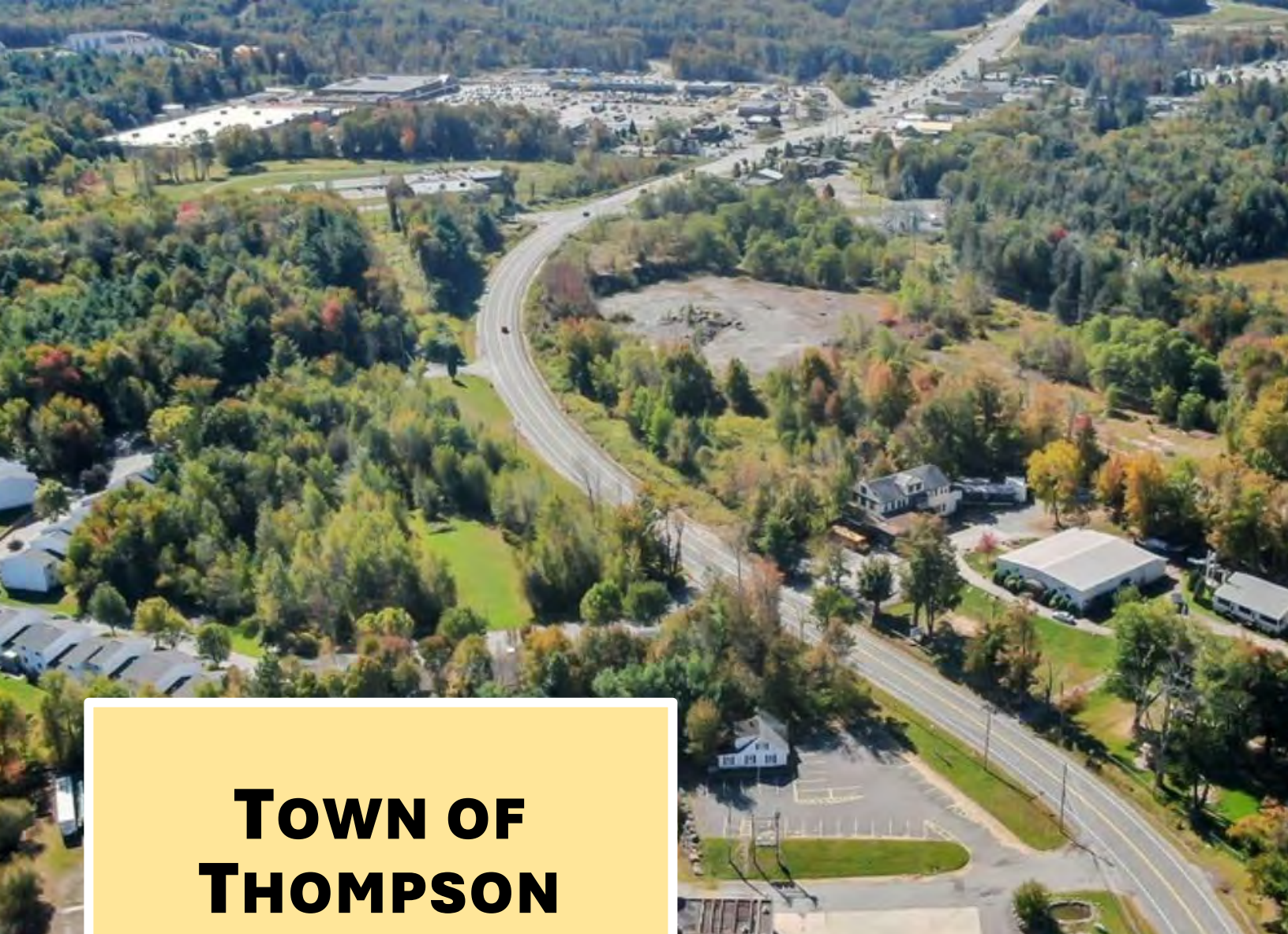




TOWN OF THOMPSON

SULLIVAN COUNTY, NY

COMPREHENSIVE PLAN



FINAL DRAFT FOR PUBLIC REVIEW

NOVEMBER 2025

Prepared for:
Town of Thompson



Prepared by:
**Town of Thompson
Comprehensive Plan Advisory Committee**

With assistance from:
DELAWARE ENGINEERING, D.P.C.
CIVIL AND ENVIRONMENTAL ENGINEERING

Town of Thompson, New York

FINAL COMPREHENSIVE PLAN

Substantive changes made to the Draft Comprehensive Plan released in July 2025 are highlighted in yellow.

ACKNOWLEDGMENTS

Town of Thompson Town Board

William J. Rieber, Jr., Supervisor
Melinda Meddaugh, Deputy Supervisor
Scott Mace, Councilman
John Pavese, Councilman
Ryan T. Schock, Councilman

Town of Thompson Staff

James Carnell, Director of Building, Planning & Zoning
Michael Messenger, Water & Sewer Superintendent
Glen Somers, Parks & Recreation Superintendent
Jill M. Weyer, Director of Community Development

Comprehensive Plan Advisory Committee

Adrianna Mayson Greco
Arthur Knapp
James Carnell
Jill Weyer
Joel Kohn
Joseph Todora
Kathleen Lara
Krissy Walsh
Melinda Meddaugh
Omnia Elghaly
Richard “Mack” McClernon
Robert Green
Ryan Schock
Sean Walker
Shannon Cilento
Shoshana Mitchell

Consultant

Delaware Engineering, DPC

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION

1.1	Plan Contents	1-1
1.2	Recent Planning Efforts	1-2

CHAPTER 2: PUBLIC PARTICIPATION

2.1	Comprehensive Plan Survey	2-2
2.2	Community Conversations	2-5
2.3	Public Hearings & Referrals	2-6

CHAPTER 3: COMMUNITY PROFILE

3.1	A Brief Local History	3-2
3.2	Demographic Profile	3-3

CHAPTER 4: ISSUES & OPPORTUNITIES

4.1	Housing	4-1
4.2	Economic Development	4-9
4.3	Parks & Recreation	4-17
4.4	Natural Resources	4-25
4.5	Transportation	4-37
4.6	Infrastructure	4-43
4.7	Community Facilities & Services	4-55
4.8	Land Use & Zoning	4-65

CHAPTER 5: PLAN IMPLEMENTATION

5.1	Vision, Goals & Objectives	5-1
5.2	Action Plan	5-3
5.3	Year One Blueprint	5-8

MAPS

Map 1: Location Map	Map 8: Transportation
Map 2: Industry Clusters	Map 9: Water Infrastructure
Map 3: Public Parks and Access Areas	Map 10: Sewer Infrastructure
Map 4: Topography	Map 11: Emergency Services
Map 5: Prime Soils & Agricultural Lands	Map 12: Existing Land Use
Map 6: Rivers and Streams	Map 13: Current Zoning
Map 7: Wetlands and Water Bodies	Map 14: Future Land Use

FIGURES

#	Title	Page
1	Comprehensive Planning Process	1-1
2	Who Filled Out the Survey?	2-2
3	Location of Primary Residence	2-2
4	Owners vs. Renters	2-2
5	Why Do You Choose to Live in Thompson?	2-3
6	Which Issues Should be a Priority for Local Officials?	2-4
7	Regional Context	3-1
8	Population Profile	3-3
9	Housing Profile	3-4
10	Economic Profile	3-4
11	Seasonal Vacancy	4-2
12	Housing Units by Type	4-2
13	Housing Tenure	4-3
14	Homeless Populations	4-3
15	Median Rent	4-4
16	Rent as a % of Income	4-4
17	Median Home Value	4-4
18	Housing Market Areas	4-5
19	Housing Preferences	4-6
20	Housing Improvement Strategies	4-7
21	Median Household Income Comparison	4-9
22	Household Income Ranges in Thompson	4-9
23	Occupation by Class of Worker	4-10
24	Inflow/Outflow of Jobs	4-11
25	Commuting Distance/Direction Analysis	4-11
26	Work Area Profile Analysis	4-12
27	Neversink River Unique Area	4-20
28	Sullivan O&W Rail Trail	4-21
29	Primary Reasons People Use Town of Thompson Parks	4-21
30	Recreation Programs Thompson Should Offer or Expand	4-23
31	Delaware River Basin	4-27
32	Principal Aquifers in the Town of Thompson	4-32
33	Matrix Forest Blocks and Forest Condition Index	4-33
34	Natural Communities Map	4-34
35	I-86/NY-17 Interchanges	4-37
36	I-86/NY-17 Interchange Recommendations	4-38
37	MOVE Sullivan Bus Routes	4-41
38	Types of Public Waters Systems	4-43
39	Monticello School Statistics	4-55
40	Overall Crime Grade in Thompson	4-60
41	Existing Zoning	4-72
42	Future Land Use	4-72
43	The Role of the Future Land Use Map	4-73

TABLES:

#	Title	Page
1	Comprehensive Plan Advisory Committee	2-1
2	Community Conversation Dates & Locations	2-5
3	Industry for Civilian-Employed Population 16 Years and Older	4-10
4	Inflow/Outflow Job Counts (All Jobs) – Town of Thompson, NY	4-11
5	Commuting Distance for all Workers Employed in the Town of Thompson	4-11
6	Jobs in Town of Thompson by NAICS Industry Sector	4-11
7	Potential Interchange Improvements in Thompson	4-38
8	County Roads in Thompson	4-39
9	Town of Thompson Water Districts	4-44
10	Privately Owned Community Water Systems	4-46
11	Town and Village Tax Rolls (2024)	4-63
12	Existing Zoning	4-72
13	Future Land Use	4-72

APPENDICES:

#	Title	
A	Thompson Comprehensive Plan Survey – Result Summary	A-1
B	Schedule of Existing District Regulations	B-1
C	Public Hearings and GML-239 Referral Recommendations	C-1
D	SEQR Documents and Adoption Resolution	D-1

REFERENCES & RESOURCES

Biodiversity Assessment of Lakes and Wetlands in the D&H Canal Reservoir Lakes Area
Hudsonia (2024)

Comprehensive Development Plan – EPT Concord
Hart-Howerton (2013)

Continuum of Care Homeless Assistance and Housing Inventory Report
US Dept. of Housing & Urban Development (2024)

Grow the Gateways: A Strategic Plan for the Gateway Corridor
Town of Thompson (2017)

Local Workforce Development Area Plan
Sullivan County Center for Workforce Development (2023-2024)

Neversink Watershed Management Plan
Friends of the Upper Delaware River (2024)

New York State Open Space Conservation Plan
New York State Department of Environmental Conservation (2016)

Out of Reach Housing Study
Hudson Valley Pattern for Progress (2024)

Route 17 Planning & Environment Linkages (PEL) Study
New York State Department of Transportation (2021)

Sullivan O&W Rail Trail Feasibility Study
Sullivan County Division Planning and Environmental Management (2019)

Town of Thompson Infrastructure Master Plan
Delaware Engineering, DPC (2019)

Town of Thompson Parks and Recreation Study
Delaware Engineering, DPC (2017)

Town of Thompson Recreation Development Plan
Delaware Engineering, DPC (2019)

Town of Thompson & Village of Monticello Joint Comprehensive Plan
Shepstone Management Company (1999)

CHAPTER 1

1.1 Plan Contents

1.2 Recent Planning Efforts



INTRODUCTION



A comprehensive plan (also called a master plan) is a document prepared by the community that provides direction in making land use, development and other long-range planning decisions. A comprehensive plan's usefulness lies in two aspects: the decision-making and consensus-building that go into the creation of the comprehensive plan and the use of the plan by elected officials and others once adopted.

The primary goal of a comprehensive plan is to provide a balance between the need to guide future growth and the need to preserve the qualities that make a community unique and special. A comprehensive plan cannot anticipate every issue that may arise over the next decade or more, but it should serve as an overall guide for future decision-making.

This comprehensive plan is a working document that outlines a vision for the Town of Thompson's future. It should be consulted just as the Town Board might consult the public, its engineer, legal counsel or others when making policy decisions and allocating public resources.

1.1 Plan Contents

Comprehensive plans typically contain maps, graphics, studies, statistics and other descriptive material identifying key issues, goals and objectives, strategies, and action items designed to guide future growth and development over a 5 to 10-year horizon. Thompson's comprehensive plan is organized by chapter, with this first chapter serving as an introduction. **Chapter 2** summarizes the public engagement process, while **Chapter 3** provides an overview of the community including its location, history, and demographics.

Chapter 4 is the longest chapter, and is organized into separate sections dedicated to the following topics:

Housing	Transportation
Economic Development	Infrastructure
Parks & Recreation	Community Facilities & Services
Natural Resources	Land Use & Zoning

Each section includes a discussion of existing conditions, including data analysis where appropriate, followed by a summary of specific issues and opportunities related to the topic at hand. That baseline information was used to develop the vision statement, goals and objectives contained in the final chapter.

Chapter 5 is an "Action Plan" presented in tabular format that focuses on implementation: the who, what and when of addressing each of the issues identified in the previous chapter. The Action Plan is designed to serve as a road map for implementing specific projects, but it also includes a set of policy statements that are flexible and can be applied to a wide range of future issues to achieve the Town's vision.

FIG 1: COMPREHENSIVE PLANNING PROCESS



Recent Planning Efforts
1.2 Recent Planning Efforts

Thompson's most recent comprehensive plan was adopted in 1999 as a joint plan with the Village of Monticello. That plan was designed to update prior master plans formulated in the 1950's and 1960's, and was developed over a five-year period by a volunteer committee with assistance from planning consultant Thomas Shepstone, AICP and the Sullivan County Division of Planning.

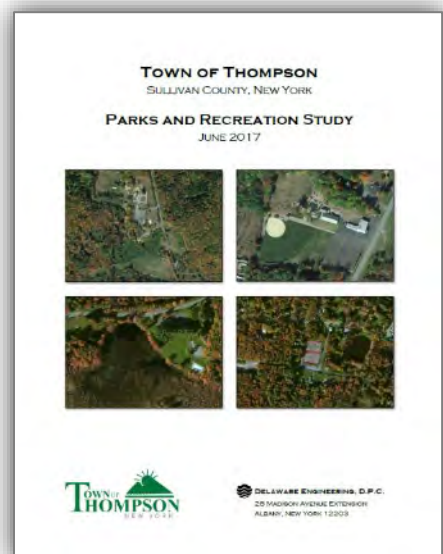
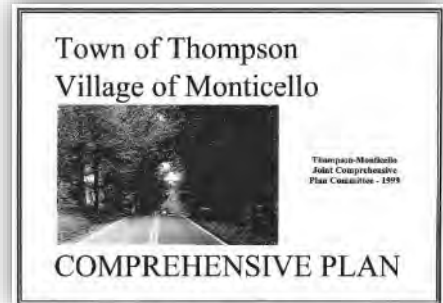
For more than a decade following adoption of the plan, local planning efforts were focused primarily on build-out of the Emerald Corporate Park in Rock Hill and attracting a casino and resort development in and around Monticello. After a casino license for the Montreign Resort Casino (later branded as Resorts World Catskills) was issued in 2014, the Town Board began to shift its focus to zoning updates and other planning initiatives including:

- **Parks and Recreation Studies (2017 - 2019)**

A **Parks & Recreation Study** was commissioned in 2017 to document the need for additional parks and recreation facilities to support future recreational demands. It included an inventory of the existing parks and recreational facilities used by Town residents and established a baseline of recreational needs on a per capita basis using national standards. Following adoption of the study, the Town Board amended the zoning code to establish minimum recreational fees for all new residential development.

The following year, the Town Board formed a **Parks and Recreation Committee**, published a parks survey, and held two visioning workshops to gather input from the community. The result was a **Recreation Development Plan** adopted in 2019 that focused on future build out of the recently acquired Camp Jened property in Rock Hill (now known as Lake Ida Park). The plan also included recommended upgrades for each of the Town's other existing facilities, along with associated project costs and future maintenance needs.

A follow-up survey to obtain additional input on recreational needs was released in 2023. More information on the results of that survey, and the Town's current parks & recreational facilities, can be found in **Chapter 4.3 - Parks & Recreation**.



Parks & Recreation Committee

Recent Planning Efforts
• Grow the Gateways Corridor Study (2017 - 2019)

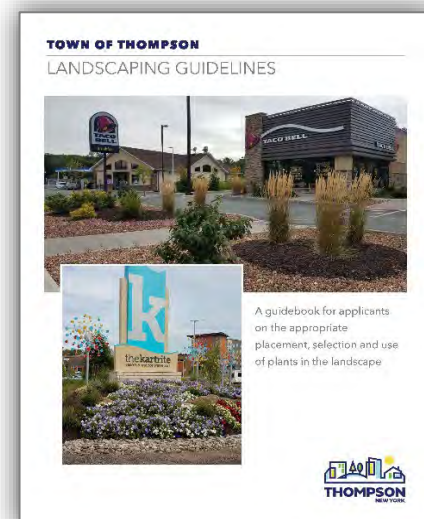
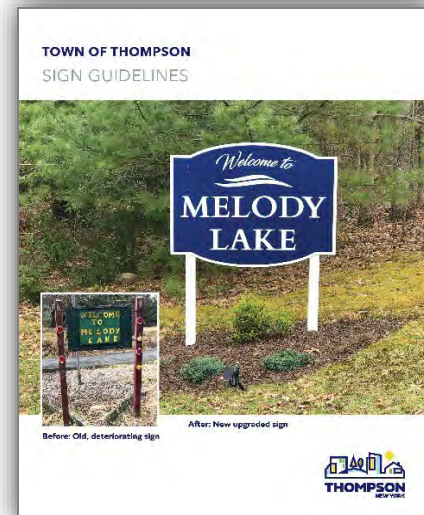
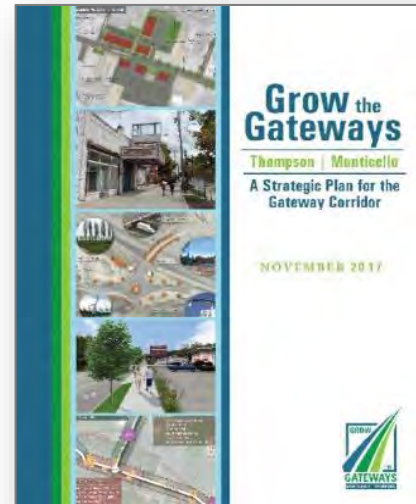
To prepare for the projected opening of the Resorts World Casino and the millions of dollars in future investment it would spur, local leaders embarked on a multi-municipal strategic plan designed to direct growth in and around the NYS Route 17/Future I-86 travel corridor. The project grew out of joint meetings with the municipal, planning, and zoning boards of the Town of Thompson and Village of Monticello that were conducted in late 2015. The planning process was spearheaded by the Sullivan County Division of Planning and funded by a USDA grant.

The *Grow the Gateways* study area generally encompassed the area located between Exits 104 and 107 on NYS Route 17/Future I-86 as these exits were considered “gateways” to the area, providing access to the proposed casino, nearby commercial centers in the Town of Thompson and downtown Monticello. Public outreach for the plan, along with a review of existing conditions in the corridor, revealed many issues of concern, opportunities for action and ideas for improvement organized around the following major themes:

- Improving Image & Public Perception
- Addressing Vacant, Underutilized & Blighted Property
- Improving Parking, Circulation & Wayfinding
- Improving Development Review Processes
- Increasing Vibrancy & Activity

Following the plan’s adoption, town staff were members of the implementation team charged with advancing the plan’s recommendations. This included adopting design guidelines for the gateway corridors, enacting a new sign code, creating landscaping standards for new development, and installing welcome signs and banners along major roadways.

A copy of the *Grow the Gateways* “Executive Summary”, as well as the illustrated guidebooks that accompany the updated sign and landscaping regulations, can be found on the Town’s web site (<https://thompsonny.gov/>).



- **Infrastructure Master Plan (2019 - 2020)**

Around the same time these other planning efforts were being undertaken, Town officials expressed an interest in exploring consolidation of Thompson’s water and sewer districts and/or restructuring rates to ensure that they were fair, equitable and fiscally sustainable. During the course of preparing the rate study, it was determined that pending capital improvements and the financing of these improvements would have a substantial impact on future rates and would need to be factored into any district consolidation or rate restructuring.

As a result, the Town Board commissioned the preparation of an **Infrastructure Master Plan**, which was completed in 2019. The master plan included a technical analysis, review of fiscal conditions, conceptual project development and preliminary cost estimating, a review of existing districts and rate structures, and a final set of recommendations to guide future decisions regarding infrastructure spending.

Following completion of the plan, in 2020 the Town moved ahead with consolidating sewer districts and implementing a new sewer rate structure. Substantial upgrades to the Town’s two largest wastewater treatment plants were also initiated following the plan’s adoption. More information on the current state of Thompson’s water and sewer infrastructure can be found in **Chapter 4.6 – Infrastructure**.

A step-by-step or piecemeal approach to capital improvements does not take advantage of the funding opportunities that are available to the Town and as a result, may burden rate payers with costs that are greater than those that could be achieved through a more comprehensive approach. Creating an infrastructure master plan lays the foundation for adequate funding, including federal and state grants, government-subsidized low-interest loans, and municipal bonds.

- **Comprehensive Plan Update (2023 - 2025)**

After streamlining the permit and development review process in 2021, Town staff and members of the Town Board recognized the need to also update portions of the Zoning Law to eliminate ambiguity and confusion, as well as respond to mounting development pressure. State law requires that all local land use regulations be in accordance with a comprehensive plan, so in early 2023 an appointed advisory committee started work on updating the plan. This document is the culmination of over two years of work by that committee, and will provide a framework for future land use decisions over the next decade or more.



Comprehensive Plan Advisory committee

CHAPTER 2



- 2.1 Comprehensive Plan Survey
- 2.2 Community Conversations
- 2.3 Public Hearings & Referrals

PUBLIC PARTICIPATION



The comprehensive planning process began in 2023 and was led by consultant Delaware Engineering, DPC, working collaboratively with Town staff and the **Comprehensive Plan Advisory Committee (CPAC)**. Collectively, the committee represented a broad-cross section of the community and included individuals with varying backgrounds and interests, including:

TABLE 1: COMPREHENSIVE PLAN ADVISORY COMMITTEE

Name	Affiliation
Melinda Meddaugh	Town Board/Deputy Supervisor
Ryan Schock	Town Board, MFD
Kathleen Lara	Planning Board Chair
Arthur Knapp	Planning Board Member
Shoshana Mitchell	Business Owner, Planning Board Member
Richard "Mack" McClernon	ZBA Chairman
Sean Walker	ZBA Member
Shannon Cilento	Planner
Omnia Elghaly	Educator
Adrianna Mayson Greco	Educator
Robert Green	Business Owner, RHFD
Joel Kohn	Business Owner
Joe Todora	Social Services Director (Retired)
Krissy Walsh	Business Owner, RHBCA
James Carnell	Town Staff
Jill M. Weyer	Town Staff, SC Land Bank

A kick-off meeting with CPAC members was held in January of 202, during which the group discussed meeting logistics, the planning process, and public participation techniques. The group also brainstormed about slogans and tag lines to make the planning process more engaging. They settled on **"Thompson Together"** to emphasize the importance of collaboration and coming together as a community to plan for the future. The following month, CPAC members attended a training session hosted by the Sullivan County Division of Planning and the NYS Department of State at SUNY Sullivan.

A public informational meeting was held in April of 2023 to educate residents about the planning process. CPAC members participated in monthly meetings at Town Hall and discussed a different topic each month. Community stakeholders with local knowledge or expertise in the subject area were also invited to join these discussions as guest speakers.

By the end of 2023, the CPAC had finished identifying critical issues and opportunities for each topic area. The group then started to develop a vision statement and community goals, which were shared with the community at a second public informational meeting held in March of 2024. Informed by feedback from the public, the committee continued to refine the plan's goals, objectives and recommended actions over the next several months.

Dedication

New York State Town Law §272-a states that "the participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum town comprehensive plan."

This document would not be possible without the dedication, leadership and vision of the community members that have carried this plan to completion.



2.1 Comprehensive Plan Survey

Many different types of public participation techniques can be used to assist in comprehensive planning, including surveys. Planning surveys often include a set of general questions about the overall quality of life in the community, along with specific questions that prompt residents to identify the positive qualities they feel should be preserved, any persistent problems or issues they would like to see addressed, and how they feel about certain types of development. Responses to the questions can help create a baseline of information to be monitored as land use decisions are made over the years and can help guide future policy decisions.

Developing a public survey was one of the first steps in the planning process and a critical component of the public participation process. The survey was officially launched in April of 2023 and was advertised through a link posted on the Town's website, the comprehensive plan website, and shared on various social media sites. A press release was sent to local newspapers encouraging residents to complete the survey, and paper copies were also made available at Town Hall. The survey remained open for six months, and 746 responses were received.



FIG 2: WHO FILLED OUT THE SURVEY?

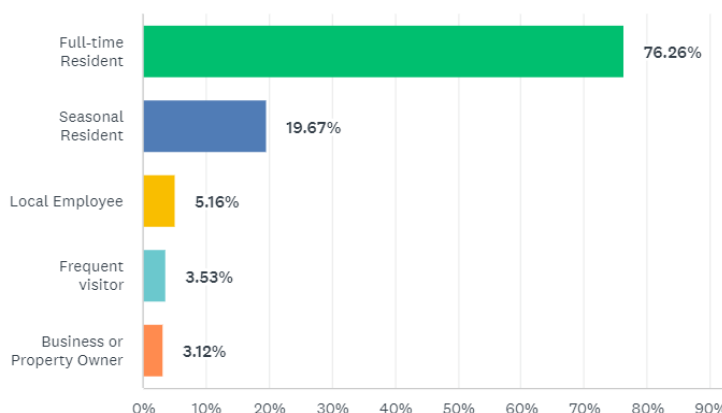


FIG 3: LOCATION OF PRIMARY RESIDENCE

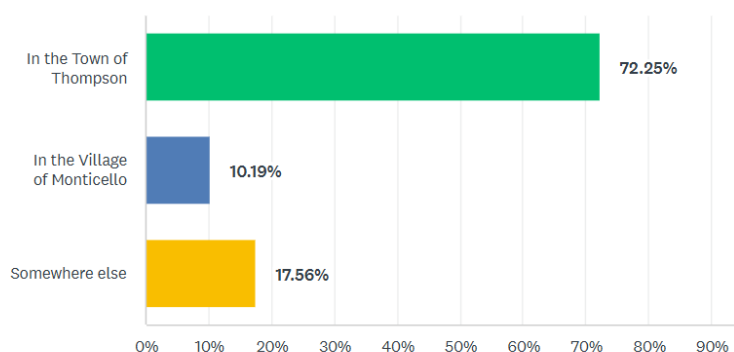
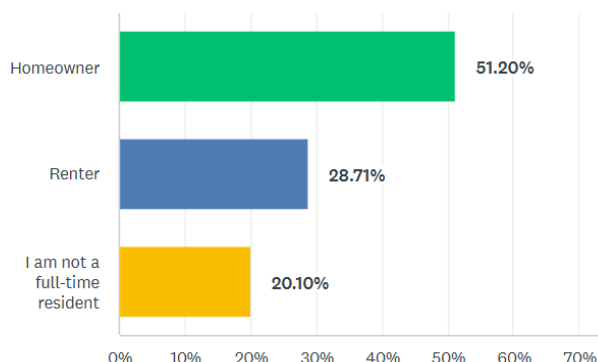
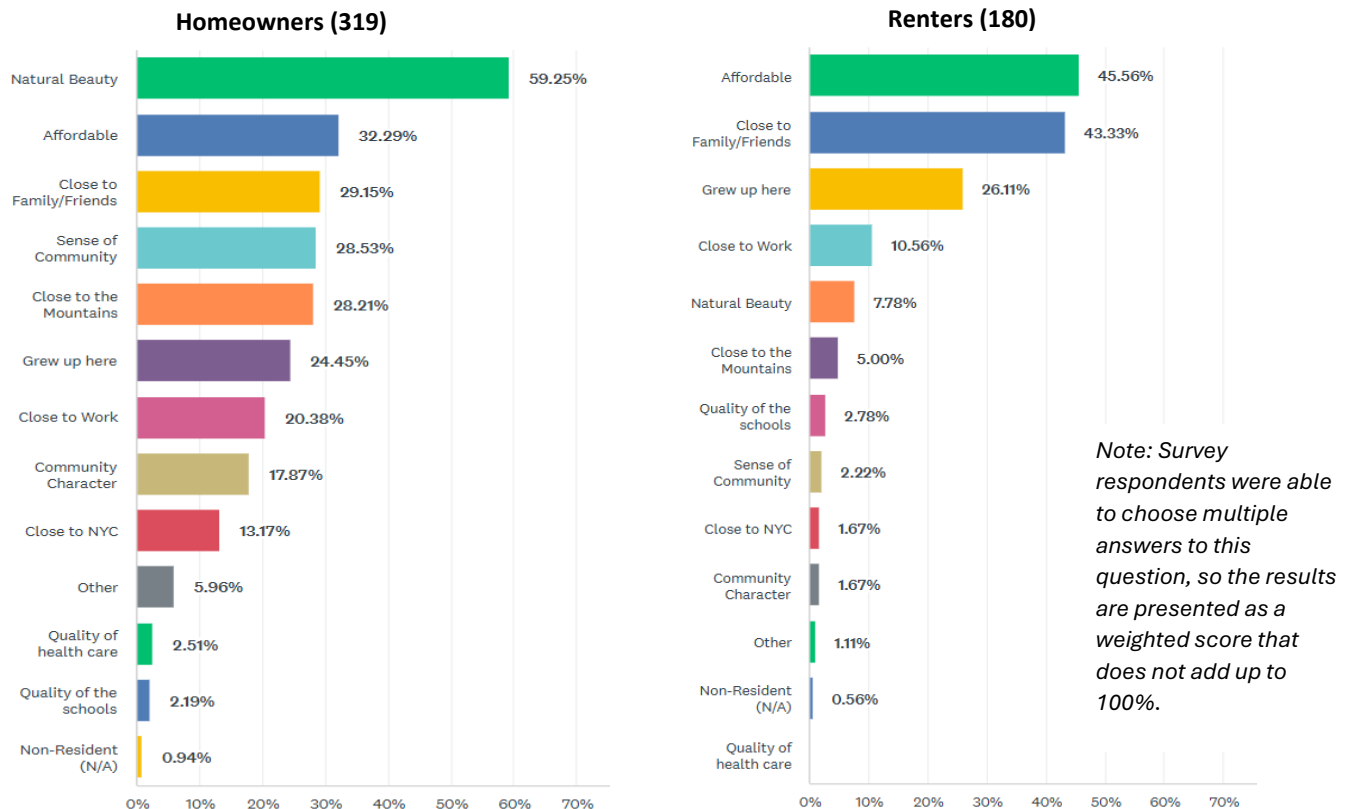


FIG 4: OWNERS VS. RENTERS



Survey Results

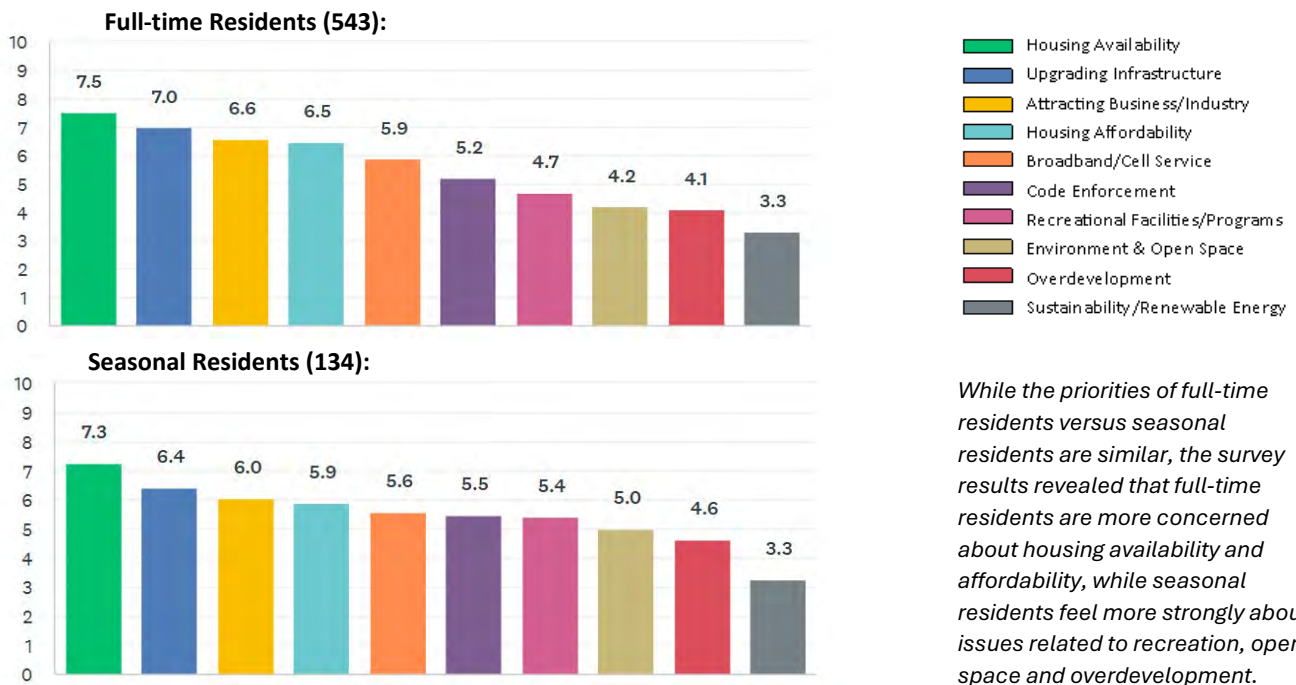
The following is a summary of the general feedback received from the survey, highlighting what people love about Thompson and what they feel are the most pressing issues facing the Town. A copy of the survey questions can be found in **Appendix A**. Input garnered from the survey about specific issues like housing, economic development and recreation are also provided in subsequent chapters by topic.

FIG 5: WHY DO YOU CHOOSE TO LIVE IN THOMPSON?

THOMPSON'S BIGGEST ADVANTAGES
(not in priority order)

- Natural Beauty
- Quiet Country Setting
- Trails, Lakes and Outdoor Amenities
- Quality Schools
- Strong Sense of Community
- Shopping and Employment Hub
- Central location & close to highway
- Proximity to New York City

THOMPSON'S MOST PRESSING ISSUES
(not in priority order)

- High Demand for Housing
- Proliferation of High-Density Housing
- Rapid Growth & Overdevelopment
- Infrastructure Capacity
- Traffic and Overcrowding
- Zoning & Code Enforcement
- Lack of Public Transportation options
- Limited youth recreation and services
- Drugs, crime & disinvestment in Monticello

Survey Results
FIG 6: WHICH ISSUES SHOULD BE A PRIORITY FOR LOCAL OFFICIALS?


“I feel our leaders at both county and town levels need to nurture more vision, creativity, and a more expanded sense of what may be both desirable and possible in a community... I think we need a higher sense of what's worth shooting for and a sense that community can be energized through enthusiasm.”

- Survey Respondent

Please note: Throughout this document, quotes excerpted from the narrative portion of survey responses are included as illustrative examples of residents' opinions on various topics. These quotes represent individual views that may not necessarily be shared by Town of Thompson officials, nor should they be construed as policy statements.

2.2 Community Conversations

In addition to the survey, the Comprehensive Plan Advisory Committee hosted several **“Community Conversations”** with the public during the Spring and Summer of 2023. These meetings and tabling events provided an opportunity for community members to learn more about the planning process, and provide structured input that would be helpful in formulating the vision, goals, objectives and actions included in this document.

TABLE 2: COMMUNITY CONVERSATION DATES & LOCATIONS (2023)

Date	Organization/Venue	Location
May 30	Rock Hill Business Association	Rock Hill
June 3, Jul 8, Aug 5	Rock Hill Farmers’ Market	Rock Hill
June 4	AACA Car Show	Rock Hill
June 6	Monticello Rotary	Monticello
June 10	Islamic Cultural Center	Monticello
June 15	Monticello Seniors	Monticello
June 19	Juneteenth Celebration	Monticello
June 29	Virtual Community Meeting	Zoom
July 25	Viznitz Gibber Shul	Kiamesha Lake
Aug 13	Monticello Bagel Festival	Monticello

Each community conversation included a series of interactive traveling exhibits including:

- A poster called **“We Love Thompson”** that included a map where individuals were encouraged place heart stickers on the places they love in the community, and write comments;
- A poster called **“Plant the Seeds for Thompson’s Tomorrow”** accompanied by ten empty mason jars, each dedicated to a different topic or issue. Participants were given a handful of sunflower seeds and asked to place the seeds in the jar(s) corresponding to the issues they felt should be a priority to address in the plan; and
- A suggestion box with pre-printed forms where residents could anonymously share their **“Big Ideas”** for improving the Town.

A summary of the feedback from these public outreach events was provided to the Comprehensive Plan Advisory Committee and Town Board members in the Fall of 2023 to help guide preparation of the plan.



Rock Hill Business Association



Juneteenth Celebration



Islamic Cultural Center

2.3 Public Hearings & Referrals

The Draft Comprehensive Plan was completed and referred to the Town Board on **July 22, 2025**. Printed copies of the draft plan were made available at Town Hall and the Ethelbert B. Crawford Public Library in Monticello. Digital versions were also posted on the Town's website as well as the comprehensive plan website (www.thompsonstogether.com).

New York State Town Law (TWN § 272-a) requires that the Town Board hold one or more public hearings, and such other meetings as necessary, to assure full opportunity for citizen participation in the preparation of an update to the Comprehensive Plan prior to adoption. **To this end, a public hearing on the draft plan was held on September 16, 2025, and was duly noticed by the Town Clerk. During the public hearing, seven (7) people provided verbal comments. Written comments were accepted through September 30, 2025, and twenty-two (22) emails were received by the Town Clerk before the deadline.**

In general, the comments and feedback received were focused on advocating for a stronger emphasis in the plan on open space conservation, agriculture support, smart growth and sustainable development. Specific comments included requests to address stormwater and flooding issues, clarify certain zoning terminology, and policies to ensure that new development projects align with existing water and sewer capacity.

In accordance with the provisions of New York State General Municipal Law (GML-239-m) a copy of the draft plan was also forwarded to the Sullivan County Division of Planning, Community Development and Environmental Management as well as adjoining municipalities on September 17, 2025, for review and comment. A written response with technical comments was received from Sullivan County on October 14, 2025. The County recommended approval of the draft comprehensive plan and noted that the proposed plan aligned with County goals.

A second public hearing on the Final Comprehensive Plan was held on November 18, 2025, prior to adoption. Copies of all public hearing presentations, official meeting minutes and the GML-239 Review Letter can be found in Appendix C.

CHAPTER 3

3.1 A Brief Local History

3.2 Demographic Profile



COMMUNITY PROFILE



Thompson is located in the southeast portion of Sullivan County, in an area considered to be part of the Mid-Hudson Region as well as a gateway to the Catskill Mountain Region of New York State. **See Map 1 – Location Map.**

Situated along State Route 17 (Future I-86), Thompson is strategically located less than 90 miles north of New York City. Yet the Town is also a short drive to popular outdoor recreation destinations including the Catskill Park to the north, the Shawangunk Ridge to the east, and the Upper Delaware Scenic and Recreational River to the west.

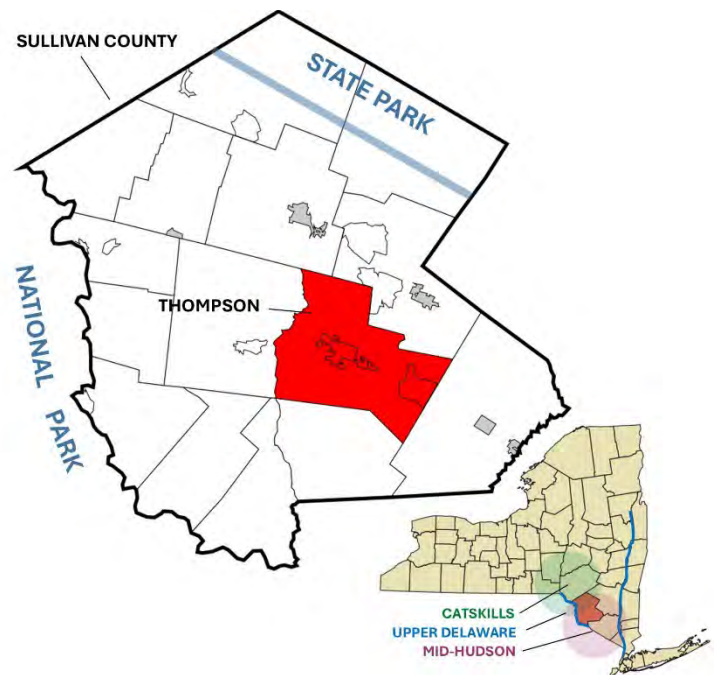
Approximately 32,000 vehicles pass through Thompson daily along NY-17/I-86, and the Town's easy access makes it an attractive location for both seasonal, second homeowners and year-round residents commuting to nearby employment centers.

According to the 2023 American Community Survey published by the US Census Bureau, Thompson has the largest population of any town in Sullivan County, with an estimated 16,614 full-time residents. The local population is estimated to double during the summer, due to an influx of second homeowners and seasonal visitors. With 812 businesses and over 10,000 people employed within the town, Thompson is also an employment center and economic driver for all of Sullivan County.

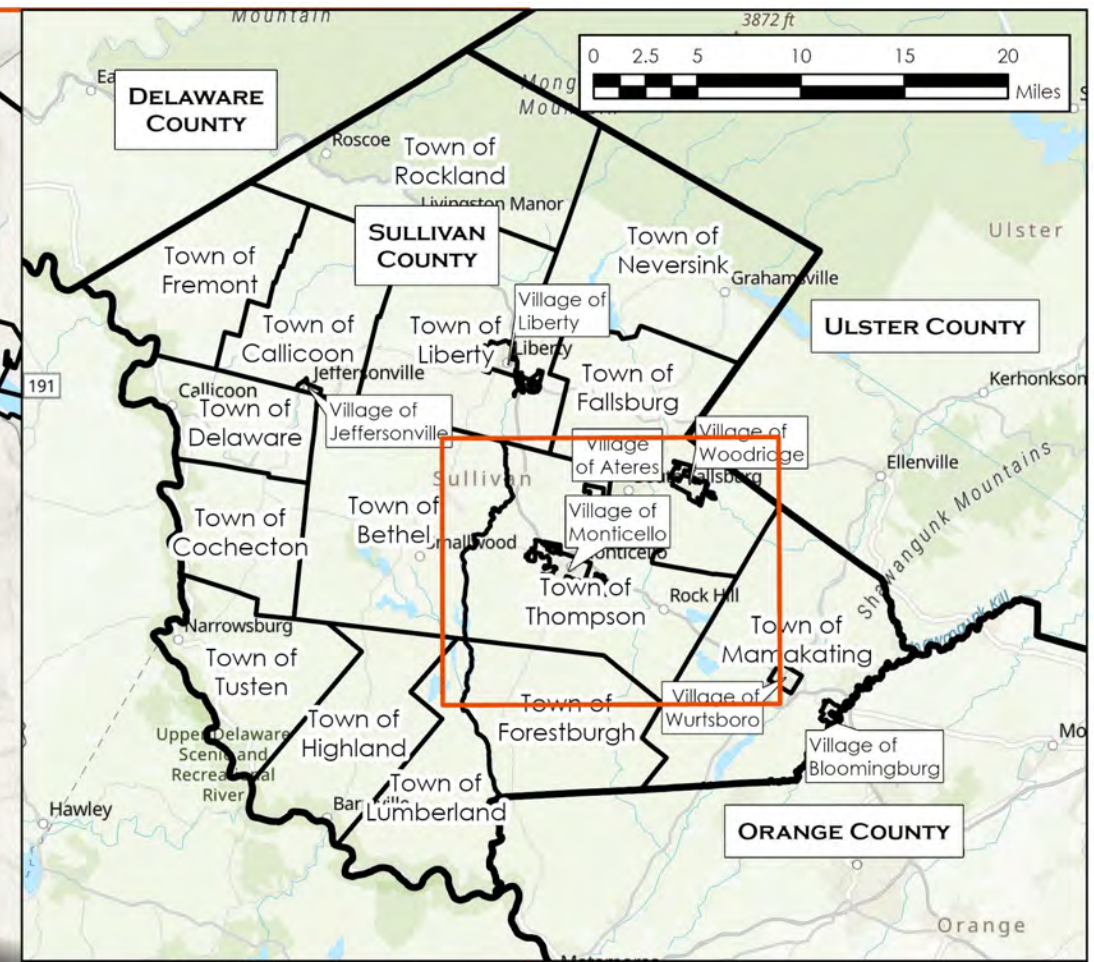
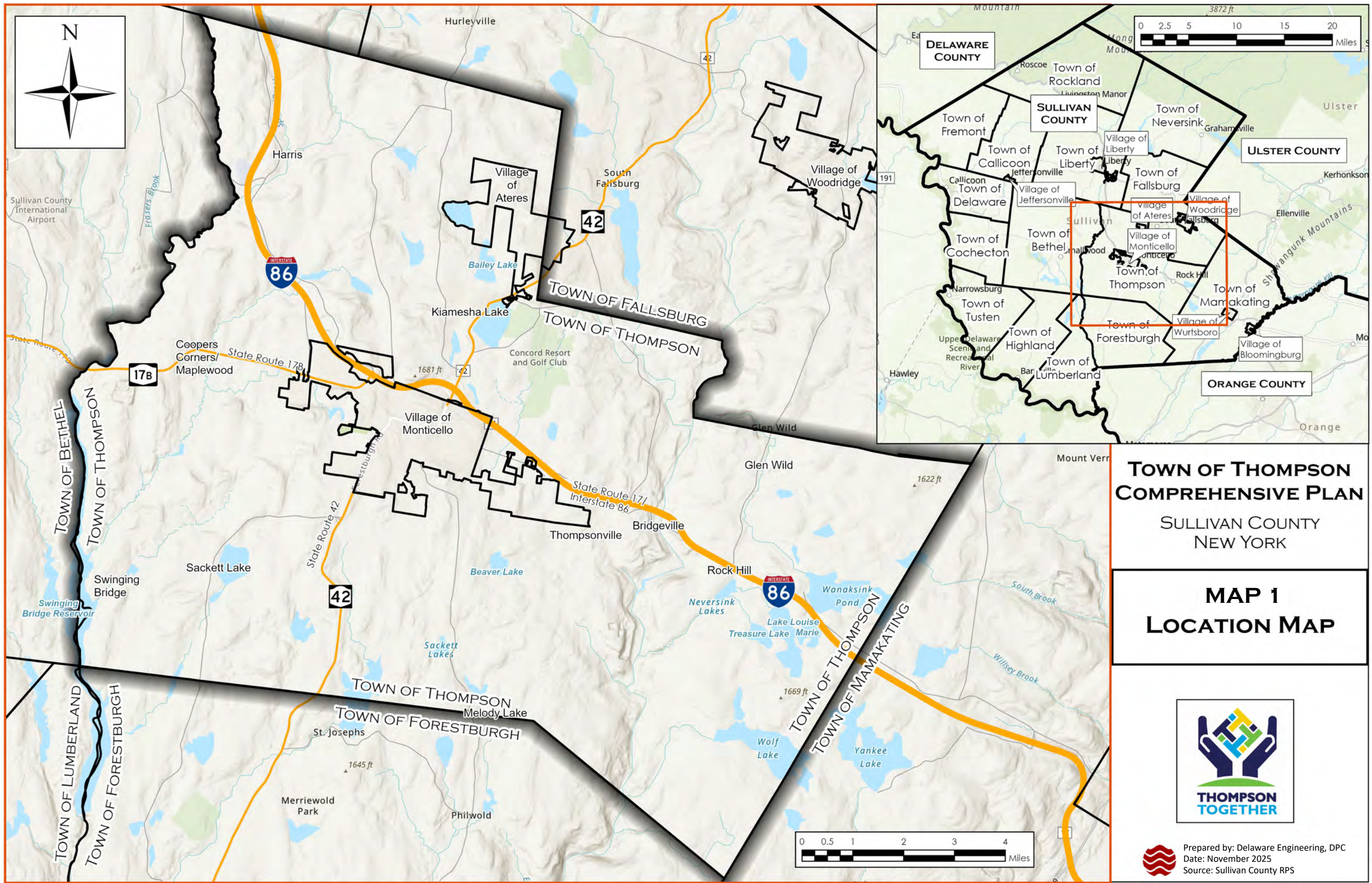
Thompson is home to two incorporated villages – **Monticello** and **Ateres**. Monticello serves as the county seat and is the largest village in Sullivan County with a population of 7,173 full-time residents. Ateres – recently incorporated in 2024 – has an estimated population of 830 residents.

