

JOIN ZOOM MEETING:

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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.THOMPSONNY.GOV

TUESDAY, DECEMBER 02, 2025**7:00 PM MEETING****PUBLIC HEARINGS:**

- 1) FINAL COMPREHENSIVE PLAN
- 2) PROPOSED LOCAL LAW 04 OF 2025 – SEWER RENTS

CALL TO ORDER
ROLL CALL
PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: November 18, 2025 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- Town of Thompson Planning Board Lead Agency Designation: Kiamesha Hill Townhouse Development, NYS Route 42-Kiamesha Lake, opposite Gibber Road intersection

AGENDA ITEMS:

- 1) RESOLUTION TO ENACT: PROPOSED LOCAL LAW NO. 04 OF 2025 – AMEND TOWN CODE CH. 194 TO ESTABLISH SEWER RENTS FOR FY-2026
- 2) CONSOLIDATED HARRIS SEWER DISTRICT: RESOLVE TO OBTAIN FLOOD INSURANCE FOR PUMP STATION LOCATED AT 67 HARRIS-BUSHVILLE ROAD FOR COMPLIANCE WITH USDA REQUIREMENTS
- 3) RESOLVE & AWARD – BID FOR CUSTODIAL CLEANING SERVICES
- 4) APPOINTMENT OF ACTING DEPUTY HIGHWAY SUPERINTENDENT
- 5) EMERALD GREEN UPGRADE - DISBURSEMENT REQUESTS:
 - A) EMERALD GREEN PHASE I UPGRADES C35378-07-00 \$185,919.03
 - B) EMERALD GREEN PHASE II UPGRADES C35378-07-01 \$194,830.85
- 6) WATER & SEWER DEPARTMENT:
 - A) APPROVE PROPOSAL FOR PRE-CONSTRUCTION ASBESTOS DESIGN SERVICES FROM QUEST ENVIRONMENTAL FOR THE BENMOSCHE AND HARRIS PUMP STATIONS AT A COST OF \$4,500 EACH FOR A TOTAL OF \$9,000
 - B) APPROVE PROPOSAL FOR PRE-CONSTRUCTION ASBESTOS DESIGN SERVICES FROM QUEST ENVIRONMENTAL FOR THE SACKETT LAKE SEWER DISTRICT AT A COST OF \$5,500.
- 7) BILLS OVER \$5,000.00
- 8) BUDGET TRANSFERS & AMENDMENTS
- 9) ORDER BILLS PAID
- OLD BUSINESS
- NEW BUSINESS

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.

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.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing shall be held before the Town Board of the Town of Thompson at Town Hall located at 4052 Route 42, Monticello, on **Tuesday, December 02, 2025 starting at 7:00 p.m.** The purpose of this hearing is to hear comments on the final comprehensive plan for the Town of Thompson. Printed copies of the final plan may be viewed at Town Hall and digital copies can be downloaded from the Town of Thompson web site (<https://thompsonny.gov/government/public-documents/>) or the Comprehensive Plan website (<https://thompsonstothetown.com/>).

Sullivan County Democrat
5 Lower Main St., PO
Callicoon, NY 12723
845-887-5200 Fax: 845-

At such time anyone wishing to speak upon this matter shall be heard. Residents may also submit comments on this matter in writing by a letter or email to the Town Clerk at marilee@thompsonny.gov. Written comment on the final plan will be accepted until 5PM on the day of the hearing.

Affidavit of Public

By Order of the Thompson Town Board

Kelly M. Murran
Deputy Town Clerk

Dated: November 18, 2025k

138454

State of New York

SS:

County of Sullivan

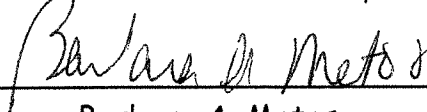
Legal Notice

I, Fred W. Stabbert, III, being duly sworn,
Depose and say: That I am the Publisher of
Sullivan County Democrat, a twice weekly
newspaper of general circulation published in
Callicoon, County of Sullivan, State of New
York; and that a notice, of which the annexed
is a printed copy, was duly published in
Sullivan County Democrat, 11/21/25



Fred W. Stabbert III

Sworn to before me this 21st day of November, 2025



Barbara A. Matos

Notary Public, State of New York

No. #01MA6172971

Qualified in Sullivan County

My commission expires on August 20, 2027

**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 18, 2025, a proposed Local Law No. 04 of 2025, 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 2026.

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 02, 2025 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 18, 2025

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

KELLY M. MURRAN, DEPUTY TOWN CLERK

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 18, 2025.**

ROLL CALL:

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

DRAFT

Also Present: Kelly M. Murran, Deputy Town Clerk
Michael B. Mednick, Town Attorney
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael G. Messenger, Water & Sewer Superintendent
James Carnell, Director of Buildings, Planning & Zoning

Absent: Marilee J. Calhoun, Town Clerk
Melinda S. Meddaugh, Councilwoman
Hayden Carnell, Highway Superintendent
Jill M. Weyer, Director of Community Development

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:00PM 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.

PUBLIC HEARING: FINAL COMPREHENSIVE PLAN

Supervisor Rieber announced that this public hearing will be re-scheduled to December 02, 2025.

APPROVAL OF MINUTES:

On a motion made by Councilman Mace and seconded by Councilman Schock the minutes of the November 05, 2025 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Pamela Zaitchick of Glen Wild thanked Supervisor Rieber for his service to the Town and congratulated Councilman Mace. She also stressed the importance of term limits.

CORRESPONDENCE:

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

- **Julio Garaicoechea, Project Manager, SC IDA:** 2025 Distribution of PILOT Payments – Check #2878 Dated: 11/10/2025 for \$57,338.81 (Veria Lifestyle, Inc.). This is for underemployment and late penalties.
- **George C.D. Duke, Esq., Fox Rothschild:** Rosewood Project-Planned Mixed-Use Development- Letter to Supervisor Rieber and Mayor Massey, Village of Monticello dated: 11/13/2025.
- **Sullivan County Treasurer's Office:** Check #315575, Dated 11/14/25 for \$41,388.74 for Town Share of Cannabis Revenue 06/01/25-08/31/25.

AGENDA ITEMS:

1) FINAL COMPREHENSIVE PLAN – RESOLUTION TO ESTABLISH PUBLIC HEARING DATE TO: 12/02/2025

The Following Resolution Was Duly Adopted: Res. No. 392 of the Year 2025.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing shall be held before the Town Board of the Town of Thompson at Town Hall located at 4052 Route 42, Monticello, on Tuesday, December 02, 2025 starting at 7:00 p.m. The purpose of this hearing is to hear comments on the final comprehensive plan for the Town of Thompson. Printed copies of the final plan may be viewed at Town Hall and digital copies can be downloaded from the Town of Thompson web site (<https://thompsonny.gov/government/public-documents/>) or the Comprehensive Plan website (<https://thompsonogether.com/>). At such time anyone wishing to speak upon this matter shall be heard. Residents may also submit comments on this matter in writing by a letter or email to the Town Clerk at marilee@thompsonny.gov. Written comments on the final plan will be accepted until 5PM on the day of the hearing.

By Order of the Thompson Town Board

Kelly M. Murran

Deputy Town Clerk

Dated: November 18, 2025

Motion by: Councilman Mace

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

**2) RESOLUTION TO ESTABLISH DATE FOR PUBLIC HEARING: PROPOSED
LOCAL LAW NO. 04 OF 2025-SEWER RENTS**

The Following Resolution Was Duly Adopted: Res. No. 393 of the Year 2025.

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 November 18, 2025

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 18, 2025, a proposed Local Law No. 04 of 2025, 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 02, 2025 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 Mace

Seconded by: Councilman Schock

Adopted on Motion November 18, 2025

Supervisor WILLIAM J. RIEBER, JR.	Yes [X]	No []
Councilperson 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 []

**3) ESTABLISH DATE FOR FISCAL YEAR 2026 ORGANIZATIONAL MEETING:
TUESDAY, JANUARY 06, 2026, AT 7PM**

The Following Resolution Was Duly Adopted: Res. No. 394 of the Year 2025.

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 06, 2026 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

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

4) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT: USDA PAYMENT #6

A) APPROVE & AUTHORIZE - WITTCON, INC. FOR PAYMENT #4 – \$37,715.00

The Following Resolution Was Duly Adopted: Res. No. 395 of the Year 2025

Resolved, that the application for Payment in the amount of \$37,715.00 with Wittcon Inc., for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

B) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT - USDA FORM E FOR PAYMENT #6 \$37,715.00

The Following Resolution Was Duly Adopted: Res. No. 396 of the Year 2025.

Resolved, that the application for Payment # 6 in the amount of \$37,715.00 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said project budget/cost certification for payment.

Moved by: Councilman Mace Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

5) WATER & SEWER DEPARTMENT

A) DECLARE SURPLUS EQUIPMENT:

The Following Resolution Was Duly Adopted: Res. No. 397 of the Year 2025.

Resolved, that the following vehicles, equipment &/or items from the Water & Sewer Department hereby be declared surplus and that the Water & Sewer Superintendent be authorized to either sell at auction, bid or scrap said vehicles/equipment/items, whichever is best financially. The vehicles/equipment/items are listed as follows:

- 1) TRUCK # 94, 2018 DODGE RAM, VIN# 1C6RR7XT5JS293171
- 2) TRUCK # 81, 2019 DODGE RAM, VIN# 1C6RR7KTXKS651874

Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

5)(B & C) REVIEW & APPROVE BIDS: SODIUM BI-CARBONATE & BULK SODIUM HYPOCHLORITE

SODIUM BI-CARBONATE – REVIEW AND APPROVE BIDS

Supt. Messenger provided bid results for Sodium Bi-Carbonate. There were (3) bids received as follows: 1) Cochection Mills, Inc. in the amount of \$18.00 per 50 lb. bag, 2) Surpass Chemical Co., Inc. in the amount of \$20.49 per 50 lb. bag and 3) Brenntag Northeast, Llc. in the amount of \$32.50 per 50 lb. bag. Supt. Messenger is recommending that the bid be awarded to both Cochection Mills, Inc. and Surpass Chemical Co., Inc. based on availability and delivery.

The Following Resolution Was Duly Adopted: Res. No. 398 of the Year 2025.

Resolved, that the bid of both Cochection Mills, Inc. for Sodium Bi-Carbonate in the amount of \$18.00 per 50 lb. bag and Surpass Chemical Co., Inc. for Sodium Bi-Carbonate in the amount of \$20.49 per bag be, and the same hereby are, accepted as the successful bidders based on availability & delivery, and the Town Clerk be and hereby is directed to notify the successful bidders of the award thereof.

