 24 Block 1 Lot 57;

THENCE along said Lot 57 north 43 degrees 04 minutes 00 seconds west 1,488.93 feet;

THENCE north 24 degrees 30 minutes 36 seconds east 178.00 feet;

THENCE north 62 degrees 59 minutes 24 seconds west 340.00 feet;

THENCE north 18 degrees 30 minutes 36 seconds east 123.00 feet to a point in common with Tax Map Section 24 Block 1 Lot 59.5;

THENCE north 16 degrees 29 minutes 43 seconds east 469.64 feet to a point in common with Tax Map Section 24 Block 1 Lot 59.4, said point also being a point in common with Tax Map Section 24 Block 1 Lot 58;

THENCE along said Lot 58 north 07 degrees 46 minutes 09 seconds east 164.60 feet;

THENCE north 84 degrees 19 minutes 51 seconds west 202.00 feet to a point in common with Tax Map Section 24 Block 1 Lot 59.3;

THENCE along said Lot 59.3 north 06 degrees 38 minutes 09 seconds east 110.03 feet;

THENCE north 84 degrees 10 minutes 51 seconds west 306.00 feet to a point in common with the approximate westerly sideline of Downs Road;

THENCE along said approximate sideline north 05 degrees 38 minutes 24 seconds east 673.65 feet to the point or place of BEGINNING.

NOTE: Being Section 24., Block(s) 1, Lot(s) 59.1, Tax Map of the Town of Thompson, County of Sullivan.

Exhibit 3
RR-1
Schedule of District Regulations



**Current
Zoning
HC-2**

**Current
Zoning
HC-2**

**Current
Zoning
RR-1**

**Current
Zoning
CI**

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 2

Town of Thompson

Schedule of District Regulations

RR-1 Rural Residential-1 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 11-21-2006 by L.L. No. 6-2006; 1-17-2012 by L.L. No. 1-2012; 4-2-2019 by L.L. No. 1-2019; 1-7-2020 by L.L. No. 1-2020]

RR-1 Rural Residential-1 District

RR-3 Rural Residential-1 District														
	Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations		1-family dwellings, not to exceed 1 per lot ^{1,2}	2-family dwellings not to exceed 1 per lot ²	40,000 square feet	150	150	50	50	20	50	1,000 square feet/unit and 20 feet wide	1.0	10%	30
Processing and sale of farm produce			Bed-and-breakfast and inns With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line			Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Rental offices		The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line:		5 acres	150	300	50	50	35	70	N/A	N/A	30%	35
Related recreational uses not closer than 100 feet to any property line		Growing of crops; orchards or nurseries		5 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State DEC		Keeping not more than 25 fowl		5 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Keeping not more than 10 farm animals plus 1 additional farm animal per 1 additional acre in excess of 5 acres												
1 directly illuminated announcement sign for schools, churches and other institutional uses, not to exceed 12 square feet in area and not closer than 15 feet to any lot line		Harvesting of forest products and wild crops		25 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located		Hunting and fishing cabins containing less than 400 square feet of floor area		10 acres	150	300	50	50	35	70	400	1.0	30%	35
Directional signs for off-street parking areas, not to exceed 2 square feet in area in nonresidential areas, 1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated			Mobile home parks in accordance with § 250-25	10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	4.0	20%	20
			Summer camps, bungalow colonies and campgrounds, in accordance with §§ 250-31 and 250-34	10 acres	400	400	100	50	50	100	600 square feet/unit, width not less than 1/3 the length of the building	2.0	10%	35

THOMPSON CODE

RR-1 Rural Residential-1 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required							Maximum Permitted			
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ²	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit, nor space therein for more than 1 car is leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet, nor may any door exceed 8 feet in height nor be greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot line than the front of the main building. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35
		Eating and drinking establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Nursing homes, medical and dental clinics	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32	3 acres	150	300	50	50	50	100	N/A	N/A	30% ⁴	35
		Stripping of land in accordance with § 250-29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish houses, seminaries, convents and related uses	3 acres	150	300	50	50	50	100	1,000	1.0'	15%	35
		Parks, libraries and museums	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Clubhouses for social organizations, and related recreational facilities	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Schools and colleges, including dormitories, play grounds and other related uses	3 acres	150	300	50	50	50	100	N/A	4.0	15%	35
		Public utility structures and rights-of-way	3 acres	150	150	150	50	50	50	100	N/A	N/A	15%
		Planned unit developments in accordance with § 250-27	30 acres	500	500	100	50	50	100	1,000	2.0	15%	30
		Cemeteries	5 acres	300	300	50'	50'	50'	50'	N/A	N/A	15%	30