The Town also has several unincorporated hamlets centered around residential lake communities like Sackett Lake and Melody Lake, commercial centers in Kiamesha Lake and Rock Hill, and industrial corridors in Bridgeville and Harris.

FIG 7: REGIONAL CONTEXT



View along NY-17/I-86 looking northwest between Monticello and Harris.



**TOWN OF THOMPSON
COMPREHENSIVE PLAN**

SULLIVAN COUNTY
NEW YORK

**MAP 1
LOCATION MAP**



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

3.1 A Brief Local History

The Town of Thompson was named after William A. Thompson, a miller who came to the area in 1794 and built the township's first permanent settlement which he called Albion Mills (later known as Thompsonville). In 1803, Thompson's namesake was officially formed by an act of the State Legislature, when it was taken from the nearby Town of Mamakating. At the time, there were only 20 houses in the community.

Around the same time, Samuel Jones and John Patterson Jones purchased two tracts of wilderness in the vicinity of the proposed Newburgh and Cocheton Turnpike. These lands would eventually become the Village of Monticello in 1830.

Both the Town of Thompson and the Village of Monticello played a prominent role in the "Silver Age" and the "Golden Age" of tourism in the Catskills. Between 1890 and 1915 (known as the Silver Age) many areas in the Town of Thompson and surrounding communities became a destination for Jewish immigrants fleeing Eastern Europe.

The Golden Age of tourism spanned over two decades (from about 1940 to 1965) and it was during this time period that Sullivan County became known as the "Borscht Belt" due to the vast numbers of Jewish vacationers. Several prominent resorts operated in the Town of Thompson during the peak of the resort area in the 1950s and 1960s, the most famous of which were Kutsher's Country Club and the Concord Resort.

The decline of the Catskills resort era was a multifaceted process that began in the late 1960s and continued into the 1990s, primarily due to changing travel habits, economic factors, and shifts in cultural norms. During this time period, many of Thompson's summer resorts and hotels were shuttered and the region experienced an economic downturn.

In addition to the summer resorts and hotels, the Town of Thompson has also historically been known for its lake communities. The largest body of water wholly in the Town of Thompson is Wanaksink Lake, and it was created in the mid-1800s to feed the Delaware and Hudson Canal. Nearby McKee's Pond was also dammed in 1869 to serve the canal, and it is now known as Lake Louise Marie. Other popular lake communities include Treasure Lake, Wolf Lake, Sackett Lake, Melody Lake and Swinging Bridge.

Today, the Town of Thompson continues to be a destination for seasonal residents and summer visitors, while also serving as a year-round hub for local commerce and employment.



3.2 Demographic Profile

A demographic profile is a summary of a community’s baseline conditions and statistical trends related to population, housing and the economy. Such data are an important component of any comprehensive plan as they are useful for understanding growth patterns, identifying key issues and opportunities facing the community, and establishing a context for policy recommendations.

Data published by the US Census Bureau are referenced in this chapter, and throughout the Comprehensive Plan, including data derived from both the 2020 Decennial Census and the 2023 American Community Survey (ACS). Decennial Census data are the most reliable data source as they are derived from exact counts, while ACS data are more recent but may have a slight margin of error.

The information presented below (in narrative and graphic format) is an overall profile of the community and its residents. A more in-depth look at demographic trends and data related to specific topics like housing and economic development can be found in **Chapter 4 – Issues and Opportunities**.

3.2.1 Population Profile

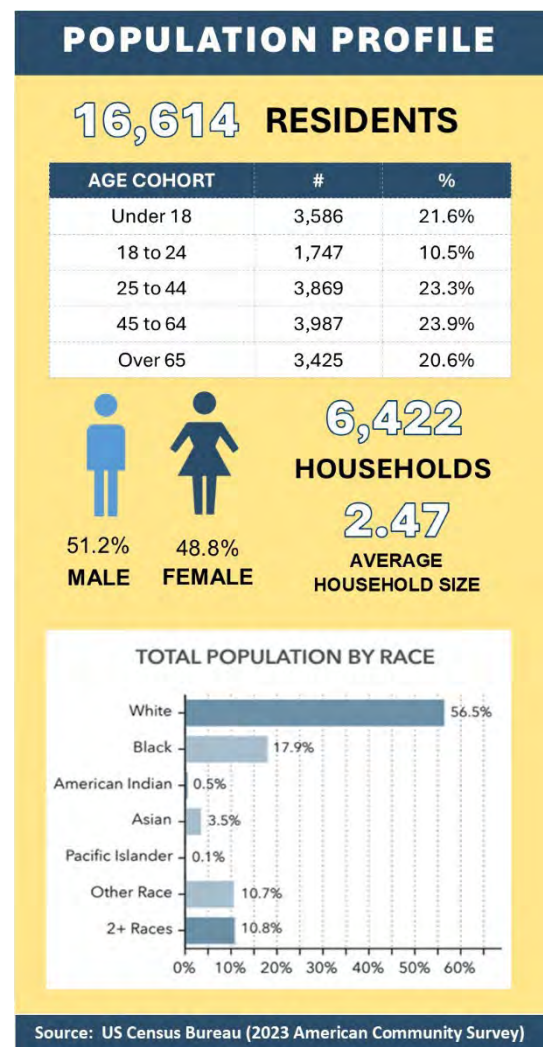
According to the US Census Bureau, Thompson’s total population in 2023 was 16,614 persons – a slight increase (less than 1%) over the past decade.

While a significant percentage of the population (32.1%) were young people under the age of 24, seniors over the age of 65 made up the fastest growing segment of the town’s population. Just ten years ago, seniors made up 15.5% of the town’s population, compared to 20.6% in 2023. Thompson’s aging population is further evidenced by the fact that its *Old Age Dependency Ratio* (the number of individuals aged 65 or older per 100 people of working age) increased from 20.9 to 37.5 over the past decade.

Thompson’s population is not only aging, it is also becoming more diverse. According to the 2020 Census, Thompson’s *Diversity Index* (the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups) was 75.5.

Furthermore, the number of residents of Hispanic or Latino origin rose from 3,102 to 3,719 from 2010 to 2020 -- an increase of nearly 20%. During that same time period, the town’s African-American population increased by 14%. Finally, it is estimated that 11.7% of Thompson’s current population were born in a foreign country, and 28.6% speak a language other than English at home (mainly Spanish and Indo-European Languages).

FIG 8: POPULATION PROFILE



3.2.2 Housing Profile

In 2023, the Town of Thompson had approximately 9,671 housing units, including 3,375 units in the Village of Monticello. While ACS data indicated that there were 893 new units added to the Town's housing stock since 2010, according to Building Department records, 546 building permits were issued for new housing (outside Monticello) during that time period.

The seasonal nature of Thompson's population is evidenced by the fact that over one third of Thompson's housing stock (3,249 units) were classified as vacant in 2023. A majority of those vacant units (2,517 units or 73.4%) were vacant for "seasonal or recreational use."

Owner-occupied housing made up roughly half (50.4%) of the total occupied units in Thompson in 2023 – considerably lower than the county-wide homeowner rate of 69.4%.

According to Census data, the median value of a house in Thompson in 2023 was \$208,200 -- slightly lower than Sullivan County as a whole (\$234,800). However, the median home values in the Village of Monticello were considerably less at \$152,600.

3.2.3 Economic Profile

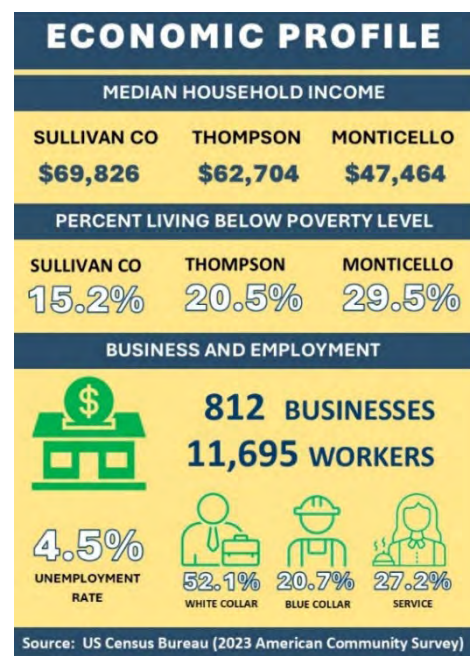
Thompson's median household income (MHI) in 2023 was \$62,704 and approximately 20.5% of the Town's population were living below the poverty level. The biggest segments of the population living in poverty were children under 18 years of age (37.5%). In addition, 8.5% of the town's seniors (65+) were living in poverty.

As of 2023, the Town of Thompson had 812 businesses that collectively employed a total of 11,695 workers, and an average unemployment rate of 4.5%. The vast majority of town residents (52.1%) were white collar workers, while 27.2% were employed in the service industry. The remaining workforce (20.7%) were blue collar workers.

FIG 9: HOUSING PROFILE



FIG 10: ECONOMIC PROFILE



CHAPTER 4



- 4.1 Housing
- 4.2 Economic Development
- 4.3 Parks & Recreation
- 4.4 Natural Resources
- 4.5 Transportation
- 4.6 Infrastructure
- 4.7 Community Facilities & Services
- 4.8 Land Use & Planning

ISSUES & OPPORTUNITIES



This chapter of Thompson’s Comprehensive Plan is intended to identify the primary **Issues and Opportunities** currently facing the community, and is organized into eight sections dedicated to the following topics:

- Housing
- Economic Development
- Parks & Recreation
- Natural Resources
- Transportation
- Infrastructure
- Community Facilities & Services
- Planning & Land Use

Each section includes a discussion of existing conditions (including data analysis where available), followed by a summary of public feedback on the topic, and concludes with a list of emerging Issues and Opportunities. Those issues and opportunities then became the foundation for establishing the vision, goals, objectives and recommended actions contained in the final chapter: **Chapter 5 – Action Plan**.



4.1 Housing

Understanding current trends related to the supply, tenure and affordability of housing is an important component of any community plan. Land use regulations and housing policy go hand in hand, and comprehensive planning is a valuable tool to ensure there is a sufficient supply of quality housing for residents of all ages and income levels.

To gain a better understanding of current housing trends and local needs, the Comprehensive Plan Advisory Committee relied on empirical data from the Census Bureau and other sources including in-person feedback from members of the Sullivan County Board of Realtors, and information gleaned from responses to the on-line survey and community feedback. Together, that information was used to identify the current issues and opportunities facing the Town of Thompson relating to housing that are summarized at the end of this section.

WHY HOUSING IS IMPORTANT

The affordability and diversity of a community’s housing can correlate with greater levels of diversity in age, racial and ethnic characteristics, or disability status. These demographics also influence municipal services and the variety of businesses that locate in the community. Housing and its proximity to employment also have an impact on transportation and the availability of services such as public transit.

4.1.1 Housing Supply

According to 2023 ACS data, two-thirds of the Town’s housing stock (6,422 units) were occupied year round, and the remaining 3,429 housing units were classified as vacant. Most of those vacant units (2,157) were for seasonal, recreational or occasional use. Seasonal housing in the portion of the Town that is outside of the Village of Monticello made up 34.3% of all housing units. By comparison, seasonal housing in the Village of Monticello made up only 10.7% of the total housing stock.

Seasonal residents have been the primary target market for much of the new housing built in Thompson and Monticello over the past decade or more. Interestingly, while the number of housing units in Thompson has increased by nearly 10% over the past decade, the number of housing units that were classified as vacant for “seasonal or recreational use” actually declined during that same period. In 2010, the Census Bureau documented 2,873 seasonal dwellings in Thompson, and that number dropped to 2,157 by 2023. This could be due to the Town’s aggressive efforts to demolish vacant and unsafe buildings, but it is also possible that portions of Thompson’s seasonal summer population are becoming year-round residents.

In fact, according to the Sullivan County Board of Realtors, in the years following the COVID-19 pandemic, downstate residents have been flocking to upstate rural areas (like Thompson) and creating additional demand for limited housing stock, particularly single-family detached homes.

Nationally, single-family detached homes are the most popular residential development type and make up 67.4% of all housing. Single-family detached homes make up 70.8% of the Town’s housing stock outside the Village, while nearly half (45.8%) of the Village’s housing stock is in buildings with five or more units. This data underscores the fact that local housing needs outside Monticello versus within Monticello are very different.

FIG 11: SEASONAL VACANCY
THOMPSON VS. MONTICELLO

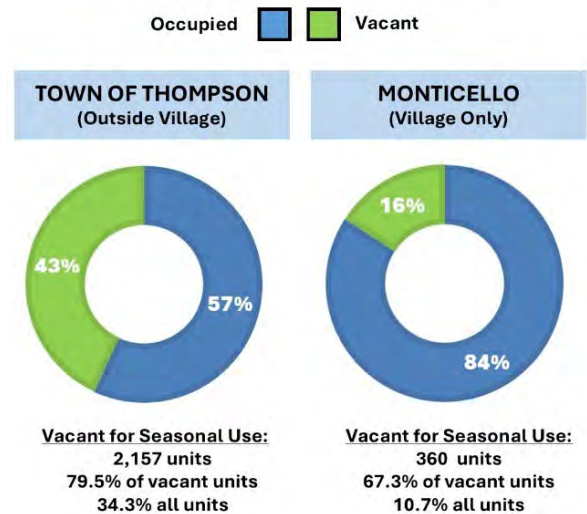
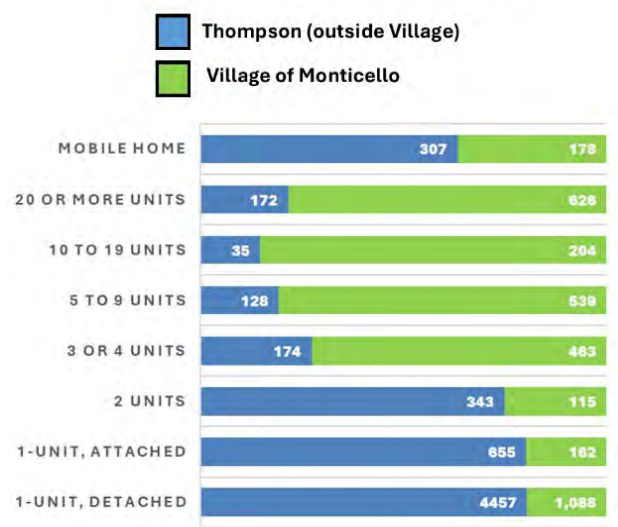


FIG 12: HOUSING UNITS BY TYPE
THOMPSON VS. MONTICELLO



4.1.2 Housing Tenure

Housing tenure refers to the legal relationship by which someone has the right to live in a housing unit. There are two main types of tenure: owner-occupied and renter occupied. According to the US Census Bureau, in 2023 roughly half (49.9%) of the 6,422 occupied housing units in the Town of Thompson were owner-occupied. Taken at face value, the homeownership rate in Thompson appears to be significantly lower than the state-wide homeownership rate of 53.6% and the national rate of 65.8%.

However, a closer look at the data reveals that the majority of the occupied housing units in the Village of Monticello (2,051 or 63.8%) are renter-occupied, which lowers the homeownership rate for Thompson as a whole. Of the 3,207 occupied housing units located outside of the Village of Monticello, the majority (2,418 units or 75.4%) were owner-occupied. This underscores the need to both increase the supply of rental housing in areas of the Town outside of the Village of Monticello, while simultaneously encouraging more homeownership opportunities for Village residents.

4.1.3 Homelessness

There is also a growing need to address the needs of the homeless population in Sullivan County, particularly in the Village of Monticello. The US Department of Housing and Urban Development (HUD) conducts an annual Point-in-Time (PIT) Count of homeless individuals and families on a single night in January. According to a recent housing study published by *Hudson Valley Pattern for Progress* in July 2024, the number of people in Sullivan County experiencing homelessness has more than doubled in the past year. As of January 2024, Sullivan County Department of Social Services had 253 people living in temporary housing (84% of the total) and it is estimated that as many as half of those people were housed within the Town of Thompson.

**FIG 13: HOUSING TENURE
THOMPSON VS. MONTICELLO**

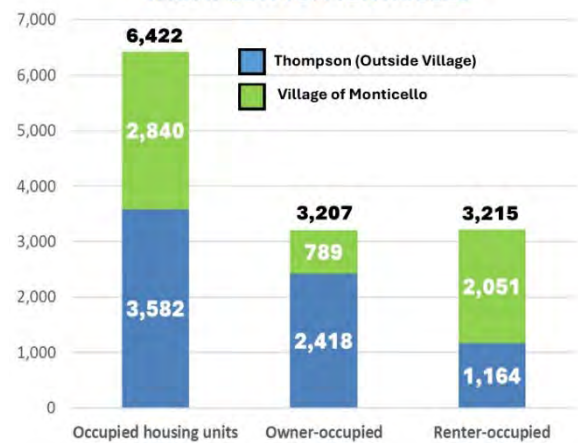
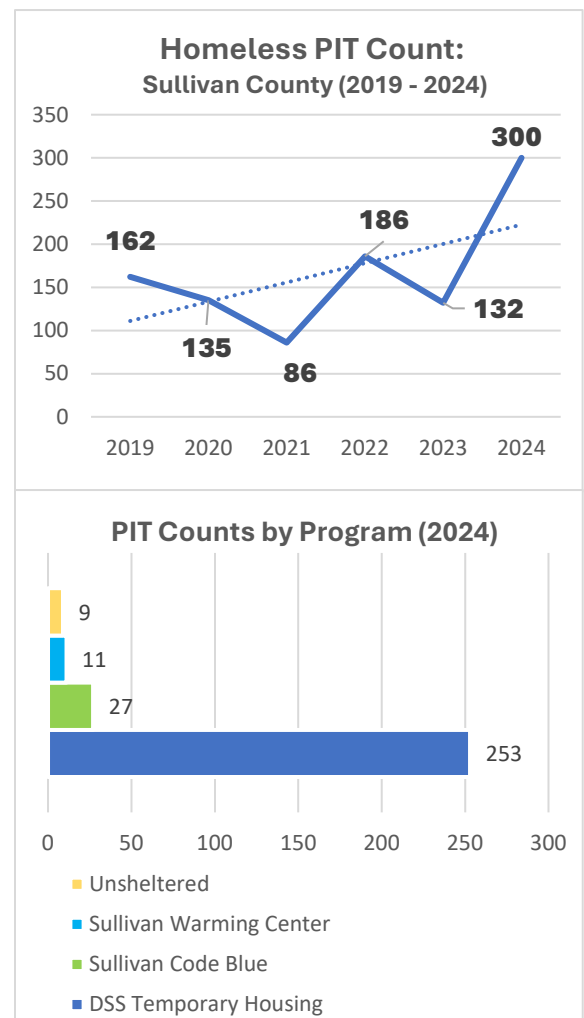


FIG 14: HOMELESS POPULATIONS



4.1.4 Housing Affordability

Based on feedback from the Comprehensive Plan survey and information provided by the Sullivan County Board of Realtors, the availability of affordable housing (for rent and for purchase) is a growing problem in Sullivan County and the Town of Thompson as a whole.

According to the recent housing study *Out of Reach* published by *Hudson Valley Pattern for Progress* in July 2024, the cost of rent in the Mid-Hudson region has outpaced tenant wages for at least the past six years, making it increasingly difficult for local households to stay afloat.

According to the 2023 ACS, the median rent in the Town of Thompson was estimated at **\$1,012** and the annual wage required to be able to afford that rental unit was **\$40,480** (assuming 30% of income goes toward housing). The Median Household Income (MHI) for renters in the Town of Thompson overall was \$41,088, but 52.6% of Thompson's rentals (1,567 out of 2,981 units) were occupied by households that spend more than 30% of their income on rent. Most of those units (1,154 or 74%) were located in Monticello. This data underscores the financial stress felt by renters, particularly in the Village.

The *Out of Reach* study also concluded that rising home prices are causing homeownership to be out of reach for many working-class families, putting middle-income households in competition with lower-income households for scarce rental units. High rents (as a percentage of income) also make it hard for working-class families to save for a down payment to purchase a home.

According to Census data, the median home value in Thompson in 2023 was \$208,400, but recent sales data indicate that the median sales price had risen to approximately \$300,000. A rough estimate of the annual income needed to afford a \$300,000 home is between \$75,000 and \$95,000, depending on the interest rate and downpayment amount. By comparison, Thompson's MHI (as of 2023) was only \$62,704, and more than half (56.1%) of local households earned less than \$75,000 per year.

Rising home prices and a shortage of quality housing units underscore the need to find creative housing solutions for residents of all income levels and types of ownership.

FIG 15: MEDIAN RENT

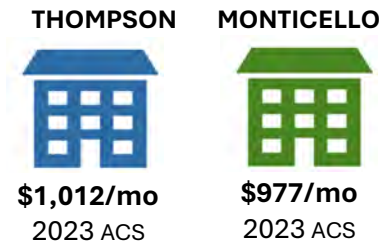


FIG 16: RENT AS % OF INCOME

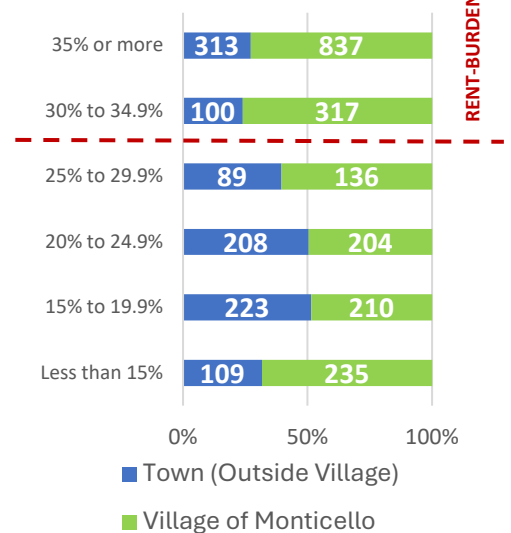


FIG 17: MEDIAN HOME VALUE



4.1.5 Housing Trends in Sullivan County

In 2022, Sullivan County published a ***Comprehensive Housing Strategy***, designed to broadly understand the regional and localized influences on the housing market and how they shape local housing needs. Through an extensive analysis of supply and demand dynamics in the County’s rental and homeownership markets, the housing strategy arrived at four key findings that echo the findings of the ***Out of Reach*** regional study, but also provide additional insight into Thompson’s housing issues:

- 1) **Sullivan County is not one housing market – it has at least four overlapping markets.** The Town of Thompson is identified as part of the “**Outer Core**” which includes the outskirts of the villages of Monticello and Liberty. The Outer Core housing market is characterized by older suburban owner-occupied housing stock and residents with higher capacity to pay for housing, whereas the housing market in the “**Core Villages**” is predominantly rental housing occupied by residents with the lowest capacity to pay for housing.
- 2) **Home prices and rents have risen, but they are still broadly affordable and still lower than national and regional levels.**
- 3) **Rental housing is in short supply, especially rentals in good condition.**
- 4) **New housing of any kind must be subsidized to be affordable to households earning less than \$75,000.**



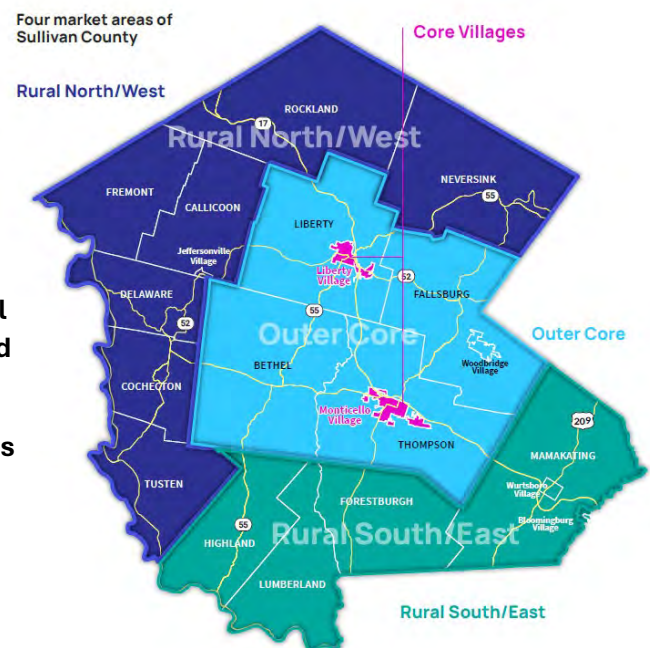
1: Improve Quality of Place

2: Invest in Infrastructure

3: Achieve Mixed-Income Results

4: Cluster Investment for High Impact

FIG 18: HOUSING MARKET AREAS



The ***Comprehensive Housing Strategy*** also underscores the significant impact that seasonal housing has on the local housing market. With the emergence of Airbnb, Vrbo, and other short-term rental platforms, the prevalence of seasonal vacation housing can have a negative effect on the overall market (including on those looking for permanent housing).

While many of the solutions and recommendations outlined in the ***Comprehensive Housing Strategy*** are designed to make incremental progress in addressing housing needs throughout the County and across a broad spectrum of incomes, the following “complementary activities” should be pursued by Town of Thompson officials to address local housing needs:

- **Update Land Use Regulations & Zoning**

The County’s housing strategy concluded that efforts to update zoning codes to help facilitate new multi-family development is one of the more important actions that local officials can take to address housing needs. However, based on feedback from the community survey, there remains widespread concern among residents regarding overdevelopment and a proliferation of “high density housing.”

- **Invest in Critical Infrastructure**

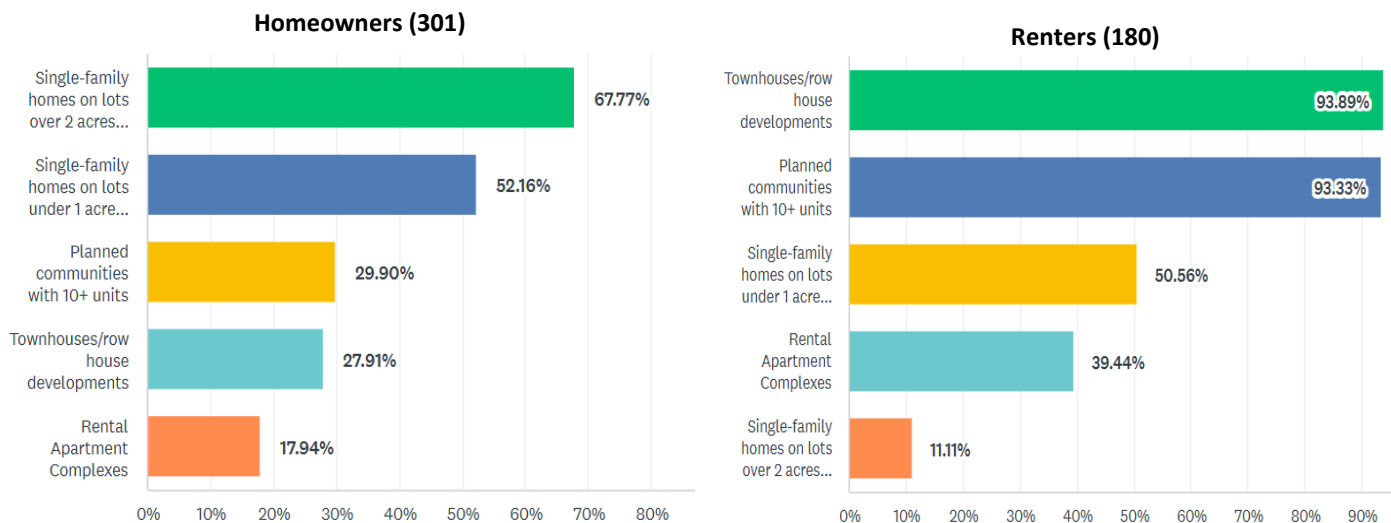
The County’s housing strategy also concluded that public efforts to incentivize or assist private housing investments will be for naught unless these investments occur alongside investment in critical infrastructure. In 2018, Thompson developed an **Infrastructure Master Plan** (discussed in **Section 4.6**) that lays out priorities for infrastructure upgrades, but those priorities may need to be updated to reflect current conditions and/or reevaluated to ensure that planned upgrades also align with the Town’s housing goals.

“One of the most important issues facing Thompson today is the development of high-density housing and not preserving the natural topography of the area and causing inappropriate environmental impacts. Yet, we also have a strong need for affordable housing for our workforce. As a local business owner, I have a very hard time having folks looking to relocate to the area find affordable and appropriate housing.”

- Survey Respondent

4.1.6 Community Feedback

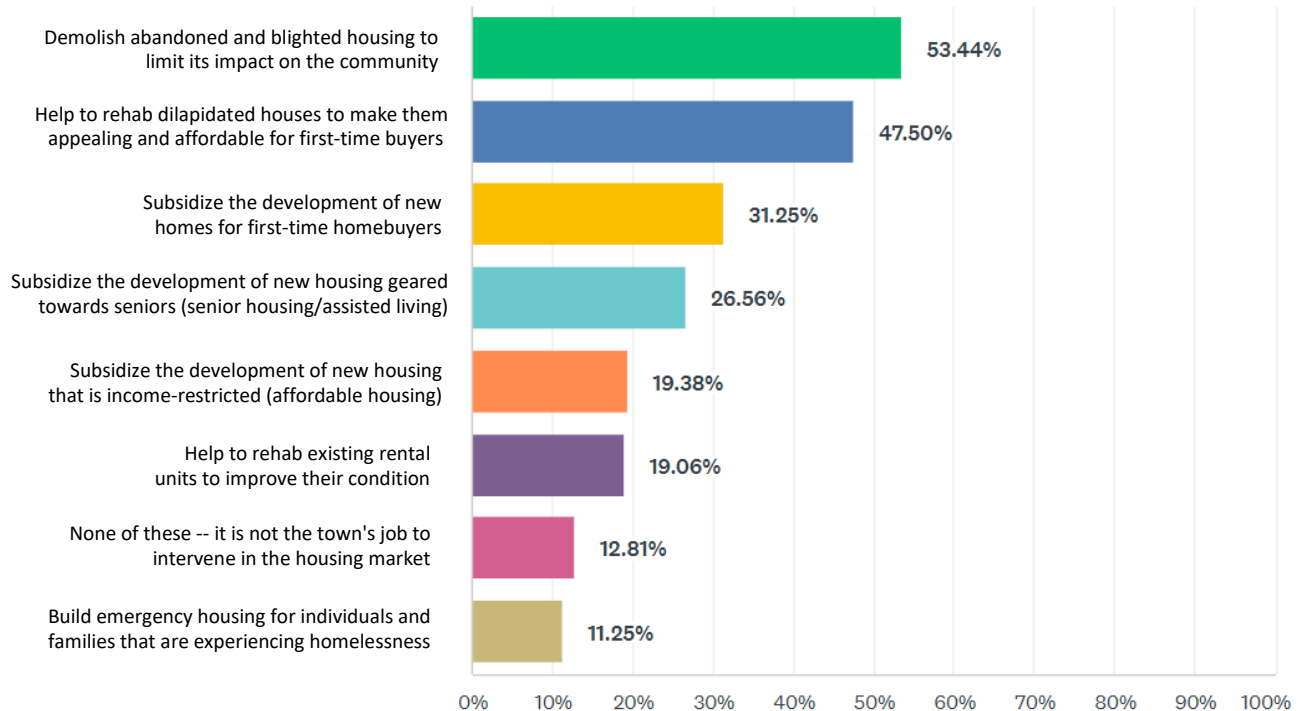
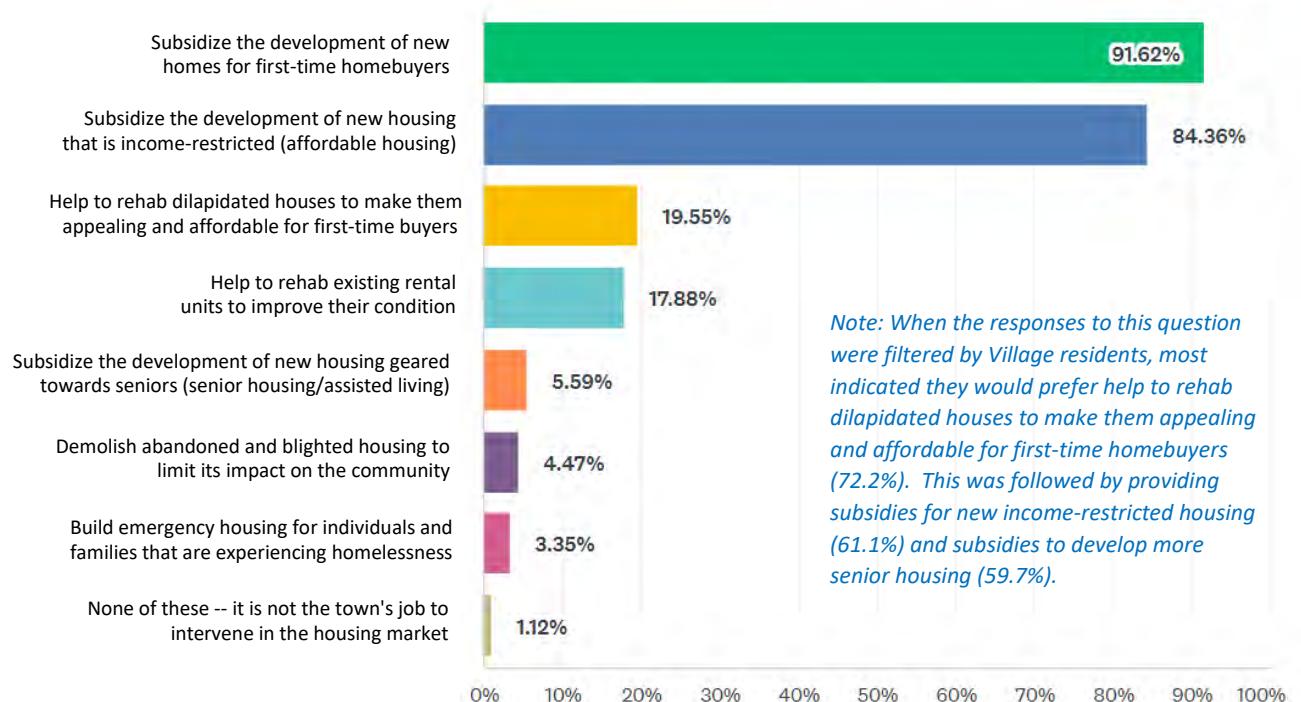
FIG 19: HOUSING PREFERENCES



Note: Survey respondents were able to choose multiple answers to this question “Which of the following housing types would you welcome in the Town of Thompson?” so the results are presented as a weighted score that does not add up to 100%. Approximately 10% of the survey respondents (76 out of 746) were residents of the Village of Monticello. When the responses to this question were filtered by Village residents, the most preferred housing type was Townhouse/Row Houses (73.6%) followed by Planned HOA Communities (70.8%) and Rental Apartment Complexes (66.7%).

FIG 20: HOUSING IMPROVEMENT STRATEGIES

If Thompson received a \$1 million grant to improve housing, which of the following activities would be the best way to use those resources?

Homeowners (320)

Renters (179)


4.1.7 Issues and Opportunities

The following issues and opportunities relating to housing in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee and have formed the foundation for establishing the vision, goals, objectives and recommended actions contained in **Chapter 5 – Action Plan**:

- There is a shortage of rentals in areas of Thompson (outside of Monticello), particularly quality apartments for middle-income working professionals and affordable senior housing. However, based on the survey responses, there is also a widespread fear of “high density” multi-family housing.
- If high-density multi-family rental housing is not publicly supported by residents, encouraging or incentivizing attached townhouse or row house developments in areas with access to public infrastructure may be an alternative solution. Hidden Ridge, Harris Woods, Patio Homes, and Cedar Park Commons are all existing examples of affordable townhouse developments that could be emulated in other locations.
- For many families in Thompson (particularly outside the Village of Monticello), their household income is too high to qualify for subsidized housing programs, but too low to afford a mortgage on a typical single-family home that still needs a lot of work. Due to rising construction costs and other factors, new housing may need to be subsidized to make it affordable for working families.
- The lack of housing affordable for working families is a regional issue driven largely by market forces and economic trends that are beyond the Town’s control. However, Thompson could explore zoning changes designed to incentivize and/or permit a wider variety of housing types (including garden apartments, duplexes, triplexes and quadplexes) in appropriate locations.
- High-density housing should be limited to areas with access to public infrastructure, and installation of privately owned and maintained water/sewer infrastructure to accommodate such uses should be discouraged.
- A large percentage of the new housing constructed in Thompson over the past ten years has been within multi-unit master-planned residential communities (often 70+ units or more) with shared recreational amenities. These new developments are often proposed as “Bungalow Colonies” or “Cluster Developments” for zoning purposes, but they don’t closely align with the definitions for those uses found in the current zoning code.
- The Town’s zoning definitions should be updated to reflect current housing needs and trends. New definitions and/or development standards may need to be created to better address multi-unit master-planned communities and the bulk tables adjusted accordingly to limit those uses to areas with access to public water & sewer infrastructure.
- There is a growing need for emergency and transitional housing to address homelessness, particularly in the Village of Monticello, and the Town should support county-wide efforts to reduce the number of homeless families housed in hotels.
- Low-income families living in government subsidized housing should be afforded more opportunities to become self-sufficient and “move up” to better quality unsubsidized workforce housing.

4.2 Economic Development

A comprehensive plan establishes a community's overall policies and priorities regarding future development. An important component of the plan is understanding local and regional economic trends, in order to identify what policies and strategic investments can be made to create a community where companies will want to do business, where jobs will be available, and where people will come to work and play.

To gain a better understanding of current economic trends, the Comprehensive Plan Advisory Committee relied on data from the Census Bureau, NYS Department of Labor and other sources, feedback from the **Sullivan County Partnership** and **Sullivan County Chamber of Commerce**, and information gleaned from responses to the on-line survey. Together, that information was used to identify the economic issues and opportunities summarized at the end of this section.

ECONOMIC DEVELOPMENT & COMPREHENSIVE PLANNING

Economic development in the context of comprehensive planning involves identifying activities that will help retain, attract, and grow local businesses to bring wealth to the community and increase municipal revenues. It also involves developing strategies to strengthen the community's overall ability compete effectively in the regional economy.

4.2.1 Income and Employment

Understanding local income and employment data is important to the planning process as it can affect housing, transportation, local spending, and more.

Thompson's Median Household Income (MHI) in 2023 was **\$62,704**, which was significantly lower than the MHI for New York State as a whole (\$82,095) but only slightly lower than the Sullivan County MHI of \$69,453. However, all but three towns in the county (Rockland, Liberty and Highland) have a higher MHI than Thompson.

The chart at right shows the household income ranges for town residents. While roughly 44% of local households earn \$75,000 or more annually (the minimum income needed to afford a typical home in Thompson), over 20% of the households in Thompson are living below the poverty line (\$30,900).

FIG 21: MEDIAN HOUSEHOLD INCOME COMPARISON

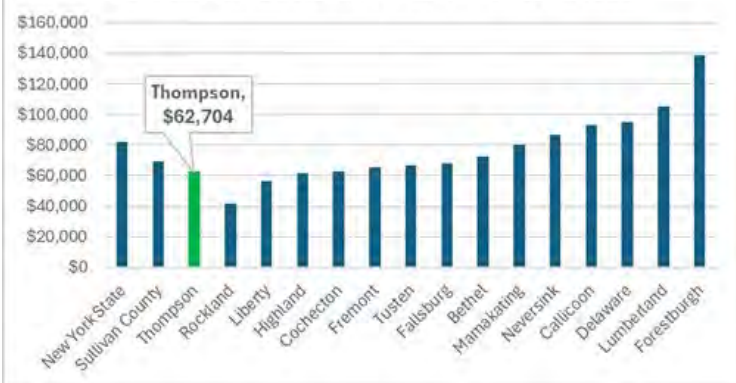


FIG 22: HOUSEHOLD INCOME RANGES IN THOMPSON



Thompson’s centralized location along I-86, as well as its proximity to employment centers in the Mid-Hudson region and beyond, affords residents access to a variety of different employment and industry sectors. According to 2023 ACS data, the vast majority of Town residents were employed in the private sector (60%), followed by government workers (17.8%) and non-profits (13.6%).

A more detailed breakdown of the data reveals that of the approximately 7,876 Town residents over the age of 16 and employed, most were employed in the education, health care, and social services sectors (26.9%). This was followed by those that worked in lodging & food services (15.6%) and retail (14.8%).

The fact that a large segment of Thompson’s population is employed in the health care and social services industry is not surprising, considering that Sullivan County’s largest employer (**The Center for Discovery**) has numerous offices, group homes and health care facilities in Harris and Rock Hill. In addition, Sullivan County’s only hospital and its largest healthcare provider are both located in Thompson.

The Town’s reliance on the arts/entertainment, lodging and food services sector for local employment is driven in part by tourist destinations such as **Resorts World Catskills** and the **Kartrite** indoor water park, outdoor recreation destinations like **Holiday Mountain Ski and Fun Park**, and the thriving restaurant industry. Likewise, the retail trades are an important sector of the local economy, as Thompson is a commercial hub where several large retail chain stores including Walmart and Home Depot are located.

In order to gain a better understanding of local employment trends, it is important to analyze not only the industries within which the majority of Town residents are employed, but also the inflow and outflow of workers, and the characteristics of the people who work in Thompson.

The workforce data presented on the following pages was derived from the US Census Bureau’s “OnTheMap” web-based mapping application, which analyzes travel patterns of workers and identifies workforce characteristics using the 2022 Local Origin Destination Employment Statistics (LODES) dataset.

FIG 23: OCCUPATION BY CLASS OF WORKER

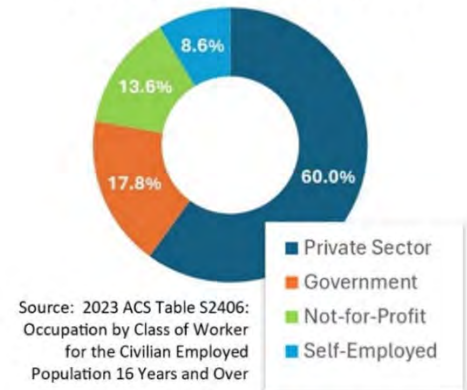


TABLE 3: INDUSTRY FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER

INDUSTRY	VALUE
Education, health care and social services	26.9%
Arts/entertainment, lodging & food services	15.6%
Retail Trade	14.8%
Other services (except public administration)	7.9%
Professional, management & admin	6.7%
Transportation, warehousing, and utilities	6.3%
Public administration	6.1%
Manufacturing	5.8%
Finance and insurance, real estate	5.1%
Construction	4.8%



Resorts World Catskills opened in 2018 and features 65,000 square feet of gaming space and an 18-story hotel tower with 332 suites. It is a major economic driver and employs more than 1,000 people.