Moved by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

BULK SODIUM HYPOCHLORITE – REVIEW AND APPROVE BIDS

Supt. Messenger provided bid results for Bulk Sodium Hypochlorite. There were (2) bids received as follows: 1) Wechsler Pool & Supply Co. in the amount of \$3.30 per gallon and 2) Surpass Chemical in the amount of \$3.986 per gallon. Supt. Messenger is recommending that the bid be awarded to both Wechsler Pool & Supply and Surpass Chemical Co., Inc. based on availability and delivery.

The Following Resolution Was Duly Adopted: Res. No. 399 of the Year 2025.

Resolved, that the bid of both Wechsler Pool & Supply Co. for Bulk Sodium Hypochlorite in the amount of \$3.30 per gallon and Surpass Chemical for Bulk Sodium Hypochlorite in the amount of \$3.986 per gallon be, and the same hereby are, accepted as the successful bidders based on availability & delivery, and the Town Clerk be and hereby is directed to notify the successful bidders of the award thereof.

Moved by: Councilman Pavese Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

6) APPROVE ABSOLUTE AUCTIONS & REALTY AUCTION SALE FOR (11) ITEMS:

The Following Resolution Was Duly Adopted: Res. No. 400 of the Year 2025.

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Highway Department

- ## Water & Sewer Department

- Town Board Meeting
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MHE Engineering**\$10,000.00 Total Cost**

Invoice # 24604 – For Engineering Services for the Design of the Harris Sewer District Replacement Project - Benmoche & Racetrack Pump Stations

MHE Engineering**\$15,000.00 Total Cost**

Invoice # 24606 – For Design & Bidding of the Sackett Lake Sewer District I & I Improvement Project

Delaware Engineering Services**\$22,075.00 Total Cost**

Invoice # 24-3143-7 – For Emerald Green WWTP Phase 2 Plant Upgrades Project

Moved by: Councilman

Seconded by: Councilman

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Abstain 1 Meddaugh

10) BUDGET TRANSFERS & AMENDMENTS

The Following Resolution Was Duly Adopted: Res. No. 403 of the Year 2025.

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

Re: Budget Transfers & Amendments - FYE 12/31/25

Date: Board Meeting 11/18/2025

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

- 1) A fund - Amend revenue lines that have come in better than expected and cover the County charge backs as well as the roof and new fuel pumps at the Jefferson St. Highway Barn
- 2) Highway - Increase PILOTs by Veria Underemployment Penalties and decrease tax revenue by this year's chargebacks from the County
- 3) Adelaar Water - Cover contractual line that is over budget with Village of Monticello appropriations that will be underbudget

Town Of Thompson

Budget Transfers/Amendments

**Town Board Meeting
November 18, 2025
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<u>Account Number</u>	<u>Account Description</u>		<u>Revenue Increase</u>	<u>Revenue Decrease</u>	<u>Appropriation Increase</u>	<u>Appropriation Decrease</u>
A000.1081.120	PILOT - Veria Wellness Ctr	Underemployment	5,300.00			
A000.1090.000	Interest & Penalties on Property Tax		75,285.00			
A000.2401.200	Interest Earnings - Tax Receiver		50,000.00			
A000.3016.000	Casino Licensing & Gaming Revenues		100,000.00			
A000.1330.400	Tax Collector Contractual	County Tax Roll Prep			11,800.00	
A000.5132.200	Highway Barn - Capital Expenses	Roof			198,500.00	
A000.5132.200	Highway Barn - Capital Expenses	Fuel Pumps			23,365.00	
A000.2397.000	Capital Projects - Other Govt		15,575.00			
DA00.1081.111	PILOT - Veria Wellness Ctr	Underemployment	22,285.00			
DA00.1001.000	Real Property Taxes	County Chargebacks		4,330.00		
DB00.1081.111	PILOT - Veria Wellness Ctr	Underemployment	28,975.00			
DB00.1001.000	Real Property Taxes	County Chargebacks		4,055.00		
SWA0.8320.400	Adelaar Water - Contractual				10,000.00	
SWA0.8320.450	VOM Water Expense					10,000.00

Totals	297,420.00	8,385.00	243,665.00	10,000.00
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Net Effect To Budget	(55,370.00)
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Moved by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4

Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

11) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 404 of the Year 2025.

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 Mace

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

OLD BUSINESS:

UPDATE: VILLAGE OF ATERES AGREEMENTS

Attorney Mednick said that the Building Department Agreement was taken care of a while ago. There is an agreement regarding the Highway Department the attorneys are working on, but it is not finalized. He said that the Village of Ateres is covered for road service from the Town until the end of the year. Attorney Mednick is not aware of any other agreements currently being worked on. Supervisor Rieber and Superintendent Messenger discussed the sewer capacity.

The Following Resolution Was Duly Adopted: Res. No. 405 of the Year 2025.

Resolved, that the Town Board direct the Town Attorney to notify the Village of Ateres that the Town of Thompson will provide snow and ice control services for Village streets through 12/31/2025 as we have collected tax revenues to pay for same.

Further Be It Resolved that the Village shall also be notified that they will be able to connect homes currently approved for and under construction to Town sewer, however that no further connections shall be made as they have used their allowed capacity.

Moved by: Councilman Schock Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

EMERGENCY PURCHASE REQUEST: IQ PUMP 1000 VARIABLE FREQUENCY DRIVE AT KIAMESHA LAKE WWTP

Supt. Messenger reported that the variable frequency pump drive failed on Adelaar Pump Station No. 03 on Chalet Road. He obtained the price quote (Sole Source) from Hydra-Numatic Sales Co. for \$6,422.60 and ordered the pump drive as an emergency purchase. They recommended to purchase a new one and to send out the old one to see if it can be re-built. These are the controls for the pump which speeds them up and slows them down.

The Following Resolution Was Duly Adopted: Res. No. 406 of the Year 2025.

¹ ATTACHMENT: ORDER BILLS PAID

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Emergency Purchase of an IQ Pump 1000 Variable Frequency Drive (Sole Source) from Hydra-Numatic Sales Co. at a cost of \$6,422.60.

Motion by: Councilman Pavese

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock and Mace

Nays 0

Absent 1 Meddaugh

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Superintendent Somers

- Ketcham Fencing is finishing up the fencing tomorrow at the Dog Park & it looks impressive.
- The rubber company plans to pour the rubber this Friday because the weather looks good.
- The framing is done on the Bridge; the decking is ordered. Another ramp was installed to make the Bridge ADA compliant.
- The Snowflakes will be put up in Rock Hill on December 1st. More LED light bulbs were ordered for them.
- The Christmas Tree was ordered early so the Town could get a good one. It has the bulb/rooted to plant it after the holiday at Lake Ida Park or another area to repurpose it. It will be decorated December 1st and the Menorah will be put up as well.

Superintendent Messenger

- Emerald Green Boil Water Order – Superintendent Messenger said that since the change six months ago, they have been having issues with their filters. This causes them to discharge lake water into the Emerald Green Sewer Plant. This also causes more work by hand and overtime hours.

Director Carnell

- The State of New York Code Division usually updates the code every 4-5 years. The Energy Code and Building Code were slated to be updated, but gas companies and building trade organizations filed an injunction. It is at a stay right now.

Attorney Mednick

- The Association of Towns filed a motion and an amicus curiae brief regarding Glen Wild Land Company against the Town of Thompson Planning Board. The matter is in the Court of Appeals with arguments scheduled for March 2026 which will be held in the Bronx. (Avon Park)

PUBLIC COMMENT

A resident stated he was vehemently opposed to the Incinerator at the Sullivan County Landfill.

EXECUTIVE SESSION

On a motion made by Councilman Schock and seconded by Councilman Mace the Town Board entered into Executive Session at 8:15PM to discuss Personnel Matters.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

The Town Board returned from Executive Session at 8:16PM. There was no action taken.

ADJOURNMENT

On a motion made by Councilman Mace and seconded by Councilman Schock the meeting was adjourned at 8:17PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Kelly M. Murran, Deputy Town Clerk

TOWN OF THOMPSON PLANNING BOARD

County of Sullivan
Kathleen Lara, Chairman
4052 Route 42
Monticello, NY 12701

(845) 794-2500 x 312
Fax: (845) 794-8600

Date: November 14, 2025

To: Interested or Involved Agencies

Town of Thompson Town Board
Town Hall
4052 Route 42
Monticello, NY 12701
Attn: William Rieber, Supervisor

NYS Dept. of Environ. Conservation
Commissioners Office
625 Broadway
Albany, NY 12233

NYS Dept. of Environ. Conservation
Division of Environmental Permits
Region 3
21 South Putt Corners Road
New Paltz, NY 12561

US Army Corps of Engineers
26 Federal Plaza
Room 1937
New York, NY 10278

NYS Office of Historic Preservation
Field Service Bureau
Peebles Island, PO Box 189
Waterford, NY 12188-0189

Town of Fallsburg
PO Box 2019
South Fallsburg, NY 12779
Attn: Michael Bensimon, Supt.

NYS Department of Transportation
44 Hawley Street
Binghamton, NY 13901

Sullivan Co. Dept. of Plan. and
Environmental Management
Sullivan Co. Government Center
100 North Street
Monticello, NY 12701

Delaware River Basin Commission
PO Box 7360
25 State Police Drive
West Trenton, NJ 08628

NYS Department of Health
90 Crystal Run Road
Suite 200
Middletown, NY 10941

Sullivan Co. Dept. of Public Works
Sullivan Co. Government Center
100 North Street
Monticello, NY 12701
Attn: Edward McAndrew, P.E., Comm.

NYS Department of Transportation
Region 9
165 E. Broadway
Monticello, New York 12701

Village of Ateres
P.O. Box 170
4656 Rt. 42
Kiamesha Lake, NY 12751

Re: Proposed Unlisted Action
Kiamesha Hill Townhouse Development

Applicant: Laurel Fallsburg NY, LLC

Location: NYS Route 42, Kiamesha Lake, Town of Thompson
Sullivan County, New York

LEAD AGENCY DESIGNATION

The Town of Thompson Planning Board has received a site plan application and Part 1 EAF and is reviewing the above-noted proposed residential development plans. A tentative determination that the project is a Unlisted Action has been made.

Please take notice that within thirty (30) days of the date that this document is mailed to you, an Lead Agency for this project must be designated by agreement among the involved agencies.

Under the applicable standards of Title 5 NYCRR Section 617.6(b), the Town Planning Board concludes that it is the appropriate agency to serve as Lead Agency in the environmental review of the proposed actions.

