

**MAP, PLAN AND REPORT  
FOR  
EXTENSION NO. 6  
OF THE  
SACKETT LAKE SEWER DISTRICT  
  
TOWN OF THOMPSON  
SULLIVAN COUNTY, NEW YORK**

**PREPARED FOR:**

Town of Thompson  
4052 Route 42  
Monticello, NY 12701

**PREPARED BY:**

MHE Engineering, D.P.C.  
111 Wheatfield Drive, Suite 1  
Milford, PA 18337

**NOTE: ANY UNAUTHORIZED ALTERATION OR  
ADDITION TO THIS DOCUMENT IS A  
VIOLATION OF SECTION 7209(2) OF THE  
NEW YORK STATE EDUCATION LAW.**

**Job No.:** 95-55.1; 25-105  
**Draft Date:** 1 August 2025

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**A.     INTRODUCTION**

Mr. Ari Jacobs has petitioned the Town of Thompson Town Board, through email correspondence dated March 6, 2025, for the extension of the Sackett Lake Sewer District to include property that he owns on Sackett Lake Road. The Town Board, therefore, authorized MHE Engineering, D.P.C. on April 1, 2025 to prepare the following Map, Plan and Report for the Sewer District extension. The correspondence and authorization are provided as Attachment 1 to this report.

**B.     BENEFIT AREA**

The District extension will include tax map parcel 56.-1-32.54 which consists of approximately 0.86 acres. The parcel is located on Sackett Lake Road approximately 1,000 feet north of the intersection with Dingle Daisey Road. The parcel is located within the Town's SR, Suburban Residential zoning district. The northern and westerly parcel boundary borders the existing Sacket Lake Sewer District.

The District boundary is more formerly shown on Attachment 2 and described in Attachment 3.

**C.     BACKGROUND**

The Sackett Lake Sewer district provides services to the developed areas to the South and West of Sackett Lake. The development is predominantly residential in nature. Wastewater flows are collected in a system of gravity sewer mains for conveyance to the wastewater treatment plant located on the West side of Sackett Lake Road, approximately 1500 feet north of the intersection with Dingle Daisey Road. The location of the wastewater treatment plant is shown on the District Plan in Attachment 2. The district contains approximately 635 properties of which approximately 464 are developed with residential or recreational uses.

The existing WWTP has a design capacity of 500,000 gallons per day (gpd). The maximum daily monthly flow for the plant is currently less than 250,000 gpd.

**D. PROPOSED DEVELOPMENT**

The owner of the subject property has indicated that he intends to construct a single family dwelling on the parcel being included in the Sackett Lake Sewer District. Potable water will be provided by an on-site private well. A single family 4 bedroom dwelling is expected to generate approximately 440 gpd of sewage flows. The development of this parcel with a single family dwelling will not significantly increase flows to the existing WWTP, which has sufficient capacity.

**E. PROPOSED IMPROVEMENTS**

The property is located on the west side of Sackett Lake Road. An existing 8" diameter gravity sewer main is located within Sackett Lake Road. The existing main terminates at a manhole approximately 100 feet north of the site access from Sackett Lake Road. The property owner will be required to extend a sewer lateral to connect to this manhole.

Flows generated by the project will be discharged to the gravity collection system which flows north along Sackett Lake Road and ultimately to the WWTP. The gravity collection system has sufficient capacity to handle the flows generated by a new single family dwelling.

**F. REGULATORY APPROVALS**

The proposed project will generate approximately 440 gpd of sewage. The installation of a sewer lateral to serve the project does not appear to require NYS DEC approval. A permit for connection to the existing collection system will be required from the Town Sewer Department and a road opening permit will need to be obtained from the Sullivan County Department of Public Works.

**G. PROJECT COSTS**

The new sewer lateral for connection to the existing gravity collection system will be constructed and paid for by the property owner. As noted above, additional improvements and costs to the District are not anticipated.

**H. OWNERSHIP AND OPERATIONS**

Upon completion of construction, the new sewer lateral will be owned and maintained by the property owner as is the current practice within the District. The District will continue to operate the existing District collection system and treatment plant.

**I. ANNUAL COSTS**

The Town of Thompson currently assesses annual debt costs and operation and maintenance (O&M) costs on a point system, which is based upon property use classification. The current schedule of points for the District is provided in Attachment 4.

The annual sewer fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the cost per point. Parcels are assigned Rent points which are for operations and maintenance (O&M) of the system and Debt points which are assessed for payment of debt associated with capital construction of the system.

The Town Board passes Local Laws which establish the fee charged per point for Rent and Debt for each sewer district. The Board most recently passed Local Law 04 of 2024 which established these rates for the Sackett Lake Sewer District. A copy of Local Law 04 of 2024 is provided in Attachment 5. The current rate for the District is \$61.87 per Rent point and \$1.09 per Debt point.