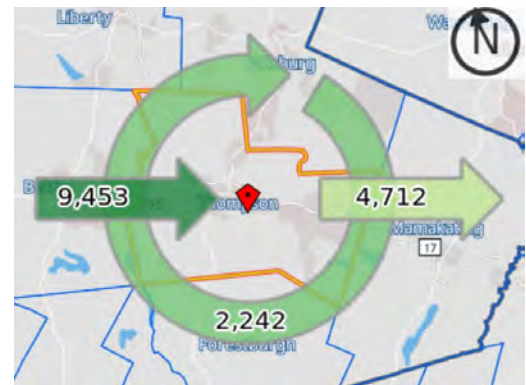
Inflow/Outflow Analysis

As of 2022, there was a daily net outflow of 2,242 workers in the Town of Thompson, as shown in the illustration at right. In other words, while 9,453 workers commute into Thompson from other places for work, 4,712 Thompson residents travel outside the area for employment.

As summarized in the table at right, over 80% of the 11,695 people who work in the Town of Thompson on a daily basis commute in from other areas. Further analysis of the data reveals that nearly one-third of those workers commute greater than 50 miles (round-trip) to their place of employment. According to the US Census, 8.6% of local workers are “super commuters” who travel more than 90 minutes to work one way.

Figure 25 below shows the locations where all of the workers employed in the Town of Thompson reside as a dot density map.

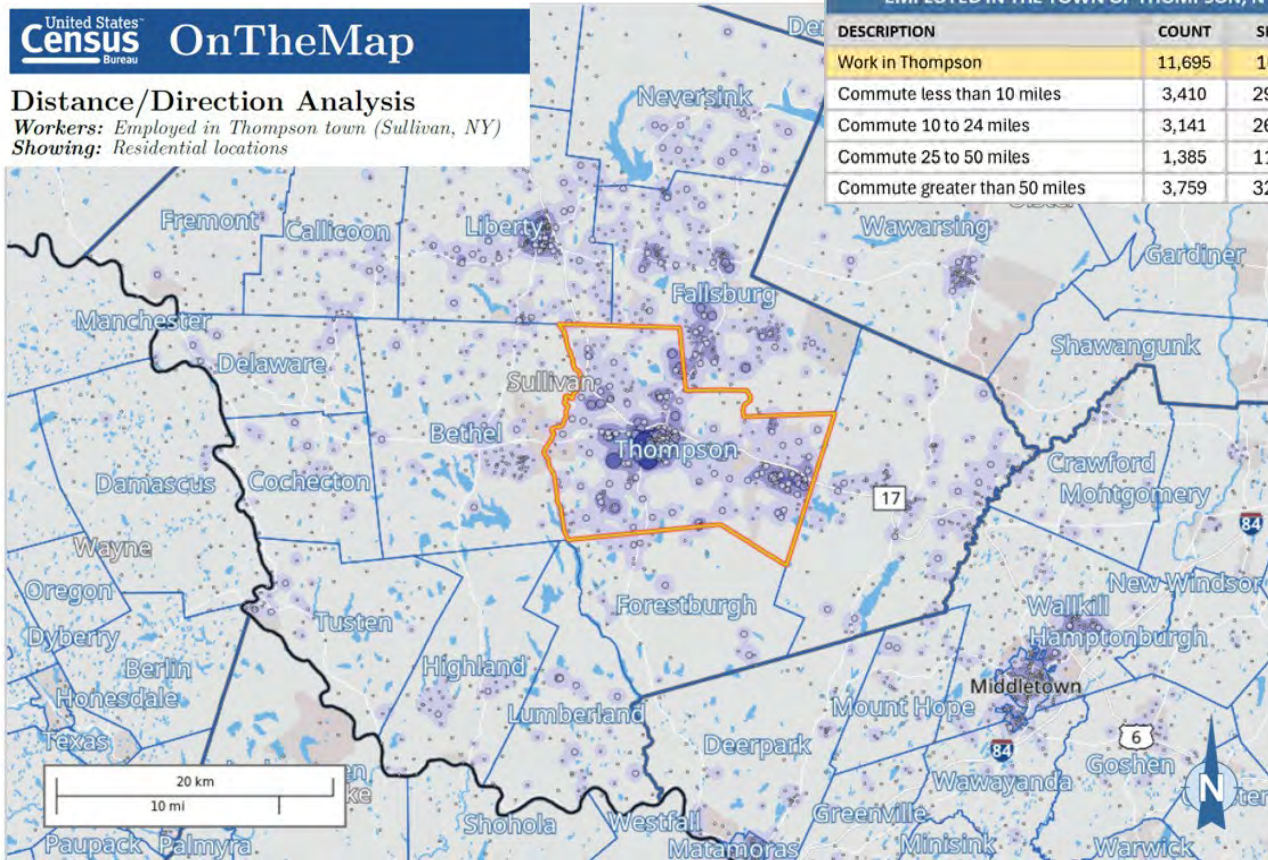
FIG 24: INFLOW/OUTFLOW OF JOBS



**TABLE 4: INFLOW/OUTFLOW JOB COUNTS (ALL JOBS)
TOWN OF THOMPSON, NY**

DESCRIPTION	COUNT	SHARE
Work in Thompson	11,695	100%
Work in Thompson but Live Outside	9,453	80.8%
Work and Live in Thompson	2,242	19.2%
Live in Thompson	6,954	100%
Live in Thompson but Work Outside	4,712	67.8%
Live and Work in Thompson	2,242	32.2%

FIG 25: COMMUTING DISTANCE/DIRECTION ANALYSIS



**TABLE 5: COMMUTING DISTANCE FOR ALL WORKERS
EMPLOYED IN THE TOWN OF THOMPSON, NY**

DESCRIPTION	COUNT	SHARE
Work in Thompson	11,695	100%
Commute less than 10 miles	3,410	29.2%
Commute 10 to 24 miles	3,141	26.9%
Commute 25 to 50 miles	1,385	11.8%
Commute greater than 50 miles	3,759	32.1%

Jobs and Workers

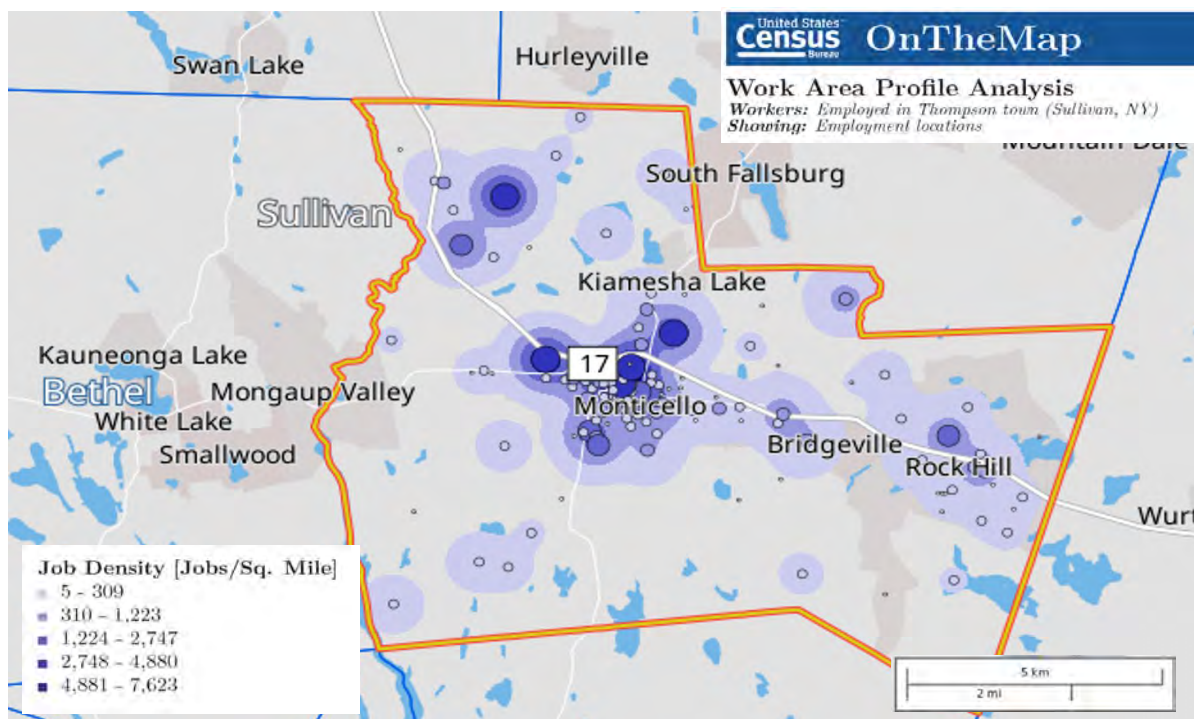
As of 2022, there were 812 businesses in the Town of Thompson that collectively employed a total of 11,695 workers. Similar to the employment characteristics of those workers who reside within the town, the vast majority of local jobs (43.9%) were in the Health Care and Social Services industry sectors. This was followed by Accommodations & Food Services (12.9%) and Retail Trades (10.3%).

Jobs in the manufacturing and wholesale industry make up only 2.3% of the total jobs combined, but according to the Sullivan County Partnership, both industries have significant growth potential. In recent years, the Town has seen an uptick in applications for warehouses and industrial parks so those job types may increase in the future.

For reference, the **Work Area Profile Analysis** in **Figure 26** below shows the employment locations for all workers employed in the Town as a dot density map.

DESCRIPTION	COUNT	SHARE
TOTAL ALL JOBS	11,695	100%
Health Care and Social Services	5,137	43.9%
Accommodations & Food Services	1,513	12.9%
Retail Trade	1,199	10.3%
Public Administration	1,041	8.9%
Educational Services	747	6.4%
Other Services (excl. public admin)	319	2.7%
Management	281	2.4%
Administration & Support	243	2.1%
Transportation & Warehousing	240	2.1%
Professional, Scientific & Technical	221	1.9%
Manufacturing	170	1.5%
Finance & Insurance	157	1.3%
Wholesale Trade	97	0.8%
Real Estate Rental & Leasing	89	0.8%
Arts, Entertainment & Recreation	62	0.5%
Information Technology	36	0.3%

FIG 26: WORK AREA PROFILE ANALYSIS



4.2.2 Industry Clusters & Locations

While many local jobs in certain industries (like health care and social services) are spread throughout the Town, there are three industry “clusters” in the Town of Thompson that exhibit notable land use and development patterns. Understanding more about these industry clusters and their existing locations (shown on **Map 2 – Industry Clusters** on the following page) should help guide future land use decisions, in conjunction with the information presented in **Chapter 4.8 – Land Use and Zoning**.

Commercial Clusters

There are several commercial clusters in the Town of Thompson, the largest of which is the NY-42 North cluster from Monticello to Kiamesha Lake. Other commercial clusters include the Route 17B corridor stretching west from Monticello toward Bethel, the mixed commercial/industrial cluster along East Broadway in Monticello stretching toward Bridgeville, the NY-42 South cluster stretching south from Monticello toward Forestburgh, and the Rock Hill Central Business District including the Emerald Corporate Park.



NY-42 Commercial Corridor in Kiamesha Lake.

Industrial Clusters

Existing industrial clusters in Thompson include extractive industries/material suppliers such as Callanan Industries in Bridgeville, Carnesi & Sons, and E Tetz & Sons on NY-17B near the Bethel town line. In addition, there are some approved and pending applications for warehouses of varying sizes in the vicinity of the Exit 107 interchange in Bridgeville/Thompsonville. Similarly, the Sullivan County Partnership, working collaboratively with Thompson and Liberty officials, completed a feasibility study that targeted several parcels along the Old Route 17 corridor near Harris and Ferndale for future industrial development and infrastructure expansion. Finally, the Sullivan County Partnership and IDA have also been working on a 78-acre “Sullivan County Utility and Industry Park” near East Broadway and Rose Valley Road.



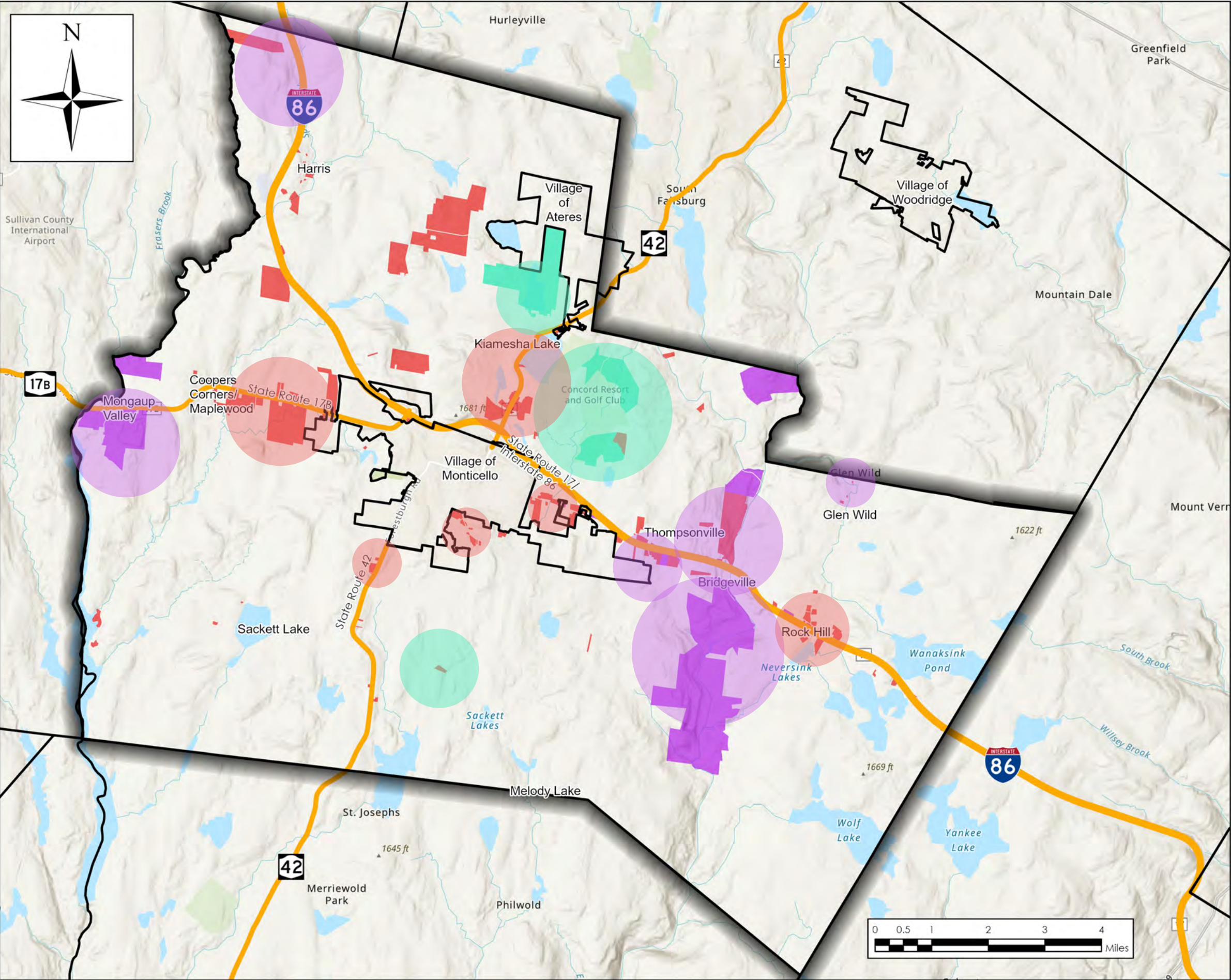
Proposed warehouse along the NY-17/I-86 corridor.

Resort & Entertainment Clusters

Resort & Entertainment Clusters include the Resorts World Catskills Casino and the Kartrite Resort & Indoor Water park in Kiamesha Lake, as well as the Holiday Mountain Ski and Fun Park and the Monticello Motor Club in Monticello.



The Kartrite Resort & Indoor Water Park



TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 2 INDUSTRY CLUSTERS

- Land Use
- Commercial Property
 - Resort Complexes
 - Industrial Property
 - Commercial Clusters
 - Resort & Entertainment Clusters
 - Industrial Clusters



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

4.2.3 Downtown Revitalization

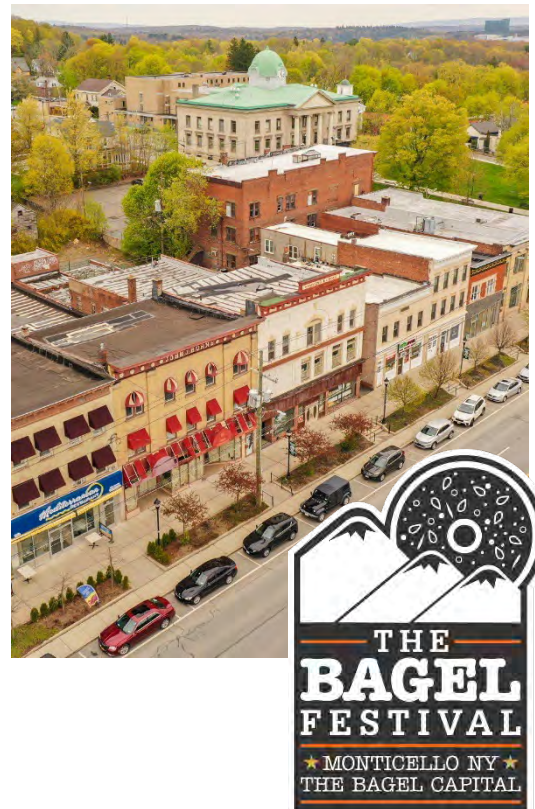
Monticello's historic downtown core -- defined in the *Grow the Gateways* plan as the area along Broadway between Jefferson Street and Pleasant Street -- is an important commercial hub for both the Village and the Town that holds significant potential to become a thriving downtown destination. Collaboration between the Village and Town governments, working together with organizations such as the Sullivan County Land Bank and the Sullivan County Chamber of Commerce, is necessary to move the needle and ensure continued progress toward a common goal.

Coordinated implementation of the following recommendations outlined in *Grow the Gateways* will help revitalize downtown Monticello and improve economic conditions in the Town as a whole:

- Encourage a diverse mix of housing types within the downtown, including affordable and market rate units for sale and rent.
- Create "downtown destinations" that will stimulate further investments, such as a public market, arts and cultural center, theatre or co-working space.
- Develop a targeted retail recruitment and retention strategy and work collaboratively on joint marketing for downtown events such as the Bagel Festival.
- Work together on a coordinated parking improvement program and efforts to improve public transportation.
- Continue efforts to improve the appearance of the Town's major gateways into the downtown core and coordinate zoning regulations/design guidelines in these areas.
- Improve connectivity between the Town and the Village and work collaboratively to improve wayfinding signage in both communities.

"A pedestrian-oriented, vibrant retail and cultural experience is the desired future for the Core. To attain that energy and vibrancy, the Core needs to include a mix of land uses that caters to a variety of people and income levels. Primary land uses in the Core should include restaurants and retail, cultural and entertainment, and residential. The range and types of amenities are also critical. Combined, these land uses will serve the community's residents and visitors and create a truly diverse, integrated place."

- *Grow the Gateways Plan*



4.2.4 Community Feedback

Below is a visual summary of feedback from the community on issues related to economic development from the community survey. The following word clouds were generated based on the responses to questions about types of development that should be encouraged versus discouraged in the Town of Thompson:

Development and Land Uses That Should be Encouraged



Development and Land Uses That Should be Discouraged



In general, when asked what types of development should be encouraged, many residents expressed a desire to see more year-round businesses, restaurants and entertainment venues, and non-polluting light industry. At the same time, many survey respondents expressed concerns about negative impacts associated with attracting heavy industry and large warehouses/distribution centers.

The following quotes related to economic development were excerpted from the survey responses:

"Thompson is conveniently located and has more affordable shopping hubs than anywhere else in the county. But I'm concerned that other positive qualities are being swallowed up by overdevelopment."

- Survey Respondent

"The need for revenue to support our tax base must be balanced against sprawling commercial development that destroys small local communities... Those developments should be located in the Route 42 corridor where infrastructure and commercial uses coupled with proximity to road networks are already in place."

- Survey Respondent

"Monticello has a wide beautiful Broadway that has been neglected or band aided for decades. At a time when small towns are surging in popularity, Monticello is nothing more than a pass through, an eyesore and a development drought."

- Survey Respondent

4.2.5 Issues and Opportunities

The following issues and opportunities relating to economic development are offered by the Comprehensive Plan Advisory Committee, and have formed the foundation for establishing the vision, goals, objectives and recommended actions contained in **Chapter 5 – Action Plan**:

- Thompson is the economic driver and retail hub for all of Sullivan County. There is capacity for additional commercial development, particularly along the NY-42 corridor, that is being driven in part by residential and resort development in the vicinity. Thompson can expect to see more commercial development along its major travel corridors, but it needs to be carefully planned and designed to complement the character of the community.
- There is a lack of entertainment opportunities outside of the self-contained resort casino and Thompson residents expressed a desire to see more restaurants, nightlife and entertainment venues throughout the Town.
- In the past, lack of infrastructure and “shovel ready” sites meant that Sullivan County (and the Town of Thompson) were regarded as a “bridge too far” for many big developers. That is now changing, and Thompson is in a good position to attract new investment.
- According to the Sullivan County Partnership, the key industry sectors that Thompson is well-positioned to take advantage of are manufacturing, construction, retail trade, logistics and tourism. Town officials have been working on assembling pre-approved commercial/industrial sites along Old Route 17 and East Broadway. However, access to adequate infrastructure will continue to be an important issue in certain areas.
- Undeveloped property with easy access from NY-17/I-86 will continue to be in high demand for future development, particularly in the warehouse and distribution industries.
- One area that holds great potential for future commercial/industrial development is the NY-17B corridor around Exit 104 and the Monticello Raceway. The Town should consider partnering with the Village of Monticello and the Town of Bethel to initiate a gateway study for NY-17B that could include a land use and zoning evaluation, infrastructure analysis, and joint design guidelines.
- The Village of Monticello holds great potential as a downtown destination, given its walkability and historic architecture, but a lack of coordination has been an obstacle to revitalization in the past. The Bagel Festival has been particularly well received and has potential for continued growth and expansion.
- In the post-COVID era, many residents that moved to Thompson from urban areas to escape the crowds have decided to stay, and many are still working partially remote. As a result, shared workspace for remote workers may be in high demand.
- Access to vocational training is a pressing need not just in Thompson, but county-wide. Qualified workers in the healthcare industry and construction trades in particular are in short supply and high demand locally.
- Zoning updates may be needed to differentiate the types and intensity of commercial uses that are suitable for high-traffic highway corridors versus neighborhood retail. **Currently, the allowable uses and densities in the HC-1 and HC-2 districts are virtually identical. The Use and Bulk Table for the HC-1 District could be modified to encourage smaller-scale neighborhood retail in hamlet areas along with corresponding design guidelines.**

4.3 Parks and Recreation

Parks and recreational programming provides many community benefits and contributes to the overall quality of life of a community. Parks provide gathering places for families and social groups, help promote tourism and physical activity, generate local spending and increase property values. Recreational trails provide safe and accessible options for hiking, cycling, and other forms of recreation, and can also help make communities more walkable. This section of the plan documents and describes the recreational assets that make Thompson a great place to live, and identifies future investments that could further enhance these assets.

4.3.1 Public Parks

As shown on **Map 3 – Public Parks & Access Areas**, there are several public parks and recreation areas that serve both Town and Village residents, as well as the surrounding community (discussed in more detail below).

TOWN OF THOMPSON PARKS

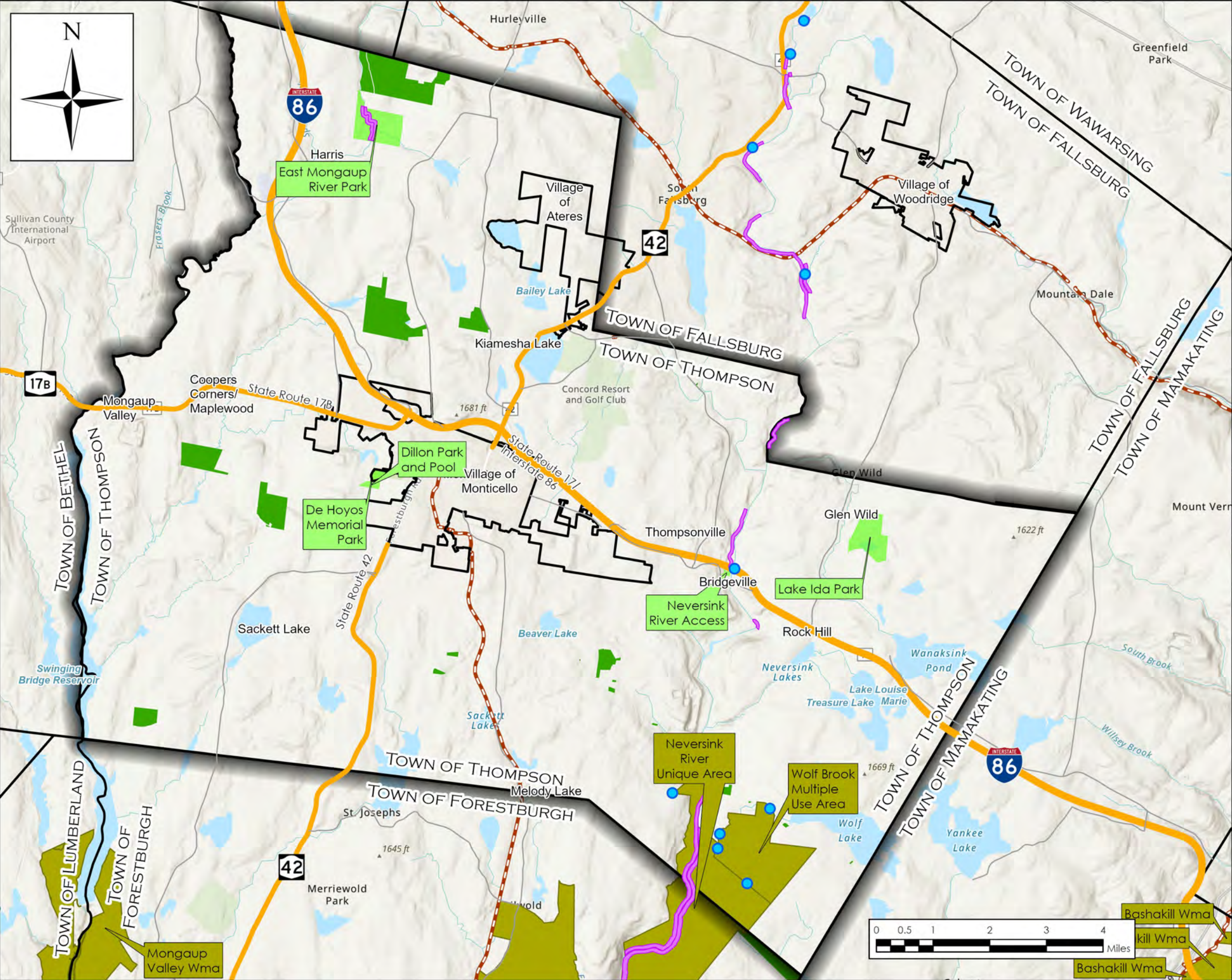
East Mongaup River Park

For many years known simply as the “Town of Thompson Park,” this 173-acre park is the Town’s oldest and largest. It is located at 181 Town Park Road in the northwest corner of the Town, not far from the Fallsburg border. It was re-branded as “East Mongaup River Park” in 2022 when Thompson opened a second park designed to serve residents in the eastern portion of the Town near Rock Hill. To avoid confusion, both town parks were named after the bodies of water at the heart of each facility.

East Mongaup River Park features playgrounds, pavilions, athletic fields and a community building. The park also has a swimming pool, but it’s use is limited to campers enrolled in a summer camp operated by the Sullivan County YMCA. For safety reasons, a large portion of the park is closed to the public while the summer camp is in operation.

The Town has installed an extensive network of hiking and nature trails that provide access to the East Mongaup River for fishing, including a riverside pergola and other amenities. Other planned improvements include a dog park, playgrounds, enhanced parking and restoration of an orchard.





TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 3: PUBLIC PARKS AND ACCESS AREAS

- Public Parks
- Wild/Forested Parcels
- NYS DEC Lands
- DEC Fishing Access
- Public Fishing Parking Areas
- O&W Rail Trail



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

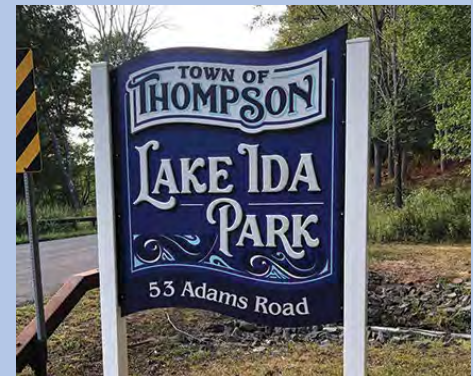
Lake Ida Park

Formerly Camp Jened, a residential camp for adults with Cerebral Palsy and other developmental disabilities located in Rock Hill, the Town of Thompson purchased this 141-acre property in 2017. Lake Ida Park was officially opened in October of 2022 and contains a parking area with walking trails surrounding a 12-acre lake. The lake was named after Ida Levine in 1993 in honor of her lifelong dedication to the empowerment of individuals with disabilities.

Future development and build-out of the park to enhance its usability will be guided in part by a *Recreation Development Plan* completed by the Town in 2019 that involved extensive public participation and input. New bathrooms were added in 2025, and new playgrounds, sports fields, ball courts, and development of the lakefront to facilitate boating and fishing are planned for the near future. In the long-term, the Town hopes to construct a community center with meeting rooms, indoor recreational facilities and a kitchen.

Neversink River Access

The **Neversink River Access** is one of the Town's newest outdoor recreation areas. It opened in the Spring of 2023 and is located in the hamlet of Bridgeville. As its name implies, this riverside park provides safe portage out of the Neversink River, along with beautiful views and fishing access. The access point is meant only for removing boats that have already been on the Neversink River. There is no safe portage point downstream to exit the river, so putting in boats at the river access is strictly prohibited. A popular spot to put drift boats, kayaks or canoes into the river is near the Denniston Ford Bridge in Fallsburg more than 3 miles upstream.



VILLAGE OF MONTICELLO PARKS

The Village of Monticello owns and operates **De Hoyos Memorial Park**, comprised of two parcels totaling 25 acres. Located at the west end of the Village on Hay Street, the park includes a pavilion, barbeque pit, grills, playgrounds, sport courts and a 2-acre stocked pond. With help from the Town, the Village completed construction of a splash pad in 2024. In addition, the Village was recently awarded a \$660,000 NY SWIMS grant to install a new pool at the park. In the past, there has been interest in constructing a hiking trail through a wooded parcel that would connect to the nearby Dillon Park & Pool.

Dillon Park & Pool encompasses 13.6-acres and includes a public pool, pavilion, picnic area, basketball court and skate park. It also features a 5-acre pond with a fishing dock. The pool dates back to the 1940's when the property was a bungalow colony, and is in need of repairs. Several park improvements were made under a joint agreement between the Town and Village in 2019, and future improvements may include installation of pickle ball courts and/or a dog park.



OTHER LOCAL PARKS AND RECREATIONAL FACILITIES

The **Ted Stroebele Recreation Center** is also owned and operated by the Village of Monticello, and it serves as a community center. Sometimes referred to as the "Neighborhood Facility" the building houses the Village Parks & Recreation offices, and has meeting rooms where youth and senior programming are frequently held. The building is heavily utilized by both Town and Village residents, but it has suffered from deferred maintenance over the years. In 2023, the Village was awarded \$2 million in state funding for much needed repairs and upgrades.

In addition, the **Monticello Central School District (MCSD)** owns several athletic fields and indoor recreation facilities that are typically not open for the general public unless rented by community groups or sports organizations. Through a joint agreement with the Town of Thompson, MCSD has allowed access to several of its properties for a wide variety of recreational programming.

One such property is **Somerville Field**, located on Richardson Avenue across from the George L. Cook School. The Town of Thompson frequently utilizes the site for recreational programming including a Youth Flag Football League and a free weekly Youth Sports Night. In addition, thanks to a \$250,000 state grant, it was recently announced that new amenities will soon be coming to this popular athletic field including new pickleball and basketball courts. MCSD and the town have had many conversations about possibly taking over this asset and improving the amenities available to local residents.

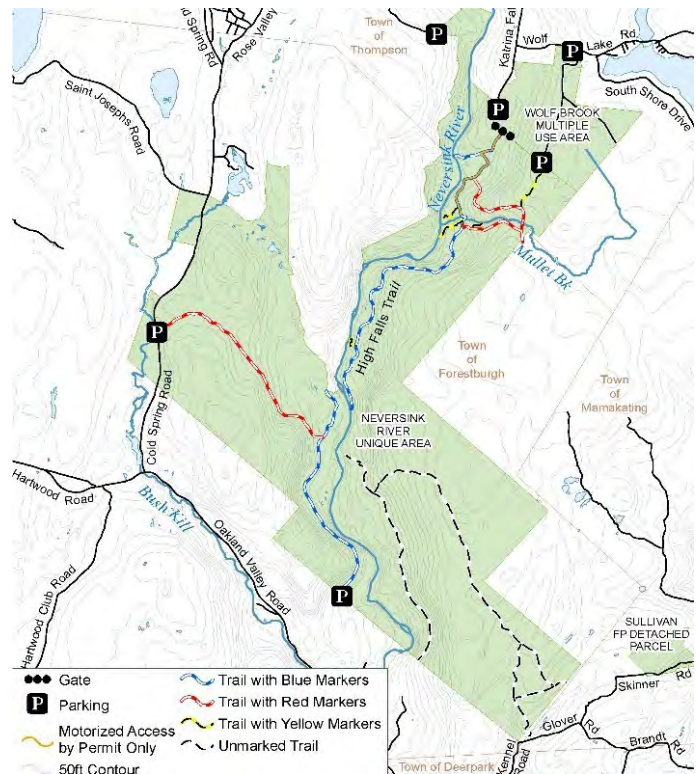
4.3.2 State Lands

NEVERSINK UNIQUE AREA

The 6,580-acre **Neversink Unique Area** is owned and managed by the NYS Department of Environmental Conservation (NYSDEC) and spans both the Town of Thompson and the Town of Forestburgh. The property includes over 14 miles of designated trails, leading to a gorge and several waterfalls. The unique area is a great destination for hiking, fishing, mountain biking, whitewater paddling, and other outdoor recreational activities.

While only 617 acres fall within the Town, two of the main access points are within the Town of Thompson. In 2022, the NYSDEC drafted a **Neversink River Unique Area Mangement Plan (UMP)** which has not been approved to date. This plan outlines projects that would help reduce neighborhood conflicts and improve parking and access to the land.

FIG 27: NEVERSINK RIVER UNIQUE AREA



WOLF BROOK MULTIPLE USE AREA

Immediately adjacent to the Neversink River Unique Area lies additional state land known as the **Wolf Brook Multiple Use Area**. This state land is also maintained by NYSDEC and provides access to the Neversink River Unique Area. The property consists of 585 acres and features nearly two miles of trails for hiking and access to fishing on the Neversink River.

The Wolf Brook Road trail is a 1.2 mile trail on a wide and relatively flat unpaved road, while the Powerline Road trail offers an easy hike 0.7 miles along similar terrain. Both trails are open for hiking, horseback riding, cross-country skiing and biking. While there are no designated campsites, primitive camping is allowed. Hunting and trapping are also permitted during appropriate seasons.



Mullet Falls is accessible from both the Katrina Falls Road trailhead and the trailhead on Wolf Brook Road.

4.3.3 Sullivan O&W Rail Trail

MONTICELLO SPUR

The **Sullivan O&W Rail Trail** is a county-wide hiking trail built along the former right-of-way for the Ontario & Western Railway. Several trail segments totalling 27 miles have been developed along the O&W “main line” which runs through the towns of Mamakating, Fallsburg, Liberty and Rockland. When fully built out, the rail trail could span nearly 50 miles.

The proposed **Monticello Spur** shown in Figure 28 would be located on a portion of the former Ontario & Western Railroad right-of-way that spurred off from the main line in Port Jervis and terminated at the train station on St. John Street in downtown Monticello (now VEO Energy Systems).

The first segment of the future spur trail (5.4 miles) would start in the vicinity of Ripple Road at the southern end of the Village of Monticello. The trail would then travel south along the former railroad bed into the Town of Thompson until it intersects with Cold Spring Road just north of Melody Lake. From there, the trail would parallel Cold Spring Road into the neighboring Town of Forestburgh, and then continue south past Lost Lake where it could connect to the existing trail network through the NYSDEC Neversink Unique Area. The final segment of spur trail (if supported by neighboring municipalities) would continue along the railroad bed through Forestburgh and the Town of Deerpark in Orange County until it reaches the main line in the City of Port Jervis.

In addition, through a series of proposed on-road connections, the Monticello Spur could also be linked to the main line in nearby South Fallsburg. This would involve a detour through the Adelaar Resort Complex, where a system of inter-connected nature trails is planned.

FIG 28: SULLIVAN O&W RAIL TRAIL



4.3.4 Recreational Planning & Programming

The Town of Thompson has a strong commitment to recreational planning and programming. In June of 2017, the Town completed a *Parks and Recreation Study* designed to determine a baseline for recreational needs per capita. The information contained in that report was used to justify the imposition of recreation fees on new development. Those recreation fees help generate funding to meet the growing need for additional recreational facilities and programming throughout the Town.

A parks survey and a series of public workshops were conducted in June of 2018 following the formation of a **Parks and Recreation Committee** to spearhead the planning process for the Camp Jened property. The final plan for the transformation of Camp Jened into Lake Ida Park was completed in November of 2019 and the new park was officially opened in October of 2022.

Since its formation, the Parks and Recreation Committee has been working hard to not only improve the Town's parks and recreation facilities but also expand recreational programming. The committee works closely with Town staff to offer a wide range of indoor and outdoor recreational programming for all ages.

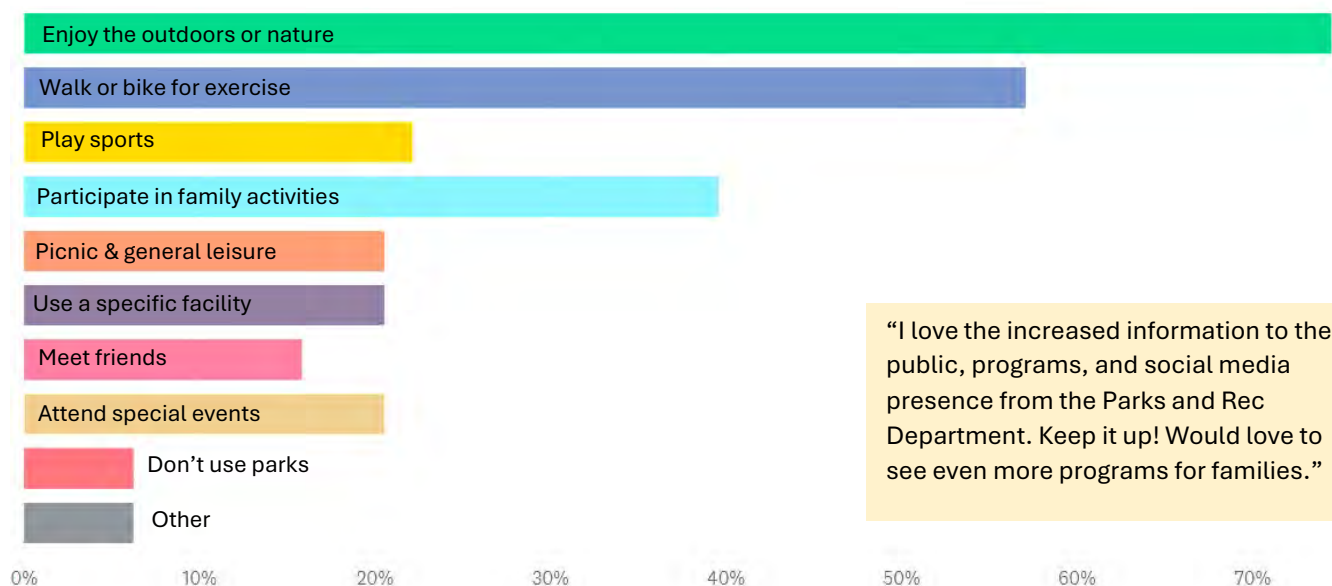
Examples include indoor pickleball and basketball, free weekly youth skiing and snowboarding at Holiday Mountain Ski Center, bus trips, arts & crafts, swimming and tennis lessons, exercise classes and more. The Town also hosts family-friendly events such as the **Treats and Trails** event in October and the **Family Winter Fun Day** in February.



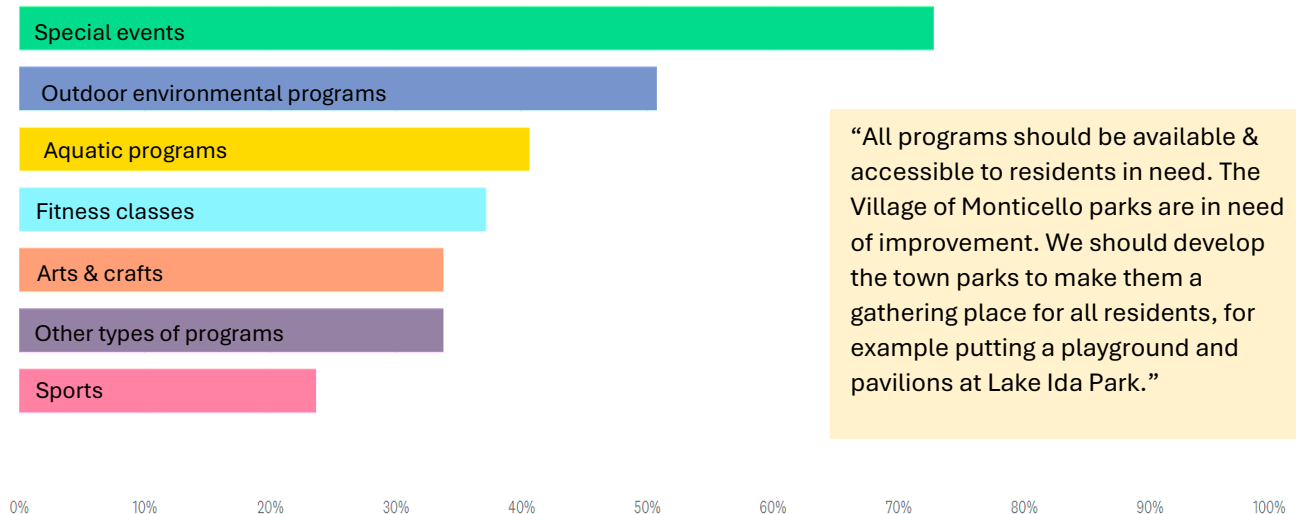
4.3.5 Community Feedback

The community feedback summarized in **Figure 29 and 30** were taken from the Comprehensive Plan Survey, as well as a separate Parks and Recreation Survey initiated by the Town of Thompson.

FIG 29: PRIMARY REASONS PEOPLE USE TOWN OF THOMPSON PARKS



"I love the increased information to the public, programs, and social media presence from the Parks and Rec Department. Keep it up! Would love to see even more programs for families."

FIG 30: RECREATION PROGRAMS THAT THOMPSON SHOULD OFFER OR EXPAND


“All programs should be available & accessible to residents in need. The Village of Monticello parks are in need of improvement. We should develop the town parks to make them a gathering place for all residents, for example putting a playground and pavilions at Lake Ida Park.”

4.3.6 Issues and Opportunities

The following issues and opportunities relating to parks, trails and recreation in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the forgoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- While the Town has received praise for the recent expansion of parks and recreational offerings, there is still a strong desire for more activities and programs designed specifically for youth and families. In addition, adult sports leagues and recreational programs and activities designed specifically for seniors are currently lacking.
- Much of the Town’s recreational programming happens at the two town parks on the outskirts of the community away from population centers. Current partnerships with the Monticello Central School District have been successful, but more could be done to make the Town’s programs more accessible to Village residents.
- Village parks have a reputation of being unsafe and the Village has limited resources for upkeep and improvements. Continued cooperation between the Town and Village would help improve recreational opportunities for all residents.
- Public transportation to the Town’s parks and recreational programs is limited, and the Town could reach a broader audience with improved access through a dedicated bus service or other means.
- The Ted Stroebele Center is currently in poor condition, but if the Village Board is willing, the Town could provide recreational programming there once renovations are completed.

Parks & Recreation

- The Town of Thompson lacks an indoor community center. There is a demonstrated need for such a facility that could house indoor recreational opportunities and provide space for community programming.
- A portion of **East Mongaup Park** is inaccessible to the public during the summer due to the YMCA camp, and the Town is committed to adding more facilities and amenities to areas of the park that can be utilized when camp is in session.
- Recent improvements to **Lake Ida Park** have been well received by the community, and the Town's long-range plans for full-build out of that facility will be costly. However, the Town can continue to utilize the funding generated through recreation fees to leverage grants and work on phasing the improvements over time.
- Coordination with the Town of Fallsburg may be needed to realize the full potential of the **Neversink River Access** as a portage location for personal watercraft.
- The **Neversink Unique Area** and **Wolf Brook Multiple Use Area** are extraordinary assets to the Town that should be expanded where possible. However, coordination with NYSDEC is required to make much-needed parking and signage improvements to ensure public safety.
- Building out the **O&W Monticello Spur** and the associated on-road trail connections could provide a unique opportunity to connect urban areas in Monticello to the scenic trail systems found in neighboring municipalities.