This notification is being sent to involved agencies with the request that you consent to the Town Planning Board serving as Lead Agency. In the event that you, as an involved agency, do not agree with the Planning Board's designation as Lead Agency, you may follow procedures outlined in NYCRR 617.6(b)(5).

If you have any questions or comments, please contact Ms. Kathleen Lara, Planning Board Chairman, Town Hall, 4052 Route 42, Monticello, New York, 12701, Phone 845-794-2500.

This notice is being mailed on November 14, 2025. Your agreement or disagreement with the Town Planning Board serving as Lead Agency is requested on or before December 14, 2025. Please send your response to Ms. Lara at the above address.

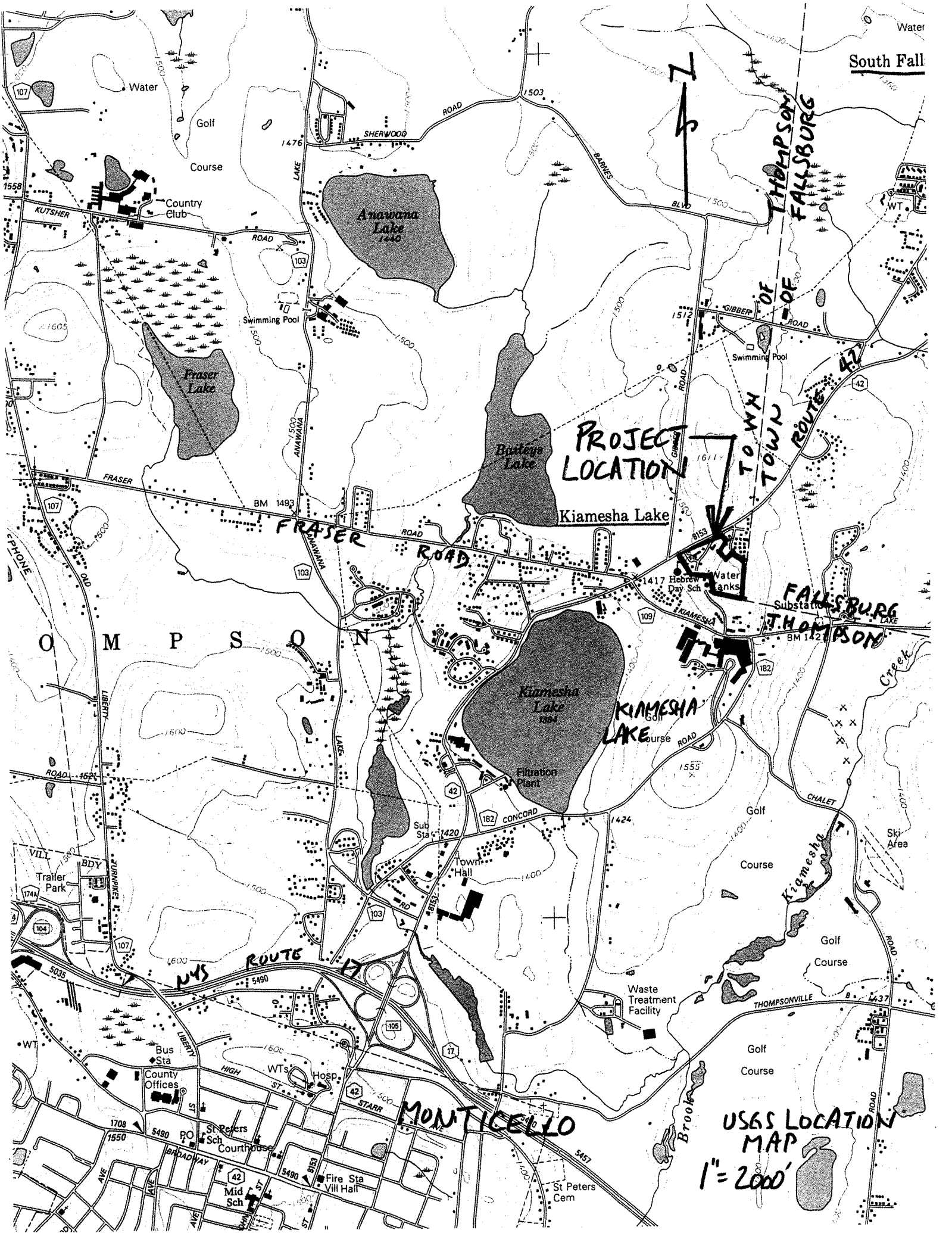
If no response is received from your agency within thirty (30) days, it will be assumed that you are in agreement with the designation of the Town Planning Board as Lead Agency. You will continue to be notified of SEQR determinations and hearings and copies of all environmental documents will be made available to you.

Thank you for your cooperation.

Town of Thompson Planning Board
Kathleen Lara, Chairman

ATTACHMENTS:

- a) Full EAF – Part 1, dated November 10, 2025
- b) Site Location Map



South Fall

PROJECT
LOCATION

USGS LOCATION
MAP
1" = 2000'

MONTICELLO

THOMPSON
FALLS
BURG
TOWN OF

FALLS
BURG
TOWN OF

O M P S O N

ROUTE 42

ROUTE 17

ROUTE 103

ROUTE 105

ROUTE 107

ROUTE 109

ROUTE 111

ROUTE 113

ROUTE 115

ROUTE 117

ROUTE 119

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ROUTE 725

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Kiamesha Hill Townhouse Development		
Project Location (describe, and attach a general location map): NYS Route 42 in Kiamesha Lake, opposite Gibber Road intersection.		
Brief Description of Proposed Action (include purpose or need): Develop 15.3 acre vacant wooded parcel on south side of NYS Route 42 to include 44 townhouse units in 11 "quad" buildings; property is in Town of Thompson - Kiamesha Lake Sewer District and Kiamesha Water Co. Service Area.		
Name of Applicant/Sponsor: Laurel Fallsburg NY, LLC; Yitzy Brezel		Telephone: 732-558-3177 E-Mail: yabrezel@gmail.com
Address: 5513 12th Avenue, Suite 100		
City/PO: Brooklyn	State: NY	Zip Code: 11219
Project Contact (if not same as sponsor; give name and title/role): Glenn L. Smith, Project Engineer		Telephone: 845-796-2216 E-Mail: gsmith.pepc@verizon.net
Address: P.O. Box 156		
City/PO: Monticello	State: NY	Zip Code: 12701
Property Owner (if not same as sponsor): Same		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village ☒ Yes ☐ No Planning Board or Commission	Site Plan Approval	December 12, 2023
c. City Council, Town or ☐ Yes ☒ No Village Zoning Board of Appeals		
d. Other local agencies ☐ Yes ☒ No		
e. County agencies ☒ Yes ☐ No	Sullivan County Division of Planning GML 239 Review	January 2026
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☒ Yes ☐ No	NYSDOT Highway Work Permit NYSDEC Sewer System Plans; NYSDEC Stormwater Permit	January 2026 February 2026
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☐ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☐ No		

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐ Yes ☒ No • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☒ Yes ☐ No If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐ Yes ☒ No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☒ Yes ☐ No If Yes, identify the plan(s): NYS Major Basins; Upper Delaware _____ _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐ Yes ☒ No If Yes, identify the plan(s): _____ _____ _____	

C.3. Zoning	
a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. If Yes, what is the zoning classification(s) including any applicable overlay district?	☒ Yes ☐ No
b. Is the use permitted or allowed by a special or conditional use permit?	☒ Yes ☐ No
c. Is a zoning change requested as part of the proposed action?	☐ Yes ☒ No
If Yes,	
i. What is the proposed new zoning for the site? _____	
C.4. Existing community services.	
a. In what school district is the project site located?	<u>Monticello CSD</u>
b. What police or other public protection forces serve the project site?	<u>Sullivan County Sheriff, NYS Police</u>
c. Which fire protection and emergency medical services serve the project site?	<u>Monticello Fire District</u>
d. What parks serve the project site?	<u>Town of Thompson Old Liberty Road Park</u>

D. Project Details

D.1. Proposed and Potential Development	
a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? <u>Residential townhouse development</u>	
b. a. Total acreage of the site of the proposed action?	<u>15.3</u> acres
b. Total acreage to be physically disturbed?	<u>12</u> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	<u>15.3</u> acres
c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No	
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____	
d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No	
If Yes,	
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____	
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No	
iii. Number of lots proposed? _____	
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____	
e. Will proposed action be constructed in multiple phases? ☐ Yes ☒ No	
i. If No, anticipated period of construction: <u>15</u> months	
ii. If Yes:	
• Total number of phases anticipated _____	
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year	
• Anticipated completion date of final phase _____ month _____ year	
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____	

☒ Yes ☐ No

f. Does the project include new residential uses?

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	<u>11 quads = 44 units</u>
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

☒ Yes ☐ No

g. Does the proposed action include new non-residential construction (including expansions)?

If Yes,

- i. Total number of structures 1
- ii. Dimensions (in feet) of largest proposed structure: 24' height; 40' width; and 60' length
- iii. Approximate extent of building space to be heated or cooled: 2400 square feet

☐ Yes ☒ No

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage?

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

- iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres
- v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length
- vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

☐ Yes ☒ No

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

☐ Yes ☒ No

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area?

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: 19,360 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: Kiamesha Artesian Spring Water Co.
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☒ Yes ☐ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Water pressure booster pump station required to serve upper housing loop.
- Source(s) of supply for the district: wells and Kiamesha Lake

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: 19,360 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): sanitary wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: Town of Thompson - Kiamesha Treatment Plant
- Name of district: Kiamesha Sewer District
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? ☒ Yes ☐ No • Will line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans): _____ _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: <u>N/A</u> _____ _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☒ Yes ☐ No If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or <u>4.5</u> acres (impervious surface) _____ Square feet or <u>15.3</u> acres (parcel size) ii. Describe types of new point sources. <u>Building roofs, roads and parking areas</u> _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? <u>On-site stormwater management practice per SWPPP, discharge to NYSDOT drainage system along NYS Route 42.</u> • If to surface waters, identify receiving water bodies or wetlands: <u>Ultimately Kiamesha Lake</u> _____ • Will stormwater runoff flow to adjacent properties? ☐ Yes ☒ No	
iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☒ No	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☐ No If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☒ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____			
vi. Are public/private transportation service(s) or facilities available within 1/4 mile of the proposed site? ☐ Yes ☒ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☒ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☒ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____ iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: <u>7:30 a.m. - 5:00 p.m.</u> • Saturday: <u>8:00 am - 3:00 pm</u> • Sunday: _____ • Holidays: _____ </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: <u>24 hrs/day occupancy</u> • Saturday: <u>24 hrs/day occupancy</u> • Sunday: <u>24 hrs/day occupancy</u> • Holidays: <u>24 hrs/day occupancy</u> </td> </tr> </table>		i. During Construction: • Monday - Friday: <u>7:30 a.m. - 5:00 p.m.</u> • Saturday: <u>8:00 am - 3:00 pm</u> • Sunday: _____ • Holidays: _____	ii. During Operations: • Monday - Friday: <u>24 hrs/day occupancy</u> • Saturday: <u>24 hrs/day occupancy</u> • Sunday: <u>24 hrs/day occupancy</u> • Holidays: <u>24 hrs/day occupancy</u>
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m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☒ No If yes: i. Provide details including sources, time of day and duration: _____	
ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No Describe: _____	
n.. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Downfacing LED luminaires on poles along roadways, LED wall mount floodlights on each unit</u>	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☒ Yes ☐ No Describe: <u>On-site trees removal will expose proposed building and lighting to vehicles on Route 42.</u>	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally describe proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____ _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: _____ • Operation: _____ iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: _____ • Operation: _____	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☒ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☒ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): Hebrew Day School

ii. If mix of uses, generally describe: _____

b. Land uses and coverts on the project site.