ZONING AND PLANNED UNIT DEVELOPMENT

RR-1 Rural Residential-1 District

AC-3 Rural Residential District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ¹	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
<p>The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular.</p> <p>Accessory building as defined in § 250-16A, and garden house, toolshed or wading or swimming pool not operated for gain, provided that a pool in excess of 175 square feet shall not be less than 25 feet from any property line.</p>		<p>Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than 1 car is leased to a nonresident of the premises, when the total area for vehicle entrance doors exceeds 216 square feet, and any door exceeds 8 feet in height or is greater than 16 feet in width and the structure occupies an area greater than 1,000 square feet or is greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet. Garages may be located on a lot closer to the lot line than the front of the main building, when approved by the Planning Board. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building. (Metal roofs and siding shall be prohibited except when used for agricultural purposes.)</p> <p>The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular.</p>	40,000 square feet	150	150	50	50	20	50	N/A	N/A	10%	30

THOMPSON CODE

RR-1 Rural Residential-1 District

RC-1 Rural Residential-1 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required					Maximum Permitted					
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ¹	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92 (subject to site plan review and special use permit)											

NOTES:

¹ On lots which have the ability (sufficient acreage) to be subdivided, in accordance with the "standard minimum requirements" shown in the schedule of regulations, a second detached single-family dwelling shall be permitted subject to the following:

- (a) Both units must be in common ownership.
- (b) Both units must have the ability to meet all yard and size requirements.
- (c) If, in the future, the building is to be sold, subdivision approval must first be obtained from the Planning Board.

² Trees and other natural vegetation shall be preserved in their natural state a distance of 35 feet from the street ROW line except as required for the construction of a driveway and other Town-approved purposes.

³ The front yard for a lake front lot shall be considered the lake side of the dwelling unit; the rear yard shall be the street side or road frontage.

⁴ Percentage only applies to buildings and structures.

Exhibit 4

HC-2 Bulk Table
Schedule of District Regulations

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

Schedule of District Regulations

HC-2 Highway Commercial-2 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 11-20-2012 by L.L. No. 13-2012; 9-6-2016 by L.L. No. 4-2016; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

HC-2 Highway Commercial-2 District

HC-2 Highway Commercial-2 District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted				
				Lot Area	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	Building Height (feet)
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling not to exceed 1 per lot	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30
Processing and sale of farm products	With central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square feet and 20 feet wide	1.0	10%	30
Keeping not more than 2 farm animals on lots of under 5 acres; plus 1 additional farm animal per 1 additional acre in excess of 5 acres; provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line	Without central water and sewer	Bed-and-breakfast and inns												
Rental offices		With central sewer		20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
Related recreational uses not closer than 100 feet to any property line		Without central sewer		40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Parking garage	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:	Multiple dwellings in accordance with § 250-28 Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20% and existing rights-of-way and easements.		10 acres	150	150	40	50	30	50	1,000	1.9*	25%	35 ¹
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Row houses and attached dwellings in accordance with § 250-28		10 acres	22 ²	100 ²	30 ²	35 ²	4 ²	25 ²	500	4.0*	20%	35 ¹
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	Growing of crops, orchards or nurseries			5 acres	150	300	50	50	35	70	N/A	N/A	30% ²	35
Outdoor vending machines														