These issues and opportunities have formed the foundation for establishing the vision, goals, objectives and recommended actions contained in the next chapter: **Chapter 5 – Action Plan**.

4.4 Natural Resources

Thompson's rivers, streams, lakes, forests, and other natural resources contribute significantly to the local economy and overall quality of life in the community. This section of the plan documents and describes the natural resources that make Thompson unique and on which the community depends. Future growth can then be directed away from important natural resource areas, and efforts to preserve open space can take place in a proactive way to meet the current and future needs of the community.

4.4.1 Topography & Soils

Topography and soil conditions are key factors that determine the suitability of land for development. The greater the slope, the greater the difficulty in developing the land because special design and construction techniques are required to reduce the potential for erosion during construction. Likewise, the determination of an area's suitability for development is partially dependent on soil characteristics such as depth to water table, depth to bedrock and drainage. In areas without central sewer, the underlying soil's degree of suitability to support a septic tank absorption field is an important factor. Finally, agricultural soils are vital for food security, and provide environmental benefits by regulating water flow, preventing flooding, and filtering pollutants.

TOPOGRAPHY

Thompson is located within a transitional area between the mountainous terrain of the Catskill Mountains to the north, and the gentler terrain of two major river valleys to the west (Delaware River) and east (Hudson River). **Map 4 – Topography** shows the overall terrain and range of slopes found throughout the Town.

Steep slopes (over 15%) are considered undesirable areas for development, yet these areas often provide wildlife habitat, recreational opportunities and scenic views that are beneficial to the community. It is estimated that 27% of the total land area in the Town of Thompson (nearly 15,000 acres) is comprised of slopes greater than 15%, while nearly 7,000 acres contain slopes greater than 20%.

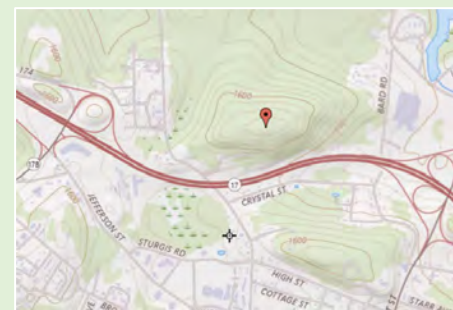
A large band of steep slopes can be found in the eastern half of the Town along the **Neversink River** from the Fallsburg border south through the Neversink Unique Area into Forestburgh.

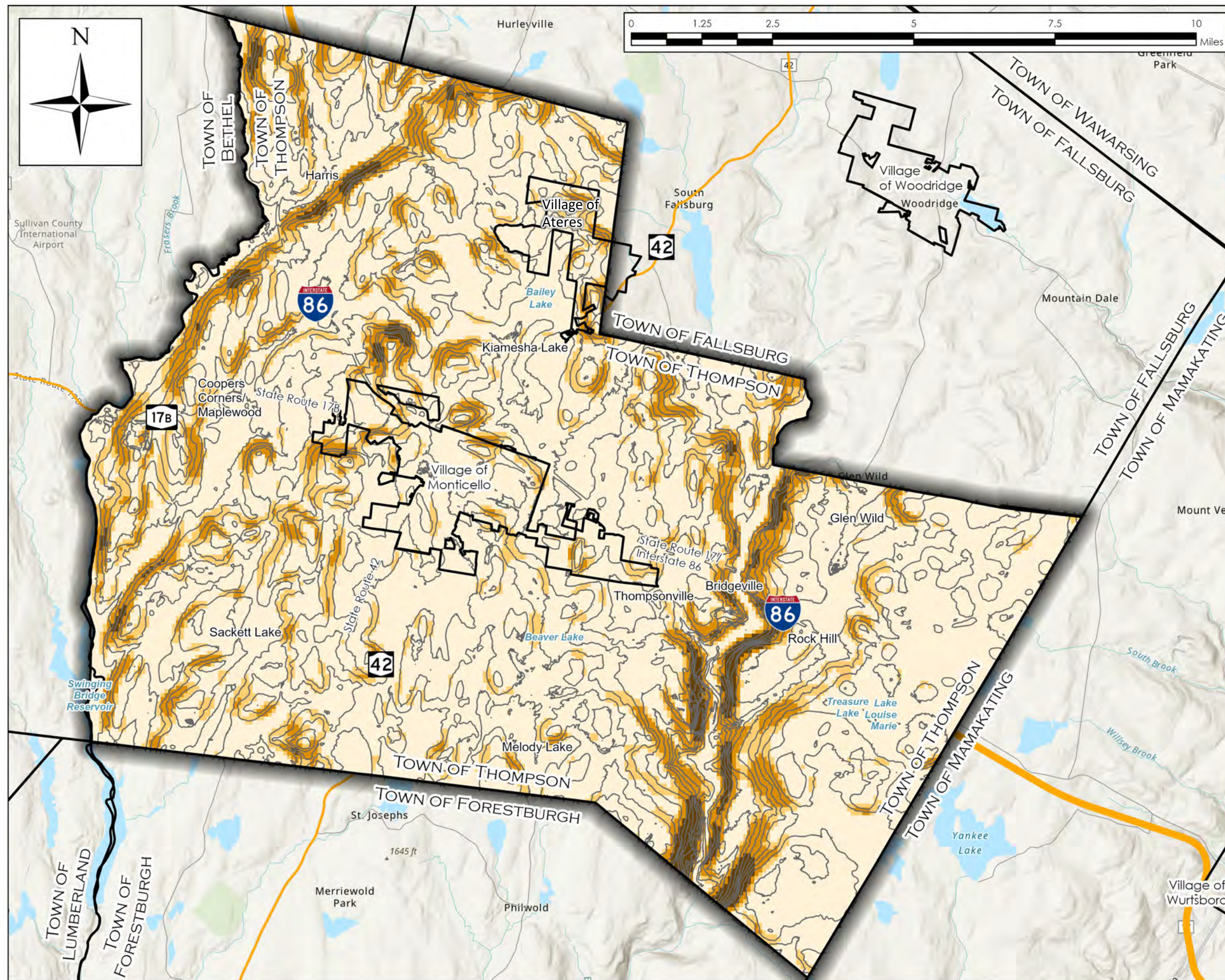
On the western edge of the town, another band of steep slopes follows the path of the **East Mongaup River** and **Middle Mongaup River**, which feed into the Swinging Bridge Reservoir.

While unprotected ridgelines and steeply sloped valleys are difficult to develop, the Town of Thompson currently has limited local laws in place to regulate the density, placement or type of development in these environmentally sensitive areas.

DID YOU KNOW?

The highest point in the Town of Thompson is an unnamed peak at 1,690 feet in elevation located just north of I-86/NY-17 in between the Exit 104 and Exit 105 interchanges.





TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 4 TOPOGRAPHY

- Mild (<15%)
- Moderate (15.01-20%)
- Severe (20.01-30%)
- Extreme (>30%)
- 50ft Countours



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

PRIME SOILS AND AGRICULTURAL LANDS

From a geological perspective, Thompson is located within the Catskill Region of the Northeastern Appalachian Plateau. This region was directly affected by glacial activity during the Great Ice Age, over 11,700 years ago. Once a flat region of sedimentary rock, the area was uplifted and eroded into sharp relief by glaciers and watercourses over many thousands of years. The melting and retreating of the ice pack resulted in widespread deposition of stratified gravel, sand and silt. These glacial deposits form the basis for the Town of Thompson's soils and determine the limitations of those soils for both agriculture and development purposes.

Glacial till soil is typically hard and compact, containing boulders, gravel, sand, silt and clay-sized particles. These types of soils tend to be poorly drained with low permeability, limiting their capability to support a septic tank absorption field and hence their development potential. A general exception to this rule is soil located in river valleys, which tend to be well drained, more fertile and easily cultivated.

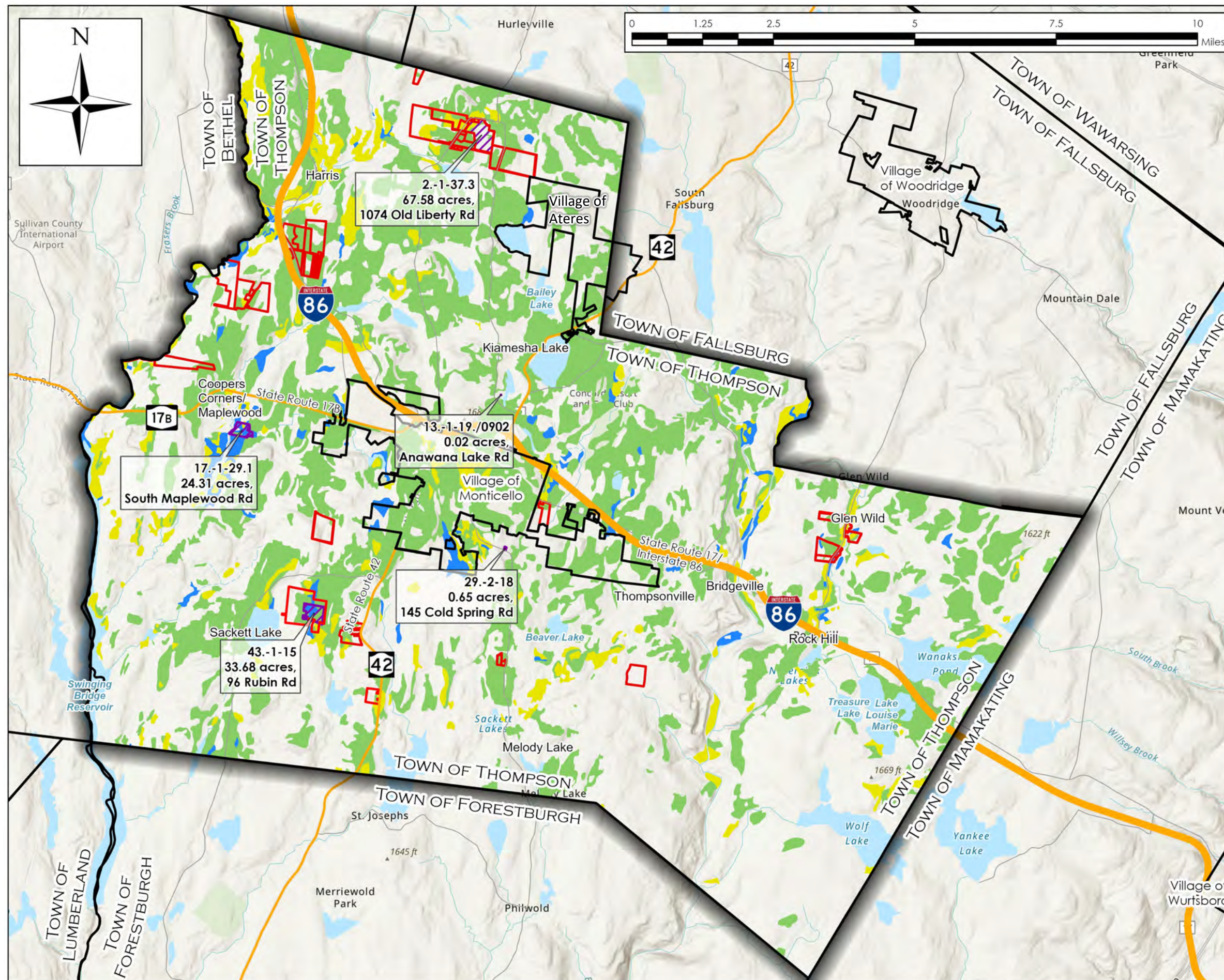
The Natural Resources Conservation Service (NRCS) classifies farmland soils into two broad categories:

- **Prime Farmland:**
Soils with the best combination of physical and chemical characteristics for producing food, livestock feed, forage, fiber or other crops. In New York, somewhat poorly drained soils that meet all other criteria for prime farmland except for seasonally high depth to water table and are suitable for drainage can also be included, should it be drained for agricultural use.
- **Farmland of Statewide Importance:**
In New York, these include soils that do not meet all the criteria for "Prime Farmland" or "Prime Farmland if Drained" but are mineral soils in certain land capability classes with moderate limitations.



Maplehorst Farm Nursery in Monticello is Thompson's oldest continually operating farm. Started in 1930 as a landscaping business for the resort hotels, the farm began selling wholesale greenery and fresh cut trees in the 1940s. Today the farm spans over 40 acres and continues to operate as a fourth-generation tree farm.

Map 5: Prime Farmland Soils shows the locations of the different soil classification types within the Town of Thompson. The map also shows tax parcels that are included within Sullivan County Agricultural District #4. County-designated Agricultural Districts are geographic areas that consist predominantly of viable agricultural land. Agricultural operations within the districts are afforded benefits and protections to promote the continuation of farming and the preservation of agricultural land. These benefits include protection of farm operations from unreasonably restrictive local laws, limitations on assessments for newly formed benefit districts, and notification to local governments of projects that could adversely affect farmland.



TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 5 PRIME FARMLAND SOILS

- All areas are prime farmland
- Farmland of statewide importance
- Prime farmland if drained
- County Ag District #4
- Ag Assessments



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

4.4.2 Water Resources

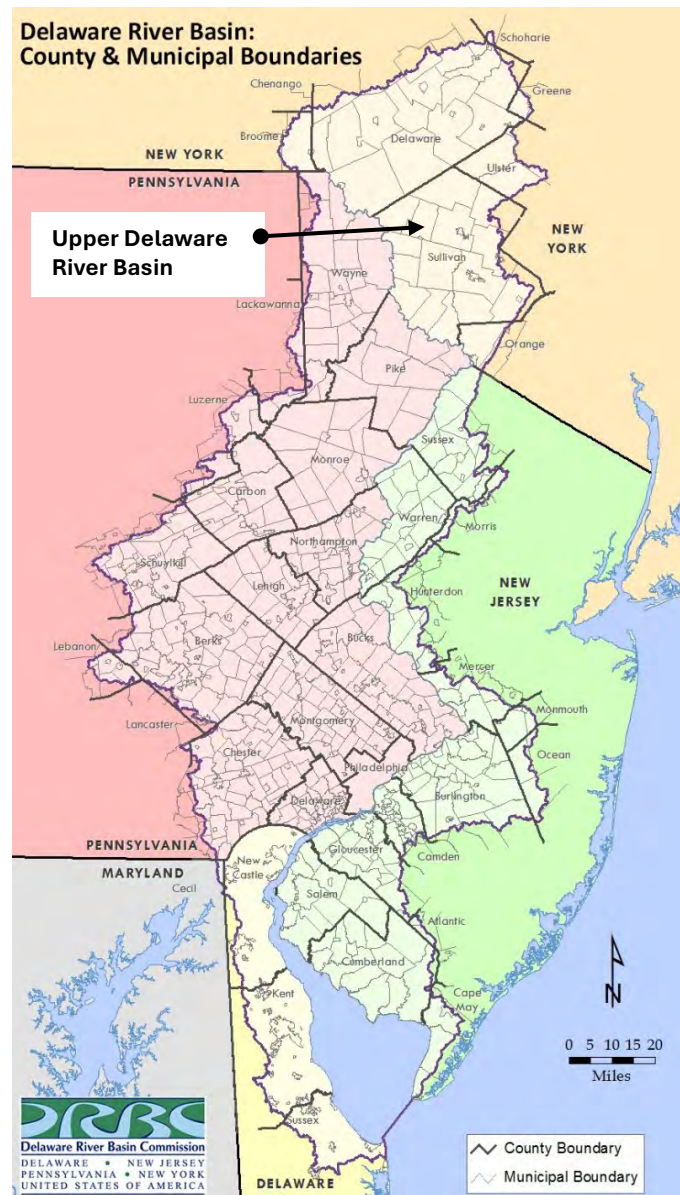
Nearly all of the Town of Thompson (97%) is located within the **Delaware River Watershed** with the remaining falling within the **Hudson River Watershed**. The Delaware River Watershed covers 12,800 square miles in four states and provides drinking water to over 15 million people. It also contributes significantly to the regional economy through recreation and tourism.

The headwaters of the Delaware River originate in a sub-area classified as the **Upper Delaware River Basin**, which includes most of Sullivan County and the Town of Thompson. According to the Delaware River Basin Commission, the Upper Delaware River is one of the most important natural resource-based tourist destinations in New York State and is home to one of the finest cold water wild trout fisheries in the country.

Of the over 4,000 miles of freshwater streams and brooks within the Upper Delaware River, nearly 140 miles of streams can be found within the Town's two major river systems – the **Mongaup River** and the **Neversink River**.

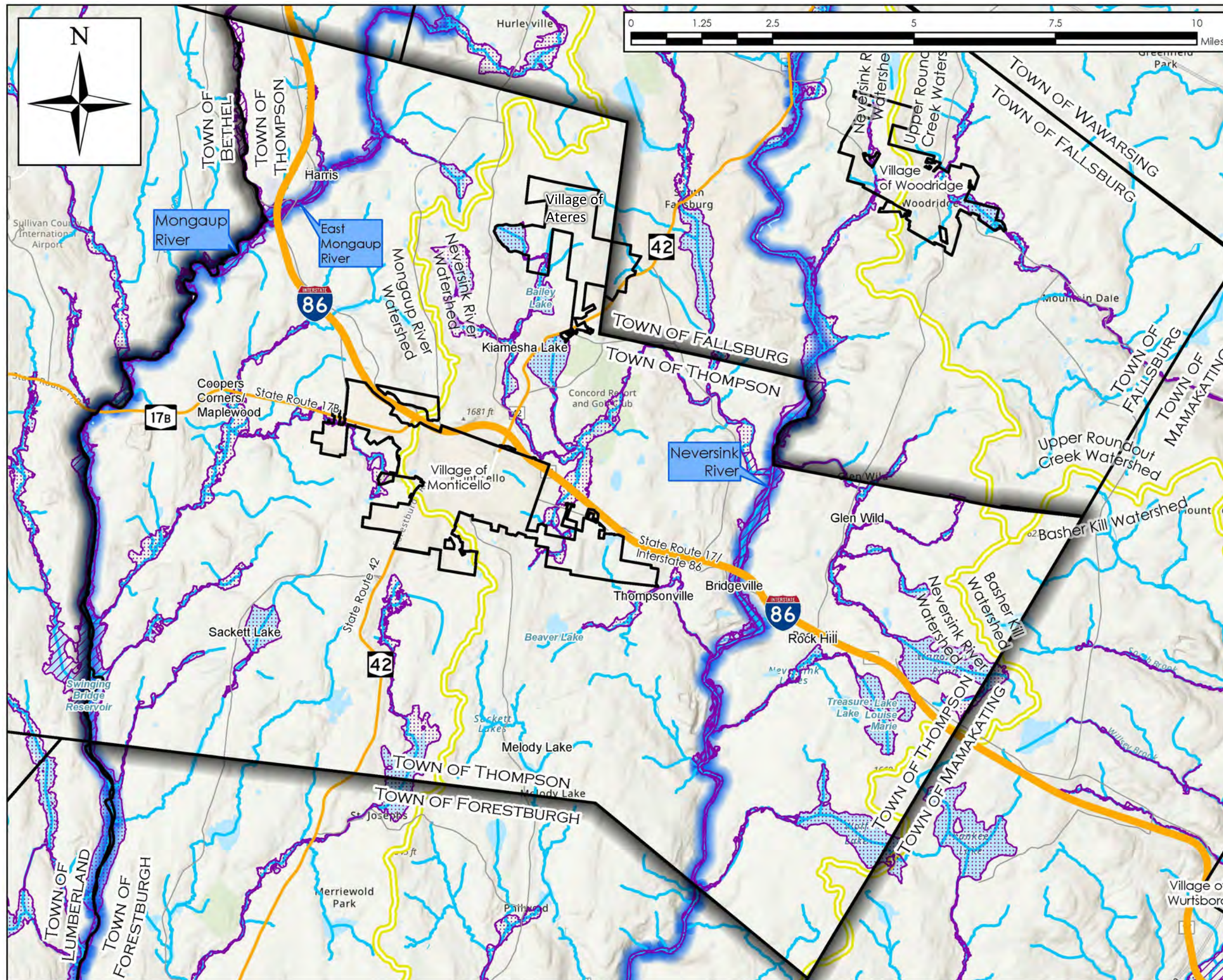
As shown on **Map 6 – Rivers and Streams**, these two rivers divide the Delaware River Watershed within the Town of Thompson into two sub-watersheds (discussed in more detail on the following page). Portions of two other sub-watersheds that drain into the Hudson River can also be found to the southeast.

FIG 31: DELAWARE RIVER BASIN



WETLANDS AND WATER RESOURCES

Wetlands (discussed in more detail later in this chapter) play an integral role in the healthy functioning of watersheds because they recycle nutrients, filter pollutants, recharge groundwater supplies, and provide valuable habitat for fish and wildlife. The **Harlen Swamp Wetland Complex** (located north of Wanaksink Lake) is a unique forested wetland habitat that spans portions of both the Delaware River Watershed and the Hudson River Watershed in the Town of Thompson. It is specifically mentioned in the New York State Open Space Plan as a high priority for conservation due to its unique habitat and ecological importance.



TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



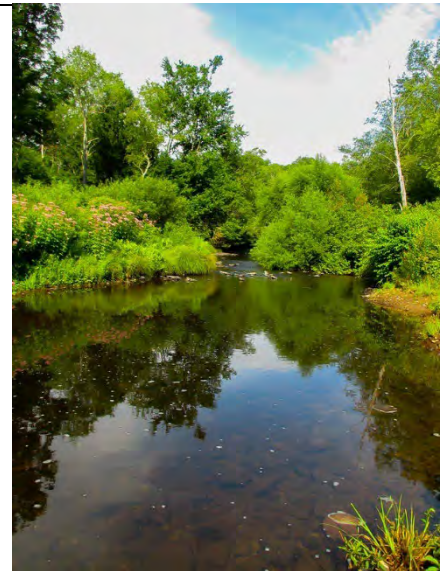
MAP 6 RIVERS AND STREAMS

- FEMA Flood Plains
- A
 - AE
- Lakes/Ponds
- Streams/Rivers
- Major Rivers
- HUC-10 Watershed Boundary

MONGAUP RIVER SUB-WATERSHED

The Mongaup River originates as the **East Mongaup River** in the Town of Liberty at Sunset Lake. The East Mongaup flows south under NY-52 and into the Town of Fallsburg near Denman Road. The river enters Thompson near Big Woods Road and travels through the Town's East Mongaup River Park to Harris, where it officially becomes the Mongaup River after it goes under I-86/NY-17. The river then flows mostly southwest until it joins the **West Branch Mongaup River** in Mongaup Valley. After it passes under NY-17B it takes a sharp curve and then widens into the Swinging Bridge Reservoir. Below the dam (in the Town of Forestburgh) it joins the Black Brook and enters the Rio Reservoir, then continues to flow south until it reaches the main stem of the Delaware River (in the Town of Deerpark in Orange County).

According to water body assessment information made available through NYSDEC, the East Mongaup River and its tributaries have a stream classification of (B) which indicates the best usage is for swimming, recreation and fishing. Two tributaries (West Branch Mongaup and the Black Brook) are classified as trout streams. Portions of the Upper Mongaup and East Branch Mongaup are considered "stressed" due to elevated pH levels.



*View of the East Mongaup River as it flows through the Town's **East Mongaup River Park**.*

Photo credit: John Kocijanski

NEVERSINK RIVER SUB-WATERSHED

The east and west branches of the **Neversink River** originate on Slide Mountain (the highest peak in the Catskills) in Ulster County. The two branches converge in Claryville, and the river flows southwest until it is impounded to form the Neversink Reservoir. Below the spillway, the river continues through the Town of Fallsburg and enters Thompson just south of the Denniston Ford Bridge. The river crosses under I-86/NY-17 in Bridgeville, past the Town's **Neversink River Access**, before entering the **Neversink Unique Area**. There it passes over its largest waterfalls (Denton Falls and High Falls) and continues to Orange County where it empties into the main stem of the Delaware River in Port Jervis.

Along much of its length, the main stem of Neversink River is a popular trout stream, and it is considered by many to be the birthplace of American dry fly fishing. Several tributaries, including the Bush Kill, Mercer Brook, McKee Brook and Barnum Brook are also classified as trout streams. Portions of the Neversink are considered "stressed" due to low dissolved oxygen and high pH, while the main stem is stressed due to elevated levels of aluminum, which can be toxic to fish.



View of the Neversink River from a private campground about one mile upstream of Bridgeville.

Photo credit: Blake K (Hipcamp)

OTHER SUB-WATERSHEDS

In addition to the Mongaup and Neversink River sub-watersheds, portions of two other sub-watersheds lie in the southeastern portion of the Town – the **Basherkill** and the **Upper Rondout Creek**. While only 1,536 acres in the Town of Thompson lie within these two sub-watersheds, they serve important purposes for the environmentally sensitive lands of the **Harlan Swamp Complex** in the Town of Thompson and the **Basher Kill Wetland** in the Town of Mamakating.

Both of these sub-watersheds drain to the Lower Hudson River Estuary. This is the tidal portion of the Hudson River, extending from the Federal Dam in Troy to the southern tip of Manhattan. The Lower Hudson is heavily influenced by urban development, and in some areas water quality is impaired due to heavy metals and pathogens from combined sewer overflows.

NEVERSINK WATERSHED MANAGEMENT PLAN

Spearheaded by Friends of the Upper Delaware River with support from the Sullivan County Division of Planning, the **Neversink Watershed Management Plan (NWMP)** is a non-regulatory guidance document completed in 2024. The primary goal of the document was to profile the entire Neversink watershed, outline resource management goals and recommendations, and identify pilot sites for project implementation.

An important component of the plan is an evaluation of potential impacts from existing and planned development using a science-based watershed model developed by the Stroud Water Research Center. The results of the watershed model indicate that the greatest reduction in water quality from 2001 to 2019 was in the **Sheldrake Stream HUC-12**, which is divided between the towns of Fallsburg and Thompson.

According to the management plan, during that time the subwatershed had a 20% increase in low density development, a 64% increase in medium density development and a 50% increase in high intensity development. In addition, sediment increased by 14.2% and pastureland decreased by 15%.

The NWMP was developed with a primary focus on the implementation of on-the-ground projects that will advance the conservation goals and objectives set forth in the plan. One project included in the action plan involves maintaining and preserving public river access south of the Denniston Ford Bridge and adding an access point for kayaks.

While the bridge itself is in the Town of Fallsburg, the area downstream connects the two towns and provides an important recreational link to Thompson's **Neversink River Access** in Bridgeville for kayaks to be removed from the river.

NWMP VISION STATEMENT

The Neversink watershed will support vibrant communities with clean water for humans and wildlife. The watershed will be resilient to flooding, support high quality habitat for wildlife, and have ample river access and open space for the public to enjoy.

STRATEGIC GOALS:

- Protect and Restore Water Quality
- Protect and Improve Habitat
- Strengthen Climate Resiliency
- Protect Important Open Space
- Maximize Recreational Opportunities

FLOOD MANAGEMENT & RESILIENCY

While rivers and streams are assets to the town, specific measures must be taken to prevent flood damage.

Map 6 – Rivers and Streams shows those areas of the Town of Thompson that are at high risk of flooding.

Historically, flooding has not been a serious problem along the Mongaup River, but the Neversink River and its tributaries have been known to periodically experience high amounts of rainfall which have the potential to cause devastating floods.

One such heavy rain occurred in April of 2005, causing extensive damage to homes and properties in the Town of Thompson and nearby areas. Almost six inches of rain fell within a 36-hour period, causing the Neversink River to flood. Residents were forced to evacuate their homes, and the storm caused over \$2 million in damage to the Holiday Mountain Ski Center in Bridgeville. In August of 2011, the remnants of Hurricane Irene and Tropical Storm Lee caused additional damage to the ski area's electric infrastructure and equipment due to flooding.

To improve emergency response to flooding, the Town installed a water meter on the Bridgeville bridge to monitor water levels on the Neversink River. In addition, the town also installed temperature sensors on Columbia Hill and Rock Hill Drive to monitor freezing temperatures in the winter.

While flooding can be devastating, it is a natural event that can happen anywhere. Floodplains along streams function as a natural buffer against flooding by storing excess water, slowing down water flow, and filtering pollutants. The Town of Thompson has a flood damage prevention law (Chapter 138 of the Town Code) that limits the alteration of natural floodplains and regulates construction within flood zones to minimize potential flood damage.

Laws such as these are just one of many municipal tools that can be used to improve resiliency. Looking ahead to the future, Town officials need to be proactive in identifying potential threats, prioritizing mitigation strategies, and building local capacity to bounce back from disruptions like natural disasters or climate change events.

HOW TO READ A FLOOD MAP

The **Federal Emergency Management Agency (FEMA)** manages floodplains, provides floodplain mapping services, and administers the National Flood Insurance Program (NFIP).

A **Flood Insurance Rate Map (FIRM)** is an official map that shows the special flood hazard areas and the flood zones within a community. Areas with different levels of flood risk are represented on the flood maps as "flood zones" and each zone has a letter that corresponds to the level of risk.

Zones that start with the letter "A" are considered **Special Flood Hazard Areas**, which are high-risk areas that have at least a 1% chance of flooding in any given year. This is often referred to as the "100-year Floodplain" and flood insurance is typically required for these areas.



Sullivan County recently completed a **Sullivan County Resiliency Plan** that could be a springboard for a local resiliency plan for Thompson. The primary goals articulated in that plan are to 1) improve access to critical resources and services, 2) mitigate the effects of disasters, 3) adapt to a changing environment, and 4) plan new infrastructure with resilience in mind.

WETLANDS

Wetlands are an important ecological resource that provide functional benefits to a community. They control stormwater runoff and reduce flooding, improve water quality, stabilize soils, filter nutrients and contaminants, provide fish and wildlife habitat, and offer excellent passive recreational opportunities.

As shown on **Map 7: Wetlands and Waterbodies**, within the Town of Thompson there are 3,554 acres of mapped wetlands shown on the **National Wetlands Inventory**, and 3,325 acres of wetlands mapped by the **NYS Department of Environmental Conservation (NYSDEC)**. Because these areas often overlap (shown as green on the map), and the regulatory framework in New York State is evolving, it is important to distinguish between these two types of wetlands.

- The **National Wetlands Inventory (NWI)** is a map prepared by the U.S. Fish and Wildlife Service. The wetlands identified on the NWI map can be any size. The NWI map is not a regulatory map. It is a tool used by the U.S. Fish and Wildlife Service to identify status and trends in wetlands gains and losses across the United States. The NWI map is also a tool that can be used, along with soils maps and other available information, by wetlands scientists in assessing whether or not federally regulated wetlands are likely to be present on a site. However, the only way to definitively identify federal wetlands on a site is to conduct an on-site wetland delineation in accordance with the methodology established in the *1987 U.S. Army Corps of Engineers Wetland Delineation Manual*. A wetland delineation survey and report would then be sent to the US Army Corps of Engineers for verification.
- Up until recently, **State-regulated wetlands** had to be 12.4 acres in size or larger and pre-mapped by the NYSDEC. As of January 1, 2025, new state wetlands regulations significantly expanded the protection of smaller wetlands considered "of unusual importance." So, even wetlands smaller than the standard 12.4-acre threshold could now be regulated if they meet specific criteria. In addition, the new regulations will no longer rely solely on existing mapped wetlands and will instead involve a more comprehensive assessment based on wetland characteristics and aerial imagery to determine regulatory jurisdiction.

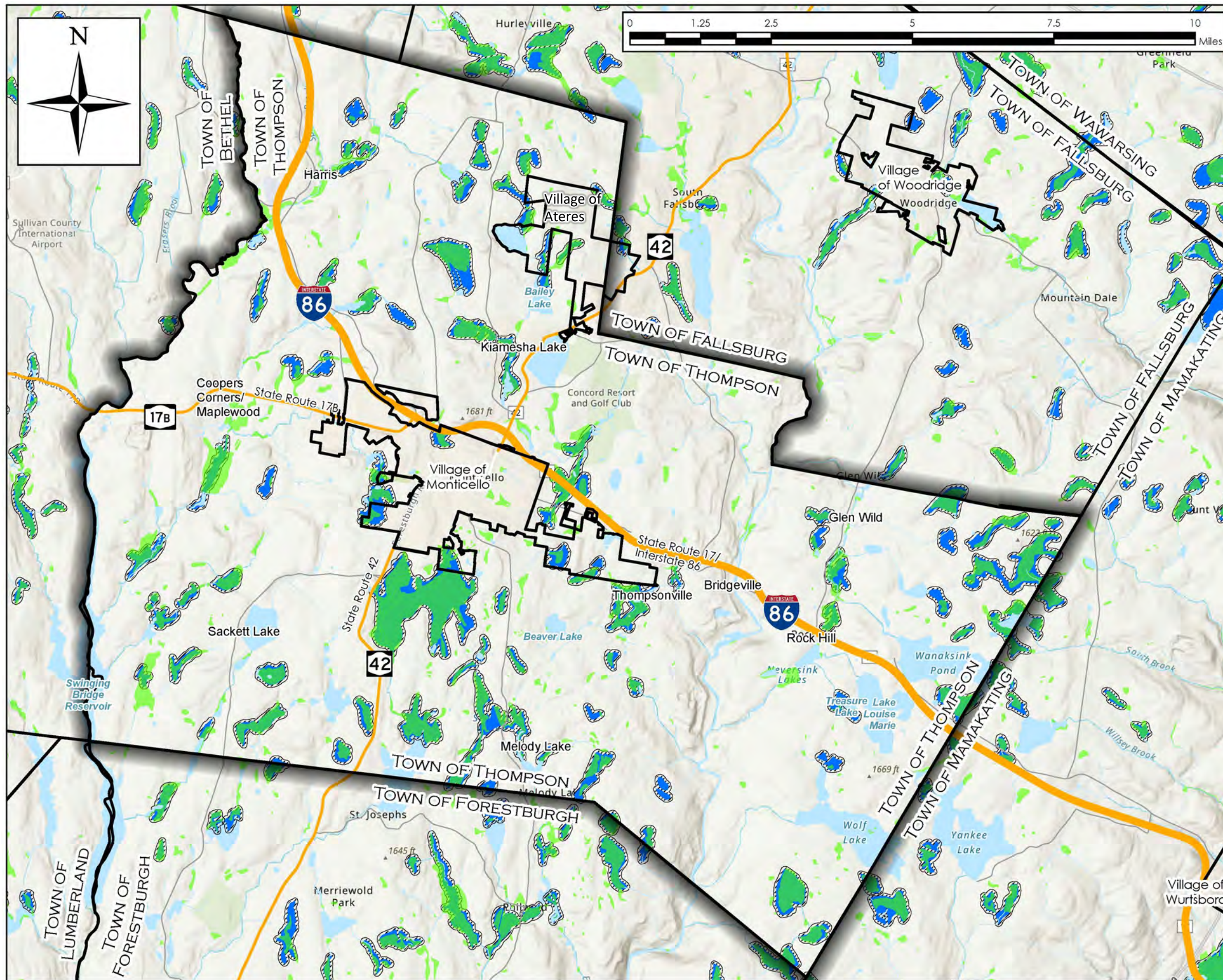


DID YOU KNOW?

There are several mapped and regulated wetlands located on the border of Thompson and Mamakating that provide important habitat for a variety of plant and animal species.

The **Harlen Swamp Wetland Complex** (located between Wild Turnpike and County Route 56 north of Wanaksink Lake) is one such area. It is specifically mentioned in the **New York State Open Space Plan** as a high priority conservation project due to its unique habitat and ecological importance.

Another example is the **100-acre Bog** -- a forested wetland located within the Wolf Brook Multiple Use Area, adjacent to the Neversink Unique Area.



TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 7 WETLANDS AND WATERBODIES

- NWI Mapped Wetlands
- NWI Mapped Surface Waters
- NYSDEC Previously Mapped Wetlands
- NYSDEC Wetlands 100ft Buffer
- Both NWI and NYSDEC Wetland Area



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

The wetlands labeled “DEC Previously Mapped Wetlands” on Map 7 are presented for informational purposes only and cannot be relied upon to determine the presence or absence of freshwater wetlands regulated by DEC. Finally, it is worth noting that the size threshold for regulatory wetlands will be reduced from 12.4 to 7.4 acres on January 1, 2028.

AQUIFERS

Aquifers function as larger underground reservoirs and are the principal source of drinking water for many communities. In New York State, aquifers are classified as either “primary aquifers” or “principal aquifers.” Both types of aquifers are highly productive groundwater sources, but the location of Primary Aquifers are typically mapped in more detail than Principal Aquifers.

There are no Primary Aquifers mapped within the Town of Thompson, but there are two areas that have been identified as potential locations for Principal Aquifers as shown in **Figure 32** below. Those mapped areas are located to the east of Kiamesha Lake and along the Neversink River corridor north of Bridgeville.

Aquifers are naturally recharged by precipitation, but human activities can impact this process, making it crucial to manage groundwater resources sustainably. Heavy groundwater pumping from both municipal and private wells can deplete the aquifer, and their high permeability and shallow depth to the water table make them highly susceptible to contamination. Sources of potential contamination include leachate from septic systems, stormwater runoff, and pesticides or fertilizers from agricultural operations. Protecting these aquifers from contamination is critical in areas where groundwater use is high and alternative sources of drinking water are not readily available. To this end, Sullivan County is in the process of seeking grant funding for a comprehensive groundwater assessment and water capacity study.

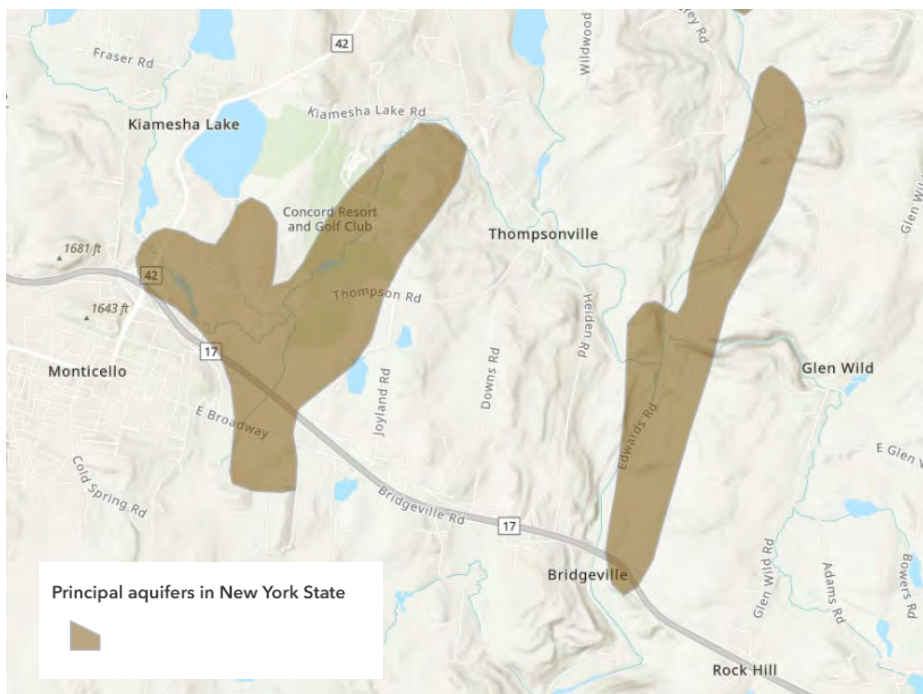
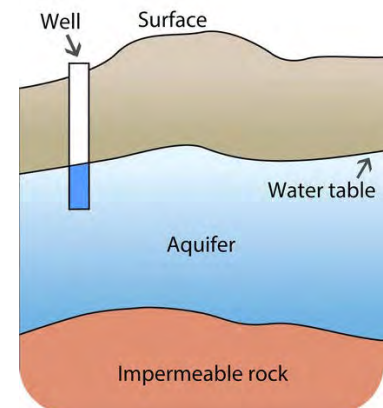


FIG 32: PRINCIPAL AQUIFERS IN THE TOWN OF THOMPSON



Source: NYS GIS Clearinghouse; Combined USGS & NYSDOH mapping (2006)

4.4.3 Forest Resources and Biodiversity

Identifying the location and characteristics of distinct ecological areas within a community is an important part of the comprehensive planning process. It ensures such areas are carefully considered by local boards during the SEQR environmental review process and provides context for developing future policies designed to minimize impacts on these key areas. The information on the maps presented below are derived in part from data published by the **New York Natural Heritage Program** and made available through the NYSDEC Environmental Resource Mapper.

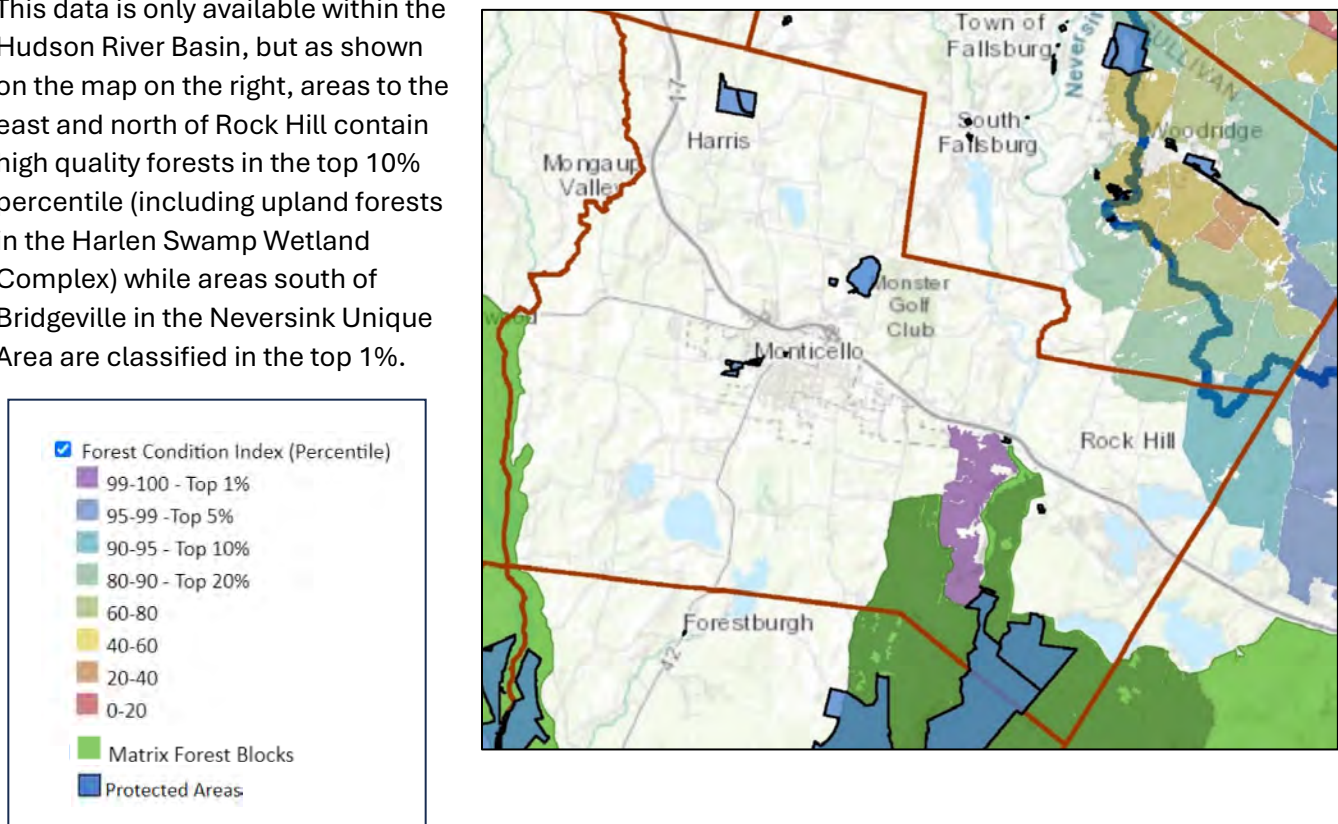
FOREST RESOURCES

Not all forests and forest landscapes are equal in their ability to support native species and be resistant and resilient to external stressors. Large contiguous blocks of forested lands provide multiple ecological benefits to communities, from providing wildlife habitat to flood control. **Figure 33** below shows the location of **Matrix Forest Blocks**, which are large, intact forests whose size and natural condition allow for connectivity within natural communities.

The NYSDEC's **Forest Condition Index** is another tool that can be used by municipal land-use decision-makers, land trusts, and regional conservation partners to understand forest conditions, and prioritize forest areas for conservation and management. Forested areas are ranked based on a series of metrics relating to fragmentation, ecological value, stressors, and ecosystem services and then assigned a percentile from 1 to 100.

This data is only available within the Hudson River Basin, but as shown on the map on the right, areas to the east and north of Rock Hill contain high quality forests in the top 10% percentile (including upland forests in the Harlen Swamp Wetland Complex) while areas south of Bridgeville in the Neversink Unique Area are classified in the top 1%.