Land use or Covert	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	-	4.5	+4.5
• Forested	15.3	5.4	-9.9
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	-	1.2	+1.2
• Agricultural (includes active orchards, field, greenhouse etc.)	-	-	-
• Surface water features (lakes, ponds, streams, rivers, etc.)	-	-	-
• Wetlands (freshwater or tidal)	-	-	-
• Non-vegetated (bare rock, earth or fill)	-	-	-
• Other Describe: <u>Lawns & Landscaped Areas</u>	0	4.2	+4.2

15.3

15.3

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No i. If Yes: explain: _____	
d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No If Yes, i. Identify Facilities: <u>Sullivan County Hebrew Day School parcel borders project parcel.</u>	
e. Does the project site contain an existing dam? ☐ Yes ☒ No If Yes: i. Dimensions of the dam and impoundment: • Dam height: _____ feet • Dam length: _____ feet • Surface area: _____ acres • Volume impounded: _____ gallons OR acre-feet ii. Dam's existing hazard classification: _____ iii. Provide date and summarize results of last inspection: _____	
f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☒ No If Yes: i. Has the facility been formally closed? ☐ Yes ☐ No • If yes, cite sources/documentation: _____ ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____ iii. Describe any development constraints due to the prior solid waste activities: _____	
g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No If Yes: i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____	
h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☒ No If Yes: i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No ☐ Yes – Spills Incidents database ☐ Yes – Environmental Site Remediation database ☐ Neither database Provide DEC ID number(s): _____ Provide DEC ID number(s): _____ ii. If site has been subject of RCRA corrective activities, describe control measures: _____ iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☐ Yes ☐ No If yes, provide DEC ID number(s): _____ iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ Deer _____ Squirrels _____ Foxes _____ Woodchucks _____ Crows _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☐ Yes ☒ No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site? _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	☐ Yes ☒ No
If Yes:	
i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐ Yes ☒ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
☐ Yes ☒ No	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	☐ Yes ☒ No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	☐ Yes ☒ No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
☐ Yes ☐ No	

F. Additional Information

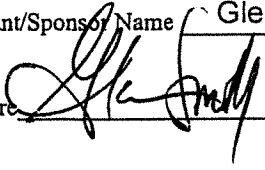
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Glenn L. Smith, P.E. Date November 10, 2025

Signature  Title Project Engineer

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 02, 2025

RESOLUTION TO ENACT LOCAL LAW NO. 04 of 2025

WHEREAS, proposed Local Law No. 04 of the year 2025 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 18, 2025, 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. 04 for the year 2025, 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 02, 2025

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

Town of Thompson

Local Law No. _____ of the year 2025

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 2026.
2. The rates to be charged pursuant to Chapter 194 of the Code of the Town of Thompson, Section 194-45, for the year 2026 are as follows:

<u>DISTRICT:</u>	<u>Operation & Maintenance</u>	<u>Capital</u>
Consolidated Kiamesha Sewer District:	\$50.01	\$10.00
Consolidated Harris Sewer District:	\$31.71	\$ 2.81
Consolidated Rock Hill/Emerald Green Sewer District	\$59.39	\$16.90
Melody Lake Sewer District	\$90.41	\$20.77
Sackett Lake Sewer District:	\$62.56	\$ 1.13
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.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto ascribed as local law No. ____ of 2025 of the Town of Thompson was duly passed by the Town Board on December ____, 2025 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, ascribed 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, ascribed 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, ascribed 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.

LOCAL LAW FILING

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

I hereby certify that the local law annexed hereto, ascribed as local law No. ____ of 20____ of the City of _____ having 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 the (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, ascribed 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 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: December ____, 2025

(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: December ____, 2025

Attorney for Town of Thompson



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

No. _____ of the year 20 25

Local Law Title:

A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers"

Be it enacted by the Town Board of the
(Name of Legislative Body)

☐ County ☐ City ☒ Town ☐ Village
(Select one)

of Thompson as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

*** Flood Quote Only, Not An Application ***

SELECTIVE

BE UNIQUELY INSURED®

SELECTIVE INSURANCE COMPANY OF NEW YORK
PO BOX 782747
PHILADELPHIA, PA 19178-2747

Date	Type	Tracking Number	Effective Date	Expiration Date	Waiting Period
11/04/2025	New	0005925318	12/04/2025	12/04/2026	Standard 30 Day Wait

Property Address	Insured Name(s)	Mailing Address and Phone	Agency Name, Address, and Phone
87 Harris Bushville Road Harris, NY 12742	TOWN OF THOMPSON	4052 ROUTE 42 MONTICELLO, NY 12701	LEBAUM COMPANY INC. PO BOX 450 MONSEY, NY 10952

Property Description
PUMP STATION

Home Phone:

Work Phone:

Cell Phone:

Email:

Phone Number: (845) 425-1000

Producer Code: 009002009607

Email: MG@LEBAUM.COM

Flood Zone and Community Information

Community Name: THOMPSON, TOWN OF

Current Flood Zone: AE

Community Number: 360830

Map Panel Suffix: F

Map Panel: 0453

FIRM Date: 03/09/1984

Program Status: Active and participating

County: SULLIVAN

Occupancy Information

Occupancy Type: Non-Residential Building

Foundation Information

Foundation: Slab on grade (non-elevated)

Available Options

Rate Method	Premium	Building Coverage	Contents Coverage	Deductibles
Rating Engine	\$4,842.00	\$150,000.00	\$500,000.00	1250 / 1250
Rating Engine	\$4,807.00	\$150,000.00	\$500,000.00	2000 / 2000
Rating Engine	\$4,726.00	\$150,000.00	\$500,000.00	5000 / 5000
Rating Engine	\$4,825.00	\$150,000.00	\$500,000.00	10000 / 10000
Rating Engine	\$4,241.00	\$150,000.00	\$500,000.00	25000 / 25000
Rating Engine	\$3,804.00	\$150,000.00	\$500,000.00	50000 / 50000

*** Flood Quote Only, Not An Application ***

Cleaning Services BID Results

Requested services: Clean Town Hall 2x & Water/Sewer Dept building 1x per week

	Vendor #1	Vendor #2^	Vendor #3*
Business Name	Harry O's Cleaning Services, Inc.	Right Source Cleaning Services LLC	Facilities Maintenance Corp of Florida
Contact Name	Harry Sewell	Samantha Diaz/ Leonard Watson	Christopher Ricci
Location	Monticello, NY	Middletown, NY	Wappingers Falls, NY
Town Hall cost	\$404.00	\$275.00	\$16,829.00
W/S Dept. cost	\$163.00	\$150.00	\$5,311.00
Bid Total	\$29,484.00	\$20,400.00	\$22,140.00
Actual approx cost annually	\$29,484.00	\$22,100.00	\$22,140.00

	Vendor #4	Vendor #5**	Vendor #6**	Vendor #7***
Business Name	Cleaning Services of the Hudson Valley, Inc.	Apple Maintenance Services, Inc.	Constable Custodial Service, Inc.	NYSID - Independent Living
Contact Name	Joel Grossbarth	Dorothy Aguiar	Ian R. Constable	Hector Rolon/ Bob Hammel
Location	Garnersville, NY	Elmsford, NY	Liberty, NY	Middletown, NY
Town Hall cost	\$225.00	\$950.00	\$1,315.00	
W/S Dept. cost	\$180.00	\$610.00	\$675.00	
Bid Total	\$21,060.00	\$18,720.00	\$23,880.00	\$31,928.28
Actual approx cost annually	\$21,060.00	\$18,720.00	\$23,880.00	

Notes:

^Total Bid Amount is based on 4 weeks per month, not 52 weeks per year

* Provided annual cost for each versus weekly cost

**Provided monthly cost for each versus weekly

***NYS Preferred Vendor - right of first refusal, awaiting proposal

\$20.45/hr. Prevailing Wage Rate

\$1.09-\$8.24 Supplemental Benefit Rate

Published by NYS Dept of Labor



CORPORATE OFFICE

11 Columbia Circle Drive West • Albany, NY 12203

www.nysid.org | (518) 463-9706 | 800-221-5994

November 24, 2025

Jill Weyer
Director of Community Development
Town of Thompson
4052 Route 42
Monticello, NY 12701

Thank you for allowing NYSID via **Access Supports for Living** the opportunity to provide the Town of Thompson with the following proposal for janitorial services. The first-year pricing is \$31,928.28 was calculated by the specifications/scope of work supplied to NYSID by the Town of Thompson. All prices are predicated in accordance to prevailing wage and supplemental benefit requirements promulgated by the NYS Department of Labor (DOL). Pricing can change on any updated DOL prevailing wage adjustment.

If you have any questions regarding the proposed prices or about preferred source, please do not hesitate to call me at (845)-249-8199. We appreciate your support of the preferred source program and look forward to the opportunity of providing jobs to disabled New Yorkers.

Thank you,
Bob Hammel

Account Representative
Cell: 845-249-8199
11 Columbia Circle Drive, Albany, NY 12203



Advancing employment and other opportunities for individuals with disabilities
Shop. Connect. Learn.

GRANT DISBURSEMENT REQUEST FORM

Town of Thompson

WIA PROJECT NO.: C3-5378-07-00

REQUEST NO.: 1Dated as of the 2ND day of December, 2025

I, the undersigned and Authorized Person of the Town of Thompson (the "Recipient"), hereby certify and agree as follows:

1. All representations and warranties of the Recipient as set forth in Article II of the Grant Agreement (the "Grant Agreement") dated as of October 3, 2024 between the New York State Environmental Facilities Corporation (the "Corporation") and the Recipient are still valid and effective as of today's date.