THOMPSON CODE

HC-2 Highway Commercial-2 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required							Maximum Permitted			
				Lot Area	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	Building Height (feet)
<p>Nonflashing business signs related to a use on the same lot, provided that:</p> <p>The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage.</p> <p>No sign shall project more than 18 inches from a wall to which it is affixed.</p> <p>Rental autos in accordance with § 250-37D</p>	<p>Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres</p> <p>Keeping of livestock</p> <p>Harvesting of forest products and wild crops</p>			5 acres	150	300	50	50	35	70	N/A	N/A	30%	35
				25 acres	150	300	50	50	35	70	N/A	N/A	30%	35
				10 acres	No structure shall be within 200 feet of a lot line							N/A	N/A	N/A
			Car wash	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Theaters	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Eating and drinking establishment	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Government buildings	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Personnel service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Day care	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Mobile home parks in accordance with § 250-25		10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	7	20%	35
		Motor vehicle service stations and public garages in accordance with § 250-37		40,000 square feet	150	150	80	50	35	70	N/A	N/A	20%	35
		Summer camps, bungalow colonies, and campgrounds in accordance with §§ 250-31 and 250-34		10 acres	400	400	100	50	50	100	600/unit not less than 1/3 length of building	2.0	10%	35
		Commercial recreational facilities, except drive-in theaters		3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 foot for each foot of side or rear yard in excess of 50, but in no case shall be greater than 75

ZONING AND PLANNED UNIT DEVELOPMENT

HC-2 Highway Commercial-2 District

HC-2 In-Useway Commercial District															
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required						Maximum Permitted					
				Lot Area	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	Building Height (feet)	
Greenhouse and nurseries				2 acres	250	250	50	50	40		80	N/A	N/A	30%	30
		Nursing homes; medical and dental facilities		20,000 square feet	100	125	40	50	25		50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32		3 acres	150	300	50	50	50		100	N/A	N/A	30% ¹	35
		Stripping of land in accordance with § 250-29		N/A	N/A	N/A	N/A	N/A	N/A		N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish homes, seminaries, convents, and related uses		3 acres	150	150	50	50	100		100	1,000	1.0	15%	35
		Hotels and motels													
		With sewer facilities		1 acre + 2,000 square feet/unit over 50 units	600	300	100	50	50		100	250 square feet	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		Without sewer facilities		10 acres + 10,000 square feet/unit over 12 units	600	300	100	50	50		100	250 square feet	N/A	30%	
		Business offices		20,000 square feet	100	125	40	50	25		50	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		With central sewer facilities		40,000 square feet	150	150	40	50	25		50	N/A	N/A	15%	
		Without central sewer facilities													
		Animal kennels		3 acres	250	300	40	100	50		100	N/A	N/A	30%	35
		Animal hospitals		20,000 square feet*	100	125	40	50	25		50	N/A	N/A	30%	35
	Mobile home sales		4,000 square feet/3 units	150	150	40	50	40		80	N/A	N/A	30%	35	
	Shopping centers		5 acres	400	150	50	50	35		70	N/A	N/A	30%	35	
			Retail and service establishments	40,000 square feet	150	150	50	50		70	N/A	N/A	30%	35	
	Funeral homes		40,000 square feet	150	150	50	50	35		70	N/A	N/A	30%	35	
	Warehousing and parking garages		40,000 square feet	150	150	50	50	35		70	N/A	N/A	30%	35	
	Mini-storage warehouses		40,000 square feet	150	150	50	50	35		70	N/A	N/A	30%	35	
	Motor vehicle sales		20,000 square feet	100	125	40	50	25		50	N/A	N/A	30%	35	
	Amusement establishments			20,000 square feet	100	125	40	50		50	N/A	N/A	30%	35	
	Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92												

THOMPSON CODE

HC-2 Highway Commercial-2 District

NOTES:

- * Twenty thousand square feet with central sewer and water; 40,000 square feet without central sewer and water.
- 1 The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.
- 2 These figures are used for each individual townhouse lot owned in fee simple.
- 3 Percentage only applies to buildings and structures.