The current parcel has property classification 311, which is vacant residential. The schedule of points indicates that vacant parcels are assessed 0 Rent points and 3 Debt points. If the parcel to be annexed into the District remains vacant, the sewer fees assessed would be:

$$3 \text{ Debt points } (\$1.09/\text{point}) = \$3.27 \text{ per year}$$

If the property is developed into a typical single family 4 bedroom the property classification would be 210. The Town of Thompson Schedule of Sewer points assesses property

classification 210 with 4 bedrooms at 10 Rent points and 10 Debt points. Sewer fees charged to the developed parcel would then be calculated as follows.:

O&M (Rent) 10 Points (\$61.87/Point) = \$618.70

Capital Debt 10 Points (\$1.09/Point) = \$10.90

Total Annual Cost = \$629.60

A single family home within the district will continue to be assessed in the same manner which is consistent with the parcel description above.

**J. CONCLUSIONS**

The costs associated with the annexation of parcel 56.-1-32.54 into the Sackett Lake Sewer District and the costs assessed to the parcel have been identified above. The District will not issue or assume any debt for the extension and O&M costs will not change.

Respectfully submitted,

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

**DRAFT**

Matthew Sickler, P.E.

P:\95-56 TOWN OF THOMPSON\95-55.1 General Engineering\25-105 Sackett extension 6\Sackett Lake Sewer District Ext 6 MPR 8-1-25.docx

ATTACHMENT 1

CORRESPONDENCE AND TOWN BOARD RESOLUTION

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 April 01, 2025

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.  
06 OF THE SACKETT LAKE SEWER DISTRICT IN THE TOWN OF THOMPSON**

**WHEREAS**, Ari Jacobs has made a request to the Town Board of the Town of Thompson to extend the Sackett Lake Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcel of property, namely SBL 56.-1-32.54 (Sackett Lake Road); and

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

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

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

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

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

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



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

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

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

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

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

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

Moved by: Councilman John A. Pavese

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

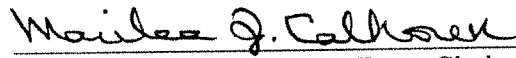
Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilwoman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

STATE OF NEW YORK:

COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution for proposed Extension No. 06 of the Sackett Lake Sewer District in the Town of Thompson and authorization of a map, plan and report with respect to the extension of a municipal district was adopted by said Town Board on April 01, 2025, a majority of all Town Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on April 03, 2025.

  
\_\_\_\_\_  
Marilee J. Calhoun, Town Clerk

STATE OF NEW YORK )  
COUNTY OF SULLIVAN) SS.:

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO  
HEREBY CERTIFY:

That I have compared the annexed extract of the minutes of the meeting of the Town Board of said Town, including the resolution contained therein, held on April 01, 2025, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 99 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

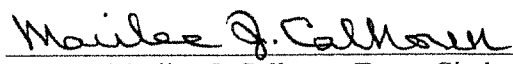
I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused a public notice of the time and place of said meeting to be given to the following newspapers and/or news media as follows:

Newspaper and/or other news media	Date given
Sullivan County Democrat	01/10/2025
Bold Gold Media Group Radio Stations	01/08/2025

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused public notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s)	Date of Posting of posted notice
Town Hall & Town Website	01/10/2025
Village Hall	01/10/2025
Sullivan County Courthouse & Government Center	01/10/2025

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town  
this 3<sup>rd</sup> day of April, 2025.

  
Marilee J. Calhoun, Town Clerk

(CORPORATE SEAL)

#2

**William J. Rieber, Jr.**

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**From:** Ari Jacobs  
**Sent:** Thursday, March 6, 2025 3:58 PM  
**To:** supervisor@townofthompson.com  
**Cc:** waterandsewer@townofthompson.com; Michael Mednick  
**Subject:** Request to Annex TH 56.-1-32-54 into Sackett Lake Sewer District

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Superintendent Rieber;

I own a small empty lot, TH 56.-1-32-54, located on the corner of the entrance to Birchwood Estates.

The lot is on Sackett Lake Rd, sandwiched between Bais Shamai Lane and 788 Sackett Lake Rd.

My property shares a boundary with the Sackett Lake Sewer district on both the right side and rear of the property. (I understand that water service is not nearby, and I would need to have a well drilled for water service, outside the scope of this request.)

Michael Mednick, a longtime associate of mine, explained that aside from the various hearings, formal procedures and escrow needed, that I reach out to the Superintendent of the Thompson Water & Sewer district.