2. This request is being delivered pursuant to the Grant Agreement. All capitalized terms used but not defined herein shall have the respective meanings set forth in the Grant Agreement.

3. The Corporation is hereby requested to make a disbursement under the Grant Agreement in the amount of \$ 185,919.03 for Project Costs.

4. The above Project Costs have not been paid with the proceeds of any Third-Party Funding, except as specifically described here: _____

5. The Recipient has determined that such Project Costs are reasonable, necessary, and allocable to the Project under generally accepted governmental accounting standards. Monies requested for disbursement herein reflect actual costs for materials and services that are to be used for the sole purpose of completing the approved Project stated above and none of these monies are to be expended, in part or in full, for any other purpose.

6. This disbursement, if made, together with all prior disbursements, will not exceed the Grant Award or such lesser amount pursuant to the Program requirements..

7. The Recipient hereby represents and warrants that it is not in default under the Grant Agreement, that no event has occurred which, with the passage of time or the giving of notice or both, would become a default thereunder, that it has performed all of the covenants and agreements that it is required to perform under the Grant Agreement, that the making of the payment requested has been duly authorized by the Recipient, and that no change in circumstances has occurred, or will occur upon the making of the payment hereby requested, which would constitute a breach or a default under the Grant Agreement.

8. Based upon information provided by the Recipient's engineer for the Project, as applicable, all amounts requested hereunder are for eligible Project Costs which have not been included in any previous disbursement of Grant proceeds..

9. **(If applicable):** A description of any and all In-Kind Services to be used in connection with the Project is attached hereto.

10. **(If requesting payment for costs of construction):**

(a) As of the date hereof, the Recipient holds, and will retain, a legal and valid fee simple title or other estate or interest in the site(s) of the Project, including all necessary easements and/or rights-of-way, as are

or will be necessary for the Recipient's continued undisturbed use and possession of the site(s) of the Project during the construction, operation and maintenance of the Project.

(b) The Recipient has obtained all licenses, permits or other approvals required as of the date hereof to undertake the Project.

(c) The payment requested does not include any costs of construction (other than costs of planning and design) associated with plans and specifications which have not been accepted by the Agency or the Corporation.

(d) The Recipient has complied with all applicable public bidding requirements in connection with the Project including, but not limited to, the requirements of General Municipal Law Section 101.

(e) The Recipient has complied with all applicable additional conditions to disbursement contained in Section 3.04 of the Grant Agreement.

11. **(If requesting payment for costs associated with professional services agreement):** The payment requested does not include any costs incurred pursuant to any professional services agreements which have not been furnished to the Corporation.

12. **(If requesting payment for costs for engineering services associated with inspection and services during construction):** The payment requested does not include any costs incurred pursuant to any professional services agreement pertaining to inspection and engineering services during construction of the Project which has not been reviewed and so accepted by the Corporation.

13. **(If requesting payment for costs associated with technical force account work):** The payment requested does not include any costs of construction (other than costs of planning and design) associated with the technical force account proposal which has not been approved by the Corporation.

14. **(If requesting payment for costs for equipment):** The payment requested does not include any costs for equipment which have not been accepted and approved by the Agency or the Corporation.

15. The Recipient is in compliance with all minority- and women-owned business enterprise ("MWBE") and equal employment opportunity ("EEO") requirements applicable to the amount requested; specifically, the Recipient has provided the Corporation with a Utilization Plan or documentation of good faith efforts for MWBE participation for the amount requested, an EEO policy statement, and an EEO staffing plan, as applicable, which has been approved by the Corporation.

Date: _____

TOWN OF THOMPSON

By: _____
Name (Please Print): William J. Rieber Jr.
Title: SUPERVISOR

Cost Summary

Thompson T, C3-5378-07-00

Request No. 1

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
Delaware Engineering, D.P.C.	04/30/2021	\$193,760.00	\$193,760.00	\$0.00	\$0.00	\$193,760.00	
Engineering Engineering Services	Estimate	\$193,760.00	\$193,760.00	\$0.00	\$0.00	\$193,760.00	185,919.03
New contracts (include copy of contract with request):							
PROJECT TOTALS FOR C3-5378-07-00:		\$193,760.00	\$193,760.00	\$0.00	\$0.00		

LESS OFFSETS:

TOTAL NET REQUESTED FOR THIS DISBURSEMENT: 185,919.03

Summary of SRF Funding for C3-5378-07-00 (all financings)	
Total Amount Financed by SRF:	\$ 0.00
Total Grant:	193,760.00
Total Project Costs Disbursed to Date:	0.00
PLUS: Cost of Issuance Disbursed:	0.00
Total SRF Funds Disbursed To Date:	\$ 0.00

Summary of SRF Funding for C3-5378-07-00 (current financing only)	
SRF Financing Amount:	\$ 0.00
Grant Amount:	193,760.00
Disbursed To Date:	0.00
Available Balance:	\$ 193,760.00

TOWN OF THOMPSON
SRF Project No.: C3-5378-07-01
SUPPLEMENTAL CERTIFICATE
amending and supplementing the hereinafter defined Closing Certificate

Dated as of the 2nd day of December 2025

I, the undersigned Chief Fiscal Officer of the Town of Thompson (the "Recipient") (as that term is defined in EXHIBIT E of the Project Finance Agreement), hereby certify and agree as follows:

1. This Supplemental Certificate is being delivered pursuant to the Project Finance Agreement (the "Project Finance Agreement") dated as of October 3, 2024 between the New York State Environmental Facilities Corporation (the "Corporation") and the Recipient and the Closing Certificate dated as of October 3, 2024 and delivered by the Recipient (the "Closing Certificate"). In accordance with the Project Finance Agreement and the Closing Certificate, the Closing Certificate is hereby supplemented. All capitalized terms used but not defined herein shall have the respective meanings set forth in the Project Finance Agreement.

2. The certifications made in paragraphs 2, 3, 7 and 8 of the Closing Certificate are confirmed and remade as of this date.

3. The Corporation is hereby requested to fund a Disbursement under the Financing in the amount of \$ 194,830.85 for Project Costs. Upon the making of a disbursement under the Recipient Financing Instrument, the Corporation is authorized to record all or a portion of such Disbursement on the grid attached thereto. The Corporation, in its sole discretion, may allocate all or a portion of each Disbursement to the Grant or the Maximum Principal Sum of the Recipient Financing Instruments, and may allocate any amounts drawn under this Financing among the Project Costs.

4. The above Project Costs have not been paid with the proceeds of any Third-Party Funding, except as specifically described herein: _____

In the event that the Recipient intends to submit, or has submitted, to a Third-Party Funding Entity the Project Costs requested herein, the Recipient represents that all conditions precedent to such reimbursement required to have been performed as of the date hereof have been so performed. The Recipient shall perform all conditions required to be fulfilled subsequent to the date hereof in connection with such reimbursement.

5. The Recipient determined that such Project Costs are reasonable, necessary, and allocable to the Financed Project under generally accepted governmental accounting standards.

6. This is Disbursement number 1 requested under the Financing and this Disbursement, if disbursed, together with the prior Disbursements requested, will not exceed the Maximum Amount.

7. The making of the Disbursement will not result in a Disbursement by the Recipient that will violate any State Constitutional, statutory or judicial limitation on the issuance of debt by the Recipient.

8. The Recipient hereby represents and warrants that it is not in default under the Project Finance Agreement, that no event has occurred which, with the passage of time or the giving of notice or both, would become a default thereunder, that it has performed all of the covenants and agreements that it is required to perform under the Project Finance Agreement, that the making of the Disbursement requested by this Certificate has been duly authorized by the Recipient, and that no change in circumstances has occurred, or will occur upon the making of the Disbursement hereby requested, which would preclude continued reliance upon the opinion of bond counsel to the Recipient rendered in connection with the Financing.

9. All amounts requested for Disbursement hereunder are for eligible Project Costs which have not been included in any previous Disbursement.

10. **(If requesting payment for costs of construction):**

(a) As of the date hereof, the Recipient holds, and will retain, a legal and valid fee simple title or other estate or interest in the site(s) of the Project, including all necessary easements and/or rights-of-way, as are or will be necessary for the Recipient's continued undisturbed use and possession of the site(s) of the Project during the construction, operation and maintenance of the Project.

(b) The Recipient obtained all licenses, permits or other approvals required as of the date hereof to undertake the Project.

(c) The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with plans and specifications which have not been accepted by Agency or the Corporation.

(d) The Disbursement requested does not include any costs for change orders which have not been accepted by the Agency or Corporation.

(e) The Recipient has complied with all applicable additional conditions to disbursement contained in Section 4.05 of the Project Finance Agreement.

11. **(If requesting payment for costs associated with professional services agreement):**

(a) The Disbursement requested does not include any costs incurred pursuant to any professional services agreements which have not been furnished to the Corporation.

(b) The Disbursement requested does not include any costs incurred pursuant to any professional services agreement pertaining to inspection and engineering services during construction of the Project which has not been accepted by the Agency or Corporation.

12. **(If requesting payment for costs associated with technical force account work):** The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with the technical force account proposal which has not been accepted by the Agency or Corporation.

13. **(If requesting payment for costs for equipment):** The Disbursement requested does not include any costs for equipment which have not been accepted by Agency or the Corporation.

14. The amount requested does not include any project costs associated with a Utilization Plan, EEO policy statement, or staffing plan as applicable, which has not been accepted by the Corporation.

15. The undersigned is duly authorized to execute and deliver this Supplemental Certificate on behalf of the Recipient.

16. The Recipient hereby represents and warrants that it is not a debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532. Further, the Recipient has not made any award, contract or agreement for purchases of goods or services with any debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532 or with any party that has been determined to be ineligible to bid under Section 316 of the Executive Law.

17. The Recipient hereby represents and warrants that it has obtained a certification in the form of EXHIBIT N to the Project Finance Agreement from each contractor and subcontractor which has a contract financed hereunder which exceeds \$100,000 and that the Recipient has submitted to the Corporation each such contractor and subcontractor certification as required under 40 CFR Part 34.

18. If Davis-Bacon applies, the Recipient certifies, based on the payroll copies received to date, that this project is in compliance with the requirements of 29 CFR § 5.5(a)(1).

19. If an Arbitrage and Use of Proceeds Certificate is requested as part of this Financing, Recipient is in full compliance with such Arbitrage and Use of Proceeds Certificate and certifies that the representations, warranties and covenants contained in such Arbitrage and Use of Proceeds Certificate remain true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand as of the date first set forth above.