FIG 33: MATRIX FOREST BLOCKS & FOREST CONDITION INDEX



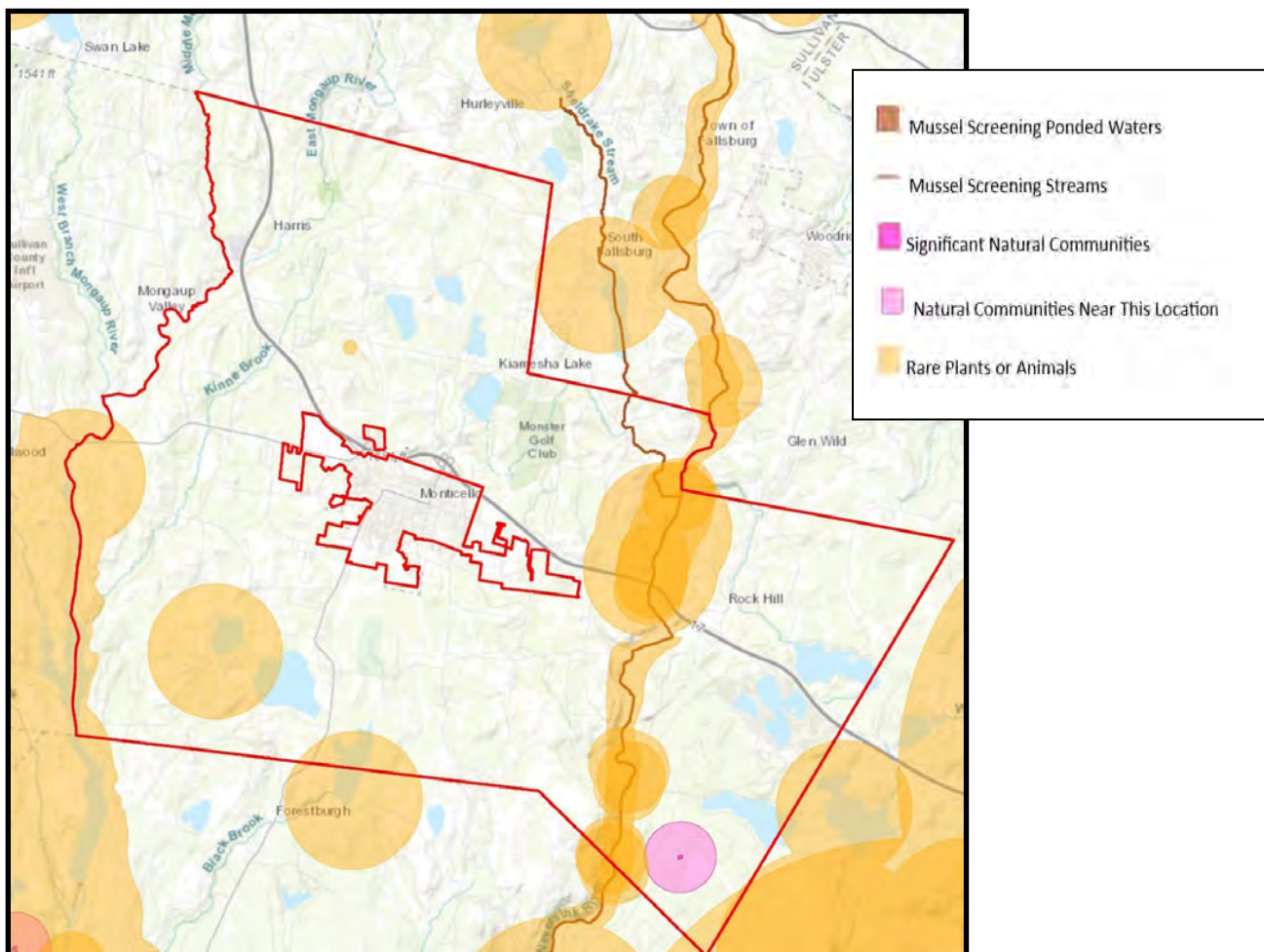
BIODIVERSITY

Biodiversity is the variety of all living things in nature and their interactions. For example, a forest containing many types of trees, dozens of bird species, and both big and small mammals, could be described as having high biodiversity. Climate change, pollution, habitat loss, and invasive species are all major threats to biodiversity.

Figure 34 below shows areas within the Town of Thompson that are rich in biodiversity according to data published by the **New York Natural Heritage Program** and made available through the NYSDEC Environmental Resource Mapper. These areas include streams that contain imperiled freshwater mussels, generalized locations of animals and plants that are considered rare or endangered, and “significant natural communities.” Significant natural communities include areas containing rare or high-quality wetlands, forests, grasslands, ponds, streams, and other important ecological areas.

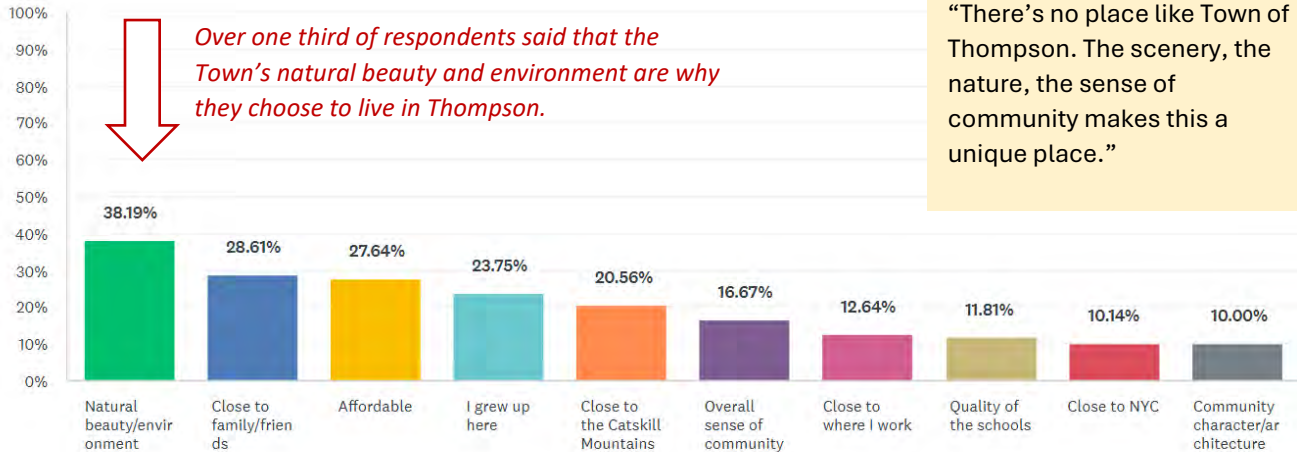
It is important for local officials and Planning Board members to know where these important ecological communities are located, so potential adverse impacts can be thoroughly evaluated during the environmental review process, and these areas can be protected from overdevelopment.

FIG 34: NATURAL COMMUNITIES MAP



4.4.4 Community Feedback

Why do you choose to live in the Town of Thompson?



"Thompson's biggest advantage is its natural beauty, that it is close enough to urban areas but relatively untouched (and hopefully will stay that way if our elected representatives do the right thing and work to protect what is our greatest economic asset by not allowing overbuilding). This area is most valuable to all of us if we keep it attractive for tourism, particularly tourism that is driven by the natural beauty and historic nature of our area."

"We need to replace the lost revenue that came from the resort industry in such a way as to preserve the qualities the Town derives its value from -- the scenic natural beauty of the mountains with all of the water resources and wildlife."

"I love the open spaces, lakes and rivers to go to for recreation, lack of high-rise buildings, and lack of densely populated spaces and buildings. Hiking and camping activities are numerous and some of the best in the country!"

4.4.5 Issues and Opportunities

The following issues and opportunities relating to natural resources in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the foregoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- The Town's natural beauty and environment are what draws people to the community, and there is widespread fear that overdevelopment will destroy those qualities.
- Many areas of the Town that have been identified as being ecologically significant are already permanently protected as state lands or through conservation easements. However, there are some areas along the Neversink River, the Swinging Bridge Reservoir and on the Thompson/Mamakating border that remain unprotected and may be vulnerable to development.

- In particular, the Harland Swamp Wetland Complex is an area of significant ecological importance that has been threatened by proposed development in the past. Steps should be taken to ensure that this resource is adequately protected in the future.
- Town officials should be more proactive about partnering with established conservation organizations and regional land trusts to identify key parcels and open space areas worthy of protection. Sullivan County recently joined the Hudson Valley Community Preservation Act (HVCPA), which will provide a funding stream to implement land preservation efforts locally through a real estate transfer fee.
- Planning Board members and Town officials need better education about where important natural resources and areas of ecological importance are located, as well as tools and techniques commonly used to protect these areas.
- Environmentally constrained lands such as steep slopes, wetlands, and floodplains should be thoroughly considered when evaluating development proposals. Zoning changes that would require those lands to be deducted from density calculations could also be explored.
- Watersheds and aquifers don't recognize political boundaries. Development proposals in neighboring towns should be closely monitored, and better coordination with adjoining municipalities on development issues is needed to ensure that water quality and groundwater capacity is being adequately protected.
- Although there is currently limited acreage actively used for agricultural purposes in Thompson, farms are the backbone of Sullivan County's economy and heritage. The Town should review its zoning regulations to ensure that they are "ag-friendly" and work collaboratively with organization such as Cornell Cooperative Extension and the Orange County Land Trust to preserve existing farmland and encourage or incentivize new farms and agricultural operations.
- Town officials need to be proactive in identifying potential threats, prioritizing mitigation strategies, and building local capacity to bounce back from disruptions like natural disasters or climate change events. A local Resiliency Plan using the information contained in the Sullivan County Resiliency Plan as a springboard, would be a good first step.
- The Town's zoning regulations and Official Zoning Map should be reviewed and updated to better reflect existing land use and desired development patterns.

These issues and opportunities have formed the foundation for establishing the vision, goals, objectives and recommended actions contained in the next chapter: **Chapter 5 – Action Plan.**

4.5 Transportation Systems

Transportation systems serve an important function in every community. They connect people with commerce and employment centers and provide access to critical local resources. The functionality and condition of a community’s transportation infrastructure – whether it be roadways, sidewalks or bike paths – has far-reaching impacts on the quality of life for residents and therefore must be thoughtfully studied and coordinated with local land use policies.

4.5.1 Regional Transportation

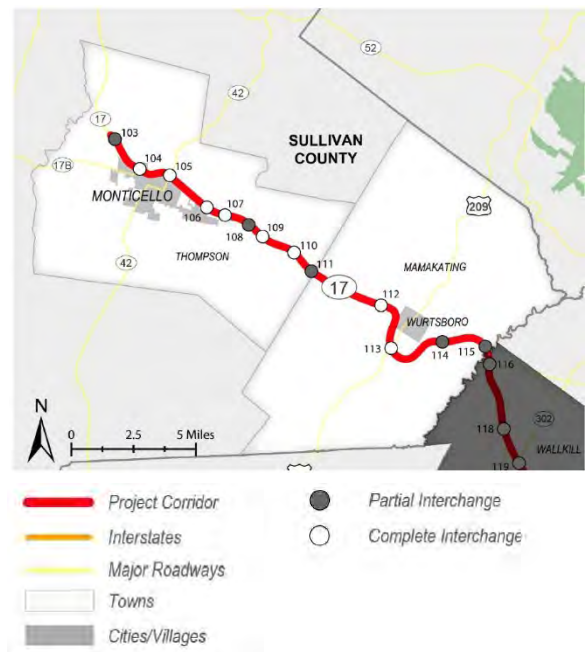
One of Thompson’s biggest assets is its centralized location with easy access to I-86/NY-17, also known locally as “The Quickway.” This major east-west regional transportation corridor plays a vital role in interstate commerce, and it has positioned Thompson as an ideal location for both industry and tourism.

There are ten interchanges along I-86/NY-17 within the Town of Thompson – more than any other town in Sullivan County. According to the NYSDOT’s Traffic Data Viewer (TDV), a traffic counter installed between Exit 105 and Exit 106 recorded an Annual Average Daily Traffic (AADT) count of 31,543 vehicles in 2023. The directional split was relatively equal, with about 2,600 more trips westbound than eastbound. Thompson’s busiest interchange is Exit 104, where between 6,000 – 7,000 vehicles per day exit and enter the highway.

Exit 104 is where NY-17B starts and this roadway is a main route to and from the western portion of Sullivan County and Pennsylvania. It is also the main route to and from the Bethel Woods Performing Arts Center and can experience high traffic volumes during the busy summer concert season.

The Town of Thompson is also bisected by another major state highway (NY-42), a portion of which becomes Broadway in the Village of Monticello. One half of NY-42 heads north from Broadway toward Kiamesha Lake and into the Town of Fallsburg and Ulster County. The other half heads south into the Town of Forestburgh, until it eventually reaches the City of Port Jervis in Orange County.

FIG 35: I-86/NY-17 INTERCHANGES



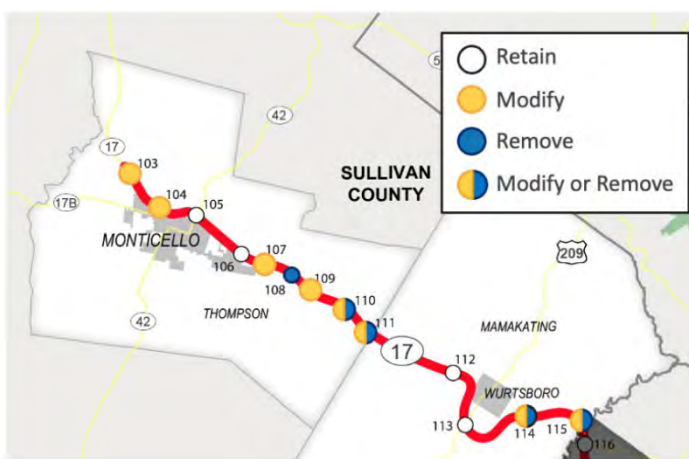
NY-17 CONVERSION TO I-86

Efforts to convert NY-17 to I-86 have been ongoing for over three decades. The highway spans 397 miles from the Pennsylvania border to the New Jersey state line. The project was originally championed by Senator Patrick Moynihan and Congressman Maurice Hinchey in the late 1990s. The impetus for the conversion was the belief that achieving Interstate status for the corridor would be a catalyst for future economic development.

Since then, roughly 200 miles of the highway have been officially converted to I-86 (mostly west of Binghamton) following extensive improvements necessary to bring the roadway up to federal interstate highway standards. Within the last five years, NYDOT has upgraded several interchanges in Orange County and is contemplating adding a third lane. Although parts of the highway in Orange and Sullivan are signed as both I-86 and NY 17, they are not officially part of I-86 yet.

In 2021, NYSDOT published the **Route 17 Planning & Environment Linkages (PEL) Study** focused on a 47-mile segment of I-86/NY-17 from Rapp Road (Exit 103) in the Town of Thompson south to the I-87 interchange (Exit 131) in the Town of Woodbury. The purpose of the study was to assess the feasibility and potential impacts of various highway improvements, including adding a third lane and modifying certain exits. Many of the exits within the study area are only partial interchanges that do not meet federal highway standards, while others are spaced too close together and may require removal.

FIG 36: I-86/NY-17 INTERCHANGE RECOMMENDATIONS



As shown in **Figure 36** above and **Table 7** below, the PEL Study recommended modifications and/or reconfigurations to nine (9) existing interchanges along the corridor in the Town of Thompson as part of the I-86 conversion. One interchange is slated for removal (108) and two exits (110 & 111) will either be upgraded into full interchanges that meet current standards or removed and combined with the neighboring exit.

Table 7: Potential Interchange Improvements in Thompson

Exit	Name	Proposed Action
103	Rapp Road	Upgrade to full interchange with standard acceleration/deceleration lanes
104	Route 17B	Improve ramps and local roadways to accommodate special events demand,
105	Route 42	Retain (upgrades completed in 2024)
106	East Broadway	Retain (upgrades completed in 2021)
107	Heiden/Bridgeville Rd	Reconfigure interchange to provide standard diamond configuration
108	Bridgeville	Remove EB on and off ramps, combine with Interchanges 107 and 109
109	Rock Hill	Improve ramps to address non-standard features & address truck routing
110	Lake Louise Marie	Upgrade interchange OR remove ramps and combine with Interchange 111
111	Wolf Lake Rd	Upgrade interchange OR remove ramps and combine with Interchange 110

At the time the PEL study was completed, planned improvements to modernize the Exit 105 interchange were in final design. Construction began in the summer of 2022, with the main goal to ease the flow of traffic from the highway into Monticello by adding two roundabouts. Bicycle lanes and new sidewalks were also added to NY-42 to strengthen connections between neighborhoods and the Town’s commercial district. Construction on the \$30.8 million project was completed in 2024.

As part of continuing efforts to beautify and enhance the appearance of gateways to the community, the Town of Thompson installed hanging planter baskets and banners adorned with local artwork on the light poles at the newly configured interchange. Future needs include more trash cans and bus shelter improvements.



4.5.2 Local Transportation Networks

For planning purposes, local transportation networks are often classified as arterials, collectors or local roads.

Arterial Roads include limited access highways and state roads that are designed to accommodate high volumes of traffic. They often have multiple lanes and higher speed limits than collectors and local roads. As described earlier, I-86/NY-17, NY-42 and NY-17B are the primary arterial roads in the Town of Thompson. The busiest segment is NY-42 interchange at Exit 105, which has an Annual Average Daily Traffic (AADT) volume of over 20,000 vehicles per day.

Collector Roads help move traffic from arterial roads to local streets and are designed to accommodate moderate volumes of traffic. There are roughly 73 miles of county-owned roads in the Town of Thompson (see table). CR103 (Anawana Lake Road) and CR 107 (Old Liberty Road) have the highest traffic volumes (4,000 to 6,000 trips/day).

Local Roads are primarily residential in nature and are designed to carry low volumes of traffic. Most of these roads lack sidewalks and pedestrian infrastructure. The Town of Thompson Highway Department is responsible for the construction, maintenance, repair, plowing and salting of over 300 miles of local roads.

Table 8: County Roads Thompson

Route #	Name
103	Anawana Lake Road
173	Bridgeville Road
102	Cold Spring Road
173	East Broadway
58	Glen Wild Road
75	Harris-Bushville Road
161	Heiden Road
59	Kaufman Road
109	Kiamesha Lake Road
104	Loch Sheldrake Road
107	Old Liberty Road
174	Old Route 17
45	Sackett Lake Road
172	Wurtsboro Mountain Road



4.5.3 Vehicle & Pedestrian Safety

The NYS Department of Transportation (NYSDOT) maintains data on vehicular accidents through its **Crash Location and Engineering Analysis Repository (CLEAR)**. CLEAR is used to query, visualize, and analyze crash data. **Map 8 – Transportation** depicts the local transportation network along with crash locations represented by a “heat map” that highlights areas with a higher frequency of accidents.

Not surprisingly, the routes with the highest traffic volumes also have the highest frequency of accidents. The NY-42 corridor (particularly in downtown Monticello and through Kiamesha Lake) has a high number of crashes, as does the area around Rock Hill, including Rock Hill Drive and Glen Wild Road. Heiden Road, Anawana Lake Road and Old Liberty Road are additional travel corridors with high crash rates.

Pedestrian safety and walkability were topics that came up frequently in the survey and at outreach events held during the comprehensive planning process. Outside the Village of Monticello, many of the local roads in the Town of Thompson are rural in nature, with no sidewalks and narrow unpaved shoulders. Large stretches of state highways within the town also lack sidewalks except in commercial corridors like Kiamesha Lake and portions of NY-42.

Map 8 also shows the location of collisions between vehicles and bicyclists/pedestrians as point data on the map. Sullivan County is currently working on a **Bicycle and Pedestrian Master Plan** that will focus on facilitating alternative transportation options like walking, biking and public transit, as well as updating its **Coordinated Transit Plan**.

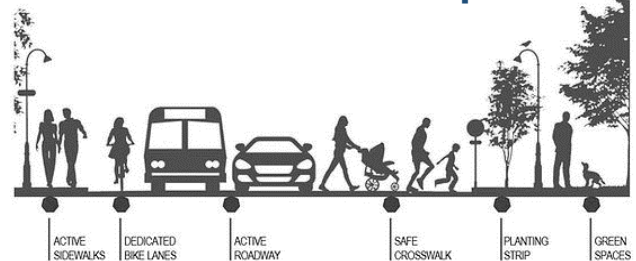
As Thompson’s population continues to increase, and residents are encouraged to utilize alternative modes of transportation such as biking and walking, improving safety along its roadways will become a pressing issue. Sidewalk construction and/or shoulder widening projects will need to be prioritized in locations where bicycle and pedestrian traffic is greatest, such as along primary roadways that connect housing developments to commercial areas.

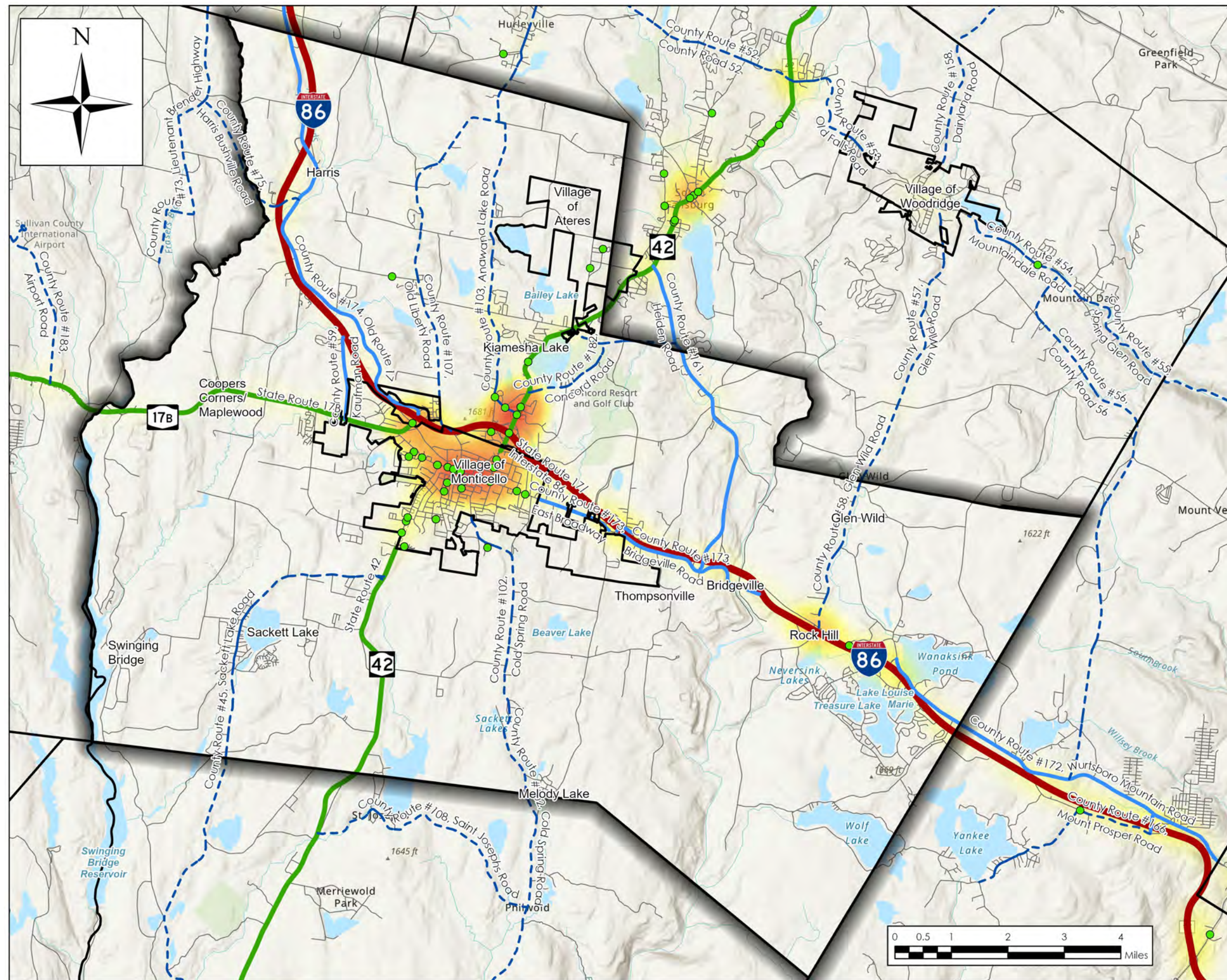
Dedicated bike lanes and sidewalks can be costly and maintenance (including snow removal) along state and county roads may end up being the Town’s responsibility. Some municipalities have established sidewalk districts to manage maintenance and construction. This enables the costs to be equitably assigned to benefiting properties within the district, potentially through a special tax or assessment.

Complete Streets and Walkability

In 2011, New York State passed the Complete Streets Act requiring state, county and local agencies to consider the convenience and mobility of all users when developing transportation projects that receive state and federal funding. A “**Complete Street**” is a roadway planned and designed to consider the safe, convenient access and mobility of all roadway users, especially pedestrians, bicyclists, and persons with physical disabilities. Complete Street roadway design features include sidewalks, lane striping, bicycle lanes, large paved shoulders suitable for use by bicyclists, signage, crosswalks, pedestrian control signals, bus pull-outs, curb cuts, raised crosswalks, ramps and other traffic calming measures.

What makes a street complete?





TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 8 TRANSPORTATION

Crash Data

- Collision with Bicyclist/Pedestrian

Auto Accidents Heat Map

- Least Accidents
- Most Accidents

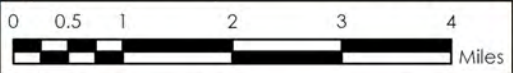
Principal Arterial

Minor Arterial

Major Collector

Minor Collector

Other Local Roads



0 0.5 1 2 3 4 Miles



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS, NYSDOT

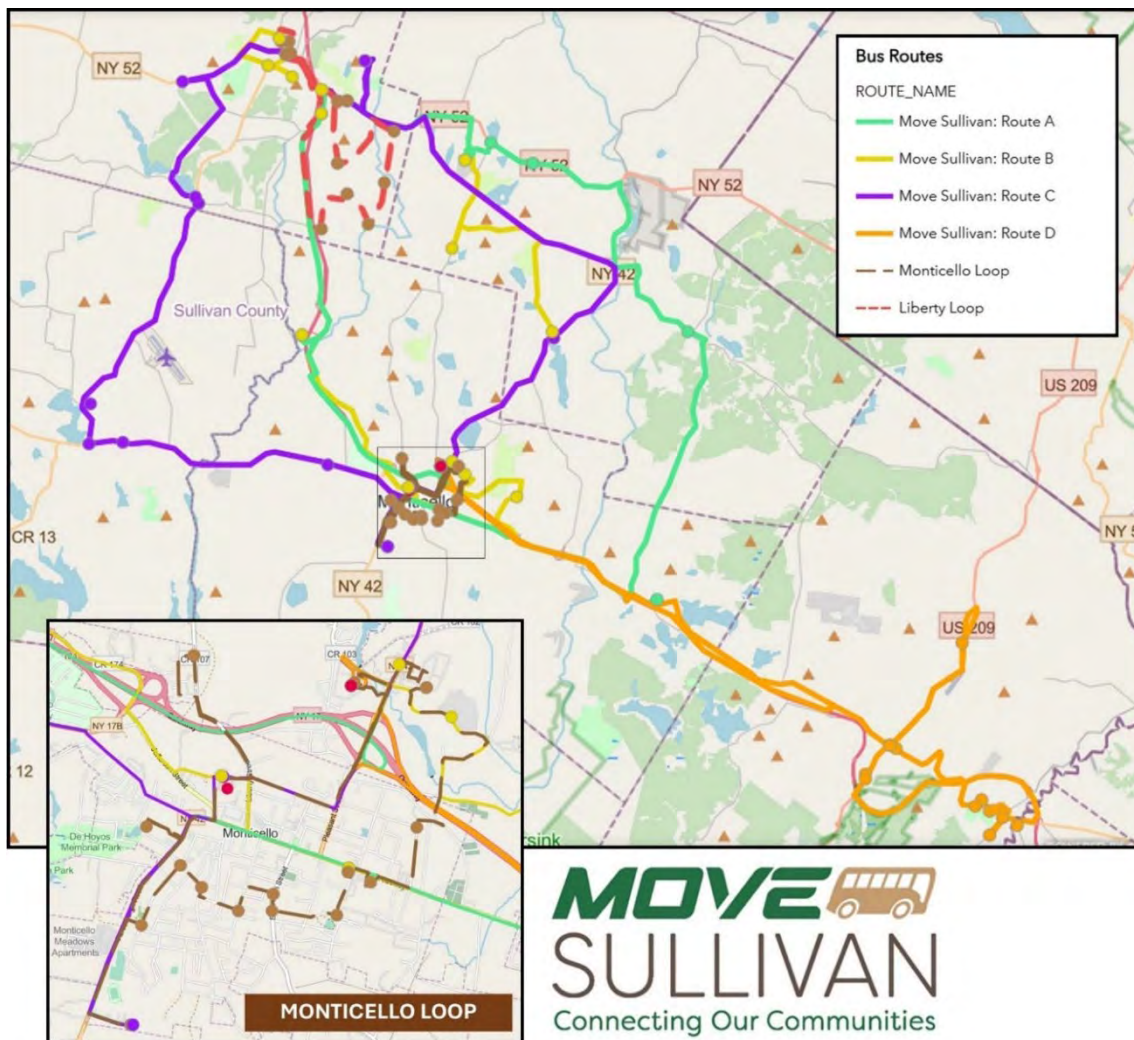
4.5.4 Public Transportation

Public transportation within the Town of Thompson is provided in part by **MOVE Sullivan**, a public bus service administered by the Sullivan County Transportation Department since 2019. MOVE Sullivan has four primary bus routes with stops in Liberty, Bethel, Thompson, Fallsburg and Mamakating.

Each primary bus route takes roughly two hours to complete, and the buses run six times a day, seven days a week (except for holidays). All four routes have stops at Walmart in Monticello, which serves as a transfer point. In addition, a one-hour “Monticello Loop” local bus route is also available. Each bus has 24 seats, and the service is utilized by up to 750 riders per day. It is a free service that anyone can utilize, and the county is currently evaluating expanding service and/or adding additional routes.

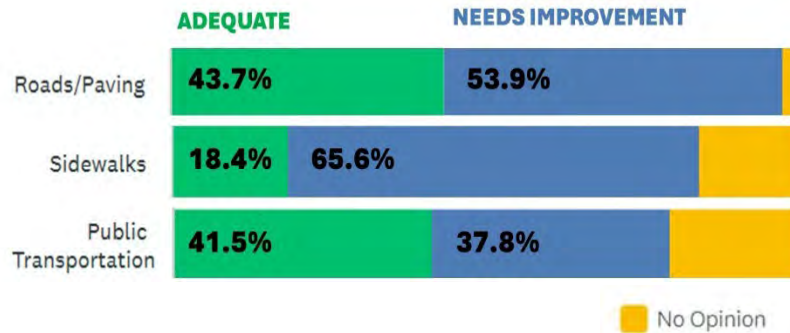
Regional bus service is provided by **Coach USA** via the Short Line Bus Network. The bus terminal is located on Sturgis Road in Monticello and provides daily routes to and from the Port Authority bus terminal in Manhattan. Local bus service is also offered, including routes to and from the NJ Transit train station in Middletown, as well as the City of Binghamton and destinations to the west.

FIG 37: MOVE SULLIVAN BUS ROUTES



4.5.5 Community Feedback

Survey respondents were asked to rate the quality of certain public services, and these were the results:



“The town needs to improve infrastructure, like sidewalks and wider streets so it is safer for residents to walk and drive (especially the kids). We also need more lights especially near intersections.”

- Survey Respondent

4.5.6 Issues and Opportunities

The following issues and opportunities relating to transportation in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the foregoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- Thompson needs more sidewalks, and that seems to be the most frequent complaint by Town residents. Hot spots that have a lot of pedestrian activity and no sidewalks currently include Cold Spring Road, Fraser Road, Anawana Lake Road, Old Liberty Road and the Rock Hill Business District.
- Capital projects to improve sidewalks and provide safe pedestrian networks will need to be phased in over time. Sidewalk construction and/or shoulder widening projects should be prioritized in locations where pedestrian traffic is greatest, such as along primary roadways that connect housing developments to commercial areas.
- The Town may want to consider establishing sidewalk district(s) in key areas such as the East Broadway corridor, the NY-42 corridor and the Rock Hill Business District as a funding mechanism for sidewalk construction and/or long-term maintenance.
- Although the MOVE Sullivan bus service has been a huge success and a welcome addition, there still seems to be a lack of public transportation options in the Town, particularly in outlying areas.
- The most frequent calls the County receives for transportation-related services in Thompson are for off-hours transportation and help getting kids to after-school and summer activities. Although MOVE Sullivan currently stops at DeHoyos Park, additional efforts could be made to provide public transportation to and from various parks and recreational programs.

These issues and opportunities have formed the foundation for establishing the vision, goals, objectives and recommended actions contained in the next chapter: **Chapter 5 – Action Plan.**

4.6 Infrastructure

Providing adequate infrastructure is a key part of the Town's ability to maintain quality of life for its residents, and to attract new businesses that will grow the tax base. Due to the technical nature of water and sewer systems as well as regulatory compliance issues, infrastructure planning can be complicated.

In 2018, the Town of Thompson began preparation of a comprehensive **Infrastructure Master Plan**. The plan included a comprehensive inventory and evaluation of the Town's existing water and sewer infrastructure. The master plan included preliminary cost estimates and recommendations for prioritizing certain upgrades, **but it did not include a detailed evaluation of future demands.**

In 2025, Sullivan County began work on a county-wide **Assessment of Potable & Wastewater Infrastructure** and **recently issued a Request for Proposals for a county-wide groundwater study.** When completed, both studies will be helpful resources for Town of Thompson officials when making decisions around zoning and future development.

The following sections summarize data gleaned from these documents, as well as annual drinking water quality reports and other publicly available resources.



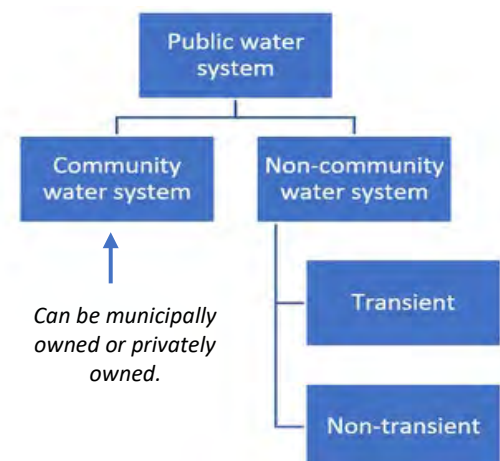
4.6.1 Drinking Water

Access to clean and reliable drinking water is essential for public health and safety and is necessary to support economic growth within the community. To understand the complex nature of Thompson's water infrastructure, it is important to differentiate between the different types of public water systems.

A **Public Water System** is an entity which provides water to the public for human consumption. In New York, any system with at least 5 service connections, or which regularly serves an average of at least 25 people daily for at least 60 days out of the year, is considered a public water system.

Public water systems are categorized as one of the following types of systems: **Community** and **Non-community**. A **Community Water System** is a public water system that serves the same people year-round. Most residences, including homes, apartments, and condominiums are served by community water systems. Community water systems can be municipally owned or privately-owned.

FIG 38: TYPES OF PUBLIC WATER SYSTEMS



A **Non-Community Water System** is a public water system that serves the public but does not generally serve the same people year-round. There are two types of non-community water systems: **Transient** and **Non-transient**. A transient system is one that serves different people for more than six months out of the year, while a non-transient system is one that serves the same people for more than six months per year.

MUNICIPALLY OWNED COMMUNITY WATER SYSTEMS

There are several community water systems in the Town of Thompson, two of which are municipally owned. The Town of Thompson and the Village of Monticello each have their own public water systems, and the newly formed Village of Ateres will need to either develop its own public water system or enter into agreements with others to supply drinking water for its residents.

TOWN OF THOMPSON

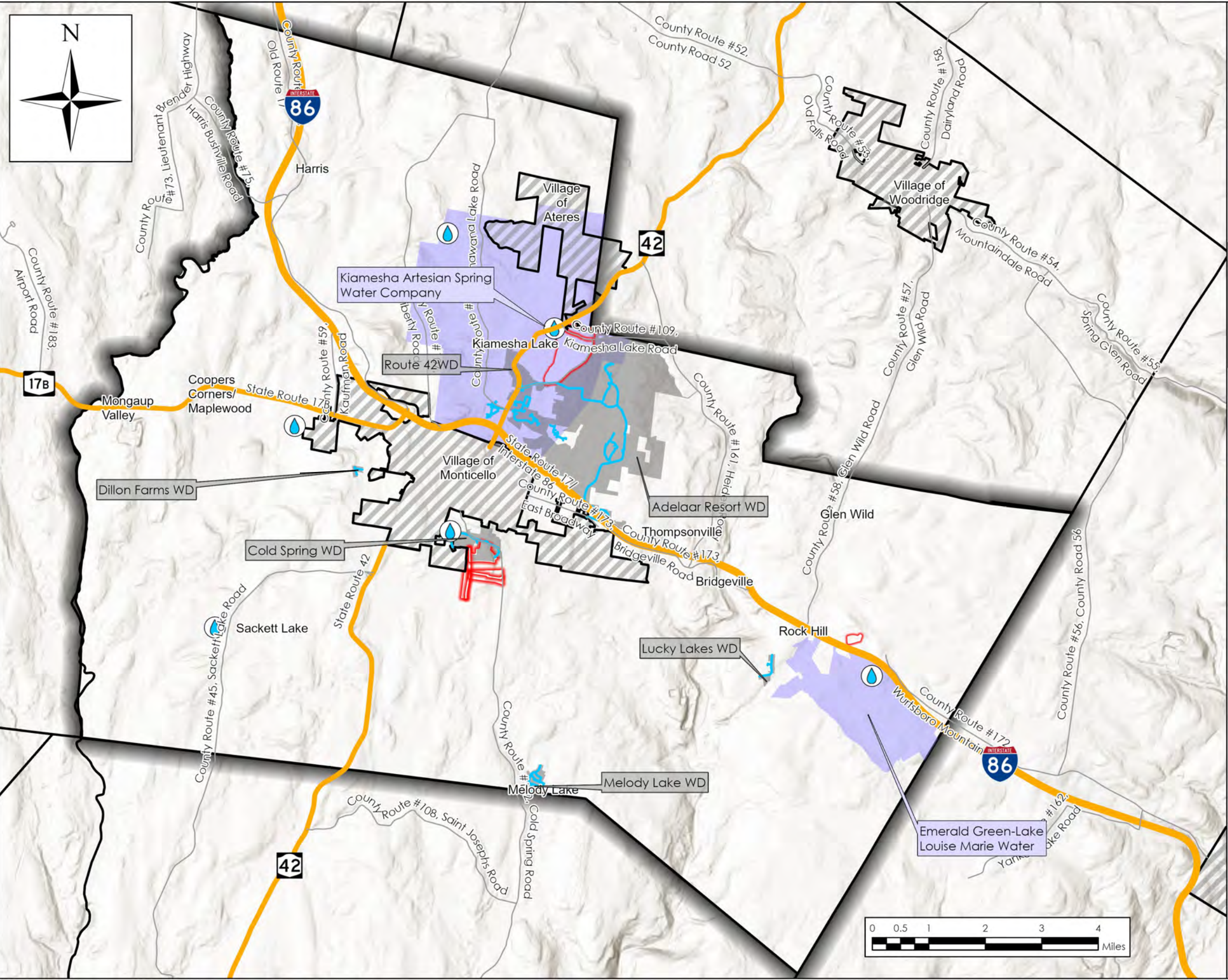
Thompson's public water system consists of five (5) water districts that are owned and operated by the Town. The water district that serves the Resorts World Catskills casino (Adelaar Resort Water District) is supplied by the Village of Monticello and is discussed in more detail on the following page.

The **Table 9** below contains basic information on each of the Town's water districts, and **Map 9 - Water Infrastructure** shows the location of each district.

Table 9: Town of Thompson Water Districts			
Water District	Connections	System Components	Water Usage
Route 42 Water District ¹	200	9,600 LF of water main	109,000 gpd
Cold Spring Water District	45	2 Wells, 2 Booster Pumps, 3,600 LF of Main	8,577 gpd
Dillon Farms Water District	15	1 Well, 1,200 LF of Main	5,154 gpd
Melody Lake Water District	60	2 Wells, 1 Booster Pump, 4,000 LF of Main	11,650 gpd
Lucky Lake Water District	14	1 Well, 2,600 LF of Main	Not available
Adelaar Water District ²	1	Not available	Not available
<i>This district is owned by the Town of Thompson, but water is purchased from the Kiamesha Artesian Spring Water Company.</i> <i>This district is owned by the Town of Thompson, but water is provided by the Village of Monticello and there is an agreement in place to supply up to 375,000 gpd to the casino and hotel (Phase I).</i>			

Interviews with the Town Engineer and basic operational data provided by staff indicate that the Town water systems are fully compliant with regulatory standards. As of this writing, the only planned upgrades include a new well, well house, storage tank and treatment system at Melody Lake. This project has an estimated total cost of \$1.25M and will be funded in part through a \$915,000 grant from the USDA Rural Utilities Service. In addition, the Town has received recent requests from at least two developers to extend the Cold Spring Water District to service their properties for future residential development.

It is important to note that the Town's largest water district (Route 42 Water District) is owned and operated by the Town of Thompson, but the water is purchased from a private company (Kiamesha Artesian Spring Water Company). This water district provides drinking water not only to residential users, but also to commercial customers along the Route 42 commercial corridor. Reliance on this private company and lack of municipal control makes this water system vulnerable.



**MAP 9
WATER
INFRASTRUCTURE**

- Town-Owned Water Districts
- Village-Owned Water Districts
- Private Community Water Service
- Proposed Extensions/New Districts
- Water Mains
- DOH Withdrawal Permits
- Community Water Systems
- *Transient non-community water systems not included.

VILLAGE OF MONTICELLO

The **Village of Monticello** operates its own water system that serves the Village as well as some outside users in the Town of Thompson, including the Adelaar Resort. The population served by the Village system fluctuates between 6,300 and 12,000 seasonally through approximately 1,585 service connections. The Village has two sources of water -- Kiamesha Lake and a wellfield located at the end of Park Avenue. Both the surface water and well water are treated before it enters the distribution system and is pumped into two water storage tanks.

The water distribution system is aging, as much of the pipe was installed between 50 and 150 years ago. As such, replacement of many sections of water lines will be needed. In addition, the existing water treatment plant at Kiamesha Lake is over 100 years old and is in poor condition. In August of 2024, the Village announced that it had secured \$2 million in federal funding to replace the plant and its treatment equipment, which is expected to cost upwards of \$24 million.



Insufficient water capacity is also becoming a growing problem in Monticello. The Village is permitted to take a maximum of 2,000,000 gallons per day from the lake and 300,000 gallons per day from each of three wells. The average water usage in 2023 was 1,192,205 gpd from the lake, but the water being withdrawn from the wells was far below the permitted capacity (<100,000 gpd vs. 900,000 gpd). Recent development in and near the Village has brought about demand for water that is beyond the Village's current production capacity. As of this writing, the Village of Monticello has retained an engineer to evaluate the existing wells and conduct relevant hydraulic analysis of the piping network to improve the production capacity of the well field.

Economic Development Implications

The Village of Monticello entered into an agreement with Concord Associates in 2013 to supply up to 375,000 gpd of water to the then proposed casino and hotel at the Adelaar Resort Complex in the Town of Thompson. The developer recently requested a water district extension and would like to purchase additional water from the Village of Monticello to advance subsequent phases of development.

In addition, a local ice manufacturer purchased approximately 80 acres of surplus County property near Exit 106 in 2021. The company is seeking approval for an 80,000 square foot facility that will bring an estimated \$8 million in investment and 40 new jobs. It also wants to develop the remainder of the property into a light-industrial park, but both projects have been delayed while additional production capacity is evaluated.

PRIVATELY OWNED COMMUNITY WATER SYSTEMS

The New York State Department of Health (NYSDOH) maintains contact information for all Community and Non-Community Public Water Systems in the State. According to the NYSDOH Contact List for Sullivan County (2024) the following privately-owned community water systems are currently operating in the Town of Thompson, and the two largest (**Kiamesha Artesian Spring Water Company** and the **Emerald Green-Lake Louise Marie Water Company**) are discussed in more detail below.

Table 10: Privately Owned Community Water Systems

Name	Customers	Address	Service Area
Crystal Springs Water Company	151	1 Kutsher Road, Monticello	Kutsher's & Hidden Ridge
Emerald Green-Lake Louise Marie	2400	PO Box 129, Rock Hill	Rock Hill
Forest Park Estates	244	372 Anawana Lake Rd, Monticello	Forest Park Estates
Greentree Water Company	184	Greentree Road, Monticello	Greentree Vacation Homes
Harris Woods	440	Clearwater Drive, Monticello	Harris Woods HOA
Kiamesha Artesian Spring Water	879	4666 NY-42, Kiamesha Lake	Kiamesha Lake
Kinnebrook Mobile Home Park	680	315 State Route 1B, Monticello	Kinnebrook MHP
Lancelot HOA	340	223 Price Road, Monticello	Camelot Woods
Sackett Lake Estates	80	Old Congress Lane, Monticello	Sackett Lake Estates
The Center for Discovery	600	PO Box 840, Harris	Harris
Windsor Hills Estates	384	Pittaluga Drive, Monticello	Windsor Hills

KIAMESHA ARTESIAN SPRING WATER COMPANY

The Town's **Route 42 Water District**, encompassing the main commercial hub of the Town just north of the Village of Monticello, is supplied by the **Kiamesha Artesian Spring Water Company (KASWC)**. KASWC is a private company that produces and supplies potable water to over 800 residential and commercial customers.