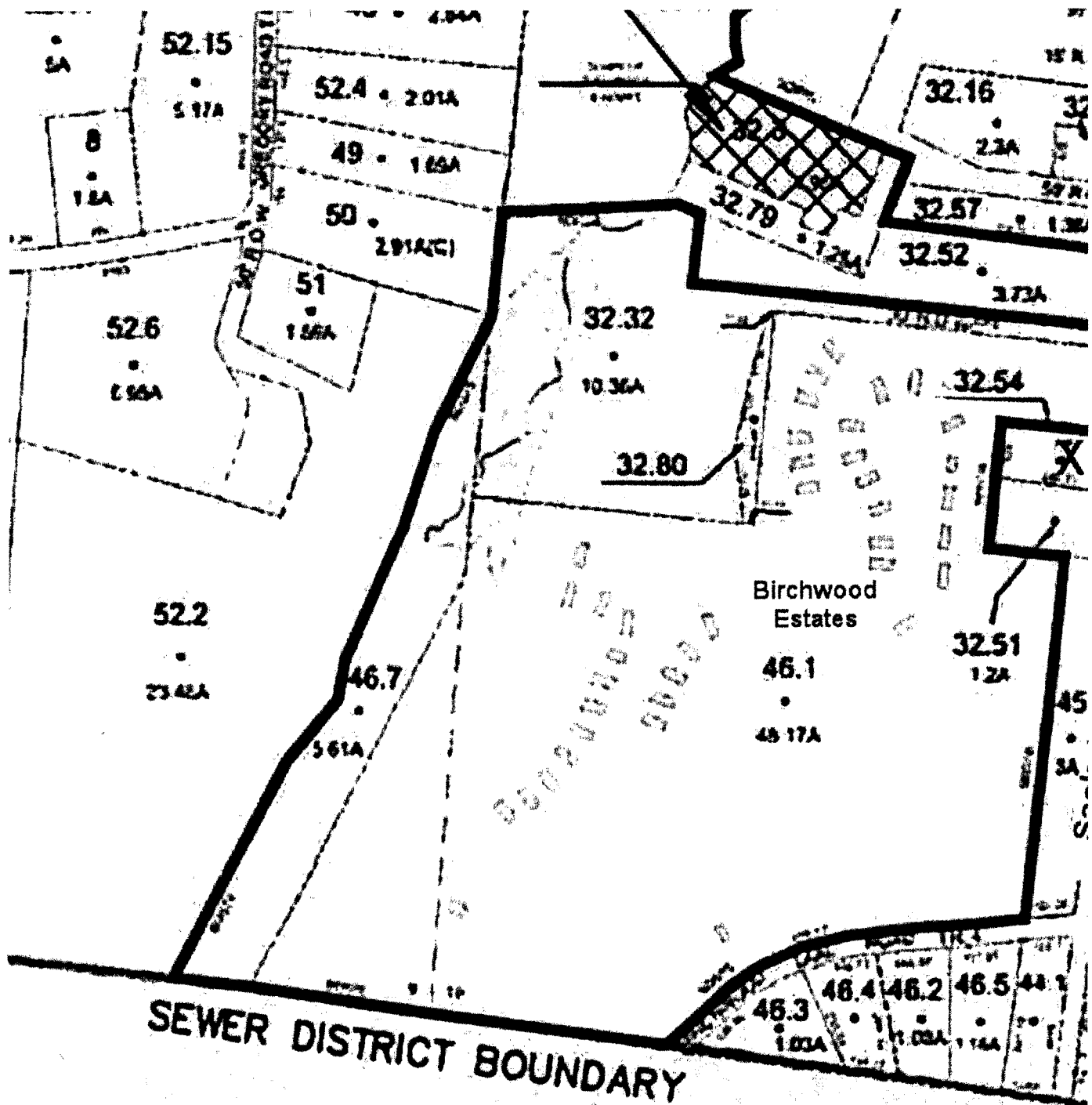
I spoke today with Keith Rieber, Assistant Superintendent of the Thompson Water & Sewer district, who was highly informative and helpful. He said that he sees a recently installed manhole near my property on Sackett Lake Rd and Bais Shamai Lane, on the same side of the road as my property and that annexing and distance should not be a problem. He also informed me that I'd need to start the process by making a formal request, by contacting your office.