TOWN OF THOMPSON

By: _____
Name: William J. Rieber, Jr.
Title: SUPERVISOR

SRF Project No.: C3-5378-07-01

Cost Summary

Thompson T, C3-5378-07-01

Request No. 1

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
< To Be Determined >		\$10,944,715.00	\$0.00	\$0.00	\$0.00	\$0.00	
Construction Contract No. 1	Estimate	\$1,458,406.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Construction Contract No. 2	Estimate	\$9,486,309.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Delaware Engineering, D.P.C. (.)		\$933,737.00	\$0.00	\$0.00	\$0.00	\$0.00	
Engineering Engineering Services During Construction	Estimate	\$933,737.00	\$0.00	\$0.00	\$0.00	\$0.00	compliance restricted
Delaware Engineering, D.P.C. (*)	05/09/2024	\$606,240.00	\$606,240.00	\$0.00	\$0.00	\$606,240.00	
Engineering Engineering Services	Not to Exceed	\$606,240.00	\$606,240.00	\$0.00	\$0.00	\$606,240.00	194,830 ⁸⁵
Norton Rose Fulbright US LLP (*)		\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Bond Counsel Bond Counsel	Estimate	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Michael Mednick (.)		\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Local Counsel Local Counsel	Estimate	\$15,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)

Cost Summary

Thompson T, C3-5378-07-01

Request No. 1

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
Contingency	06/24/2024	\$3,338,926.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contingency	Estimate	\$3,338,926.00	\$0.00	\$0.00	\$0.00	\$0.00	(not releasable)
New contracts (include copy of contract with request):							
PROJECT TOTALS FOR C3-5378-07-01:							
		\$15,863,618.00	\$606,240.00	\$0.00	\$0.00		

LESS OFFSETS:

TOTAL NET REQUESTED FOR THIS DISBURSEMENT: 194,830⁸⁵

Summary of SRF Funding for C3-5378-07-01 (all financings)	
Total Amount Financed by SRF:	\$ 5,754,479.00
Total Grant:	10,109,139.00
Total Project Costs Disbursed to Date:	0.00
PLUS: Cost of Issuance Disbursed:	0.00
Total SRF Funds Disbursed To Date:	\$ 0.00

Summary of SRF Funding for C3-5378-07-01 (current financing only)	
SRF Financing Amount:	\$ 5,754,479.00
Grant Amount:	10,109,139.00
Disbursed To Date:	0.00
Available Balance:	\$ 15,863,618.00
Restricted Funding Available:	12,276,679.00

Deputy Clerk (Town of Thompson)

From: William J. Rieber, Jr. <supervisor@thompsonny.gov>
Sent: Tuesday, November 25, 2025 5:07 PM
To: Kelly Murran
Cc: msickler@mhepc.com
Subject: FW: asbestos abatement specs
Attachments: 259582 Town of Thompson_Pump Stations_Pre Con Asbestos Design Services.pdf; 259583 Town of Thompson_Sackett Lake Sewer District_Pre Con Asbestos Design Services.pdf

Kelly:

Please put the following 2 items on the agenda for Tuesday:

- Approve proposal for Pre-construction Asbestos Design Services from Quest Environmental for the Benmosche and Harris Pump Stations at a cost of \$4,500 each for a total of \$9,000
- Approve proposal for Pre-construction Asbestos Design Services from Quest Environmental for the Sackett Lake Sewer District at a cost of \$5,500.

I thought we did it at the November 4th meeting but it's not in the minutes.

Thanks.

Bill

William J. Rieber, Jr.

Supervisor

Town of Thompson

845-794-2500 Ext. 306

845-794-8600 – Fax

Email: supervisor@thompsonny.gov

Town of Thompson is an equal opportunity provider and employer.



From: Matthew Sickler <msickler@mhepc.com>

Sent: Tuesday, November 25, 2025 1:14 PM

To: supervisor@thompsonny.gov

Subject: FW: asbestos abatement specs

Good afternoon Bill,

Are we ok to go ahead with these two quotes for the asbestos abatement work in Harris and Sackett Lake?

Thanks,

Matt

From: Matthew Sickler
Sent: Tuesday, October 28, 2025 4:42 PM
To: supervisor@thompsonny.gov
Subject: asbestos abatement specs

Bill,

We had done an asbestos survey earlier for the Harris and Ben Mosche pump station buildings previously which identified asbestos containing materials in portions of the roofing system. We intend to do the demolition of them in phase 2 of the project. We have obtained a quote from Quest Environmental to prepare the necessary specifications for the abatement work which would be included in the phase 2 construction contract. The total is \$9,000 which we would apply to the contingency line item in the project form E.

For Sackett Lake I&I, the contractor will need to cut and remove sections of Asbestos cement pipe. We have obtained a quote from Quest to prepare the specifications and submit documents to NYS Department of Labor prior to bidding. The cost for this service is \$5,500. We would apply this to the project contingency line item in the budget.

Can these be placed on the next Board meeting agenda for authorization? Please give me a call to discuss if you have any questions.

Thanks!

Matt



111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

Office: (570) 296-2765

Fax: (570) 296-2767

msickler@mhepc.com | www.mhepc.com



QuES&T

Quality Environmental Solutions & Technologies, Inc.

September 14, 2025

Town of Thompson
4052 Route 52
Monticello, NY 12701

ATTN: William J. Rieber Jr. – Town Supervisor

Re: Sackett Lake Sewer District
Request for Proposal – Pre-Construction Asbestos Design Services

Dear Supervisor Rieber Jr.,

Quality Environmental Solutions & Technologies, Inc. (**QuES&T**) is pleased to submit the attached proposal to provide pre-construction asbestos design services in support of future construction at the Sackett Lake Sewer District.

QuES&T is a NYS Certified Minority Business Enterprise committed to remaining a leader in the environmental training and technical consulting industry. **QuES&T**'s extensive Nuclear Power Industry experience makes us uniquely qualified to provide technical support in state-of-the-art techniques for engineering and contamination control. Additionally, this experience enables us to integrate the essential concepts of "critical path" schedules and minimizing personnel exposures while maintaining a high level of attention to the specific details of each project. **QuES&T** personnel satisfy numerous ANSI and NUREG experience requirements of the Nuclear Regulatory Commission. Our staff has served in various capacities in the Health Physics and Nuclear Engineering disciplines in operational power reactors, nuclear powered vessels, radiopharmaceuticals and government prototypes.

We are confident you recognize that selection of a qualified technical consultant for professional services, such as pre-construction inspection, project design, project management and air monitoring, represents a step as critical as selecting a reputable environmental remediation contractor. **QuES&T** feels strongly that the success of any remediation project is defined primarily in the planning and design phase. A technically sound project design combined with proper oversight provides the most cost-effective solution and ensures the gains recognized are not at the expense of future liability to the Town of Thompson.

In this regard, **QuES&T** has successfully completed remediation projects, for our client companies, in support of Nuclear and Fossil commercial power plant maintenance outages, facility renovation and demolition, cGMP facility upgrades, recovery from contamination following catastrophic events (e.g. steam line explosions, fires), school building renovations, Corporate asbestos management programs, facility Operations & Maintenance (O&M) programs, UST removals, sub-surface investigations, contaminated soil remediation, LBP stabilization and commercial/residential asbestos & lead abatements.

Technical consulting services are available in the area of regulatory compliance audits, OSHA safety, air monitoring, respiratory protection, laboratory services, building hazard assessments (EPA, HUD, commercial), LBP Risk Assessments, management plans, NYS/NESHAP pre-demolition inspections and

1376 Route 9, Wappingers Falls, NY 12590 Phone (845) 298-6031 Fax (845) 298-6251

NYS MWBD MBE Cert # 49952 NYSUCP DBE Certified NJUCP DBE Certified www.Qualityenv.com

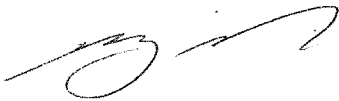
full scope project management; including development of remediation response actions and management of all required project and personnel records. Our staff of experienced environmental professionals can prepare all required specifications and procedures to ensure your programs comply with federal, state and municipal regulatory requirements.

QuES&T offers a wide range of OSHA and environmental safety training. Our full range of asbestos safety certification training ensures that our client's employees receive the appropriate training to maximize their safety and minimize your liability. **QuES&T** offers accredited initial and refresher training programs for Operations & Maintenance (O&M), Asbestos Abatement Workers and Supervisors, Project Monitors, Asbestos Project Sampling Technicians (RH-II), Asbestos Project Designers, Asbestos Inspectors (RH-III) and Management Planners. Our accredited training facility (EPA, NYS) contains the most modern equipment to support the hands-on portion of each training program. On-site training services are available for groups of at least twenty-five students and can be tailored to meet the specific needs of the Town of Thompson.

QuES&T provides a full range of services in the area of Respiratory Protection. Our technical staff has extensive experience in the development of regulatory compliance programs for NUREG 0041 and OSHA 1910.134 Respiratory Protection Programs. Quantitative or qualitative respirator fit services can be provided at **QuES&T**'s facility or yours.

For additional information concerning this submittal, please contact us at (845) 298-6031. We look forward to working with the Town of Thompson in the environmental consulting and remediation services area.

Sincerely,



Rudy Lipinski - LEED® AP
Director of Field Operations
NYS/AHERA Inspector/Project Designer
Cert. #AH 05-09049

PRE-CONSTRUCTION ASBESTOS DESIGN SERVICES
for
TOWN OF THOMPSON
4052 Route 42
Monticello, NY 12701
at
SACKETT LAKE SEWER DISTRICT

QuES&T agrees to provide the following services:

Construction Document Specification Development

QuES&T will provide NYSDOL certified Project Designer (PD) and Certified Industrial Hygienist (CIH) personnel to develop the required environmental specifications and contract documents. Preparation of the required specifications shall include (if required) incorporation of existing NYSDOL Applicable Variances, Fast and/or development of Job Specific Variances to ensure the most cost-effective and technically sound solution is implemented. QuES&T will:

- Outline specific pre-abatement activities and abatement procedures and strategies for compressing the project schedule and providing the most cost-effective solution to environmental remediation requirements. The design will consider utilizing existing applicable variances, new variances, and means and methods for dealing with operational constraints, adjacent occupied areas, isolation of the work areas, and specific remediation procedures and criteria.
- Develop alternate work practices that will not expose the public or workers to elevated fiber levels.
- Develop a scope of work that will minimize the impact on the facility.
- Preparation and submittal of a Petition for Variance or Other Relief (DOSH-752) and supporting documentation to the NYSDOL regarding the proposed work scope.
- Act as the Petitioners Agent during the NYSDOL review process and incorporate any changes or additions requested by NYSDOL Engineering Services Unit during their review.
- Final determination regarding approved means and methods shall be as directed by NYSDOL Engineering Services Unit.
- Develop bid documents, including working drawings and specifications, for the purpose of securing competitive bidding.