Exhibit 5
CI Bulk Table
Schedule of District Regulations

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 6

Town of Thompson

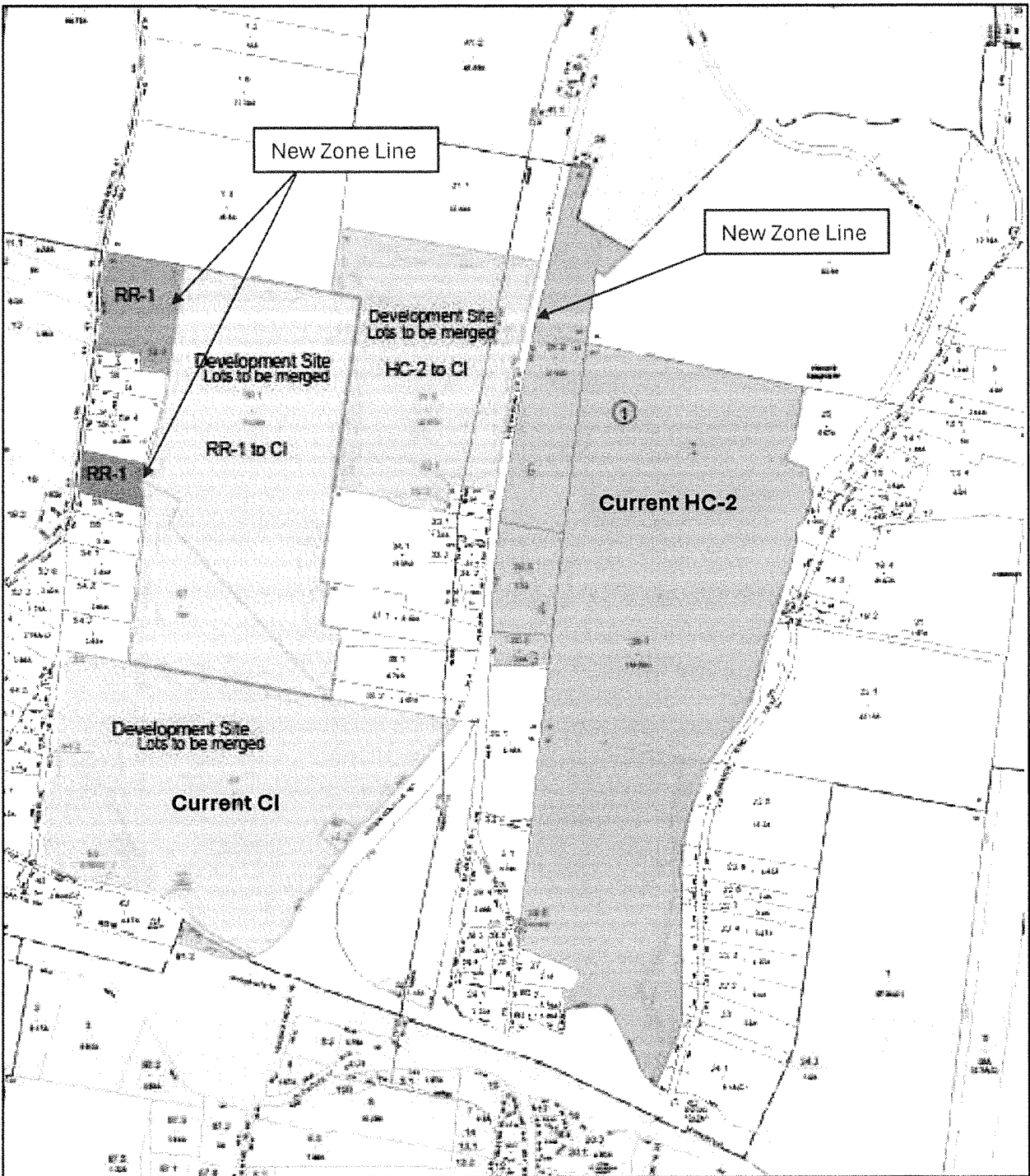
Schedule of District Regulations
CI Commercial Industrial District