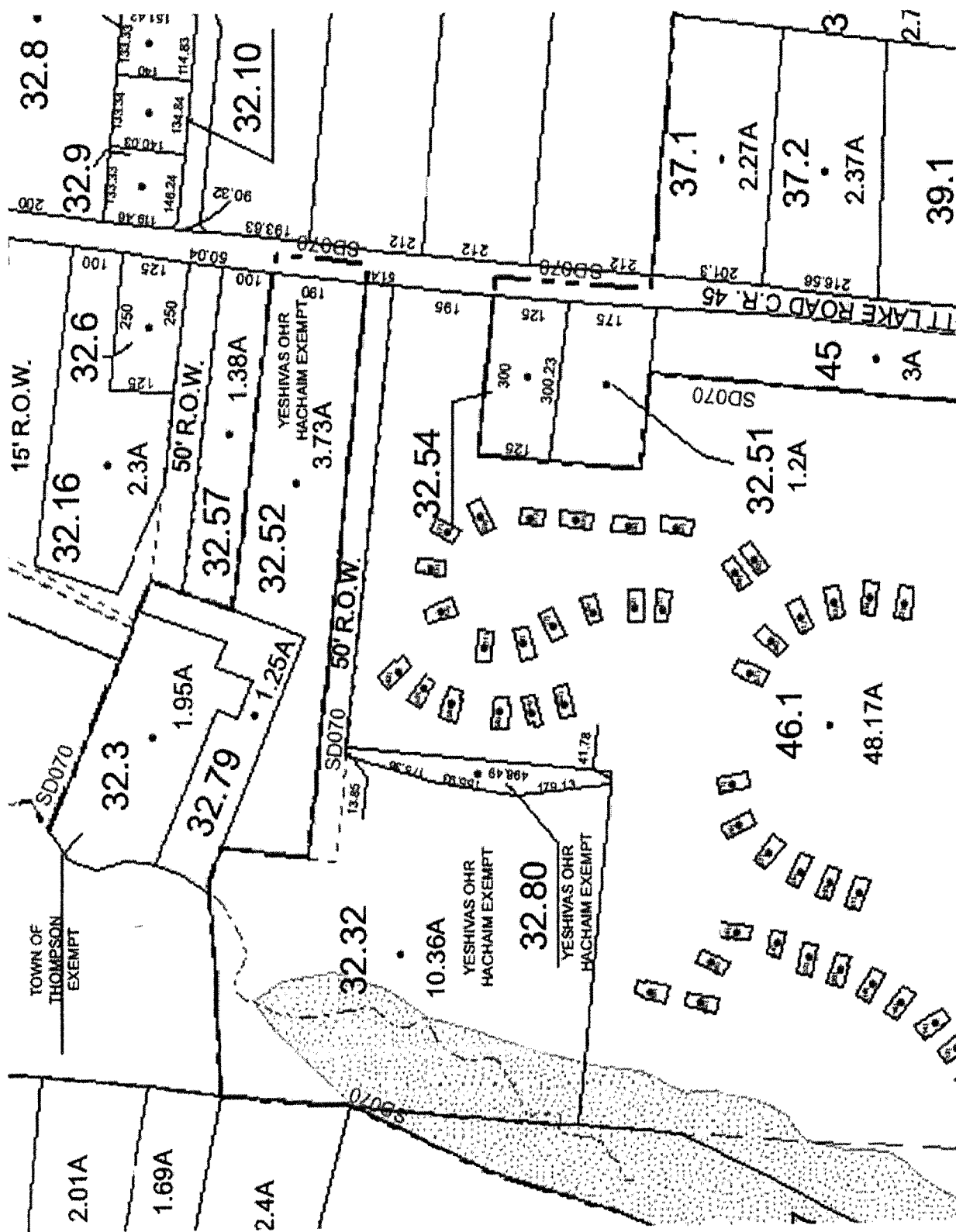
As I intend on building a home on this lot, being included in the Sackett Lake Sewer District is of significant importance to me; it allows me 20% maximum permitted percentage of lot coverage to build a house/deck/garage versus a 10% maximum permitted percentage of lot coverage if this property is not included.

Thank you for taking this matter into consideration.