Water is withdrawn from a well at a filter plant near the north end of Kiamesha Lake. Although the company has a second well located on Fraser Road, it is not currently in use. Surface water withdrawals from Kiamesha Lake are no longer permitted by the NYSDOH. KASWC has been cited for numerous health and safety violations by NYSDOH, and significant upgrades are needed.



In late 2024, a group of investors filed a petition with the Public Service Commission (PSC) to approve the transfer of 51% of the company's stock to ensure its continued operation. It has been suggested that this group of investors may be affiliated with the **Village of Ateres**. According to the NYSDOH, another proposed community water system owned and operated by the private **Mayin Water Company** will have a water plant and service area within the Village of Ateres, and several of the individuals petitioning to acquire a majority of KASWC's stock are also incorporators of Mayin.

In a recent comment letter to the Public Service Commission, the NYSDOH expressed concerns about the magnitude of the work that would be needed to bring the system into compliance. With the future status of KASWC in question, the Town Board has discussed the possibility of pursuing an agreement with the Village of Monticello as an emergency back-up source to ensure continued water service to the district.

EMERALD GREEN – LAKE LOUISE MARIE WATER COMPANY

This private water company currently serves over 2,000 customers who live in two large residential subdivisions in Rock Hill. Surface water is drawn from Lake Louise Marie, and an emergency supply is provided by groundwater wells. The water is filtered and treated before it is distributed to customers via a 13.5-mile distribution system that loops around the lakes.

There are approximately 597 vacant single-family lots remaining in the service area, of which only 162 can be served by the existing water distribution system. Additional issues of concern include the need to build an elevated storage tank to replace the existing storage tank, which NYSDOH has identified as being too undersized for current demands.



It is important to note that many of the public water systems currently owned and operated by the Town of Thompson (Dillon Farms, Melody Lake, Lucky Lake, etc.) started out as privately-owned water systems that were eventually taken over by the municipality. At least one privately-owned water system (Camelot Woods) has recently approached the Town about taking over their operations. This will continue to be a issue in the future as existing water systems deteriorate due to lack of maintenance, and new residential developments are constructed with private systems.

NON-COMMUNITY WATER SYSTEMS

There are dozens more water systems in the Town of Thompson that are classified by NYSDOH as **Non-Community Water Systems**. These are water system that serve the public but do not generally serve the same people year-round. In Thompson, these systems primarily service seasonal (transient) camps and bungalow colonies.

It should be noted that the Thompson Town Board has been exploring the feasibility of acquiring one private “Non-Transient Non-Community Water System” that currently services the Emerald Corporate Park in Rock Hill. The rationale behind purchasing the **Emerald Springs Water Company** is to create a new municipally-owned community water system to be called the **Rock Hill-Emerald Springs Water District** that could service the Rock Hill commercial business district.

The location of that proposed new water district is shown on **Map 9 – Water Infrastructure**.

4.6.2 Sewer Systems

TOWN OF THOMPSON SEWER SYSTEMS

The Town of Thompson owns, operates, and maintains six (6) sewer districts that collectively treat nearly one million gallons of wastewater daily. Five of those districts have wastewater collection systems that convey sanitary sewage to Town-owned wastewater treatment plants (WWTP) while one district discharges to the Village of Monticello WWTP via a Town-owned collection system. **Map 10 - Sewer Infrastructure** shows the location of each WWTP and sewer district in the Town of Thompson.

CONSOLIDATED KIAMESHA SEWER DISTRICT

In 2021, the Town of Thompson completed a sewer district consolidation process. Four districts that conveyed their wastewater to the Kiamesha Lake WWTP were combined to form the **Consolidated Kiamesha Sewer District**. The district currently serves the area surrounding Kiamesha Lake, including the Route 42 commercial district. It also serves several residential developments including *Harris Woods*, *Forest Park Estates* and *Parkside Estates*.

Wastewater is collected via approximately 7 miles of district owned sewer collection system piping and three (3) sanitary sewer pumps stations. The system collects and conveys the sanitary sewage to the Town's largest sewer plant, the **Kiamesha Lake WWTP**. The plant has a permitted capacity of 2 million gallons per day (2.0 MGD) and is adequately sized to effectively treat the current wastewater generated within the system. The WWTP is currently operating at approximately 25% of its permitted capacity, and there is currently sufficient capacity available for future growth.

The Kiamesha Lake WWTP is generally in good condition, but has incurred SPDES permit violations due to operational deficiencies caused in part by aging equipment. A comprehensive plant upgrade that would include, among other things, installation of new UV disinfection equipment and an aerobic digester to reduce the Town's reliance on landfills for sludge disposal, is in the final stages of design and permitting. As of this writing, approximately \$20.4 million in state and federal grants have been secured for the project and construction is expected to start in 2026.



KIAMESHA LAKE WWTP

It should be noted that a portion of the Consolidated Kiamesha Sewer District lies within the newly formed **Village of Ateres**. Just like Towns, Villages have the legal authority to create and manage sewer districts within their borders. Ateres officials will need to decide how to manage the portion of the sewer districts previously created under Town Law, and whether to create one or more new sewer districts within its boundaries.

TOWN OF THOMPSON COMPREHENSIVE PLAN

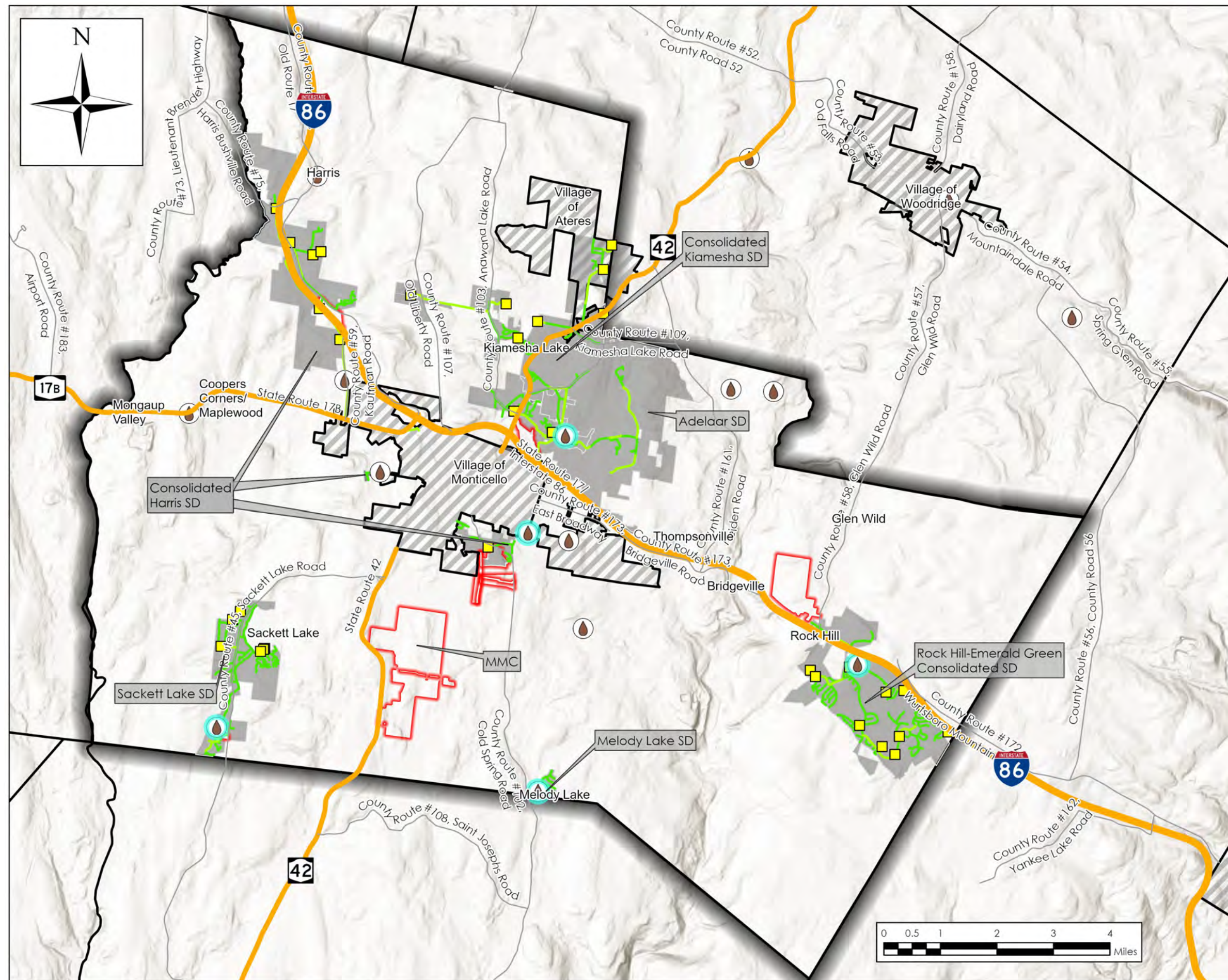
SULLIVAN COUNTY
NEW YORK



MAP 10 SEWER INFRASTRUCTURE

-  Village-Owned Sewer Districts
-  Town-Owned Sewer Districts
-  Proposed Extensions/New Districts
-  Sewer Forcemain
-  Sewer Gravity
-  Pump Stations
-  Wastewater Facilities (SPDES)
-  Municipally Owned WWTPs

*Major SPDES permits only –
Facilities that discharge less than
10,000 gpd to ground water not
included.



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS, NYDEC, NYDOH

ADELAAR SEWER DISTRICT

In 2015, the Town created four different special improvement districts (sewer, water, lighting and drainage) to fund installation & maintenance of municipal infrastructure at the Adelaar Resort. Wastewater collected from this district is treated at the Kiamesha Lake WWTP and any expenses are assessed to the district and paid by the developer.

ROCK HILL-EMERALD GREEN SEWER DISTRICT

In 2021, the Town of Thompson consolidated two existing sewer districts to form a new **Consolidated Rock Hill-Emerald Green Sewer District**. The district currently serves the residential communities surrounding Lake Louise Marie, Treasure Lake and Davies Lake, as well as portions of the Rock Hill commercial business district.

Wastewater is collected via approximately 13 miles of district owned sewer collection system piping and ten (10) sanitary sewer pumps stations. Reconfiguration and replacement of several pump stations have been performed in recent years. However, inflow and infiltration (I&I) is a continuing problem that will need to be addressed.

This system collects and conveys the sanitary sewage to the Emerald Green WWTP, and treatment is achieved via an activated sludge process. The plant was originally constructed in the 1960s, with upgrades completed in the 1970s and the 1990s.

The facility has a permitted design flow of 410,000 gallons per day and is operating at approximately 80% capacity. A planned upgrade will increase the treatment capacity to 475,000 gallons per day to accommodate future growth, as well as replace aging equipment, update controls and add a UV disinfection system.

MELODY LAKE SEWER DISTRICT

The **Melody Lake Sewer District** serves a residential development originally developed as Melody Lake Acres. The district includes 61 residential parcels, with an additional 22 residential vacant lots.

The collection system and WWTP were originally constructed in the mid-1970s. Upgrades were completed in 2016, and the facility is in good working order.

The WWTP has a permitted flow of 38,000 gpd and treatment is via an activated sludge process. Average flows are well within the facility's design and permitted flow, and there is sufficient capacity available for growth within the current district.

SACKETT LAKE SEWER DISTRICT

The **Sackett Lake Sewer District** serves residential areas adjacent to Birchwood Pond, Forest Pond and Sackett Lake. The district includes 464 developed residential parcels, with an additional 99 undeveloped parcels.

Wastewater is collected via a district owned sewer collection system, which conveys the sanitary sewage to the **Sackett Lake WWTP**. The Sackett Lake WWTP has a permitted flow of 500,000 gpd and treatment is currently achieved via a fixed film process.

Average flows are well within the facility's design and permitted flow. However, the WWTP has incurred past violations due to excessive Inflow and Infiltration, and the Town is working on a \$2.2M project to slip-line and replace portions of a gravity main to address the problem. Future plant upgrades are in the process of being evaluated to improve treatment and replace outdated equipment.

CONSOLIDATED HARRIS SEWER DISTRICT

In 2021, the Town of Thompson consolidated three sewer districts (**Harris, Cold Spring** and **Dillon Farms**) to form the **Consolidated Harris Sewer District**.

- **Harris Service Area:** Within the consolidated district, the Harris service area has a total of 187 connections, of which 95 are single-family residences. There are currently two bungalow colonies connected to the system, along with several facilities owned and operated by The Center for Discovery, as well as the Garnet Health Medical Center: Catskills facility. The collection system consists of 3.5 miles of gravity main, 4.6 miles of force main, 88 manholes, and 6 pump stations. A \$10M project to replace three of the existing pump stations (Harris Pump Station, Old Route 17 Pump Station and Benmosche Pump Station) and add one additional pump station (Kaufman Road Pump Station) is in the final stages of design and permitting.
- **Cold Spring Service Area:** Within the consolidated district, the Cold Spring service area has a total of 105 sanitary sewer connections, of which 37 are single-family residential, 41 are seasonal and 11 are commercial. The commercial properties include apartments, seasonal bungalow camps, small retail and storage/distribution facilities. The collection system consists of 1.5 miles of gravity main, 33 manholes and one pump station. In recent years, the Town has seen an increase in demand for sewer service in the vicinity of Cold Spring Road to accommodate additional residential development.
- **Dillon Farms:** Dillon Farms is a small residential development with only 12 users. The on-site wastewater treatment system, consisting of a 1,500-gallon septic tank and a buried sand filter, was originally privately-owned. The facility has a history of effluent violations, but is not currently under a consent order. Substantial improvements are required to bring it into compliance with the current SPDES permit limits, and outreach to the NYSDEC confirmed that any permit modification request to improve the facility would trigger new, very stringent effluent standards.

Achieving the likely permit requirements would result in capital and operating costs so high that it would place an impossible financial burden on the few users that utilize the system. At some point in the near future, the Town plans to abandon the Dillon Farms WWTP and install a pump station and force main system to direct the flow to the Village of Monticello WWTP instead. While the total cost of that approach is estimated to be around \$1 million, it is still far less than the cost to upgrade the existing facility, and the district consolidation allows for the sharing of those costs across a larger user base.

PROPOSED NEW SEWER DISTRICTS

In 2023, the Thompson Town Board passed a resolution authorizing the preparation of a Map, Plan and Report (MPR) for the creation of a new sewer district designed to service the existing **Monticello Motor Club (MMC)** facility located south of Monticello. MMC currently has an on-site septic tank and leachfield that is sufficient to service the existing race track, but not large enough to accommodate future residential development and other planned improvements at the track. MMC engineers are in the process of designing and permitting a new on-site WWTP, and there is a possibility that the Town of Thompson will agree to take on long-term ownership and maintenance of the facility.

VILLAGE OF MONTICELLO SEWER SYSTEM

The Village of Monticello owns, operates, and maintains a wastewater treatment plant (WWTP) that services properties in the Village, as well as outside users in the Town of Thompson. As described above, the Town’s **Consolidated Harris Sewer District** includes two service areas (Harris and Cold Spring) that currently discharge to the Monticello WWTP for treatment.



Located off Waverly Avenue near the Sullivan County Landfill, the WWTP utilizes an activated sludge treatment process and has a permitted capacity of 3.1 MGD. The average daily demand is approximately 1.92 MGD, so there is currently sufficient capacity available to accommodate future growth. A comprehensive plant upgrade, designed to address regulatory compliance issues and extend the useful life of the existing facilities was completed in 2018.

While the treatment plant is in good condition, the collection system is aging and subject to infiltration and inflow (I&I) which introduces extra water into the sanitary sewer system. As a result, the plant has been subject to peak day flows and instantaneous peak flows of 6.14 MGD and 12.15 MGD, respectively – well above the permitted capacity of the plant.

Private On-Site Wastewater Treatment Systems

Like private community water systems, not all wastewater treatment systems are owned and operated by the Town. Privately-owned treatment systems are often used in areas where public sewer is not available. These “on-site systems” are designed to treat and disperse wastewater generated by individual businesses, small clusters of homes, or large developments at or near the site where the wastewater is generated. On-site systems can be designed to discharge effluent to surface water or to groundwater, and any system with design flows greater than 1,000 gpd is required to obtain a permit from the NYSDEC.

Many on-site systems, particularly those that discharge to groundwater, are relatively easy to operate and maintain. Package wastewater treatment plants, however, can face several problems including inadequate design, issues with solids and grease accumulation, lack of maintenance, and difficulties adjusting to seasonal fluctuations in temperatures and flows. For these reasons, use package plants should be discouraged. High-density developments should be limited to areas with access to municipal infrastructure.

What are Package Plants?

Package plants are pre-manufactured treatment facilities used to treat wastewater on-site in small communities or on individual properties. They can be designed to treat flows as high as 500,000 gpd, but they more commonly treat flows between 1,000 gpd and 25,000 gpd.



4.6.3 Utilities

ELECTRICITY

New York State Electric and Gas Corporation (NYSEG) currently provides electric service to the Village of Monticello and the Town of Thompson. Electric service is provided through overhead wires and poles located along public roads or via utility easements. There are a number of electrical substations in the Town including:

- **Kiamesha substation** located on Lanahan Road west of Route 42 with a 12.5 KV capacity
- **Concord substation** located at the intersection of Chalet Road and Kiamesha Lake Road with a capacity of 4.8 KV.
- **Rock Hill substation** near Exit 107 off NYS Route 17 with a capacity of 12.5 KV.

While NYSEG does not provide general information regarding the location and capacity of its electrical infrastructure, anecdotal information seems to indicate that adequate electrical capacity is a growing issue of concern.

Recent news reports indicate that electricity supply is struggling to keep up with rapidly growing demand across much of the United States. In addition, a recent report by the New York Independent System Operator warned that New York's energy reliability is narrowing as power plants are aging, demand is increasing, and several zero-emission mandates are nearing.

It should also be noted that Thompson has twelve (12) lighting districts spread throughout the Town. Starting in 2021, the Town began to proactively upgrade its street lighting to energy-efficient LED technology. Through a contractual arrangement with NYSEG, the Town now owns and maintains the fixtures, and NYSEG provides the electricity. Costs are then passed on to property owners within the district via a special assessment on their tax bill.

NATURAL GAS

There is no natural gas service in the area and none is planned. The closest natural gas transmission line is some 10 miles away in the Town of Forestburgh. NYSEG's position has been that there is not enough demand for natural gas in the area to justify an extension.

INTERNET ACCESS

Broadband internet access is provided in the Town of Thompson by several providers at various speeds. According to the **New York State Broadband Map**, 98% of Town of Thompson residents and 99.5% of Village residents have access to high-speed internet service through a variety of providers including:

- Spectrum (speeds up to 1,000 Mbps)
- Starlink (speeds up to 220 Mbps)
- ViaSat, Inc. (speeds of 10-25 Mbps)
- HughesNet (speeds of 5 to 25 Mbps)
- Verizon 5G Home Internet

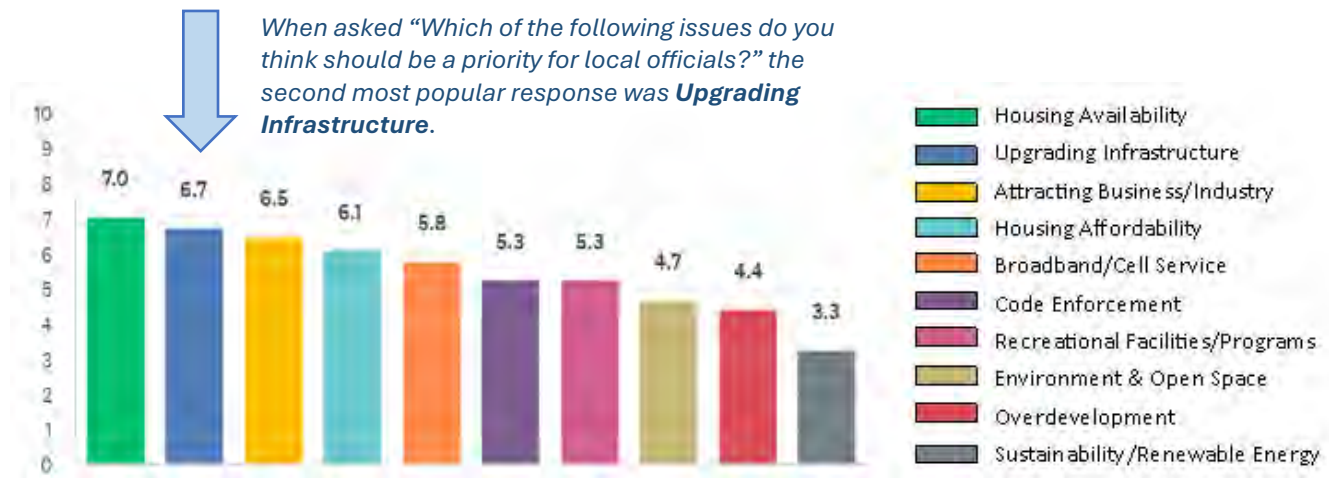
Sullivan County is currently working on a project to improve access to both broadband and cellular service, which may benefit those residents who have poor coverage.

CELL SERVICE

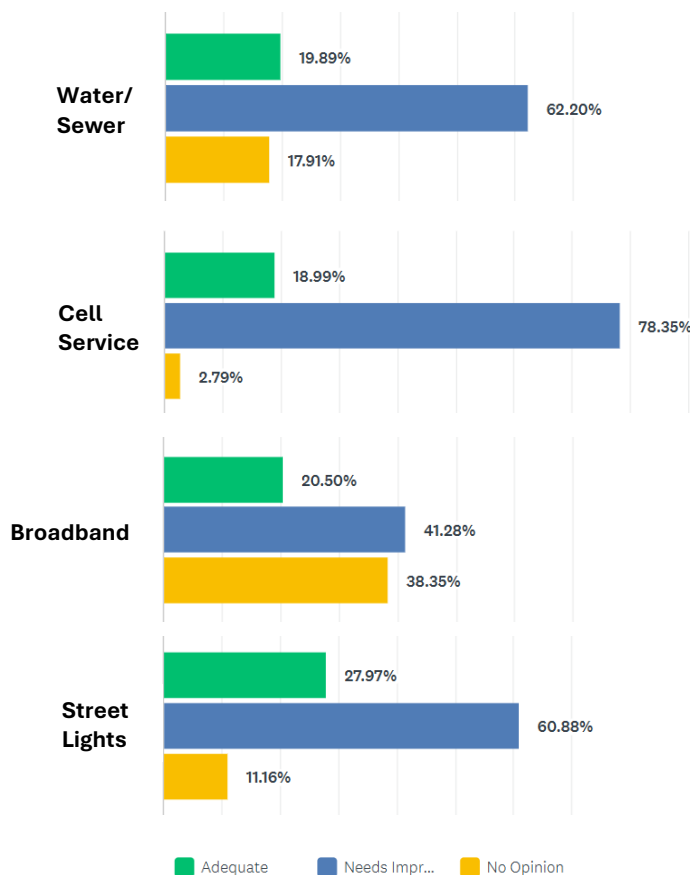
According to the Federal Communication Commission's on-line **Mobile LTE Coverage Map**, cellular coverage in the Town of Thompson is very good. Notable areas that exhibit gaps in coverage include along Cold Spring Road and Hatchery Road along the Town's southern border with Forestburg, on the western end of the Town around the Swinging Bridge Reservoir, and some isolated areas north of Rock Hill in the vicinity of Glen Wild.

4.6.4 Community Feedback

Below is a sample of feedback from the community on issues related to public infrastructure. Relevant comments were excerpted from responses to the Comprehensive Plan Survey.



When asked to rate the quality of certain public services, these were the results:



“The more construction there is and the more people there are, will have a negative impact on clean water availability. Individual communities with their own water and sewer systems have ended up costing the Town.”

- Survey Respondent

“Street lighting needs to be fixed/improved, and the Kiamesha water company needs to replace disintegrating pipes and provide fire hydrant maintenance.”

- Survey Respondent

4.6.5 Issues and Opportunities

The following issues and opportunities relating to public infrastructure in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the foregoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- Policies and/or regulations should be developed to ensure there is adequate infrastructure capacity to support future growth, particularly along gateways and major travel corridors. In addition, proactive steps should be taken to ensure that adequate water/sewer capacity exists prior to approval of any new development.
- Town officials have been proactive in addressing water and sewer infrastructure needs, but infiltration and inflow (I&I) is a still widespread issue throughout the Town, especially in Emerald Green and Sackett Lake. Although the town has been taking steps to reduce I&I in known locations, this is an issue that will likely require additional attention in the future.
- Drinking water is a bigger issue than wastewater treatment in both the Town and the Village. Only 4% of the drinking water infrastructure in Thompson is owned and maintained by the Town. The two largest water systems are run by private water companies, and portions of the Town rely solely on the Village of Monticello for water.
- Cooperation between Monticello and Thompson is critical to ensure that there is adequate water capacity to support future development both within the Village, and for outside users in the Town of Thompson. Increasing the production capacity of the Village's wellfield and exploring an emergency interconnect for the Route 42 Water District should be priorities.
- There are some developed areas of the Town that have access to public sewer, but not public water. Examples include the Rock Hill Business District and the Old Route 17 corridor in Harris. Efforts should be made to bring municipal water service to these areas if feasible and practical.
- Looking to the future, one concern is that existing privately-owned infrastructure may eventually become the Town's responsibility. Construction of new privately-owned water and sewer infrastructure should be discouraged, and if permitted, it should be built to Town standards.
- The past practice of allowing developers to design and build pump stations before dedicating them to the Town needs to change due to poor quality control. Going forward, the Town should be responsible for designing and building the pump stations and force mains, and the cost should be borne by the developer(s).
- Many residents in established developments want better street lighting to make their communities safe for people walking at night. However, the future capacity of the power grid to service existing and new developments is a growing concern.
- With the rise in popularity of electric cars, the Town could be more proactive in identifying suitable locations for EV charging stations, and/or requiring them for new developments over a certain size.

4.7 Community Facilities and Services

This section of the comprehensive plan will examine the current and future needs for community services and facilities within the Town of Thompson. The quality of these facilities such as schools, libraries, and day care centers, along with access to critical services like fire and police protection, are important issues to be examined during the comprehensive planning process. They provide for the health, welfare, social, educational, recreational, and cultural needs of a community, and contribute to the overall quality of life.

4.7.1 Education & Literacy

FIG 39: Monticello School Statistics

PUBLIC EDUCATION

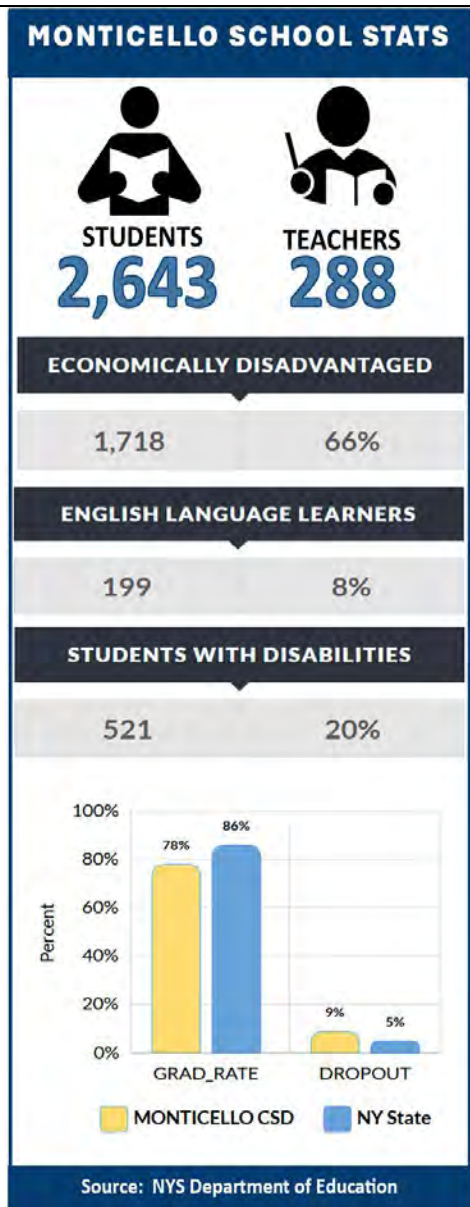
Public educational services in the Town of Thompson are provided predominantly (98.44%) by the **Monticello Central School District (MCSD)**. MCSD offers more than 725 programs and employs over 740 people. The school district encompasses almost 190 square miles and stretches into parts of Bethel, Mamakating and Forestburgh. In addition to MCSD, a small portion of the Town is also serviced by the Liberty Central School District (.89%) and the Fallsburg Central School District (0.67%).

Four of MCSD's five school buildings are located within the Town: Kenneth L. Rutherford Elementary School, George L. Cooke Elementary School, Robert J. Kaiser Middle School and Monticello High School, with Emma C. Chase Elementary School in the Town of Mamakating.

For the 2023/2024 school year, MCSD had a total enrollment of 2,643 students. According to MCSD, an additional 450 students attend private schools in the area, of which 300 attend private schools within Thompson.

Enrollment has been declining over the years, although the rate of decrease has varied. The most significant year-to-year drop was 2.9% between the 2020/2021 and 2021/2022 school years. In the 2021/2022 school year, the district had a total of 2,828 students.

This trend reflects a broader regional challenge. According to Hudson Valley Pattern for Progress, Sullivan County is experiencing one of the steepest declines in school-age population in the Hudson Valley, which will have an impact on the future workforce and local economic sustainability.



While the total number of students has decreased, the district's diverse population provides students with opportunities to interact with peers from various ethnic and socioeconomic backgrounds. According to the NYS Education Department, 39% of students are Hispanic/Latino, 35% are white and 15% are black/African American.

MCSD has a four-year graduation rate of 78% which is slightly lower than the State average of 86%. It is currently ranked #879 out of 1279 high schools in NYS according to US News and World Report. Despite some of those challenges, 23% of students are enrolled in Advanced Placement (AP) classes, and the High School offers a nationally recognized program – *The Academy of Finance* – preparing students with skills in accounting, banking, economics and international finance.

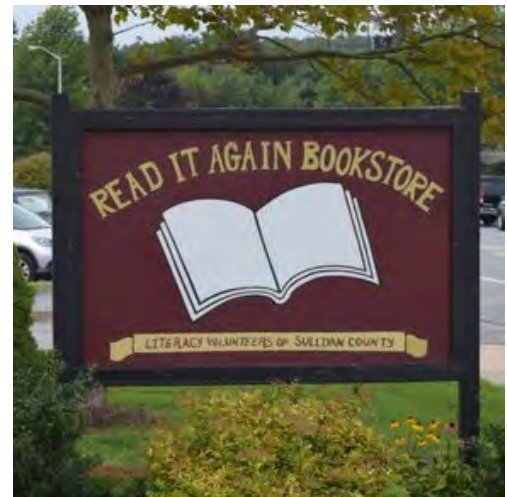
MCSD also offers a comprehensive music program that includes band, orchestra and chorus, earning designation as a “Best Community for Music Education” by the National Association of Music Merchants (NAMM) Foundation for fifteen consecutive years.

LITERACY

According to the **Literacy Volunteers of Sullivan County**, a non-profit organization headquartered in Monticello, there are growing concerns about literacy levels in the state and locally. Only 48% of all New York students, grades 3 through 8, are considered proficient in English Language Arts (ELA).

With a growing Latino and Spanish-speaking population in Thompson, more services for youth and adults in literacy and language skills may be needed. Literacy Volunteers provides GED classes and other literacy services for teens through a contractual arrangement with the Monticello School District, but the biggest demand locally is for English as a Second Language (ESL) classes for adults, due to a steady influx of Spanish-speaking migrant families into the community.

Thompson is also fortunate to have an excellent public library, **Ethelbert B. Crawford Public Library (EBCPL)** that serves as an anchor and destination in downtown Monticello. With services such as borrowing materials, public computers, tech support, and various community events, the library caters to a wide range of patrons. Additionally, it features unique programs like the Borscht Belt Oral History Interviews and access to digital databases and language learning tools.



4.7.2 Youth Services

In addition to the services mentioned above, the EBCPL also has a particular focus on programming for youth and teens. One of the few public libraries in the area with a Youth Services Librarian, the recently renovated facility also has dedicated space where teens (12 – 18 years old) can be themselves and participate in special programming.

Thanks to an annual appropriation from the Sullivan County Legislature, the **Sullivan County Youth Bureau** provides grants to municipalities and non-profit organizations to fund youth programming and events. In years past, grants from the Youth Bureau have helped fund programming in the Town of Thompson, including the Thursday Night Lights Ski program, swimming lessons, monthly youth events and sports programming.

The **Sullivan County Center for Workforce Development** also provides services to youth ages 16 to 24. The **Youth Services Program** is designed to help older teens obtain a diploma or GED, find a job, get training, obtain a driver's license and more. They also administer an annual **Summer Youth Employment Program** for youth ages 14-21 that runs for 6 weeks throughout July and August. Through this program, teens can earn money working in clerical jobs, landscaping, digital marketing and other careers.

4.7.3 Day Care Services

One of the issues identified in the comprehensive planning process is the need for affordable childcare options for working families in the Town of Thompson. There are currently only eleven licensed day care providers within the town, eight in the Monticello area, two in the Rock Hill area and one to north by Hurleyville.

Currently, families with students enrolled in the Monticello Central School district can take advantage of before and after school care at the Rober J. Kaiser Middle School through the local **Boys & Girls Club**. The school-based program operates four days per week and includes academic tutoring and project-based learning on topics that change every six weeks.



Photo credit: Boys & Girls Club of Wallkill

In addition, extended day services are offered through the **Healthy Kids Program** – a childcare service provider with over 100 locations nationwide. In 2022, Healthy Kids opened their first location in Sullivan County at 21 Liberty Street in Monticello and then added a second location at 518 Broadway in late 2024. The “Schools Out” extended day program is provided at the Liberty Street facility, as well as Rutherford and Cooke Elementary Schools and the Pre-K school on St. John Street. The Broadway location is geared toward infants, toddlers and preschoolers. Healthy Kids’ tuition rates are affordable and start at \$5 an hour. They also accept assistance from the Department of Social Services (DSS), which families can qualify for based on their income.

Sullivan County Head Start (SCHS) is another local provider with a facility in Monticello. Head Start had been providing early childhood development programming to nearly 400 low-income children and families since 1989. After an abrupt closure in early 2024, their facility on Waverly Avenue in Monticello reopened with a new management team and contracted provider.

Affordable day care for working families that live outside of Monticello is particularly difficult to find. In the outlying areas of the town, in-home family daycare is often the only available option. Childcare centers that serve a greater number of children outside of a home environment are harder to find.

The Town also provides a summer camp annually at the East Mongaup River Park through a contract with the **YMCA of Orange & Sullivan Counties**. This camp provides over 200 kids with activities and social interaction throughout the summer.

4.7.4 Senior Services

The Sullivan County Office of the Aging is the primary provider of services for older residents in the Town of Thompson. In addition to providing information, referrals and counseling, the agency also offers direct support through their **Expanded In-Home Services for the Elderly (EISEP)** program, which can provide personal home care to seniors (60+) who are having difficulty maintaining themselves at home. Other services and programs include the **Senior Meals program** and senior shopping buses that run every Thursday to various locations in the Town of Thompson.

There are four subsidized senior housing complexes in the Town of Thompson, all located in Monticello. They include **Regency Manor Apartments** (a 75-unit senior housing community located on Sturgis Road) and **John Crawford Senior Housing** (a 96-unit age-restricted and income-restricted housing complex on Liberty Street). In addition, the **Monticello Housing Authority** provides 18 units of senior housing adjacent to the John Crawford Complex, and **Tannery Village** provides 32 units. While not exclusively senior housing, the **Golden Ridge Apartments** is a 320-unit affordable housing complex near the Thompson Square Mall where many low-income seniors in the Town of Thompson choose to live.

Although Thompson is fortunate to have these existing senior housing complexes in the town, community feedback indicates that residents would like to see more housing for seniors constructed in the future.



Regency Manor Apartments

4.7.5 Health Care

Access to quality medical services is a growing issue both locally and nationally. Sullivan County’s only major hospital opened its doors in 1977 in the hamlet of Harris as the “Community General Hospital.” In 2001, it was re-branded as **Catskill Regional Medical Center**, and after merging with Orange Regional Medical Center in 2007, it became part of the Greater Hudson Valley Health System.

In 2020, the hospital and associated medical services were rebranded again as **Garnet Health – Catskills**. The facility provides a wide range of health care services including ambulatory surgery, maternal care and emergency room services. It is also designated as a Level 1 Perinatal Center and a primary Stroke Center. In addition to the hospital, Garnet Health-Catskills also runs an Urgent Care Clinic in the Town of Thompson to address mild to moderate health conditions in need of medical attention.



Garnet Health – Catskills in Harris

Garnet Health Catskills has been plagued by budget cuts, layoffs and closures over the past several years and that trend is likely to continue. In 2018 the Outpatient Psych unit at the hospital was shut down, followed by closure of the 64-bed skilled nursing unit in 2021. Outpatient Pediatrics, OB-GYN, and Rheumatology were eliminated in 2022, and outpatient diabetes services were eliminated in 2025. In announcing the most recent round of layoffs in 2025, Garnet Health attributed the cuts to a challenging healthcare climate, shrinking federal reimbursements and anticipated federal cuts to Medicaid.

MEDICAL PROVIDERS

There are only two major medical groups with a large presence in Thompson that provide much of the routine medical and diagnostic services for local residents:

- **Crystal Run Healthcare** is a multispecialty group practice with over 400 providers and more than 30 practice locations in Sullivan and Orange County. The facility opened in 2003 at the Emerald Corporate Park in Rock Hill. The facility, which contains an Urgent Care Center and a sleep lab, is a major employer in Sullivan County.
- **Middletown Medical** is the other multi-specialty physicians’ group in the Town of Thompson. Originally formed in 1984 in the City of Middletown, the company expanded their reach into Sullivan County when they merged with the Sullivan Internal Medicine Group. In 2022, Middletown Medical opened an Urgent Care facility and medical offices at the Thompson Square Mall in Monticello.

It is important to note that in addition to limited provider availability, there are significantly fewer Medicaid Managed Care plan options in Sullivan County than in neighboring Orange County. This highlights the health disparities that impact low-income and vulnerable populations and contributes to growing concerns that Garnet Health Catskills is being used as a “transfer station” for healthcare services going from Sullivan to Orange County. However, it also presents an opportunity for the Town to advocate for expanded plan participation and improved healthcare equity across the region.

4.7.6 Public Safety

POLICE PROTECTION

The Village of Monticello has its own Police Department, staffed by 20 sworn officers. The Department made 4,220 arrests between 2013 and 2021, or roughly 500 per year. Most of those arrests (73%) were for low level offenses (shoplifting, minor assault, trespassing, disorderly conduct, etc.) while 23% were for drug -related crimes. Despite not having a high rate of violent crime, downtown Monticello nonetheless has a local reputation as a crime-ridden and unsafe area.

Outside of the Village of Monticello, police protection is provided by the Sullivan County Sheriff's Office – Patrol Division. The Patrol Division is staffed by 59 sworn officers and has jurisdiction in all 15 towns and 6 villages within the County. In the Villages of Liberty, Monticello, Woodridge and the Town of Fallsburg, the Sheriff's Office plays a secondary role as those municipalities have their own police departments. The Sheriff's Office also has a water patrol unit during the summer months on Swinging Bridge Reservoir, a busy boating lake.

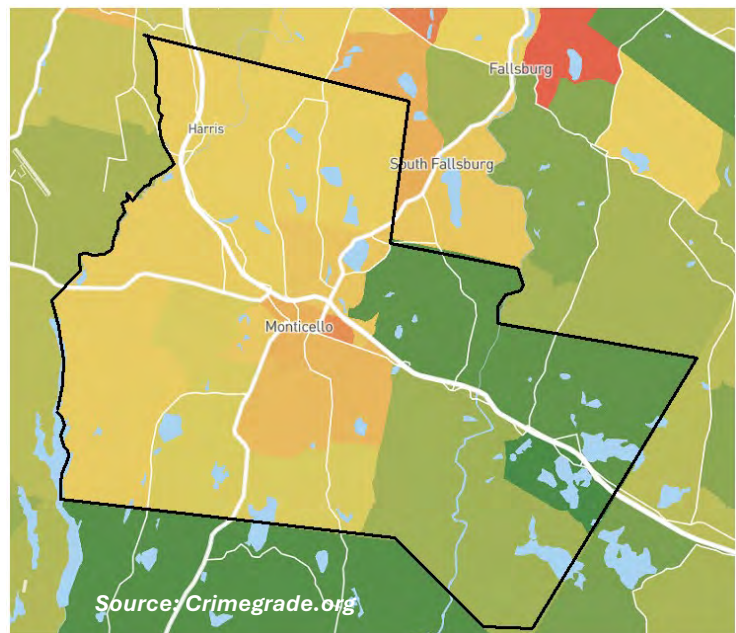
The New York State Police are primarily responsible for highway patrol, but they will collaborate with the Sheriff's Office and Village police on investigations that cross municipal lines or require special expertise.

The Town of Thompson (outside the Village of Monticello) is generally considered to be a safe community. **Figure 40** provides general information about overall crime in the town and surrounding areas and identifies which areas are considered the safest.



The overall crime grade considers multiple factors to provide a general overview of safety in a particular area. It is a weighted average of different crime rates, including violent and property crimes, obtained from various sources, including local law enforcement agencies.

FIG 40: OVERALL CRIME GRADE IN THOMPSON



Nearby City	Overall Crime Grade	Violent Crime Grade	Property Crime Grade
Maplewood, NY	D	D-	D-
Kiamesha Lake, NY	D	F	D-
Thompsonville, NY	D	D	D-
Harris, NY	D	D-	D-
Glen Wild, NY	C	C-	D
Forestburgh, NY	A+	A+	A-
Mongaup Valley, NY	C	D	D
Rock Hill, NY	A+	B+	A-

FIRE PROTECTION

As shown on **Map 11 – Emergency Services**, the Town of Thompson is served by two Fire Districts and one Fire Protection District. Most of the town falls under the jurisdiction of the **Monticello Joint Fire District** (74%), while land east of the Neversink River is within the **Rock Hill Fire District** (24%). In addition, a small portion of Anawana Lake Road and Old Liberty Road in the northern portion of Thompson near Hurleyville, known as Columbia Hill, is within the **Fallsburg Line Fire District** (2%), a fire protection district contracted through the Hurleyville Fire District.

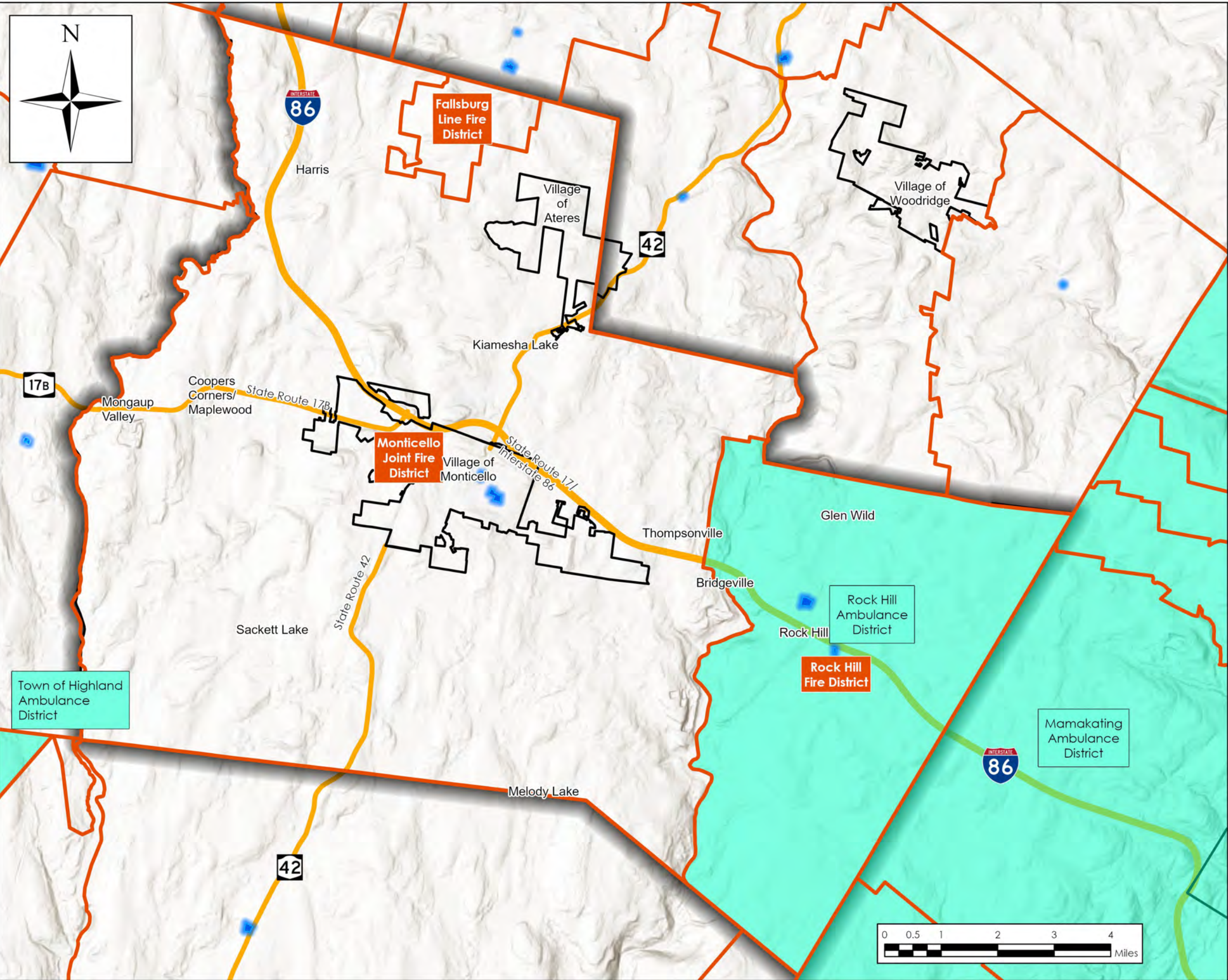
The **Monticello Fire Department (MFD)** is a combination department consisting of six (6) professional career firefighters and 65 volunteer firefighters. The Monticello Joint Fire District covers the entire Village of Monticello and the western portion of the Town of Thompson (65 square miles). In addition to handling an average of 1300 calls per year, MFD also responds to all life-threatening medical calls within the district, and nearly half of their members are trained as Emergency Medical Technicians (EMTs).