[Amended 4-26-1988 by L.L. No. 2-1988; 6-7-2005 by L.L. No. 1-2005; 6-20-2006 by L.L. No. 5-2006; 7-1-2008 by L.L. No. 6-2008; 4-6-2010 by L.L. No. 3-2010; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Minimum Required						Maximum Permitted				
			Lot Area	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	Building Height (feet)
Home occupations		Bed-and-breakfast and inns											
Processing and sale of farm produce		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
		Summer camps; bungalow colonies; and campgrounds in accordance with §§ 250-31 and 250-34	10 acres	400	400	150	150	100	200	600, width not less than 1/3 the length of building	2.0	10%	35
Rental offices		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and no closer than 30 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State Department of Environmental Conservation		Retail and service stores	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Eating and drinking establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated		Funeral homes	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle service stations and public garages, in accordance with § 250-37	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
Outdoor vending machines		Hotels and motels:											35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
Nonflashing business signs related to a use on the same lot, provided that:		With central sewer facilities	1 acre, plus 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	
The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.		Without central sewer facilities	10 acres, plus 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
Each side of a building that abuts more than 1 street shall be considered a separate frontage.													
No sign shall project more than 18 inches from a wall to which it is affixed.		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
There shall not be erected more than 1 freestanding sign on a lot and such sign shall not be more than 40 square feet in area; 20 feet in height and not less than 25 feet from the ROW of any public street		Manufacturing and processing activities in accordance with § 250-23	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Warehouses and trucking terminals	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Junkyards, or salvage yards, in accordance with § 250-35	10 acres										
Outdoor storage in accordance with § 250-39		Bus station											
Rental autos in accordance with § 250-37D		Large-scale solar energy systems in accordance with § 250-92											

In accordance with § 250-40D

Not less than 500 feet from any preexisting dwelling



RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATIONProject Name: **Harris Sewer District**Date: **11/20/24**

Report No.: _____

Actual: _____

Estimate: _____

Funding Source(s)**Amount**

RD Loan	\$10,000,000.00
RD Loan	
RD Grant	
RD Grant	
SUB TOTAL:	\$10,000,000.00

Other Funding Source(s)**Amount**

Other Source:		
Other Source:		
Other Source:		
SUBTOTAL:	\$0.00	
TOTAL:	\$10,000,000.00	

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
A. ADMINISTRATIVE						
1. Legal	\$10,000.00	\$10,000.00			\$0.00	\$10,000.00
2. Bonding	\$25,000.00	\$25,000.00			\$0.00	\$25,000.00
3. Net Interest	\$10,000.00	\$10,000.00			\$0.00	\$10,000.00
4. Fiscal Coordination					\$0.00	\$0.00
5. Bookkeeping & Reporting					\$0.00	\$0.00
6. Lands & Rights of Way					\$0.00	\$0.00
7. Single Audits					\$0.00	\$0.00
8. Miscellaneous					\$0.00	\$0.00
Total A. Administrative	\$45,000.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$45,000.00
B. TECHNICAL SVCS.						
1. Engineering						
a. Preliminary Engineering Services					\$0.00	\$0.00
b. Design Phase	\$1,231,750.00	\$777,620.00		\$317,442.06	\$317,442.06	\$460,177.94
c. Contract Administration	\$315,000.00	\$339,920.00			\$0.00	\$339,920.00
d. Resident Inspection	\$350,000.00	\$345,000.00			\$0.00	\$345,000.00
e. Additional Engineering Services	\$55,200.00	\$55,200.00		\$22,480.00	\$22,480.00	\$32,720.00
					\$0.00	\$0.00
					\$0.00	\$0.00
Total B. Technical Svcs.	\$1,951,950.00	\$1,517,740.00	\$0.00	\$339,922.06	\$339,922.06	\$1,177,817.94
C. CONSTRUCTION						
1. Construction Contracts						
a. Contract 1	\$2,308,000.00	\$2,742,210.00			\$0.00	\$2,742,210.00
b. Contract 2	\$4,967,500.00	\$4,967,500.00			\$0.00	\$4,967,500.00
c. Contract 3					\$0.00	\$0.00
d. Contract 4					\$0.00	\$0.00
e. Contract 5					\$0.00	\$0.00
2. Direct Expenditures					\$0.00	\$0.00
a.					\$0.00	\$0.00
b.					\$0.00	\$0.00
c.					\$0.00	\$0.00
Total C. Construction	\$7,275,500.00	\$7,709,710.00	\$0.00	\$0.00	\$0.00	\$7,709,710.00
D. CONTINGENCY						
1. Contingency	\$727,550.00	\$727,550.00				
Total D. Contingency	\$727,550.00	\$727,550.00				\$727,550.00
TOTAL PROJECT COST	\$10,000,000.00	\$10,000,000.00	\$0.00	\$339,922.06	\$339,922.06	\$9,660,077.94

I certify to the best of my knowledge and belief that the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due, which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.



Applicant _____ Title _____

Engineer/ Architect _____

Reviewed By _____

Date Reviewed __ 11/26/24 __