Sincerely,

Ari Jacobs



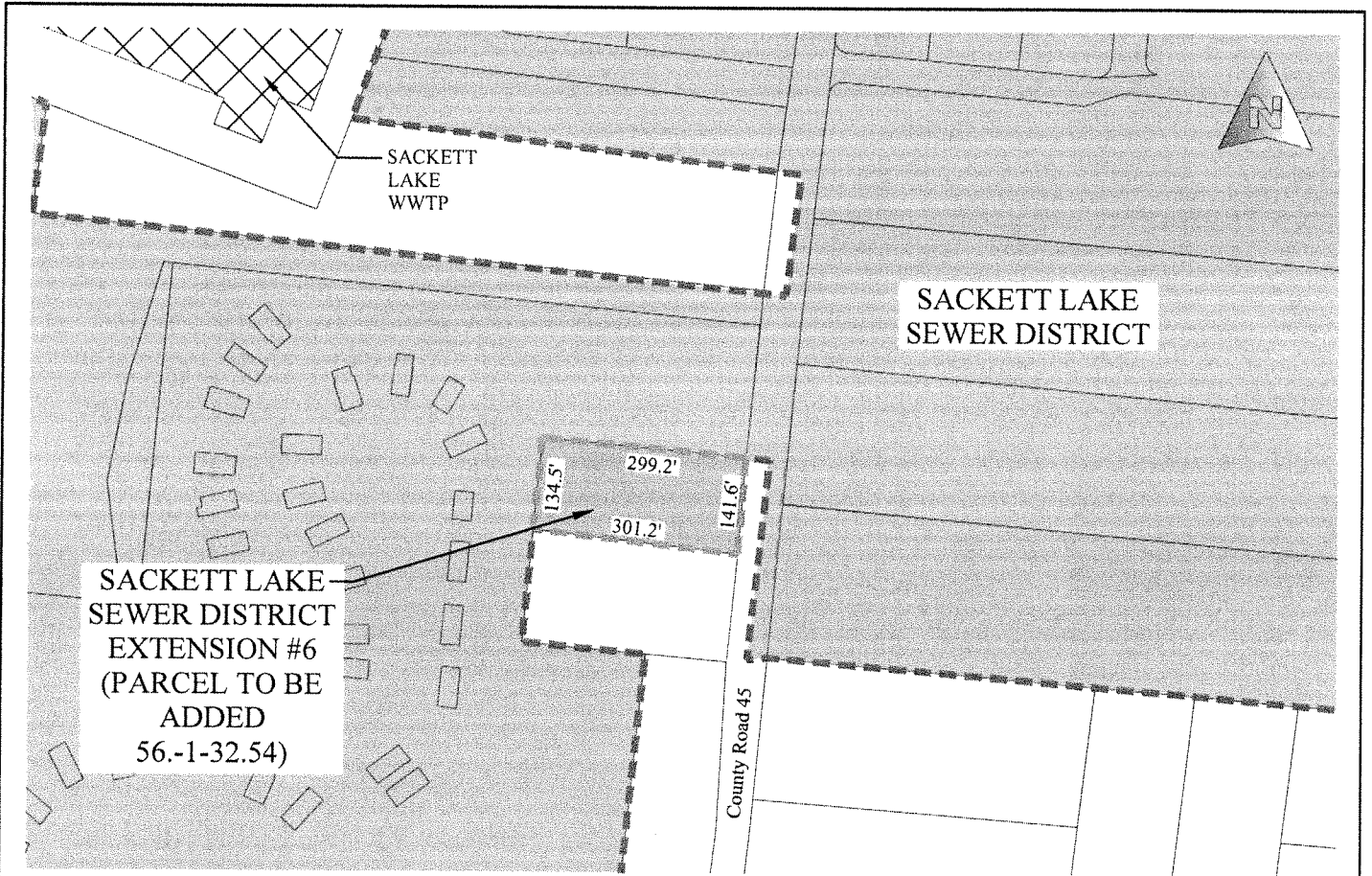


ATTACHMENT 2

SACKETT LAKE SEWER DISTRICT MAP







**MHE**  
ENGINEERING

33 Airport Center Drive  
Suite 202  
New Windsor, NY 12553  
(845) 667-3100

111 Wheatfield Drive  
Suite 1  
Milford, PA 18337  
(670) 298-2765

SACKETT LAKE SEWER DISTRICT  
EXTENSION #6  
SCALE: 1" = 200'

DRAWN BY:	JJ
REVIEWED BY:	MS
PROJECT #	20-703
PHASE #	

**SK-1**

DATE: 15 Aug, 2025

ATTACHMENT 3

DESCRIPTION OF SEWER DISTRICT EXTENSION

Beginning at a point, being the northeast corner of Tax map parcel 56.-1-32.54 and the southeast corner of tax map parcel 56.-1-46.1, said corner also being on the western boundary of Sacket Lake Road, County Route 45 (CR 45); Thence

1. Southerly, 125 feet more or less, along the western boundary Sackett Lake Road (CR 45), to a point, being the northeastern corner of tax map parcel 56.-1-32.51; thence
2. Westerly, 300.23 feet more or less along the northern boundary of tax map parcel 56.-1-32.51 a point; thence
3. Northerly, 125 feet more or less, along the boundary of tax map parcel 56.-1-46.1 to a point, said point; thence
4. Easterly, 300 feet more or less, along the southern boundary of tax map parcel 56.-1-46.1, to a point, said point being the southeastern corner of tax map parcel 56.-1-46.1, and being located on the western boundary of Old Sackett Road and also being the point of beginning; Containing 0.861 acres more or less.

ATTACHMENT 4

2020 SCHEDULE OF POINTS

**Part 2**  
**Sewer Rents**

ARTICLE VIII  
**Consolidated Harris Sewer District**  
**[Amended 8-17-2021 by L.L. No. 8-2021]**

**§ 194-35. Imposition of rents.**

Pursuant to the authority of Article 14-F of the General Municipal Law, known as the "Sewer Rent Law of the State of New York," and any and all amendments thereto, there are hereby established and imposed sewer rents as a means of producing revenue for the Consolidated Harris Sewer District in the Town of Thompson.

**§ 194-36. Definitions and word usage.**

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

CONSOLIDATED HARRIS SEWER DISTRICT — As previously constituted, has within its bounds all premises and buildings or structures and subject parcels currently existing in the formerly established Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, and a number of other parcels of vacant or unimproved land.

SEWER DISTRICT — The Consolidated Harris Sewer District, Town of Thompson, as heretofore established by the Town Board of said Town.

SEWER RENT FUND — The fund established by the Supervisor upon authorization of the Town Board of the Town of Thompson, into which fund shall be deposited the sewer rents established, imposed and collected in accordance with the provisions of this article.

SEWER SYSTEM — Includes all collection and disposal systems constructed by and for the former Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, consisting of, but not limited to, a gravity interceptor, two wastewater pumping stations and a force main interceptor sewer system, through and by which waste water from the Consolidated Harris Sewer District will flow to the Village of Monticello sewer system at Jefferson Street for treatment at the existing Village sewage treatment plant until completion and operation of a joint Town of Thompson-Village of Monticello wastewater regional treatment facility, when the wastewater from the Consolidated Harris Sewer District will be treated at the latter facility.

- B. Terms generally. The terms "sewer rents," "sewer system," part," "sewage," "industrial waste" and "other wastes" shall be as defined in § 451 of the General Municipal Law.

**§ 194-37. Disposition of sewer rent fund.**

- A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund." Moneys in such fund shall be used in the following order:
- (1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.
  - (2) For the payment of the interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).
  - (3) For the construction of sewage treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.
- B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenances, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

**§ 194-38. Computation of sewer rentals.**

The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law. The same shall be based upon a formula using the master sewer readings for the district. The Town Board shall levy the amounts, as so adopted, against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.

**§ 194-39. Review and revision of costs and charges.**

- A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:
- (1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works; and
  - (2) Apply excess revenues collected to the cost of operation and maintenance for the next year and adjust the rate accordingly.