The **Rock Hill Volunteer Fire Department** is an all-volunteer firefighting force that averages around 200 calls per year. While volunteers will respond to all emergencies, the Department specializes in water rescue. The **Rock Hill Volunteer Fire Department Water Rescue Team** is trained to provide service/aid in swift water rescue, flooding evacuations, ice rescues and boating accidents. The Department frequently assists the Sullivan County Dive Team and vice versa.



EMERGENCY MEDICAL SERVICES

The Town of Thompson has one ambulance district in the eastern half of the town that is serviced by the **Rock Hill Volunteer Ambulance Corps**. The boundary of the ambulance district is the same as the Rock Hill Fire District. The Ambulance Corps was founded in 1973 by a small group of local Rock Hill residents who noticed a need for emergency care in the community. It is staffed entirely by volunteers, most of which are trained EMTs with full-time jobs. Approximately 25 volunteers provide Basic Life Support (BLS) Emergency Medical Service in the areas surrounding Rock Hill, Bridgeville, and Thompsonville.



**TOWN OF THOMPSON
COMPREHENSIVE PLAN**

SULLIVAN COUNTY
NEW YORK



**MAP 11
EMERGENCY
SERVICES**

 Ambulance Districts

 Fire Districts

 Police/Fire Station Locations



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS

Outside of the Rock Hill Ambulance District, basic and advanced life support Services have historically been provided by MFD and other Fire Department volunteers with the appropriate training, or **Mobilemedic EMS Services**. Mobilemedic EMS is a private company that provides contracted ambulance service to the public and private sectors. In the Fall of 2022, Mobilemedic EMS was acquired by **Empress EMS**.

To address concerns related to wait times, the Sullivan County Legislature provided funding for “fly cars” to be stationed at strategic locations throughout the county. Fly cars are SUVs that carry trained EMTs or paramedics. They are designed to supplement ambulance services through rapid response, but they do not transport patients.

During the busy summer months, additional EMS support is provided by **Catskills Hatzalah** (“hatzalah” is hebrew for “rescue”) which is one of the largest volunteer-based ambulance services in the United States. What originally began in 1984 as a small group of volunteers responding to medical emergencies for a few hundred Jewish families vacationing each summer in the Fallsburg vicinity, has grown into a full-time organization with over 300 volunteers and a fleet of 13 ambulances serving all of Sullivan County.

In 2012, Catskills Hatzalah constructed a garage and dispatch facility in the neighboring Town of Fallsburg. Although they have an ambulance garage in Monticello, with Thompson’s summer population growing and the demand for emergency medical services increasing, Catskills Hatzalah is building a dispatch center on donated property located on Anawana Lake Road in Monticello.



4.7.7 Intermunicipal Services

Property taxes are a crucial source of revenue for financing local governments and the various services they provide. Examples of such services have been discussed in this and previous chapters (i.e. public safety, road maintenance, parks, water/sewer services, etc.). In New York State, towns and villages provide different levels of services and have different relationships to one another. Towns generally provide basic services to all residents, including those within incorporated villages. Villages may provide additional, often more localized, services to their residents. In addition, Towns may provide services within Villages (and vice versa) on a cooperative basis, usually via formal agreements.

Table 11: Town and Village Tax Rolls (2024)

	Thompson	Monticello
# of parcels	10,662	2,283
Total Assessed Value	\$1,882,579,671	\$358,657,846
Total Taxable Value	\$1,219,833,499	\$220,483,034
% of roll tax exempt	35.2%	38.5%

Although the **Village of Monticello** is part of the Town of Thompson, it has its own local governing body with the authority to assess, levy, collect and enforce payment of local property taxes. As shown in **Table 11**, properties in the Village of Monticello make up roughly 18% of the taxable value of the Town as a whole. In addition, over one-third of the local tax base in both the Town and the Village of Monticello is tax exempt.

One of the cornerstones of local government is in its authority to assess, levy, collect and enforce payment of taxes. The total amount of property taxes to be collected is called the levy, which is determined by the municipal budget and other revenue sources. The levy is then distributed over the total taxable value of properties in the municipality to determine the tax rate.

The **Village of Ateres** is also now part of the Town of Thompson. As of June 1, 2025, 141 tax parcels make up the newly formed Village and this new taxing jurisdiction will be responsible for budgeting all services needed to operate. Town of Thompson officials are working with Ateres officials to determine how the two municipalities can work together to provide needed services.

In addition to local taxing authority, villages have exclusive control over zoning and land use policies within their borders and may provide other services to their residents above and beyond what is provided by the town government. The Village of Monticello, for example, has its own police force, public works department, code enforcement staff, and water/sewer infrastructure.

Over the years, the Town of Thompson and the Village of Monticello have engaged in several intermunicipal agreements to facilitate various shared services and initiatives, including:

- Allowing Town sewer districts to discharge sewage flows into the Village sewer system;
- Utilizing Village water sources to support economic development in the Town (Adelaar Resort Water District);
- Sharing assessment services; and
- Engaging in joint planning initiatives such as the “Grow the Gateways” strategic plan and joint emergency management planning.

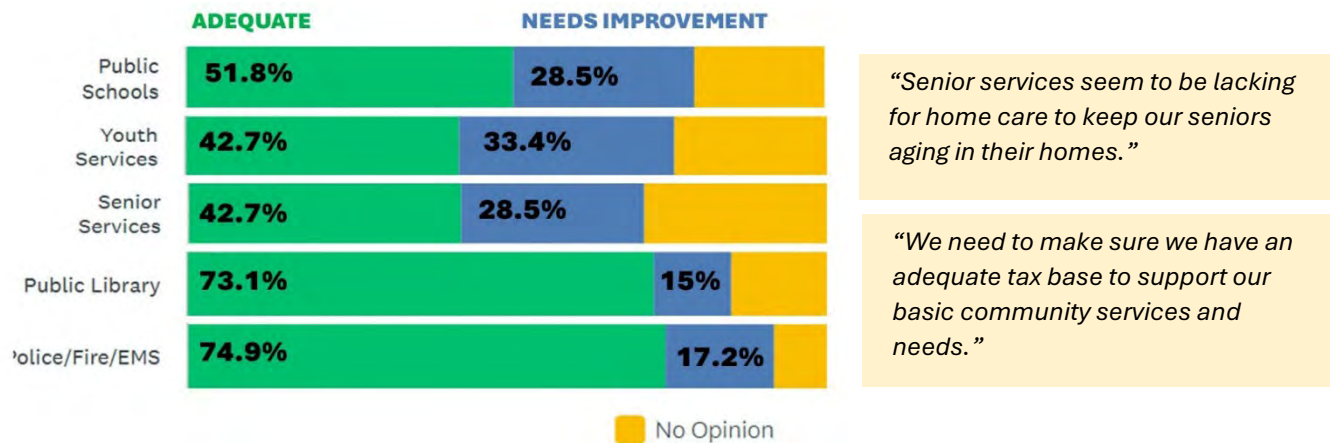
These existing agreements demonstrate a commitment to intermunicipal cooperation, enabling the Town of Thompson and the Village of Monticello to share resources, improve services, and collaborate on important initiatives. Looking ahead to the future, there will continue to be a need for intermunicipal cooperation and shared services between the Town and the Village of Monticello, particularly with regard to the provision of water and sewer services.

In addition, now that the Village of Ateres has been established as its own taxing authority, there may also be a need for shared services and intermunicipal agreements between the two governments. Like the Village of Monticello, identifying opportunities for shared water and/or sewer services with Ateres will be crucial, and needed to plan effectively for future development.

4.7.8 Community Feedback

Below is a sample of feedback from the community on issues related to community facilities and services. Relevant comments were excerpted from responses to the Comprehensive Plan Survey.

When asked to rate the quality of certain public services, these were the results:



4.7.9 Issues and Opportunities

The following issues and opportunities relating to community facilities and services in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the foregoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- Thompson needs more facilities and programs for youth and seniors. The Ted Strobele Center, which used to be a hub for senior programs, needs attention. Although the Village has been promised federal grants to fix up the facility, the Town could take a bigger role in helping the Village with maintenance and programming through an inter-municipal agreement.
- Access to affordable day care is a growing issue. While there are options available for before and after-school care through the school district, extended hour and weekend day care is expensive and hard to find.
- The decline in school-age populations presents an opportunity for the Town to pursue strategies designed to retain and attract young families, including expanded access to childcare, promoting housing affordability and strengthening school-to-career pathways.
- More could be done to advocate for our local hospital and improve patient care at Garnet Health Catskills. Rural hospitals across the country are closing due to a combination of Federal policy changes, financial challenges, and declining populations. Opportunities for adaptive reuse of the hospital and similar facilities, should they close in the future, may need to be examined.
- Local Fire Departments are always looking for new volunteers, and there is a pressing need to train more individuals in Advanced Life Support. The Town should consider allocating funding for paid EMS staff trained in ALS on at least a part-time basis.

4.8 Land Use and Zoning

Within every community, several interests compete for limited land and resources. Land use planning is a tool that helps elected officials facilitate the development of land in ways that will benefit the local economy, preserve the natural environment, and protect the health, safety, and welfare of its residents.

Land use planning nearly always involves some form of land use regulation, which typically takes the form of a Zoning Law. In general terms, zoning regulates the types of activities that can be accommodated on a given parcel of land, the amount of space devoted to those activities, and the ways that buildings may be situated and shaped. State law requires that local zoning laws be adopted in accordance with a Comprehensive Plan.

This chapter of the Comprehensive Plan will describe existing land use patterns in the Town of Thompson, summarize the status of current land use regulations, and identify opportunities to better guide future growth and development in ways that will help the community achieve its desired vision for the future.

“The comprehensive plan is the backbone for the local zoning law. The comprehensive plan is the culmination of a planning process that establishes the official land use policy of a community and presents goals and a vision for the future that guides official decision-making. Zoning is merely one method – albeit an important one – for implementing the goals of the plan.”

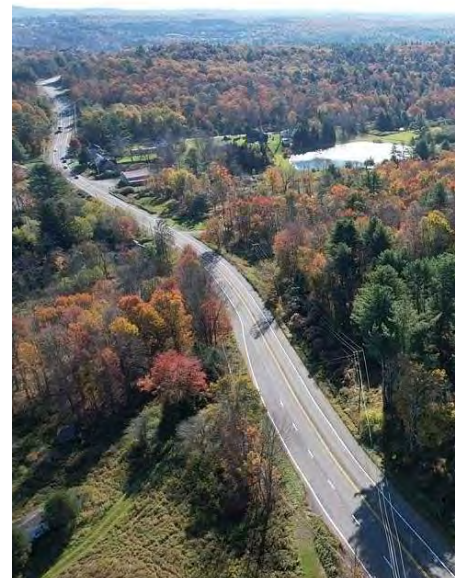
Zoning and the Comprehensive Plan - NYS Department of State (2015)

4.8.1 Existing Land Use

Having a clear picture of the Town’s existing land use patterns is useful when planning for future development. Simply put, land use refers to ways people use a piece of land, including the activities that take place there. This is sometimes different from the parcel’s zoning classification (discussed in more detail in the next section).

The Town’s existing land use patterns are shown on **Map 12 – Existing Land Use**. This map was created using the property class code assigned to each parcel by the Town Assessor, based on a statewide uniform classification system developed by the NYS Department of Taxation and Finance.

For mapping purposes, each range of property class codes has been assigned a corresponding color. **Table 12** on the following page lists each of the land use categories and which real property class codes have been assigned to each land use category. A standard land use color scheme has been applied to the map, which typically uses various shades of yellow for residential areas, pink and red for commercial uses, green for parks and natural areas, purple for industrial, blue for institutional, etc.



Over 40% of the total land area in the Town of Thompson is currently vacant undeveloped land.

TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK



MAP 12 CURRENT LAND USE

- Agriculture
- Residential
- Multi-Family
- Vacant/ Underdeveloped
- Commercial
- Recreation and Entertainment
- Community Services
- Industrial
- Public Services
- Parks and Wildlands

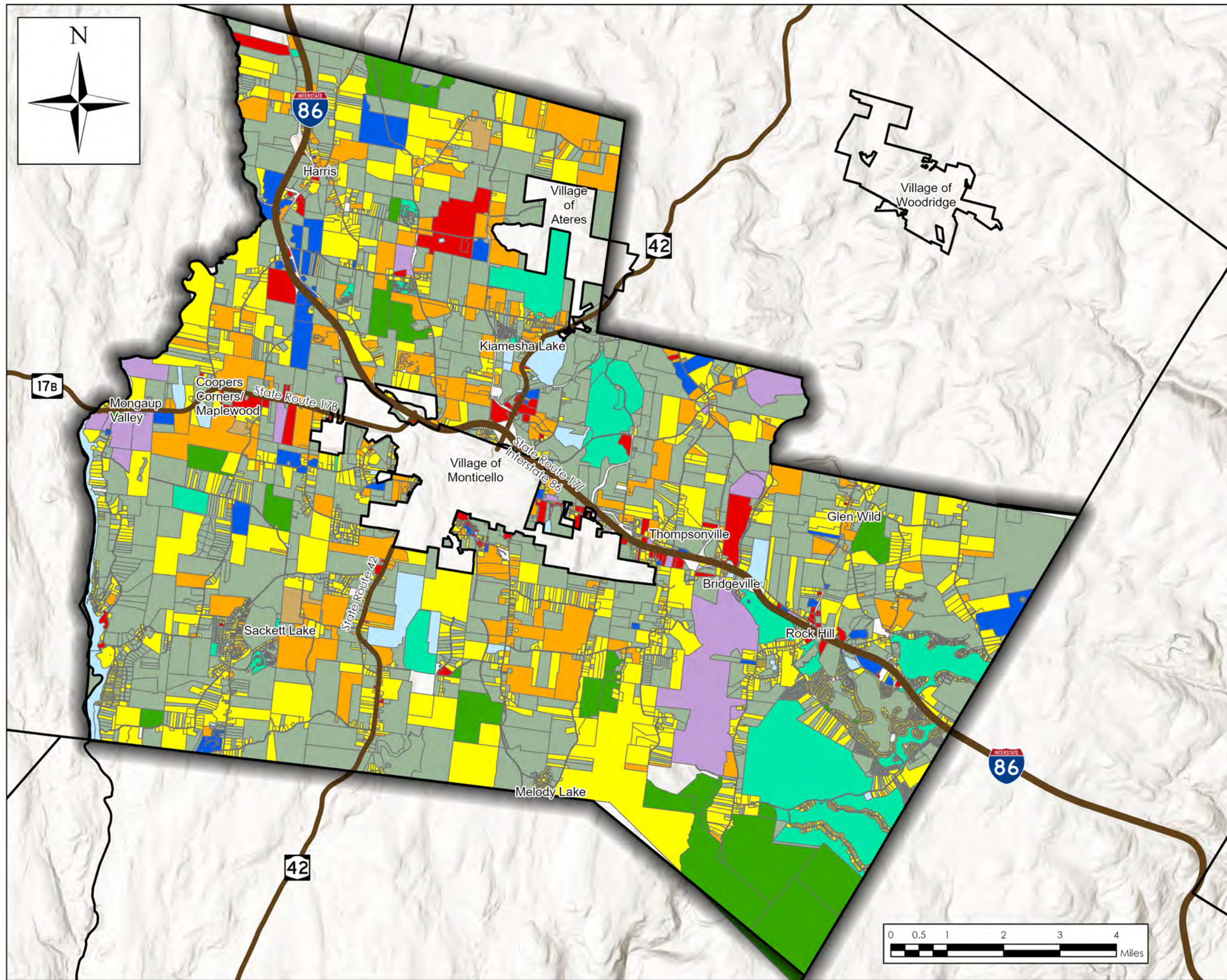


Table 12: Property Class Codes by Land Use

LAND USE/ MAP COLOR	DESCRIPTION	PROPERTY CLASS CODES	% OF LAND AREA
Agriculture	Property used for the production of crops or livestock; Includes farms, vineyards, orchards, plant nurseries, etc.	105-190	0.5%
Residential	One and two-family year-round residences; Includes seasonal homes and manufactured homes	210-220; 240-270	21.6%
Multi-Family	Multi-family residential, includes 3-family residences, apartments, manufactured home parks, camps, cottages and bungalows.	230, 271-283, 411, 416-418, 581	9.5%
Vacant Land	Vacant lots, underwater land, abandoned agricultural lands, undeveloped land with minor improvements	310-380	42%
Commercial	Hotels, Restaurants, gas stations, retail shops, banks, offices, & mixed-used buildings	414, 415, 420-486	2.3%
Amusement & Entertainment	Theatres, stadiums, golf & skiing, marinas, campgrounds & resort complexes	510-583	6%
Community Services	Schools, libraries, religious institutions, government facilities, hospitals, police/fire, museums, cemeteries	610-695	2.4%
Industrial	Manufacturing and processing facilities, mining, quarrying, oil and gas production, wells & junkyards	710-749	3.2%
Public Services	Water and sewer facilities, utilities (electric, telephone, gas), transportation facilities, landfills, etc.	820-885	2.5%
Parks & Wildlands	State-owned lands, municipal parks & recreation areas, playgrounds & athletic fields, hunting & fishing clubs, wetlands, private forest lands, etc.	910-994, 590-593	10%

The overall pattern of development in the Town of Thompson is described in more detail below and summarized in the pie chart on the right:

Undeveloped Land is the predominant land use type in Thompson. It encompasses 42% of the total land area in the town, or roughly 246 acres. Undeveloped land is scattered throughout the town, but concentrations are found in the northeast sections between Bridgeville and Glen Wild, as well as the far western and southern reaches of Thompson.

The second most common land use currently found in Thompson is **Residential** land. It comprises 21.6% of the total land area in the town or about 12,600 acres. The predominant housing type is single-family detached homes.

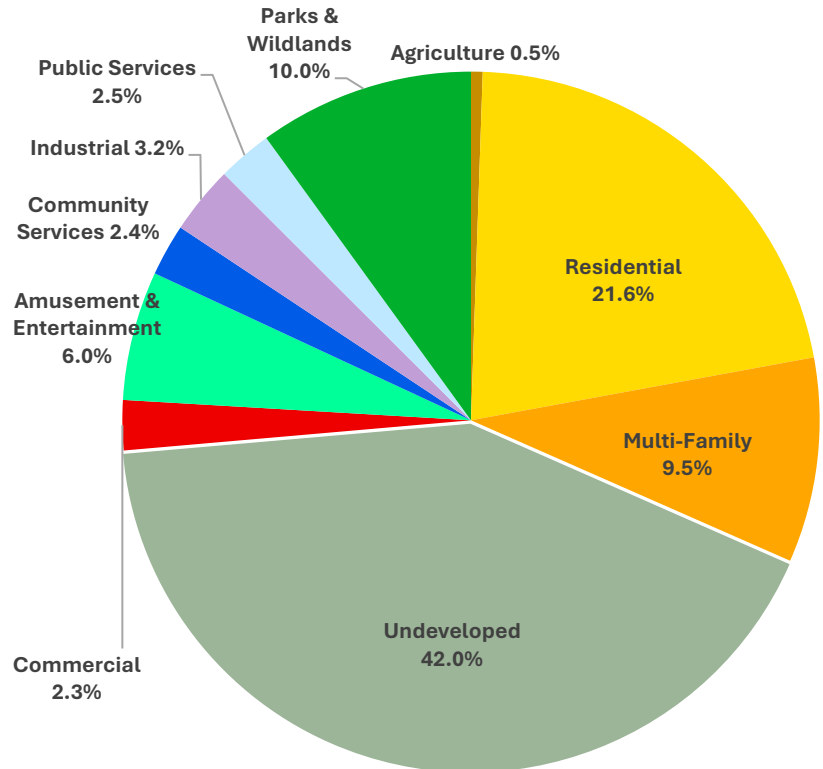
Commercial land makes up 2.3% of the total land area in the town or about 1,300 acres. Most of the commercial land can be found along the town's major roads and highway corridors as well as surrounding the Village of Monticello.

In Thompson, **Amusement/Entertainment** land uses make up 6% (or about 3,500 acres) of the total land area. This includes resort complexes, so the Adelaar Resort complex, YO1 Wellness Center and Monticello Motor Club fall into this category. Parcels with large lakes are also included in this category even though they may not be open to the public.

Parks and Wildlands make up 10% of the land area in the town or about 5,800 acres. The largest concentration can be found within the state-owned Neversink Unique area, but privately-owned large, forested parcels are also included in this category.

Properties used for **Industrial** purposes make up a small percentage of the town's total land area (3.2%) and most of those lands are quarries or similar extractive industries. Finally, less than one percent of the total land area in the town (just above 300 acres) is currently used for **Agricultural** purposes.

Existing Land Use



4.8.2 Existing Regulations

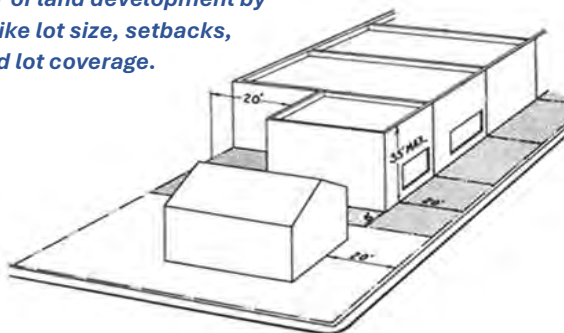
Chapter 250 of the Town Code (**Zoning and Planned Unit Development**) regulates how land can be developed and divides the Town into eleven different zoning districts as shown in **Map 13 – Current Zoning**.

These zoning districts define where certain land uses are permitted and dictate the intensity of land development through regulations that control things like density, building height and separation between uses. This law is the most important land use tool that Thompson has to manage future growth. The Town can use its zoning regulations to better guide growth, encourage redevelopment of underutilized and vacant buildings, and protect environmentally sensitive areas. There are some parcels in Thompson with pre-existing nonconforming uses that were legally established previously, but do not conform to current zoning laws. These uses are allowed to continue, but not to expand.

What zoning laws cannot do is stop development entirely. The rights of people to acquire, use, and dispose of private property are constitutionally protected rights. That means any property owner that wants to alter or develop their land can do so, so long as they abide by the rules and regulations set forth by Federal, State and local laws.

Government regulations cannot restrict the use of private property to such a degree that it effectively deprives the owner of all economically viable use of the land, as that could be considered an illegal "taking" and would be in violation of the US Constitution.

*Zoning Regulations describe the **USES** that are permitted within each Zoning District and limit the **INTENSITY** of land development by controlling things like lot size, setbacks, building height, and lot coverage.*



Anatomy of a Zoning Law

A zoning law consists of two parts: a **map** (or series of maps) and **text**. The zoning map shows how the community is divided into different use districts or “zones.” The zoning text explains the rules that apply in each zoning district, including the type of uses permitted, along with specific dimensional requirements like lot size, lot coverage, building height, and setbacks.

Most zoning laws have the following general organization structure:

- **Title, Authority and Purpose:** The reasons the community adopted the law and how it aligns with the community’s values.
- **General Provisions:** Defines various terms used in the law and describes the geographic/jurisdictional reach of the zoning ordinance.
- **Zoning Districts and Regulations:** Defines uses that are allowed “as of right” versus by special permit, and the dimensional requirements for different types of uses.
- **Nonconforming Uses, Structures, and Parcels:** Governs the future expansion, reconstruction or conversion of structures and/or parcels that pre-date the law’s adoption and do not comply with the current use or dimensional requirements.
- **Performance Standards:** Standards that apply to different types of development, such as parking, signs, landscaping, architectural design, or environmental criteria.
- **Administration and Enforcement.** Spells out the duties of those involved in administering the ordinance, penalties and fines for violators, and procedures for making future amendments.

TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK

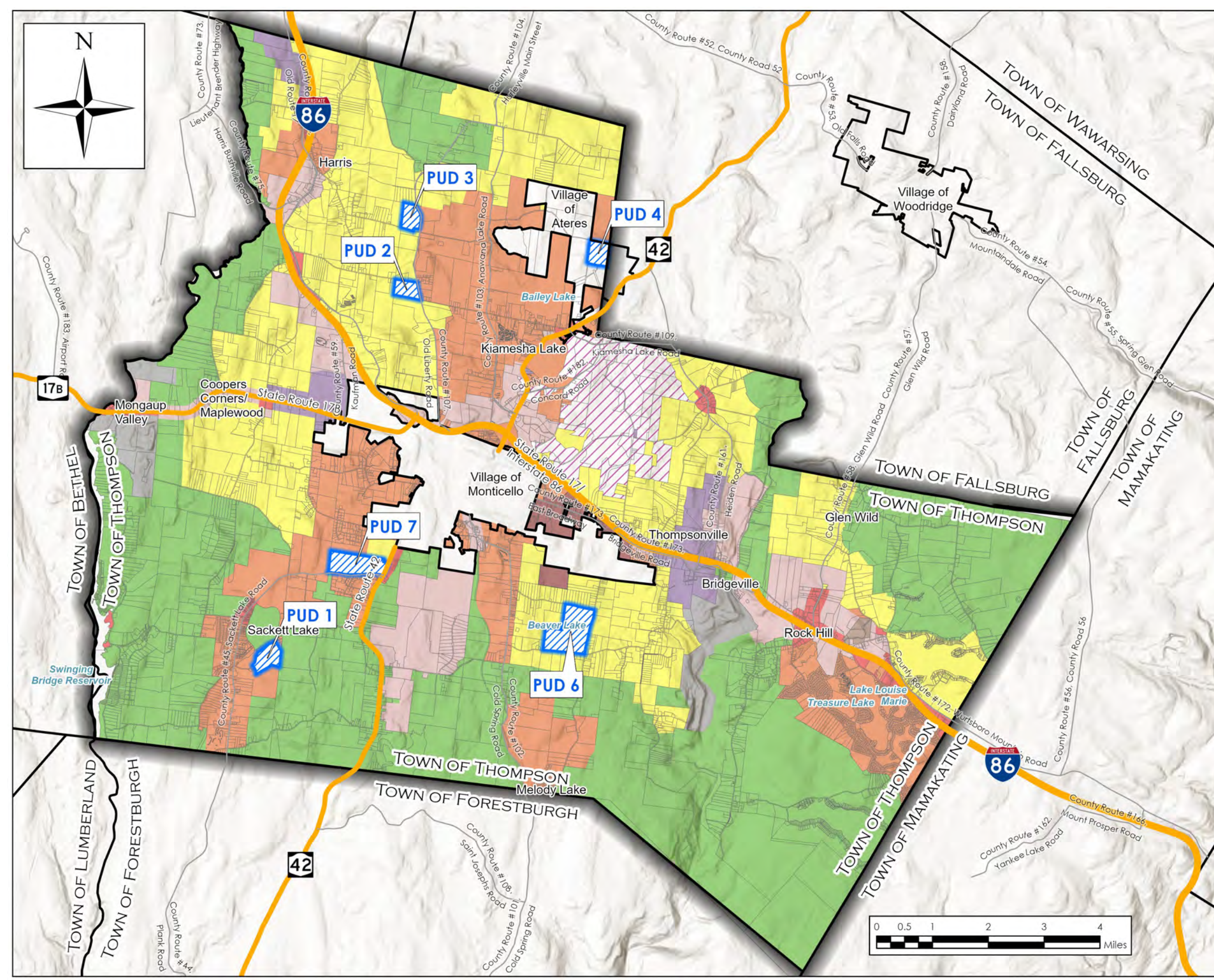


MAP 13 CURRENT ZONING

-  Planned Unit Developments
-  Commercial Industrial
-  Extractive Industry
-  East Broadway Gateway
-  Highway Commercial 1
-  Highway Commercial 2
-  Planned Business Park
-  Planned Resort Development
-  Rural Residential 1
-  Rural Residential 2
-  Suburban Residential
-  Thompson Tax Parcels



Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS



ZONING DISTRICTS

Residential Districts:

Thompson has three residential districts (RR-2, RR-1 and SR) that have similar permitted uses, but vary in intensity. Roughly 83% of the total land area in the Town of Thompson is zoned for residential use as follows:

The **RR-2 Zoning District** is found in the “rural residential” areas of the Town. Over 40% of the total land area in Thompson, or roughly 20,000 acres, is zoned RR-2. This zoning district is intended primarily for agriculture and low-density residential development on lots greater than two (2) acres in size. Commercial uses are limited to summer camps and campgrounds. Most, if not all, of these areas do not have access to public water and sewer. Most of the land zoned RR-2 is currently either undeveloped (37%), residential (31%) or parks and wild lands (13%).

The **RR-1 Zoning District** covers 26% of the total land area in Thompson, or roughly 13,000 acres. This zoning district is intended primarily for agriculture and low to medium-density residential development. Single family homes at a maximum density of one unit per acre are permitted, as well as mobile home parks at four units per acre. A broader range of commercial uses are permitted in these areas, including commercial recreation and eating/drinking establishments. Some of these areas have access to public water and sewer, but most do not. Most of the land zoned RR-1 is either undeveloped (44%), residential (32%) or commercial (11%).

The **SR Zoning District** is found in the “suburban residential” areas of the Town near populations centers and major travel corridors. This zoning district covers 17% of the total land area in Thompson, or roughly 8,600 acres. The SR zone is intended for medium-density residential development at an average density of two units per acre. Townhouses at a maximum density of four units per acre are also permitted. Commercial uses are limited to hotels, motels and resort development. Many of these areas have access to public water and sewer. Most of the land zoned SR-1 is either undeveloped (53%), residential (24%) or commercial (11%).

SCHEDULE OF DISTRICT REGULATIONS

The Town of Thompson’s ***Schedule of District Regulations*** is an attachment to the Zoning Law that lists the various types of uses permitted in each zoning district, and indicates whether such uses are:

- A permitted use requiring review by the **Building Department** prior to issuance of a building permit.
- A permitted use requiring site plan review and approval by the **Planning Board** prior to issuance of a building permit.
- A permitted use subject to site plan review and approval by the Planning Board as well as the issuance of a **Special Use Permit** prior to issuance of a building permit.

For each listed use, the Schedule of District Regulations also sets forth minimum requirements for things like lot area, width, depth, and building setbacks, along with maximum requirements for things like density, lot coverage and building height.

A copy of Thompson’s Schedule of District Regulations can be found in Appendix B for reference.

Scan the QR code to access Thompson’s Zoning Code on-line!



Scan me

Commercial & Industrial Districts

Thompson has five zoning districts (HC-2, HC-1, CI, E and EBG) that allow more intense use of lands for commercial and/or industrial purposes. Roughly 12.6% of the total land area in the Town of Thompson is zoned for commercial or industrial use as follows:

- The **HC-2 Zoning District** is found in the “highway commercial” areas of the Town along major travel corridors like NY-42 in Kiamesha Lake, portions of NY-17B and Old Route 17, and areas around the periphery of Rock Hill. Only 7.2% of the total land area in Thompson, or roughly 3,600 acres, is zoned HC-2. This zoning district permits a broad range of commercial uses as well as single-family and two family homes. Multi-family homes, mobile home parks, row houses, camps, bungalow colonies, and warehouses are special permit uses. Most of the land zoned HC-2 is currently undeveloped (42%), residential (20%) or commercial (18%).
- The **HC-1 Zoning District** is also defined as “highway commercial” but is found in smaller concentrated areas – like the core business district in Rock Hill. Only 1% of the total land area in Thompson, or roughly 500 acres, is zoned HC-1. This zoning district permits the same range of commercial and residential uses as the HC-2 district, with only slight differences in setbacks and lot coverage. Most of the land zoned HC-1 is currently residential (30%), commercial (26%) or undeveloped (25%).
- The **CI Zoning District** is reserved for those areas of the town suitable for more intense commercial and industrial development with good highway access. Areas around the Exit 107 interchange in Bridgeville, as well as along NY-17B and the Old Route 17 corridor are currently zoned CI. Only 1.8% of the total land area in Thompson, or roughly 800 acres, is in this district. A narrower range of commercial uses, as well as manufacturing, trucking terminals and junkyards are permitted via special use permit, and new residential development is prohibited. Most of the land zoned CI is currently undeveloped (52%) commercial (25%) or pre-existing residential uses (20%).
- The **E Zoning District** is limited to existing “extractive industries” like quarries and material suppliers in the Town of Thompson. Only 2% of the total land area in Thompson, or roughly 1000 acres, is zoned E. This zoning district includes a very narrow range of uses associated with sand and gravel quarries. Most of the land zoned E is currently utilized as extractive industrial land (86%).
- The **East Broadway Gateway District (EBG)** was added to the Zoning Law in 2020 following completion of the *Grow the Gateways Study*. One of the key recommendations of the study was to coordinate zoning between the Town and the Village along this key corridor. Single-family homes are permitted as of right, and commercial uses like retail, offices, restaurants and gas stations are permitted via special permit, along with industrial uses like warehousing, distribution centers, manufacturing, storage, and trucking terminals. A density bonus (in the form of increased lot coverage) can also be applied to any special permit uses that utilize green infrastructure for stormwater management. Less than 1% of the total land area in Thompson (roughly 300 acres) is zoned EBG, and this is the only district that allows mixed use outside of a planned development district.

Planned Development Districts

In Thompson, there are three types of planned development districts that can be formed based on specific criteria outlined in the Zoning Law. They are **Planned Unit Development** (§ 250-27), **Planned Business Park** (§250-27.1) and **Planned Resort Development** (§250-27.2).

The Town currently has six (6) **Planned Unit Developments** or PUDs as follows:

- PUD 1 – Camelot Woods (1984)
- PUD 2 – Harris Woods (1984)
- PUD 3 – Hidden Ridge (1984)
- PUD 4* – Gibber-Viznitz (1998)
- PUD 6 – Beaver Lake Estates (2003)
- PUD-7 – Sackett Lake Estates (2024)

** Note: PUD 4 is located within the new Village of Ateres, which now has its own zoning regulations, and there is no PUD 5 listed in the Town’s Zoning Law.*

The Town’s only **Planned Business Park** is the **Emerald Corporate Center** in Rock Hill, adopted into law in 2002. The impetus behind developing the corporate park was to stimulate economic activity by developing a “shovel ready” site to attract Class-A office space. The first tenant was Crystal Run Health Care, who constructed an 84,000 square foot medical center in 2004. Over the ensuing years, there was interest from a few light manufacturing firms, but the Town’s zoning limited the permitted uses to office space. In 2015, the Town amended the Zoning Law to allow a broader range of uses, including light industrial, flex space and retail uses on those lots with frontage on Rock Hill Drive. In 2024, the Town also added hotels to the allowable uses to provide more flexibility.

The Town’s only **Planned Resort Development** is the 1,500 acre **Adelaar Resort Complex** in Monticello on the former Concord Resort property. Permitted uses include hotels, convention centers, casinos, indoor and outdoor recreation, as well as single-family and multi-family residential dwellings. Other uses associated with a destination resort such as retail, restaurants, health spas, theatres, breweries, wineries and distilleries are also permitted. While the casino, hotels, water park and golf course have been constructed, the residential uses included on the approved site plan have not yet materialized.



WHAT ARE PLANNED DEVELOPMENT DISTRICTS?

Planned Development Districts are innovative land use tools used to develop custom zoning regulations (which may deviate from standard zoning regulations) that are site-specific and tailored around a specific development. Often used for large-scale developments and mixed-use projects, planned developments often include customized design features that allow a property to be developed as an integrated unit, rather than adhering to strict traditional zoning rules. In short, it provides a way to design large-scale developments with more creative and site-specific considerations than standard zoning would allow.

To form one of these districts, a developer must submit a master development plan outlining the proposed design, land uses, and other aspects of the project for site plan review and approval by the Planning Board, and a zone change from the Town Board.

Figure 41 to the right and **Table 12** below summarize the percentage of total land area allocated to each zoning district in the Town of Thompson:

Table 12: Existing Zoning	
Zoning District	Total
RR-2	40.5%
RR-1	26.3%
SR	17.1%
HC-2	7.2%
PRD	3.4%
E	2.0%
CI	1.8%
HC-1	1.0%
EBG	0.6%
PBP	0.1%
Total:	100.00%

4.8.3 Future Land Use

One of the primary purposes of a Comprehensive Plan is to articulate the community's future development preferences. **Map 14 – Future Land Use** provides a visual representation of how the Comprehensive Plan Committee Town of Thompson sees land being developed and utilized in the future.

Figure 42 to the right and the **Table 13** below summarize the percentage of total land area that may be utilized in the future for each land use category.

Table 13: Future Land Use	
Land Use Category	Total
Rural Residential/Agriculture	43.5%
Exurban Residential	23.3%
Suburban Residential	22.0%
Commercial Corridors	7.5%
Industrial Corridors	2.6%
Commercial Centers	1.1%
Total:	100.00%

It is important to understand that while the land use categories and colors used are similar to the Town's official Zoning Map for ease of comparison, the Future Land Use map does not establish zoning district boundaries and it is not a regulatory map.

FIG 41: Existing Zoning

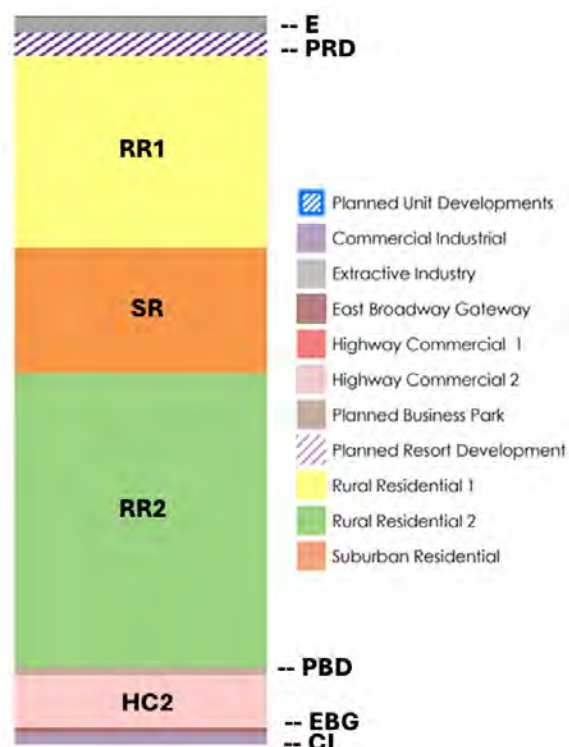
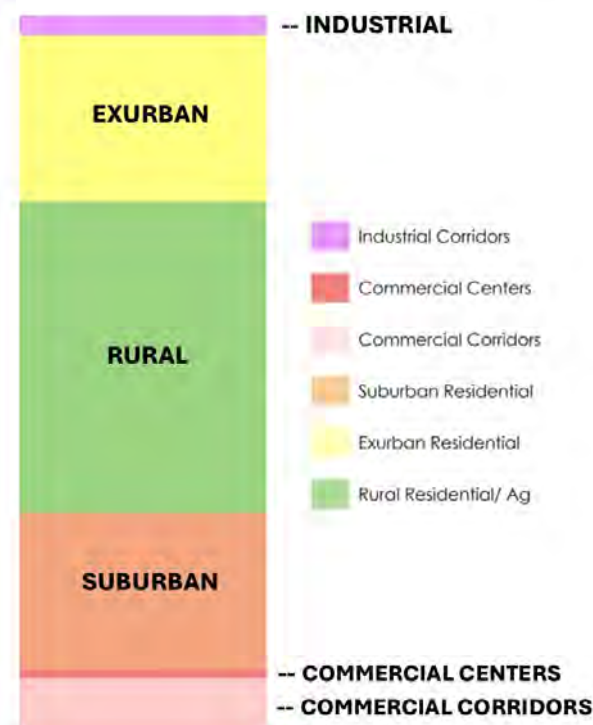
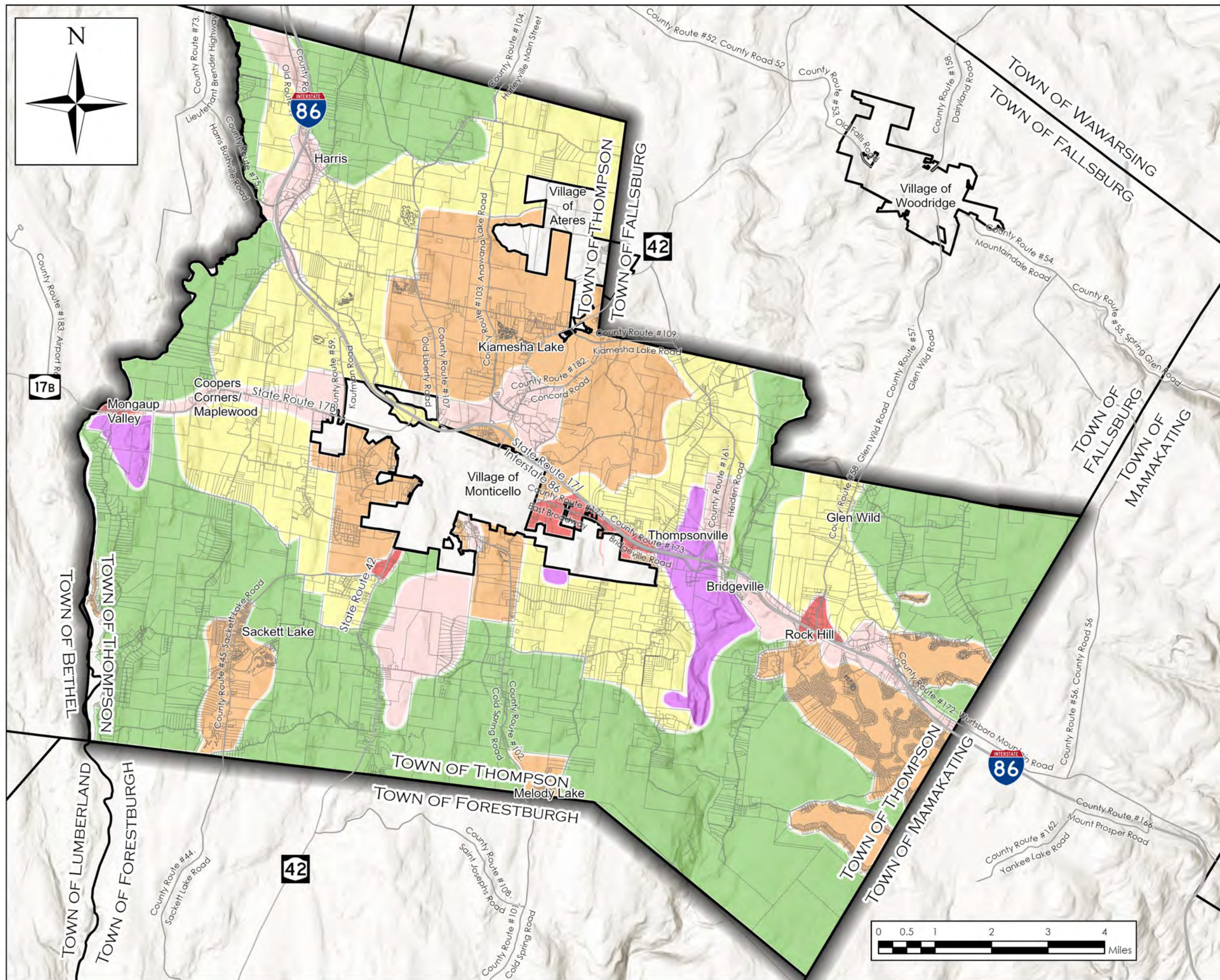


FIG 42: Future Land Use





TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY
NEW YORK

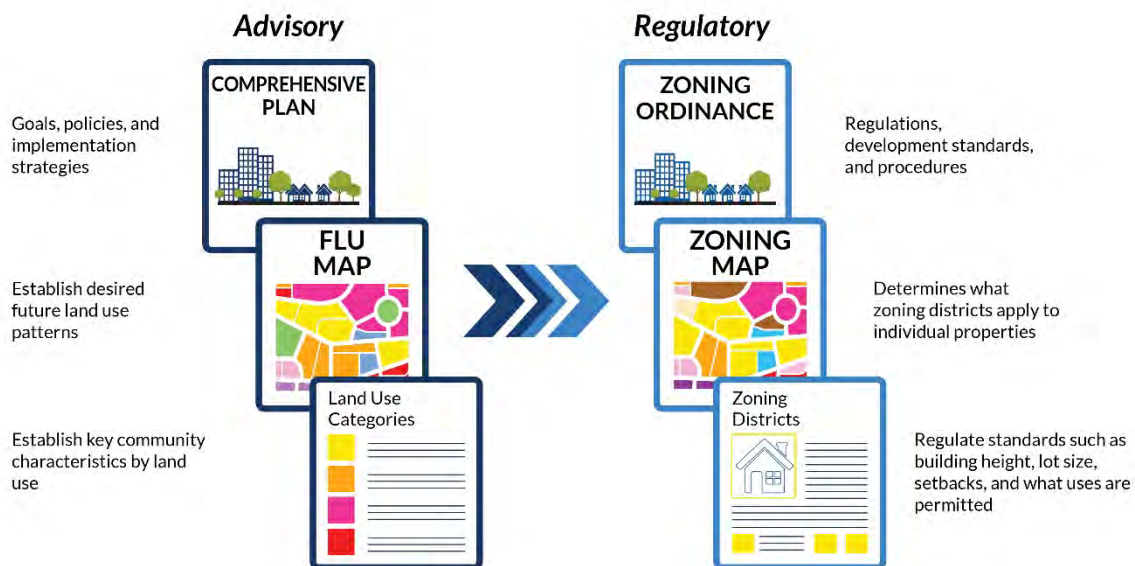
MAP 14 FUTURE LAND USE

- Industrial Corridors
- Commercial Centers
- Commercial Corridors
- Suburban Residential
- Exurban Residential
- Rural Residential/ Ag
- Thompson Tax Parcels

Prepared by: Delaware Engineering, DPC
Date: November 2025
Source: Sullivan County RPS, NYSDOT

Rather, it is an advisory document that should be used to guide future decision-making on future zoning amendments, site plan and special permit approvals, infrastructure investments, and other development decisions. The Town's current zoning map was used by the Comprehensive Plan Committee as a starting point to define general locations of desired future land use patterns. It is intentionally drawn to be generalized and not follow property lines, so that flexibility and discretion can be used when and if the Town Board decides to translate these conceptual land use areas into future zoning amendments (see **Figure 43** below).