QuES&T

Quality Environmental Solutions & Technologies, Inc.

September 14, 2025

Town of Thompson
4052 Route 52
Monticello, NY 12701

ATTN: William J. Rieber Jr. – Town Supervisor

Re: Benmosche Pump Station & Harris Pump Station
Request for Proposal – Pre-Construction Asbestos Design Services

Dear Supervisor Rieber Jr.,

Quality Environmental Solutions & Technologies, Inc. (**QuES&T**) is pleased to submit the attached proposal to provide pre-construction asbestos design services in support of future construction at the Benmosche Pump Station and Harris Pump Station.

QuES&T is a NYS Certified Minority Business Enterprise committed to remaining a leader in the environmental training and technical consulting industry. **QuES&T**'s extensive Nuclear Power Industry experience makes us uniquely qualified to provide technical support in state-of-the-art techniques for engineering and contamination control. Additionally, this experience enables us to integrate the essential concepts of "critical path" schedules and minimizing personnel exposures while maintaining a high level of attention to the specific details of each project. **QuES&T** personnel satisfy numerous ANSI and NUREG experience requirements of the Nuclear Regulatory Commission. Our staff has served in various capacities in the Health Physics and Nuclear Engineering disciplines in operational power reactors, nuclear powered vessels, radiopharmaceuticals and government prototypes.

We are confident you recognize that selection of a qualified technical consultant for professional services, such as pre-construction inspection, project design, project management and air monitoring, represents a step as critical as selecting a reputable environmental remediation contractor. **QuES&T** feels strongly that the success of any remediation project is defined primarily in the planning and design phase. A technically sound project design combined with proper oversight provides the most cost-effective solution and ensures the gains recognized are not at the expense of future liability to the Town of Thompson.

In this regard, **QuES&T** has successfully completed remediation projects, for our client companies, in support of Nuclear and Fossil commercial power plant maintenance outages, facility renovation and demolition, cGMP facility upgrades, recovery from contamination following catastrophic events (e.g. steam line explosions, fires), school building renovations, Corporate asbestos management programs, facility Operations & Maintenance (O&M) programs, UST removals, sub-surface investigations, contaminated soil remediation, LBP stabilization and commercial/residential asbestos & lead abatements.

Technical consulting services are available in the area of regulatory compliance audits, OSHA safety, air monitoring, respiratory protection, laboratory services, building hazard assessments (EPA, HUD, commercial), LBP Risk Assessments, management plans, NYS/NESHAP pre-demolition inspections and

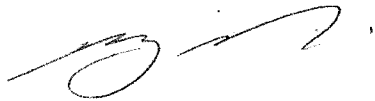
full scope project management; including development of remediation response actions and management of all required project and personnel records. Our staff of experienced environmental professionals can prepare all required specifications and procedures to ensure your programs comply with federal, state and municipal regulatory requirements.

QuES&T offers a wide range of OSHA and environmental safety training. Our full range of asbestos safety certification training ensures that our client's employees receive the appropriate training to maximize their safety and minimize your liability. **QuES&T** offers accredited initial and refresher training programs for Operations & Maintenance (O&M), Asbestos Abatement Workers and Supervisors, Project Monitors, Asbestos Project Sampling Technicians (RH-II), Asbestos Project Designers, Asbestos Inspectors (RH-III) and Management Planners. Our accredited training facility (EPA, NYS) contains the most modern equipment to support the hands-on portion of each training program. On-site training services are available for groups of at least twenty-five students and can be tailored to meet the specific needs of the Town of Thompson.

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For additional information concerning this submittal, please contact us at (845) 298-6031. We look forward to working with the Town of Thompson in the environmental consulting and remediation services area.

Sincerely,



Rudy Lipinski - LEED®AP
Director of Field Operations
NYS/AHERA Inspector/Project Designer
Cert. #AH 05-09049

PRE-CONSTRUCTION ASBESTOS DESIGN SERVICES
for
TOWN OF THOMPSON
4052 Route 42
Monticello, NY 12701
at
**BENMOSCHE PUMP STATION &
HARRIS PUMP STATION**

QuES&T agrees to provide the following services:

Construction Document Specification Development

QuES&T will provide NYSDOL certified Project Designer (PD) and Certified Industrial Hygienist (CIH) personnel to develop the required environmental specifications and contract documents. Preparation of the required specifications shall include (if required) incorporation of existing NYSDOL Applicable Variances, Fast and/or development of Job Specific Variances to ensure the most cost-effective and technically sound solution is implemented. **QuES&T** will:

- Outline specific pre-abatement activities and abatement procedures and strategies for compressing the project schedule and providing the most cost-effective solution to environmental remediation requirements. The design will consider utilizing existing applicable variances, new variances, and means and methods for dealing with operational constraints, adjacent occupied areas, isolation of the work areas, and specific remediation procedures and criteria.
- Develop bid documents, including working drawings and specifications, for the purpose of securing competitive bidding.

PRE-CONSTRUCTION ASBESTOS DESIGN SERVICES
for
TOWN OF THOMPSON
4052 Route 42
Monticello, NY 12701
at
**BENMOSCHE PUMP STATION &
HARRIS PUMP STATION**

COST ESTIMATE

➤ **CONSTRUCTION DOCUMENT SPECIFICATION DEVELOPMENT**

- Preparation of Specification(s), with AutoCAD Drawing Development.
 - ❖ Benmosche Pump Station – **\$ 4,500.00**
 - ❖ Harris Pump Station – **\$ 4,500.00**

.....
ACCEPTANCE OF PROPOSAL #P259582

.....
To Execute This Agreement, Please Review, Sign, Date & Return to QuES&T.

Payment Terms: *Payment Shall Be Net 30 Days; Following Delivery Of Final Report; Late Payments
Shall Be Assessed a Penalty of 1.5% per Month.*

Town of Thompson – Authorized Representative:

By _____
Signature Print Name & Title Date



Town Supervisor
William J. Rieber, Jr.

AI-7
Town Board Members
Deputy Supervisor Melinda Meddaugh
Scott Mace
John Pavese
Ryan Schock

November 25, 2025

Bills over \$5,000.00

We are requesting permission to pay Miller Hydrogeologic Inc for the installation of the 6" test bedrock well at the Kiamesha Sewer Plant well site

Miller Hydrogeologic Inc	Invoice #25-023	\$22,129.00
(original estimate was for \$ \$37,020.00)		

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

November 20, 2025
Invoice No. **25-023**
Project No. 273-025
Page 1 of 1

Remit Payment To:

Miller Hydrogeologic Incorporated
P.O. Box 996
Pine Bush, New York 12566

Town of Thompson
4052 Route 42
Monticello, NY 12701

For: Sewer Plant Test Well Installation

Professional Services for the Period Ending November 20, 2025

Professional Personnel

	Hours	Rate	Amount
Senior III Hydrogeologist - Site meeting with driller Miller, Robert T.	2.0	\$125	<u>\$250.00</u>

Total Labor **\$250.00**

Subcontractor (Driller)

<i>Item</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
Six-inch well casing	180 ft.	\$38/ft.	\$6840.00
Six-inch drilling	400 ft.	\$23/ft.	\$9200.00
Well casing grouting	1	\$600/ea.	\$600.00
Casing drive shoe/well cap	1	\$400/set	\$400.00
Well development	6	\$350/hr.	\$2100.00
Mobilization	1	\$750/site	\$750.00
MHI 10 % Mark-up			<u>\$1989.00</u>
Total Drilling			\$21,879.00
Total Due			\$22,129.00



Miller Hydrogeologic Incorporated

P.O. Box 996 • 55 Main Street • Pine Bush, New York 12566 • (845)524-2059

November 20, 2025

Town of Thompson
C/O William J. Rieber Jr., Supervisor
4052 Route 42
Monticello, NY 12701

RE: MHI Invoice 25-023
Test Well Installation
Sewer Plant
Town of Thompson Sullivan County, New York
MHI Project No. 273-025

Dear Supervisor Rieber:

Enclosed please find Miller Hydrogeologic Incorporated (**MHI**) Invoice No. **25-023** for professional services performed under the above referenced project for the period ending November 20, 2025. The total amount due for this period and invoice is **\$22,129.00**

The costs associated with this invoice include **MHI** time and materials for the installation of the test bedrock well at the Sewer Plant well site. All work has been performed in accordance with our proposal dated July 8, 2025. If you should have any questions or require any additional information with regard to this invoice, please do not hesitate to contact me.

Sincerely yours,

Miller Hydrogeologic Incorporated

Robert T. Miller, PG
Hydrogeologist
President
Encl.

Director Weyer said that there will be an Adult Craft Night where they will make Christmas Kissing Balls. The cost is \$35.00 each and would be budget neutral due to ticket cost. Director Weyer would like the board to authorize this event to pay for materials from the Monticello Greenhouse.

The Following Resolution Was Duly Adopted: Res. No. 350 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Adult Craft Night with the expense being budget neutral.

Motion by: Councilman Schock Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

Supervisor Rieber recused himself from the next matter since agenda item 4C involves a price quote from a family connected business. Supervisor Rieber left the room and Councilman Schock conducted this portion of the meeting.

C) BUCKET TRUCK RENTAL REQUEST FOR LIGHT INSTALLATION (AND SNOWFLAKES/BANNERS) AT \$325.00/DAY, COST NOT TO EXCEED \$2,000.00

Superintendent Somers explained that the Monticello Fire Department is putting up a new building and has a 25-foot light with base that they declared excess inventory. They offered it to the Town of Thompson East Mongaup River Park. There is a light needed between the Community Building and the Parking Lot for night events. Master Electrician Bastone will need to disconnect the light and then re-connect the light using a bucket truck. Director Weyer also stated that the bucket truck would be needed to install the snowflakes and banners.

The Following Resolution Was Duly Adopted: Res. No. 351 of the Year 2025.

Resolved that the rental request of Superintendent Somers for the rental of a Bucket Truck, from B&B Electric, LLC at the following rental rates: Truck daily rental rate based on 8-hour day \$325.00, Total Cost not to Exceed \$2,000.00, for the Light Pole Installation at East Mongaup River Park and Snowflake/Banner Installation hereby be approved.

Moved by: Councilman Schock Seconded by: Councilman Mace

Vote: Ayes 3 Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

Recused 1 Rieber

Supervisor Rieber returned to the meeting after action was taken.