- B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.
- C. The user charge system shall take precedence over any terms or conditions of agreements or contracts between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the requirements of Section 204(b)(1)(A) of the Act and these regulations.

**§ 194-40. Rents to constitute lien.**

Sewer rents shall constitute a lien upon the real property served by the sewer system or such part or parts thereof for which sewer rents are hereby established and imposed. The lien shall be prior and superior to every other lien or claim, except for the lien of an existing tax assessment or other lawful charge imposed by or for the State of New York or political subdivision or district thereof.

**§ 194-41. Cooperation of owners of real property.**

The Sewer and Water Superintendent may require every owner and/or occupant of real property within the Sewer District to furnish him with such information as may be necessary and reasonable in order to carry out the provisions of this article. It shall be permissible for the Sewer and Water Superintendent or other properly authorized person employed by the Sewer District to enter upon real property at reasonable times for the purpose of obtaining such information as may be necessary to carry out the provisions of this article.

**§ 194-42. Collection authority.**

The Town Board of the Town of Thompson shall have the authority to collect sewer rents as provided in Subdivisions 3 and 4 of § 452 of the General Municipal Law.





## ARTICLE IX

**Consolidated Kiamesha Sewer District and Consolidated Rock Hill/Emerald Green Sewer District****[Added 12-15-1981 by L.L. No. 9-1981; amended 8-17-2021 by L.L. No. 8-2021]****§ 194-43. Imposition of rents.**

Pursuant to the authority of Article 14-F of the General Municipal Law of the State of New York, titled "Sewer Rent Law," and any and all amendments thereto, there are hereby established and imposed sewer rents as a means of producing revenue for the Consolidated Kiamesha Sewer District and the Consolidated Rock Hill/Emerald Green Sewer District in the Town of Thompson and any sewer district created after the enactment of this article by said Town of Thompson in accordance with the statutes in such case made and provided.

**§ 194-44. Definitions; interpretations.**

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

**CONSOLIDATED KIAMESHA SEWER DISTRICT** — As heretofore been established by the Town Board of the Town of Thompson which consists of all parcels previously existing in the Anawana Lake Sewer District, Kiamesha Lake Sewer District, Harris Woods Sewer District and Lakeview Estates Sewer District, as all combined and incorporated into the Consolidated Kiamesha Sewer District.

**CONSOLIDATED ROCK HILL/EMERALD GREEN SEWER DISTRICT** — As heretofore been established by the Town Board of the Town of Thompson by the Town Board of the Town of Thompson and which consists of all parcels previously existing in the Emerald Green Lake Louise Marie Sewer District and the Rock Hill Sewer District, as all combined and incorporated into the Consolidated Rock Hill/Emerald Green Sewer District.

**PART** — As used in relation to the term "sewer system," all lateral sewers or all branch sewers or all interceptor sewers or all trunk sewers and any sewage treatment and disposal works and private on-site wastewater disposal systems, each part with necessary appurtenances, including sewage pumping stations.

**SEWER DISTRICT** — Consolidated Kiamesha Sewer District and Consolidated Rock Hill/Emerald Green Sewer District of the Town of Thompson, as heretofore established by the Town Board of the Town of Thompson, or any sewer district created hereafter by said Town Board of the Town of Thompson in accordance with the statutes applicable thereto.

**SEWER RENT FUND** — The fund established by the Supervisor upon authorization of the Town Board of the Town of Thompson, into which fund shall be deposited the sewer rents established, imposed and collected in accordance with the provisions of this article.

**SEWER SYSTEM** — All sewer pipes and other appurtenances which are used or

useful in whole or in part in connection with the collection, treatment or disposal of sewage, industrial waste and other wastes and which are owned, operated or maintained by the Town of Thompson acting for and on behalf of its sewer districts as defined herein, including sewage pumping stations and sewage treatment and disposal works and private on-site wastewater disposal systems, if any.

- B. In the event of any conflict between the definitions contained herein and the definitions contained in § 451 of the General Municipal Law with respect to the imposition of sewer rents, the definitions provided for in said § 451 of the General Municipal Law shall control.

#### **§ 194-45. Sewer rents.**

The Town Board of the Town of Thompson shall, from time to time as hereinafter provided, adopt by resolution a scale of annual charges which shall establish and impose in the various sewer districts of the Town the charges for the use of the sewer system or any part or parts thereof. Such charges to be established and imposed by the Town shall be based on either:

- A. The consumption of water on the premises connected with and served by the sewer system or such part or parts thereof;
- B. The number and kind of plumbing fixtures on the premises connected with and served by the sewer system or such part or parts thereof;
- C. The number of persons served on the premises connected with and served by the sewer system or such part or parts thereof;
- D. The volume and character of sewage, industrial waste and other waste discharged into the sewer system or such part or parts thereof; or
- E. Upon any other equitable basis determined by the Town Board, including but not limited to any combination of the foregoing.

#### **§ 194-46. Schedule of points.**

- A. The Town Board of the Town of Thompson hereby determined that the schedule of rates for capital improvements and operation and maintenance expenses for properties included in each of the Sewer Districts and extension thereof of the Town of Thompson be computed as follows:

##### **2020 Schedule of Points**

**This schedule refers to domestic, or sanitary, sewage.**

**Multiuse properties will be assigned points summed for each use.**

<b>Property Class</b>	<b>Property Use</b>	<b>* = per unit</b>	<b>Rent Points</b>	<b>Debt Points</b>
210	Single-family dwellings	1 to 4 bedrooms	10	10
		5 or more bedrooms	20	20

**2020 Schedule of Points**

**This schedule refers to domestic, or sanitary, sewage.**

**Multiuse properties will be assigned points summed for each use.**

<b>Property Class</b>	<b>Property Use</b>	<b>* = per unit</b>	<b>Rent Points</b>	<b>Debt Points</b>
215, 220	Home with apartment, two-family dwellings		20	20
230	Three-family dwelling		30	30
260	Seasonal homes		10	10
280	Residential multistructure, multipurpose*		20	20
411	Apartment*	One-bedroom	7	7
		Two-bedroom	8	8
		Three-bedroom	10	10
Condominiums	Residences with HOA offering plans will be assigned a share of the points for the related common facilities			
270, 416	Mobile home, manufactured home parks*		5	5
260	Seasonal residences		10	10
414, 415, 418	Hotels, motels, inns			
	Office, first unit, small kitchen		20	20
	Each sleeping unit*		5	5
	Each efficiency unit*		6	5
417	Camps, cottages, bungalows; unheated; per unit*		5	10
	Add for day camps and/or school facilities		15	15
421, 424	Restaurants, night clubs		80	80
422, 423, 425, 426	Diners fast food and bars		40	40
431, 432, 433	Autodealers, service stations, body shops		20	30
434, 435, 436	Car wash		70	70
437, 438	Parking lots		0	10
440, 441, 442, 446, 449	Storage, warehouse, distribution facility, plus 4 point/1,000 square feet		20	20
447	Truck terminal		100	100

**2020 Schedule of Points****This schedule refers to domestic, or sanitary, sewage.****Multiuse properties will be assigned points summed for each use.**

<b>Property Class</b>	<b>Property Use</b>	<b>* = per unit</b>	<b>Rent Points</b>	<b>Debt Points</b>
451, 452, 453, 454	Large retail, plus 6 points/1,000 square feet limited facilities 4 points/1,000 square feet		50	50
455, 471, 472	Sales (non-auto), funeral home, kennel		30	30
460, 461, 462, 463	Banks		60	60
464, 465	Office and professional building		100	100
480, 482, 483	Multiuse commercial, row type, converted residence		15	15
484, 485, 486	Small commercial, mini-marts		30	30
512, 534, 541, 542	Movie theatre, social halls, bowling alleys, ice rinks		90	90
543, 544, 545, 546, 553, 554	Recreational and sport facilities		120	120
550, 552, 682	Recreational acreage without facilities, per acre (ex: golf courses, parks, etc.)		0	5
554	Outdoor pools, no facilities		20	20
612, 613, 614, 615	Schools, colleges, special institutions (day use) plus 5 point/1,000 square feet		20	20
611, 620, 632, 681	Library, cultural, religious, benevolent		20	20
641	Hospitals plus 20 points/1,000 square feet		50	50
614, 633	(Residential) nursing home, group home, special institutions, assisted living, plus 25 points/1,000 square feet		50	50
642	Small health care office, plus 8 points/1,000 square feet		20	20

### 2020 Schedule of Points

This schedule refers to domestic, or sanitary, sewage.

Multiuse properties will be assigned points summed for each use.

Property Class	Property Use	* = per unit	Rent Points	Debt Points
652	Government office		100	100
710, 712, 714	Manufacturing and processing		50	50
720, 721	Mining		10	10
822, 823 853	Water supply, water treatment, wastewater treatment		According to volume of sewage sent to Town	
300	Vacant, subdivided lots	Each buildable residential lot	0	3
		Each commercial lot	0	4
		Each waterfront lot	0	4
		Acreage per acre	0	5
		Special classification: Parcels or units included in the district which can not be feasibly served at this time, the property line being more than 200 feet from the sewer line or other circumstances making connection Infeasible.	0	0.01
Outside users shall be assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% administration fee.				
If a user is a municipal government, the Town and such municipal government may by contract agree on the charge to be imposed for use of the sewer system, which such contract may include the successor to such municipal government.				
The Town Board will make decisions on questions of classifications of properties.				

- B. Sewer District rents. The current sewer rents established by the Town Board are on file in the Office of the Town Clerk.

### § 194-47. Computation of sewer rentals.

The Town Board shall, prior to December 31 of each year, cause to be prepared a statement setting forth as sewer rentals the estimated amounts for the ensuing year in accordance with the provisions of General Municipal Law Article 14-F, § 194-38 of this Part 2 and Subsections A, B and C of this section, the same to be based on existing available data. The estimated annual charge for the ensuing year shall be based upon operating data from the previous year, unless another formula for the computation of said rate is provided for in Subsections A, B and C hereof. The estimated annual charge for a given year shall adjusted to an actual charge by the Town Board during the following

year when the actual operating data is available for that year. Unless otherwise provided for herein, the payment of the amount set forth in the annual statement for each year shall be made within 30 days of the date of the mailing of the statements to the property owner without discount or penalty. A penalty of 5% of the amount of the sewer rent statement shall be added thereto after the thirty-day period, if unpaid, and 1/2 of 1% for each additional month that the sewer rent remains unpaid.