5) WATER & SEWER DEPARTMENT ITEMS:

A) KIAMESHA ROUTE 42 WATER DIST.: MILLER HYDROGEOLOGIC INC - PHASE II DRILLING & DEVELOPMENT - 6 " WELL, \$37,020.00

Superintendent Messenger said that the 8" well that was drilled in the 1990's was not drilled properly and not good at all. There is another 6" well there that is very good, but he does not have all of the data needed to make it DOH compliant. Another well is needed to make the Town self-sufficient. Kiamesha Artesian is having significant problems and the Town needs to be prepared. Superintendent Messenger said that this past summer Kiamesha Artesian asked the Town to connect to the Village of Monticello temporarily due to issues with their water supply.

The Following Resolution Was Duly Adopted: Res. No. 352 of the Year 2025.

Resolved, that the proposal of Miller Hydrogeologic, Inc. to drill and develop a 6" well in the Kiamesha Route 42 Water District in the amount of \$37,020.00 be approved.

Moved by: Councilman Mace

Seconded by: Councilman Pavese

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

B) WATER & SEWER DEPARTMENT: REQUEST TO DECLARE SURPLUS EQUIPMENT – 1) 2004 WORKHORSE VAN, VIN # 35B4HP42V743389518 AND 2016 CHEVY 3500HD PICKUP WITH PLOW, VIN # 1CG4KYCG4GF106056

The Following Resolution Was Duly Adopted: Res. No. 353 of the Year 2025.

Resolved, that the following vehicles, equipment &/or items from the Water & Sewer Department hereby be declared surplus and that the Water & Sewer Superintendent be authorized to either sell at auction, bid or scrap said vehicles/equipment/items, whichever is best financially. The vehicles/equipment/items are listed as follows:

1) 2004 WORKHORSE VAN, VIN # 35B4HP42V743389518

2) 2016 CHEVY 3500HD PICKUP WITH PLOW, VIN # 1CG4KYCG4GF106056

Moved by: Councilman Mace

Seconded by: Councilman Schock

Vote: Ayes 4 Rieber, Pavese, Schock, and Mace

Nays 0

Absent 1 Meddaugh

6) HIGHWAY DEPARTMENT ITEMS:

A) HIGHWAY BARN ROOF

Superintendent Carnell provided two quotations for the emergency repair of the rear portion the Highway Barn Roof, one from Weather Technologies, Inc.(Bid by Omnia R230404 - piggyback price if we went with state contract) and a second from Frank Stevens & Sons Contracting, Inc. He reached out to two other companies and neither came to look at the roof and one of the companies said they do not do prevailing wage. MHE Engineering previously did an inspection and determined this portion the roof was beyond repair but the building itself was worth putting a new roof on. MHE Engineering recommended using Frank Stevens & Sons Contracting, Inc. Superintendent Carnell said the Highway Department recently patched the front of the building roof again as

ATTACHMENT I

**COST ESTIMATE
SEWER PLANT WELL LOCATION
EXISTING WELL TESTING AND NEW WELL INSTALLATION AND WATER SUPPLY INVESTIGATION
TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK**

EXISTING EIGHT INCH WELL TESTING AND ANALYSIS			
MHI LABOR			
	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
24-hour aquifer testing	16	\$85	\$1,360.00
Aquifer testing data reduction	3	\$85	\$255.00
Aquifer testing data analysis	6	\$125	\$750.00
Final reporting	8	\$125	\$1,000.00
AutoCad/Graphics	1	\$55	\$55.00
		MHI Labor Subtotal	\$3,420.00
MHI EXPENSES			
Reproduction/mail/phone/copy, etc.			\$15.00
Field Support Vehicle			\$250.00
Temporary pump installation			\$1,500.00
		MHI Expense Subtotal	\$1,765.00
		Existing Eight Inch Well Testing Total	\$5,185.00

NEW ^{Six} EIGHT INCH WELL INSTALLATION, TESTING, ANALYSIS AND REPORTING			
MHI LABOR			
	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
72 hour aquifer testing	36	\$85	\$3,060.00
Aquifer testing data reduction	6	\$85	\$510.00
Aquifer testing data analysis	16	\$125	\$2,000.00
Final reporting	24	\$125	\$3,000.00
AutoCad/Graphics	4	\$55	\$220.00
Administrative assistance	2	\$30	\$60.00
		MHI Labor Subtotal	\$8,850.00
MHI EXPENSES			
	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
Reproduction/mail/phone/copy, etc.	1	\$50.00	\$50.00
Field Support Vehicle	5	\$ 125/day	\$625.00
Temporary pump installation/removal	1	\$1500/ea.	\$1,500.00
72 hour aquifer test r/flowmeter/pressure transducer rentals	1	\$125/wk	\$750.00
		MHI Expense Subtotal	\$2,925.00
SUBCONTRACTOR SERVICES			
<i>Task/Expense</i>	<i>Quantity</i>	<i>Unit Price</i>	<i>Amount</i>
Six inch well casing	50 (est.)	\$70/ R.	\$3,500.00
Six inch drilling	300 (est.)	\$42/ R.	\$12,600.00
Initial well casing grouting	1	\$600/ ea.	\$600.00
Casing drive shoe and well cap	1	\$400/ set	\$400.00
Well Development	4(est.)	\$400/hr.	\$1,600.00
Equipment Mobilization	1	\$750/site	\$750.00
Water quality testing (full NYSDOH Part 5)	1	\$3500/sample	\$3,500.00
MHI 10% markup on subcontractor services			\$2,295.00
		Subcontractor Services Subtotal	\$25,245.00
		Eight Inch Well Installation and Testing Total	\$37,020.00
		TOTAL PROJECT ESTIMATED COST	\$42,205.00

NOTE: The above proposed scope-of-work and estimated costs are project and site specific and are subject to change based on change in project scope or conditions encountered in the field. Any deviations from the proposed cost estimate which will increase the final costs will be submitted for approval prior to implementation. Any additional costs will be billed on a time and materials basis as outlined in the proposal description for cost estimates. All final invoice(s) will be prepared using actual equipment and hours.

ATTACHMENT 2

MILLER HYDROGEOLOGIC INCORPORATED 2025 CONTRACT SCHEDULE OF FEES GWI LABOR AND EXPENSE RATES

<u>I. MHI Labor</u>							
Professional Service	Hourly Fees For Professional Personnel						Other
	Senior III	Senior II	Senior I	Staff III	Staff II	Staff I	
Quality Assurance/Quality Control (QA/QC)	\$130	\$115	\$100	*	*	*	*
Expert Witness							
1. Preparation	\$130	\$125	\$105	\$85	\$60	\$50	*
2. Testimony	\$175	\$150	\$120				
Project Management	\$125	\$100	\$90	\$85	\$60	\$50	*
Data Collection (Field Sampling and Oversight)	\$125	\$100	\$90	\$85	\$60	\$50	*
Data Evaluation							
1. Data Reduction	\$125	\$100	\$90	\$85	\$60	\$50	*
2. Data Analysis	\$125	\$100	\$90	\$85	\$60	\$50	*
Report Preparation	\$125	\$100	\$90	\$85	\$60	\$50	*
Meeting Attendance	\$125	\$100	\$90	\$85	\$60	\$50	*
Travel	\$75	\$50	\$45	\$45	\$30	\$25	*
Health and Safety	\$125	\$100	\$90	\$85	\$60	\$50	*
CAD/Drafting	*	*	*	*	*	*	\$55
Administrative Support Services	*	*	*	*	*	*	\$30
<u>II. Direct Expenses</u>							
Computer Expense							No charge
CAD Expense							No charge
Equipment Rental							At cost
Delivery							At cost
Lodging							At cost
Field Supplies							At cost
Miscellaneous							At cost
Health and Safety Equipment/Supplies							At cost
Phone and Fax							At cost
Per Diem							\$30/day
Field Support Vehicle							125/day
Reproduction							\$.15/page
<u>III. Subcontractor Services</u>							
Drilling Services							Cost plus 10%
Laboratory Analytical Services							Cost plus 10%
Professional Survey Services							Cost plus 10%
Other Specialty Services							Cost plus 10%
<u>IV. Payment Terms and Conditions</u>							
1. Invoices shall be submitted on a monthly basis in accordance with the work contracted and performed for the period specified. 2. Payment is due upon receipt of invoice. The client shall pay an additional charge of 1-1/2 percent per month for any payment made more than 30 days after receipt of invoice. 3. Miller Hydrogeologic, Inc. reserves the right to suspend all professional services if payment is not received within 45 days of invoicing. 4. The client shall notify MHI within 10 days of receipt of invoice if client objects to all or a portion of the invoice and shall pay that portion of the invoice not in dispute. The parties shall immediately make an effort to settle the disputed invoice amount.							

Town of Thompson Highway Dept

Hayden Carnell Superintendent of Highways
33 Jefferson St. Monticello, NY 12701
Email: Highwaysuper@thompsonny.gov
Phone: (845)794-5560

Todd Mitchell Deputy Superintendent
Email: davehiway@gmail.com
Fax: (845)794-5722

November 25, 2025

Bills Over,

Invoice # 224065 in the amount of \$7,793.23. Robert Greens for Hydraulic parts for 5500 Plow Truck Body. We are reusing old body but needed some new parts to mount it on new truck.

Thanks,

Hayden

HOLIDAY CONCERTS

Inside the Sullivan County Government Center Lobby,
100 North Street, Monticello

10:30 a.m., December 5, 2025

12 p.m., December 5, 2025

10:30 a.m., December 8, 2025

10:30 a.m., December 9, 2025

12 p.m., December 9, 2025

10:30 a.m., December 11, 2025

10:30 a.m., December 12, 2025

12 p.m., December 12, 2025

12 p.m., December 15, 2025

9:30 a.m., December 16, 2025

10:30 a.m., December 17, 2025

1 p.m., December 17, 2025

10:30 a.m., December 18, 2025

10:30 a.m., December 19, 2025

11:30 a.m., December 19, 2025

1 p.m., December 19, 2025

Chase Elementary School Chorus
(Monticello - 5th grade)

Liberty High School Honors Choir
Chase Elementary School Chorus
(Monticello - 4th grade)

Sullivan West Elementary Select Chorus
Rockland High School Band

Rutherford Elementary School
(Monticello) Recorder Ensemble

Mackenzie Elementary School (Eldred)
Band & Chorus

Fallsburg Junior-Senior High School
Chamber Chorus

Rockland Senior Choir
Monticello High School Emerging
Ensembles

Sullivan West High School Select Choir
and Instrumental Ensembles

Fallsburg Junior-Senior High School
Instrumental Chamber Group

Minisink Valley HS Treble Choir

Sullivan BOCES Elementary Chorus

Tri-Valley High School Band and
8th Grade Band

Liberty Middle School Band