- A. Computation of sewer rents in the Consolidated Kiamesha Sewer District and the Sackett Lake Sewer District. The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purpose and in the order provided in § 453 of the General Municipal Law, Article 14-F, the same to be based on existing available data. The Town Board shall levy the amounts as so adopted against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.
- B. Computation of sewer rents in the melody lake sewer district. The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law. The same shall be based upon a formula of a rate of house and lot. The Town Board shall levy the amounts as so adopted against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.
- C. Computation of sewer rents in the Consolidated Rock Hill/Emerald Green Sewer District. The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law, Article 14-F, the same to be based on existing data. The Town Board shall levy the amounts as so adopted against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.
  - (1) Included costs; cost allocation. The sewer rents for the Consolidated Rock Hill/Emerald Green Sewer District shall be based on the capital cost of the Emerald Green-Lake Louise Marie sewer plant, excluding the Emerald Green-Lake Louise Marie Sewer District collection system and the capital costs of the former Rock Hill Sewer District, if any; and on the operation and maintenance cost allocated to the former Emerald Green-Lake Louise Marie Sewer District sewer plant, excluding the former Emerald Green-Lake Louise Marie Sewer District collection system and the operation and maintenance cost of the former Rock Hill Sewer District. The allocation of such capital cost and operation and maintenance charges shall be based on a reasonable determination of the Town Board.

- (2) Minimum charges. The Consolidated Rock Hill/Emerald Green Sewer District residential properties, and commercial properties having a building square foot area of less than 2,500 square feet, shall pay a minimum charge for 90,000 gallons annually. All other commercial properties shall have a minimum charge for 180,000 gallons annually. The Sewer and Water Superintendent may require the installation of a meter where the Sewer and Water Superintendent believes that the usage of a particular unmetered property exceeds such annual minimum for such property for a test to determine actual usage, and thereafter shall require the installation of such meter on a permanent basis, if after such test usage exceeds or is reasonably expected to exceed such minimum amount on a continuing basis.
- (3) Connections. Residential properties located with the Consolidated Rock Hill/Emerald Green Sewer District which are serviced by lawfully operating private sewer systems shall not be required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system. All properties which require sewer service after the formation of the Consolidated Rock Hill/Emerald Green Sewer District and properties which are not required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system that would require a building permit to restore an existing private sewer system to lawful operating condition shall be required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system. All commercial properties shall be required to connect to the Consolidated Rock Hill/Emerald Green Sewer District system.
- (4) Meters. The property owner shall provide a water meter acceptable to the Consolidated Rock Hill/Emerald Green Sewer District for the purpose of measuring water usage for sewer district charges. The Town Board by resolution may determine the percentage of actual usage of water for applicable sewer district charges based on total water usage compared to treated usage. Meters installed for a test shall be a charge to the district.
- (5) Costs. The costs and flows of the Consolidated Rock Hill/Emerald Green Sewer District shall be determined by the flows for the most recent complete calendar year of service prior to imposition of such charge. If any agreement governs the application of a charge, such agreement shall apply.
- (6) All other applicable provisions of this chapter shall apply.

**§ 194-48. Review and revision of costs and charges; effect on existing agreements.**

- A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:
  - (1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance, including replacement, of the treatment works; and
  - (2) Apply excess revenues collected to the cost of operation and maintenance for

the next year and adjust the rate accordingly.

- B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.
- C. The system and scale of charges established by the Town Board hereunder shall take precedence over any agreements or contracts and the terms and conditions thereof now in existence between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the provisions of this article.

**§ 194-49. Disposition of revenue.**

- A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund," for and in the name of each of the Town's sewer districts. Moneys in such fund shall be used in the following order:
  - (1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.
  - (2) For the payment of interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).
  - (3) For the construction of sewer treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.
- B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenance, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

**§ 194-50. Rents to constitute a lien.**

Sewer rents shall constitute a lien upon the real property served by the sewer system or such part or parts thereof for which sewer rents are hereby established and imposed. The lien shall be prior and superior to every other lien or claim, except the lien of an existing tax assessment or other lawful charge imposed by or for the State of New York or political subdivision or district thereof.



**§ 194-51. Cooperation of owners of real property.**

The Sewer and Water Superintendent may require every owner and/or occupant of real property within the Sewer District to furnish him with such information as may be necessary and reasonable in order to carry out the provisions of this article. It shall be permissible for the Sewer and Water Superintendent or other properly authorized person employed by the Sewer District to enter upon real property at reasonable times for the purpose of obtaining such information as may be necessary to carry out the provisions of this article.

**§ 194-52. Collection authority.**

The Town Board of the Town of Thompson shall have the authority to collect sewer rents as provided in Subdivisions 3 and 4 of § 452 of the General Municipal Law.

ATTACHMENT 5

LOCAL LAW 04 OF 2024

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 &amp; 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.

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\* 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