FIG 43: The Role of the Future Land Use Map



Future land use decisions affecting specific parcels will need to consider not only what is shown on the Future Land Use map, but the community's overarching vision and goals (see **Chapter 5**), the context of the surrounding area, and other site-specific considerations that cannot be evaluated or predicted as part of this high-level policy document.

In general, the Town of Thompson envisions that development pressure will inevitably cause some transitional areas that are currently exurban (defined as transitional areas between the suburbs and lower density rural areas) to become more suburban in nature, particularly in locations with access to public infrastructure. This would be offset by land use policies or zoning changes designed to increase the amount of rural residential uses in locations where infrastructure is lacking.

The amount of land used for commercial purposes is not expected to change dramatically. However, a slight increase in lands used for industrial purposes is envisioned in key travel corridors with good highway access in order to increase the tax base and provide employment opportunities.

4.8.4 Emerging Land Use Issues

There are certain emerging land use issues and local development trends that were identified by the Comprehensive Plan Advisory Committee during preparation of this document. Addressing these emerging issues (listed below in no particular order) through updates or modifications to the Town's Zoning Law and other land use regulations should be considered a priority.

- **Zoning Definitions:**

§250-2 of the Town's Zoning Law (Definitions and word usage) hasn't been substantially modified or updated since 2005. Town staff have identified several instances where uses are defined in §250-2 but do not appear anywhere in the zoning regulations, and vice versa. Many of the existing definitions are also outdated or redundant. Finally, updated definitions are needed to distinguish between different types of similar uses (like warehouse versus distribution center and agricultural operation versus agritourism), as well as address new technologies (like Solar Power Energy Systems).

- **Bungalow Colonies**

A bungalow colony is a specific land use type that is somewhat unique to the Sullivan County Catskills and commonly found in Town of Thompson. Bungalow colonies typically consist of a grouping of small, individual, detached or semi-detached single story dwelling units clustered around shared open spaces or a common courtyard. Utilized primarily on a seasonal basis, most pre-existing bungalows in Thompson date back to the 1940s and were not originally constructed for year-round occupancy. The Building Department has estimated that there are 85 properties still operating as seasonal bungalow colonies in the Town of Thompson.

From a land use perspective, one issue the Town is facing is that bungalow colonies are a permitted use in some zoning districts and not others. For example, bungalow colonies are only permitted in the RR-1, HC-2 and CI zoning districts and they must adhere to supplementary regulations (§ 250-34) that places limits on expansion of individual units within the colony. Existing bungalow colonies located in any other zoning district are treated as "pre-existing non-conforming uses" and must adhere to a different set of regulations (§ 250-21.D) that not only limits expansion of existing units, but also prohibits the construction of any new buildings, units, or structures on the property. Zoning amendments are needed to level the playing field and allow reasonable expansion and upgrades to all existing bungalow colonies but prohibit the construction of new housing developments as either bungalow colonies or cluster developments.



• Cluster Developments

Much of the new housing developments constructed in Thompson over the past ten years have been within master-planned residential communities (50+ units or more) situated around common amenities with a condominium-style ownership structure. These new developments are often proposed as either Bungalow Colonies or Cluster Developments (or both) for zoning purposes, but they don't closely align with either zoning definition.

As previously discussed, bungalow colonies are an outdated land use with historic roots in the Town of Thompson that should be permitted to continue, but that definition should not be applied to new development. Clustering, on the other hand is a more modern zoning approach that allows individual housing units to be "clustered" together through a condominium-style ownership structure, without strict adherence to the minimum lot requirements and setbacks that would normally apply to a residential subdivision with individual lot ownership.

The intent behind clustered housing (sometimes also referred to as conservation development) is to minimize land disturbance, avoid impacting environmentally sensitive areas, and preserve open space. Many of the cluster developments approved in recent years within the Town of Thompson have included minimal open space, significant land disturbance, and housing units sited in close proximity to wetlands and other environmentally sensitive areas.

In addition, Thompson doesn't currently have any provisions within its Subdivision Law (§ 255) to permit clustering of lots with individual ownership. If the Town wishes to promote sustainable development, true conservation developments that meet the spirit and intent of this zoning approach should be permitted and encouraged.



This is an example of two recent projects approved as cluster developments. With a combined total of 113 units, each development is at the maximum allowable density of 2 units per acre. The blue areas are existing wetlands.



4.8.5 Community Feedback

Below is a sample of feedback from the community on issues related to planning, zoning, and future development. Relevant comments were excerpted from responses to the Comprehensive Plan Survey.

“I am not against development, but I am against the high-density development and the lack of enforcement of codes for developers. I would like to see more residential communities, but not high density. Tourism is important and we need green spaces to foster it.”

“Everyone has the right to purchase land however what they do with the land must not be a detriment to the community and all codes must be enforced.”

“We need more affordable residential development and responsible commercial development, but with minimal environmental impact.”

4.8.6 Issues and Opportunities

The following issues and opportunities relating to planning, zoning and future development in the Town of Thompson are offered by the Comprehensive Plan Advisory Committee based on the foregoing information, survey feedback, conversations with relevant stakeholders, and committee discussions:

- The Town’s Zoning Law does not need a complete overhaul, but some sections of the code need updates and revisions. The zoning definitions in particular need to be updated to reflect contemporary land uses and eliminate inconsistencies. Examples include tiny homes, short-term rentals, warehouses vs. distribution centers, ag-related uses, etc.
- The current code does not provide any flexibility for the development of homes in a planned community setting with shared amenities, which is a type of housing in high demand. The Town should evaluate whether to update sections of the code relating to **Cluster Developments** (§ 250-26) and **Bungalow Colonies** (§ 250-34) to address this need.
- Many established residential lake communities have small lot sizes that don’t meet current zoning regulations. This creates a demand for area variances for minor additions. The town could explore the possibility of a separate zoning district or an overlay zone to address this issue.
- The Zoning Law could also be updated with an eye toward facilitating the development of affordable workforce housing for year-round residents focusing on both rentals and starter homes. Architectural design standards would also be beneficial.
- There are only minor differences between the HC-1 and HC-2 zoning districts, and not all commercial areas in the Town are along highways. These zones could be reevaluated, consolidated or adjusted to reflect the subtle differences between highway commercial and neighborhood commercial areas.
- Currently, mixed use is only permitted in the EBG and PUD zoning districts. The town may want to explore the possibility of allowing mixed use development in other districts.
- The town should continue to use zoning to protect environmentally sensitive areas by limiting density in rural areas of the Town and steering higher-density development to areas with access to public infrastructure.

CHAPTER 5



5.1 Vision, Goals & Objectives

5.2 Action Plan

5.3 Year One Blueprint

PLAN IMPLEMENTATION



5.1 Vision, Goals & Objectives

A key component of any comprehensive plan is clearly articulating the community's vision, goals and objectives for the future.

A **VISION STATEMENT** focuses attention on the community's values, sense of identity, and aspirations for the future. **GOALS** are broad statements of a future condition, or a desired result, that the community wants to achieve, while **OBJECTIVES** describe the type of action or activity that is necessary to achieve those goals.

Together, they provide a framework for long-range policy decisions and will set the tone for future development. Thompson's vision, goals and objectives were developed by the Comprehensive Plan Advisory Committee based on feedback from the public and the Town Board. They were designed specifically to address many of the "Issues and Opportunities" identified in the previous chapter and are intended to guide the Thompson in achieving its Vision.

GOAL STATEMENTS:

LIVE 	Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.
WORK 	Thompson will be a business-friendly community, with ample infrastructure to support future growth, and where residents can access quality jobs with upward mobility.
PLAY 	Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.
CONNECT 	Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.



VISION STATEMENT

The Town of Thompson's vision for the future is to encourage responsible development that will strengthen the local economy and create employment opportunities, while maintaining the natural beauty and rural setting that attracts residents and visitors to our community.

Through thoughtful planning, collaboration and sustainable growth, we hope to better

CONNECT

people and places in our community and ensure that Thompson continues to be a great place to

**LIVE,
WORK
and
PLAY.**

TOWN OF THOMPSON'S GOALS AND OBJECTIVES

1: LIVE



Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.

OBJECTIVES:

- Improve the availability and condition of housing in the Town, and support programs that assist seniors, first-time homebuyers and working families.
- Ensure that there are a broad range of housing options available to residents of all ages and income levels.
- Ensure that all new housing developments are safe, active and walkable with pedestrian networks that connect people to destinations.
- Encourage new housing in areas with access to infrastructure and adequate capacity to accommodate future growth.
- Ensure that all residents have access to the public services they need to live healthy and productive lives.

2: WORK



Thompson will be a business-friendly community, with ample infrastructure to support future growth, and where residents can access quality jobs with upward mobility.

OBJECTIVES:

- Maintain Thompson's position as a hub for economic activity and employment, and prioritize new development that will strengthen the tax base and generate full-time job opportunities at a living wage.
- Support efforts to retain and attract small business to the community, and attract customers to our downtowns and highway commercial areas.
- Ensure that Thompson has a skilled workforce with adequate access to housing, job training, public transportation, day care and other critical resources.
- Improve the condition of the Town's public infrastructure and ensure there is adequate capacity to direct future growth, particularly along gateways and major travel corridors.
- Encourage projects that promote sustainability, renewable energy, and/or climate resiliency.

3: PLAY



Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.

OBJECTIVES:

- Improve the quality and accessibility of public parks, trails and open spaces in the Town of Thompson.
- Expand recreational programming for residents of all ages and abilities.
- Maintain a healthy natural environment, by supporting agriculture and working landscapes, preserving open space, and protecting valuable natural resources.
- Improve access to health care and support organizations that provide prevention services and/or are working to improve health outcomes for town and village residents.

4: CONNECT



Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.

OBJECTIVES:

- Maintain the safety and functionality of public roads and travel corridors throughout the town for all users.
- Improve pedestrian safety and promote walkability by expanding sidewalk networks and providing adequate street lighting.
- Support alternative modes of transportation and expand access to public transit.
- Encourage intermunicipal cooperation and shared services where appropriate to reduce costs and improve government efficiency.
- Maintain government transparency, improve communication, and ensure that residents have easy access to public information.

5.2 Action Plan

The preceding section describes the overall goals and objectives that will guide future development and help the Town achieve its desired vision. That vision will only be realized if the plan is properly administered and implemented. Effective implementation is the difference between having a good plan on paper and having a great community on the ground.

This **Action Plan** component of Thompson's Comprehensive Plan identifies several recommended projects and initiatives that may be implemented to bring the plan's vision, goals and objectives to fruition. The projects and initiatives described on the following pages are organized in a tabular format by goal, along with the type of action, the timeframe for implementation, and possible partners.

There are five broad types of recommendations as follows:

- Regulations that will guide future development
- Policies and procedures that will guide future decisions
- Capital projects requiring grants or the expenditure of funds
- Studies to determine the appropriate solution to a particular problem
- Education directed at the public or targeted audiences to increase awareness

Successful implementation of the Comprehensive Plan will require proactive measures by the Town Board, working in collaboration with Village officials, community-based organizations, regulatory agencies, county government and the private sector over a period of years. It is not realistic to expect that all the recommendations will be implemented immediately, but making demonstrable progress during the first year following the comprehensive plan's adoption is critical to the plan's continued success. A **Year One Blueprint** is included at the end of this chapter to help Town officials easily identify those recommended actions to be implemented within the first year.

In addition, to ensure that the Comprehensive Plan remains an effective guide for decision-makers over the long term, the Town Board will need to re-evaluate the plan's goals and policies at least once every five years. The evaluation process should consider the following:

- Progress in implementing specific recommendations outlined in the plan.
- Changes in community needs or other conditions that formed the basis of the plan.
- Fiscal conditions impacting the ability to finance public investments recommended in the plan.
- Shifts in community attitude or support for the plan's goals and objectives.
- Changes in state or federal laws that may impact plan implementation.



"...Our goals can only be reached through the vehicle of a plan, in which we must fervently believe, and upon which we must vigorously act. There is no other route to success."

- Pablo Picasso

LIVE
GOAL #1: Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.

#	Action Item	Type	Timeframe	Partner(s)*
1-1	Conduct a build-out analysis and identify locations where new housing of different types would be best suited.	Study	1 year	Pattern SC Planning
1-2	Update the Town's Zoning Law to include architectural design standards for all new housing developments.	Regulation	1 year	Town Attorney
1-3	Update §250-34 of the Town's Zoning Law regarding how bungalow colonies are defined and regulated.	Regulation	1 year	Town Attorney
1-4	Update §250-2 of the Town's Zoning Law to improve definitions and clarify terms such as PUD, warehouse/distribution center, housing types, agricultural uses, etc.	Regulation	1 year	Town Attorney
1-5	Update the Town's Subdivision Law to permit conservation subdivisions and modify § 250-26 regarding cluster developments.	Regulation	1 year	Town Attorney
1-6	Update the Town's Zoning Law to reflect current housing trends and needs, including better defining housing-related terms.	Regulation	1 year	Town Attorney
1-7	Update the Town's Zoning Law to include incentives (such as density bonuses) for workforce/senior housing projects.	Regulation	1 year	Town Attorney
1-8	Partner with County officials and local housing agencies to identify creative housing solutions and secure funding to address the housing needs of local residents.	Policy	1 year	Pattern SC Planning Rural Sullivan
1-9	Pursue designation as a "Pro-Housing Community" so that local housing projects will receive priority consideration for state funding.	Policy	1 year	SC Planning
1-10	Adopt a local law providing property tax exemptions for first-time home buyers of newly constructed homes.	Regulation	2 years	Town Attorney
1-11	Update the Town's Zoning Law to define short-term rentals and provide performance standards for such uses.	Regulation	2 years	Town Attorney
1-12	Partner with developer(s) experienced in utilizing tax credits and incentives to identify potential sites and funding opportunities for new year-round housing.	Policy	2 years	Pattern SC Planning Rural Sullivan
1-13	Generate a pipeline of rehab and affordable homeownership needs and help local residents access County funding.	Policy	3-5 years	Pattern SC Planning Rural Sullivan
1-14	Identify landlords willing to improve the condition of rental units in the town and explore funding sources for a Landlord Ambassador Program.	Policy	3-5 years	Pattern SC Planning Rural Sullivan
1-15	Partner with County officials to identify appropriate locations for emergency and transitional housing with access to supportive services.	Policy	3-5 years	Sullivan DSS
1-16	Partner with the Sullivan County Land Bank and others to address unsafe and abandoned structures.	Policy	Ongoing	SC Land Bank
1-17	Support and celebrate volunteer emergency responders in the community, and opt in to state programs that provide property tax exemptions for volunteer firefighters and EMTs.	Policy/ Regulation	Ongoing	
1-18	Work proactively with County officials and local emergency responders to lower the call volume and improve response time.	Policy	Ongoing	Sullivan EMS
1-19	Support the work of local agencies and organizations that provide services to the Town's homeless population.	Policy	Ongoing	Federation for the Homeless Sullivan DSS

WORK		GOAL #2: Thompson will be a business-friendly community, with ample infrastructure to support future growth & where residents can access quality jobs with upward mobility.		
#	Action Item	Type	Timeframe	Partner(s)*
2-1	Update the Town's Zoning Law to better define certain commercial and industrial uses (such as warehouse/distribution center) and modify the permitted uses in each zoning district as needed.	Regulation	1 year	Town Attorney
2-2	Update the Town's Zoning Law to restrict high-density development outside of public water and sewer districts, and limit the use of private on-site water/sewer infrastructure for large projects.	Regulation	1 year	Town Attorney Town Engineer
2-3	Execute an intermunicipal agreement with the Village of Monticello to ensure there is a reliable and redundant potable water supply to support existing and future development in the Kiamesha corridor.	Policy	1 year	Village Board Town Attorney Town Engineer
2-4	Take steps to bring municipal water and/or sewer to the Old Route 17 Corridor to support build-out of the business park locations identified in the Old Route 17 Corridor Study.	Capital	2 years	Town of Liberty Town Engineer
2-5	Promote local workforce development by purchasing training slots for individuals who live or work in the Town of Thompson.	Policy	2 years	SC Workforce SC Partnership
2-6	Complete remaining sewer and water infrastructure upgrades identified in the Town's Infrastructure Master Plan.	Capital	3 to 5 years	Town Engineer
2-7	Expand & improve MOVE Sullivan stops within the Town of Thompson to ensure that local residents have adequate access to public transportation .	Policy	3 to 5 years	SC Transportation
2-8	Partner with others to implement targeted marketing or incentive zoning designed to encourage more retail, restaurants and entertainment venues along the Town's commercial corridors.	Policy	3 to 5 years	SC Chamber SC Partnership
2-9	Continue to identify and develop "shovel ready" sites within the Town.	Policy	Ongoing	SC Partnership SCIDA
2-10	Continue implementation of the recommendations in the <i>Grow the Gateways Study</i> , particularly those that focus on the East Broadway corridor and incentivizing downtown commercial development.	Policy	Ongoing	Village Board
2-11	Maintain a dialogue with regulatory agencies to ensure that the quality and condition of privately-held water infrastructure is adequate to meet the town's existing and future needs.	Policy	Ongoing	NYSDOH PSC
2-12	Continue implementing the necessary steps to advance the Town's designation as a "Climate Smart Community" and "Clean Energy Community."	Policy	Ongoing	HVEDC NYSDEC NYSERDA/NYSEG
2-13	Partner with County officials and utility companies to ensure that the Town's telecommunications infrastructure is sufficient to support future growth and protect public safety.	Policy	Ongoing	Sullivan County
2-14	Support local and regional initiatives designed to encourage small business development and attract visitors to the Town of Thompson.	Policy	Ongoing	SC Chamber SCVA SC Partnership
2-15	Ensure adequate water & sewer infrastructure is in place prior to development.	Policy	Ongoing	Town Board Building Dept.

PLAY

GOAL #3: Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.

#	Action Item	Type	Timeframe	Partner(s)*
3-1	Utilize available GIS data to map critical natural resources, and explore revisions to the Town's Zoning Law designed to protect those resources and reduce environmental impacts of new development.	Regulation	1 year	SC Planning
3-2	Partner with County officials to establish MOVE Sullivan bus stops at Town parks and recreational facilities.	Policy	1 year	SC Transportation
3-3	Hire an arborist to restore the apple orchard at East Mongaup River Park and develop related programming.	Capital	1 year	Parks Dept
3-4	Expand and upgrade recreational facilities at East Mongaup River Park, including a new dog park, playground equipment, and additional trail systems.	Capital	2 years	Parks Dept
3-5	Continue build-out of Lake Ida Park in accordance with the park master plan, including new ballfields, sports courts, pavilions, playgrounds, lakefront facilities and a recreation building.	Capital	2 years	Parks Dept
3-6	Take steps to expand the Sullivan O&W Rail Trail in Thompson through development of the Monticello spur.	Capital	2 years	Sullivan O&W Village Board
3-7	Partner with EPR Concord LLC to build-out the trail system and nature center originally envisioned as part of the Comprehensive Development Plan (CDP) for the Concord resort property.	Capital	2 years	EPR Concord Trailkeeper
3-8	Implement floodplain management measures and flood protection activities as part of FEMA's Community Rating System (CRS).	Policy	3-5 years	FEMA
3-9	Educate and encourage local lake associations to participate in the Citizens Statewide Lake Assessment Program (CSLAP) and support volunteer monitoring of aquatic invasive species and harmful algal blooms.	Education	3-5 years	NYSDEC LCA
3-10	Take steps to improve local access to critical recreational facilities and programs not controlled by the Town, including the Ted Stroebele Center, DeHoyos Park, Dillon Park & Pool, Somerville Field and the St. John Street hub.	Policy	Ongoing	Village Board MCSD
3-11	Ensure that the Parks Department has access to the staffing and resources it needs to maintain and improve town recreational facilities and expand public programming.	Policy	Ongoing	Parks & Rec Committee
3-12	Collaborate with local agencies and organizations to beautify public spaces, expand access to healthy food, and improve walkability throughout the town.	Policy	Ongoing	Sullivan 180 CCE
3-13	Implement recommendations listed in the Neversink River Management Plan, including improving public access to the river, reducing the local impacts of flooding, and protecting streambanks from erosion.	Policy	Ongoing	SC Planning Town of Fallsburg
3-14	Encourage protection of the Harland Wetlands complex and other areas within the town identified in the NYS Open Space Plan.	Policy	Ongoing	NYSDEC YMCA
3-15	Partner with others to improve local health outcomes, particularly as they relate to overdose prevention, access to healthy foods, and promoting healthier lifestyles.	Policy	Ongoing	Sullivan 180
3-16	Partner with Sullivan County and others to preserve existing farmland and protect open space resources.	Policy	Ongoing	CCE Orange County Land Trust

CONNECT

GOAL #4: Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.

#	Action Item	Type	Timeframe	Partner(s)*
4-1	Conduct a land use and zoning analysis of the Route 42 commercial corridor (north and south) and identify zoning revisions that may be needed to guide future development, reduce traffic and improve access management along the corridor.	Study/Regulation	1 year	SC Planning Town Attorney
4-2	Codify the “Grow the Gateways” design guidelines into the Zoning Law so they would apply to all highway commercial zones in the Town.	Regulation	1 year	Town Attorney
4-3	Update the Town’s zoning law to ensure that all new developments have internal pedestrian networks with the ability to connect to existing and future public sidewalks.	Regulation	1 year	Town Attorney
4-4	Commission a “Route 17B Gateway Study” focused on coordinating zoning, improving access management, and developing design guidelines for the Route 17B gateway corridor.	Study	2 years	SC Planning Town of Bethel Village Board
4-5	Prepare an “Access Management and Sidewalk Plan” for the Rock Hill Business District designed to improve pedestrian safety, access management and traffic circulation in the hamlet	Study	2 years	NYS DOT
4-6	Identify and inventory town roads and other locations with high levels of pedestrian traffic where sidewalk and lighting districts could be created and/or expanded.	Study	2 years	Town Highway
4-7	Adopt a “Complete Streets” resolution and partner with County and State transportation agencies where needed to calm traffic and improve pedestrian safety town-wide.	Policy	2-years	SCDPW NYS DOT Town Highway
4-8	Improve the appearance of the town’s gateways and travel corridors by installing a town-wide wayfinding signage system	Capital	Ongoing	Town Highway
4-9	Prioritize efforts to address blight and improve property maintenance by focusing code enforcement activities along the town’s gateways and travel corridors.	Policy	Ongoing	Building Dept
4-10	Coordinate code enforcement between the Village of Monticello and the Town to improve outcomes and maximize resources.	Policy	Ongoing	Village Board
4-11	Ensure that residents have easy access to public information by improving the functionality and security of publicly accessible documents.	Policy	Ongoing	Building Dept

5.3 Year One Blueprint

The first step in the implementation process is formal adoption of the plan by the Town Board. Within a few months of adoption, the Town Board and/or its staff should re-engage members of the Comprehensive Plan Advisory Committee to review the recommended actions targeted for implementation in year one and identify the steps necessary to get them off the ground. Informal working groups or sub-committees could also be formed around the **LIVE, WORK, PLAY, CONNECT** goal framework.

It is important to remember that while the recommended actions generated through this planning process will form a starting point for implementation, local circumstances may change and new ideas that align with the Town's overarching vision, goals and objectives may develop over time. The comprehensive plan is not a static document to be left on a shelf and only occasionally consulted. It needs to be regularly evaluated and revised to reflect changing conditions, needs and opportunities.

As conditions and circumstances change over time, and as action items are implemented, it is suggested that the Town Board review and revisit the plan on a regular basis so that progress can be tracked, new action items can be generated, and the public can continue to be involved in the planning process.

TIPS FOR SUCCESSFUL IMPLEMENTATION

- Establish a formal system for tracking progress. Set up regular meetings to review progress against the established goals, objectives and actions.
- Identify performance indicators or metrics to assess the effectiveness and impact of the implemented actions over time.
- Employ project management software or other tools to help track tasks, deadlines, performance indicators and outcomes.
- Be prepared to make adjustments as needed based on data and changing circumstances. The action plan should be a dynamic document, adaptable to new information, demographic shifts, or unforeseen challenges.



Great communities don't happen by accident. They are the result of deliberate strategic planning and execution.

TOWN OF THOMPSON'S YEAR ONE BLUEPRINT

ZONING UPDATES:

- ☐ Update §250-2 (Terminology) to better reflect contemporary land uses and eliminate inconsistencies. Examples include tiny homes, short-term rentals, warehouses vs. distribution centers, ag-related uses, etc.
- ☐ Update §250-4 (Zoning Map) as needed to ensure that growth will be consistent with the Future Land Use Map.
- ☐ Update §250-34 regarding how bungalow colonies are defined and regulated.
- ☐ Update § 250-26 regarding how cluster developments are defined and regulated.
- ☐ Update § 255 to permit conservation subdivisions.
- ☐ Implement zoning revisions designed to restrict high-density development outside of public water and sewer districts and limit the use of private on-site water/sewer infrastructure for large projects.
- ☐ Implement zoning revisions designed to protect natural resources and reduce environmental impacts of new development.
- ☐ Implement zoning revisions designed to reflect current housing trends and needs, including better defining housing-related terms and providing incentives (such as density bonuses) for workforce/senior housing projects.

DESIGN GUIDELINES:

- ☐ Codify the existing “Grow the Gateways” design guidelines into the Zoning Law so they would apply to all highway commercial zones in the Town.
- ☐ Develop new design guidelines to ensure that all new developments (residential and commercial) have adequate internal pedestrian networks with the ability to connect to existing and future public sidewalks.
- ☐ Develop architectural design guidelines for all new housing developments.

ADDITIONAL STUDIES & ANALYSIS:

- ☐ Conduct a build-out analysis and identify locations where new housing of different types would be best suited.
- ☐ Utilize available GIS data to map critical natural resources and make that information available to local boards and the public.
- ☐ Conduct a land use and zoning analysis of the Route 42 commercial corridor (north and south) and identify zoning revisions that may be needed to guide future development, reduce traffic and improve access management along this corridor.

POLICIES & PARTNERSHIPS:

- ☐ Partner with County officials and local housing agencies to identify creative housing solutions and secure funding to address the housing needs of residents.
- ☐ Pursue designation as a “Certified Pro-Housing Community.”
- ☐ Execute an intermunicipal agreement with the Village of Monticello to ensure there is a reliable and redundant potable water supply to support existing and future development in the Kiamesha corridor.
- ☐ Partner with County officials to establish MOVE Sullivan bus stops at Town parks and recreational facilities.

APPENDICES

Thompson Comprehensive Plan Survey: Results Summary



APPENDIX A



TOWN OF THOMPSON COMPREHENSIVE PLAN SURVEY

The Town of Thompson is currently updating its Comprehensive Plan. A Comprehensive Plan (also called a master plan) is a document that provides direction in making land use, development, and other long-range planning decisions. With input from the community, it helps local decision-makers take a look at where the community has been, where it wants to go, and how it can get there.

The purpose of this survey is to solicit information from residents and community stakeholders that will help local officials establish policies and recommendations to guide future development in the Town of Thompson. Please only complete this survey if you live or work in the town, own property or operate a business here, or are a frequent visitor.

Save some trees! If you have the ability to fill out this survey electronically, please visit the website at www.thompsontogether.com or scan the QR code at right. If you prefer to fill it out on paper, completed copies can be dropped off at Town Hall, located at 4052 NYS Route 42 in the Thompson Square Mall.



RESIDENCY:

Select the option(s) below that best describes your connection with the Town of Thompson. Check all that apply.

- ☐ Full-time Resident
- ☐ Seasonal Resident
- ☐ Business Owner/Property Manager
- ☐ Local Employee
- ☐ Frequent visitor
- ☐ Other (please describe) _____

Where is your primary residence located?

- ☐ In the Town of Thompson (outside the Village of Monticello) Zip Code: _____
- ☐ In the Village of Monticello.
- ☐ Somewhere else Zip Code: _____

If you are a full-time Town of Thompson resident, how long have you lived in the area?

- ☐ Less than 1 year
- ☐ 1 to 5 years
- ☐ 5 to 10 years
- ☐ More than 10 years
- ☐ I am not a full-time resident

COMMUNITY PREFERENCES:

Why do you choose to live in the Town of Thompson? Please check any that apply.

- | | |
|--|---|
| ☐ I grew up here | ☐ Quality of the schools |
| ☐ Close to where I work | ☐ Quality of health care |
| ☐ Close to family/friends | ☐ Overall sense of community |
| ☐ Close to NYC | ☐ Community character/architecture |
| ☐ Close to the Catskill Mountains | ☐ I don't live in the Town of Thompson (N/A) |
| ☐ Affordable | ☐ Other: _____ |
| ☐ Natural beauty/environment | |

What do you think are Thompson's biggest advantages? *What are the positive qualities that make Thompson a great place to live, work or play? They could be physical attributes, or less tangible characteristics that make the community special.*

What do you think are the most important issues facing Thompson today? *Issues can be obstacles that need to be overcome, problems that need to be solved, services that are lacking, or qualities of the community that could be improved.*

Which of the following issues do you think should be a priority for local officials over the next 5 to 10 years? Rank them by level of importance (1 being most important and 10 being least important):

- _____ Attracting new business/industry
- _____ Code Enforcement/Community Beautification
- _____ Housing Availability
- _____ Housing Affordability
- _____ Connectivity (broadband/cell service)
- _____ Improving Recreational facilities & programming
- _____ Maintaining/Upgrading Infrastructure (water/sewer/roads, etc.)
- _____ Overdevelopment
- _____ Protecting the environment & open space
- _____ Sustainability/renewable energy

DEVELOPMENT PREFERENCES:

In general, what types of future development or land uses do you think should be encouraged in the Town of Thompson? Please explain.

Are there any types of future development or land uses that you think should be discouraged in the Town of Thompson? Please explain.

What specific types of businesses or industries would you like to see more of in the Town of Thompson?

HOUSING PREFERENCES:

If you are a full-time resident, are you a:

☐ Homeowner ☐ Renter ☐ Other: _____

What do you think are the most pressing housing issues facing the Town of Thompson today?

Would you welcome any of the following types of housing in the Town of Thompson (select all that apply):

- ☐ Single-family homes on lots under 1 acre in size
- ☐ Single-family homes on lots over 2 acres in size
- ☐ Planned communities with 10+ units
- ☐ Townhouses/row house developments
- ☐ Rental Apartment Complexes

Imagine that the Town of Thompson received a \$1 million grant to support activities that will help to improve housing in the town. From the list below, please select no more than three activities that you think would be the very best ways to use these resources.

- ☐ Subsidize the development of new housing geared towards seniors (senior housing/assisted living)
- ☐ Subsidize the development of new housing that is income-restricted (affordable housing)
- ☐ Subsidize the development of new homes for first-time homebuyers
- ☐ Build emergency housing for individuals and families that are experiencing homelessness
- ☐ Help to rehab dilapidated houses to make them appealing and affordable
- ☐ Help to rehab existing rental units to improve their condition
- ☐ Demolish abandoned and blighted housing to limit its impact on the community
- ☐ None of these -- it is not the town's job to intervene in the housing market

Do you have any additional comments to share related to the questions above?

COMMUNITY SERVICES/FACILITIES:

For each of the public services/facilities listed below, please indicate whether you think the current level of service in the Town of Thompson is adequate or needs improvement (*Please check only one for each service*)

	<u>Adequate</u>	<u>Needs Improvement</u>	<u>No Opinion</u>
Broadband/Internet Access	☐	☐	☐
Cell service	☐	☐	☐
Code Enforcement	☐	☐	☐
Community events	☐	☐	☐
Garbage collection/recycling	☐	☐	☐
Health Care/Mental Health Services	☐	☐	☐
Parks & Recreation	☐	☐	☐
Paving/road maintenance	☐	☐	☐
Plowing/snow removal	☐	☐	☐
Police/Fire/EMS	☐	☐	☐
Public Library	☐	☐	☐
Public Schools	☐	☐	☐
Public Transportation	☐	☐	☐
Services/activities for seniors	☐	☐	☐
Services/activities for youth	☐	☐	☐
Sidewalks	☐	☐	☐
Street Lights	☐	☐	☐
Town Hall services/hours	☐	☐	☐
Water/Sewer service	☐	☐	☐

OTHER:

Do you have any other feedback or information that you would like to share?

Do you want to be kept informed about public meetings and receive updates on the comprehensive planning process?

If so, please provide your contact information below (this information will not be shared):

Name: _____ E-mail: _____

Mailing Address: _____

Thank you for your input!

Please visit the Town of Thompson web site at www.townofthompson.com to sign up for the town newsletter and e-blast!

THOMPSON COMPREHENSIVE PLAN SURVEY SUMMARY

Community Strengths and Weaknesses



What do you think are Thompson's biggest advantages? What are the positive qualities that make Thompson a great place to live, work or play?

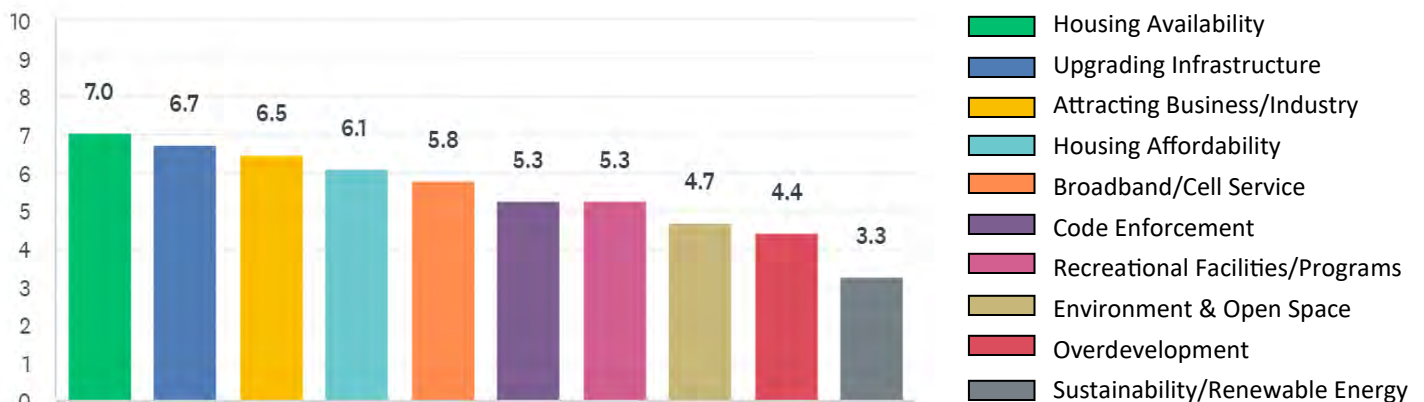
- Natural Beauty
- Quiet Country Setting
- Trails, Lakes and Outdoor Amenities
- Quality Schools
- Strong Sense of Community
- Shopping and Employment Hub
- Central location & close to highway
- Proximity to New York City

What do you think are the most important issues facing Thompson today?

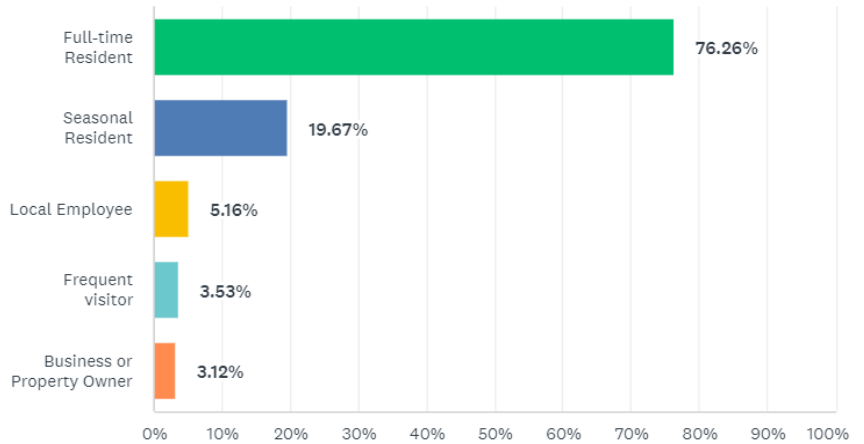
- High Demand for Housing
- Proliferation of High Density Housing
- Rapid Growth & Overdevelopment
- Infrastructure Capacity
- Traffic and Overcrowding
- Zoning & Code Enforcement
- Lack of Public Transportation options
- Limited youth recreation and services
- Drugs, crime & disinvestment in downtown Monticello



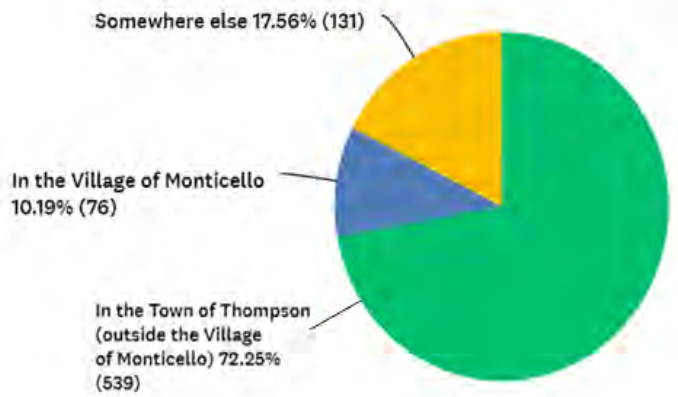
Which of the following issues do you think should be a priority for local officials?



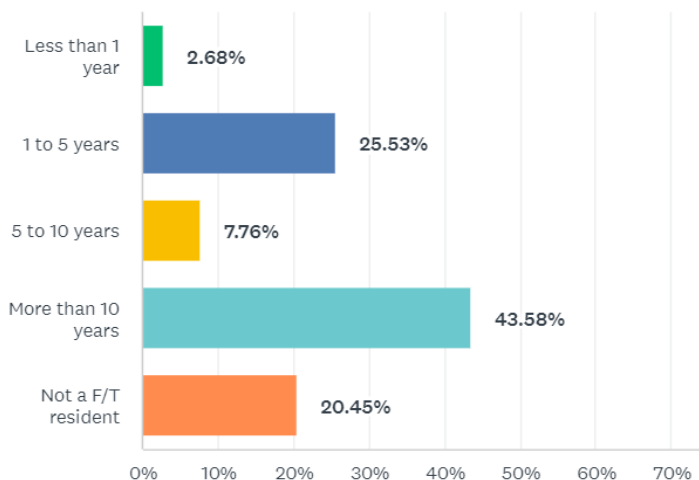
WHO FILLED OUT THE SURVEY?



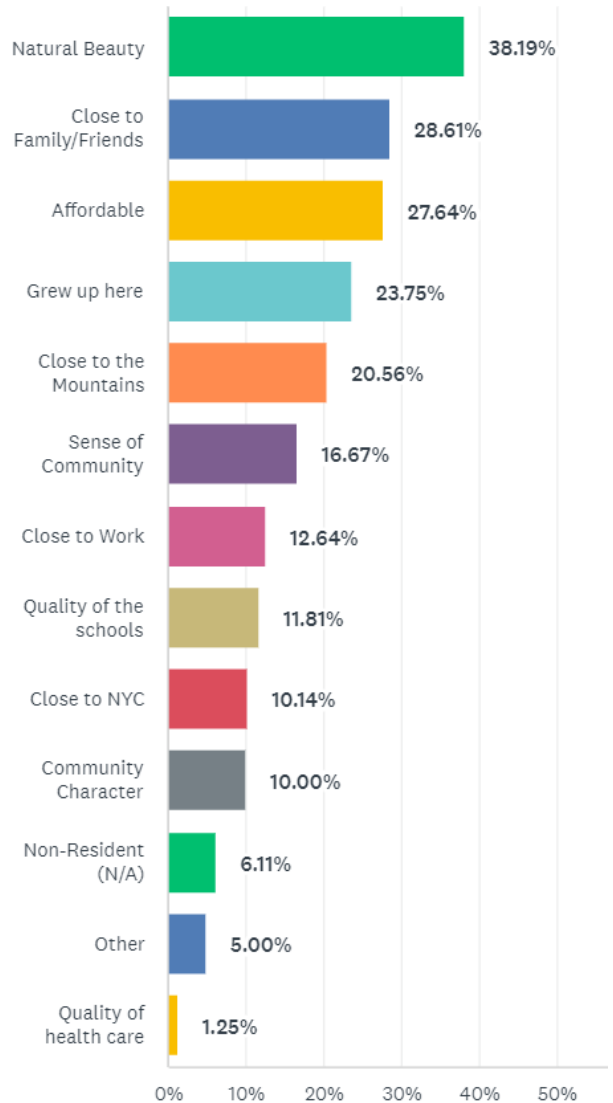
Where is your primary residence located?



How long have you lived in the area?

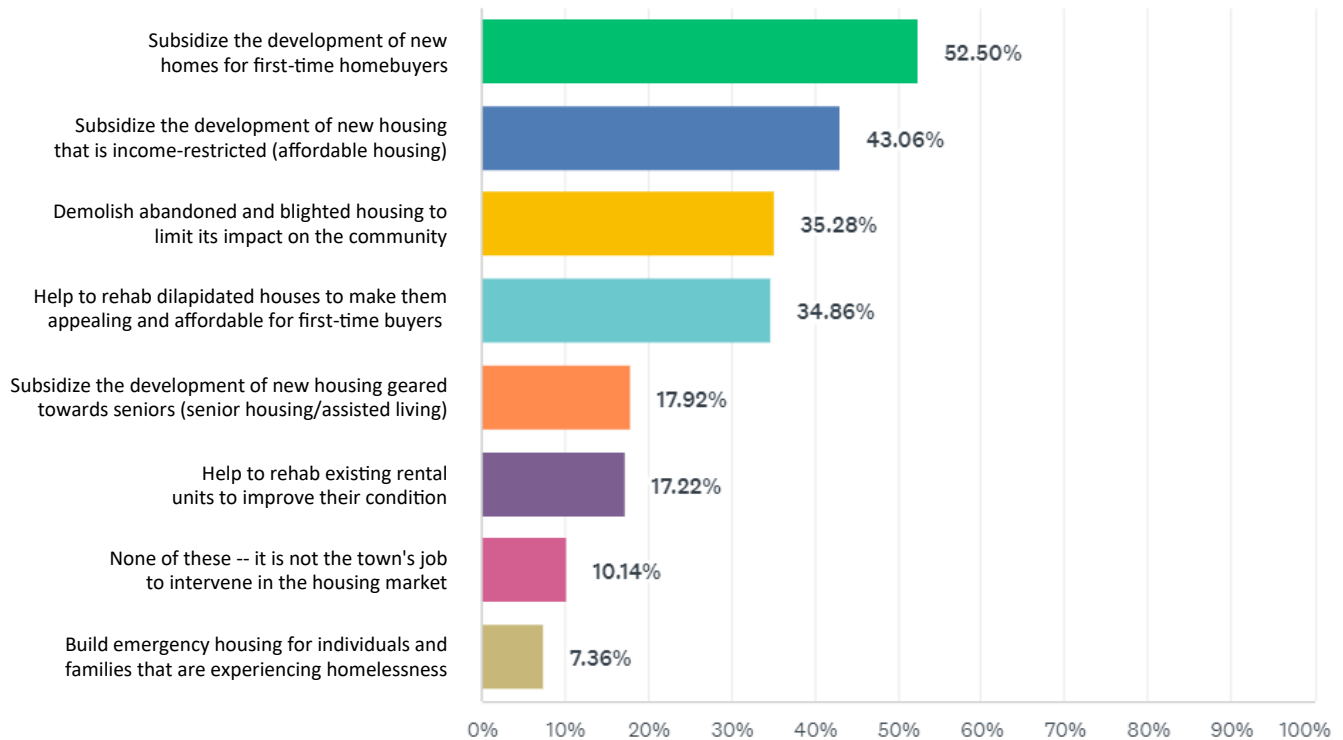


Why do you choose to live in the Town?



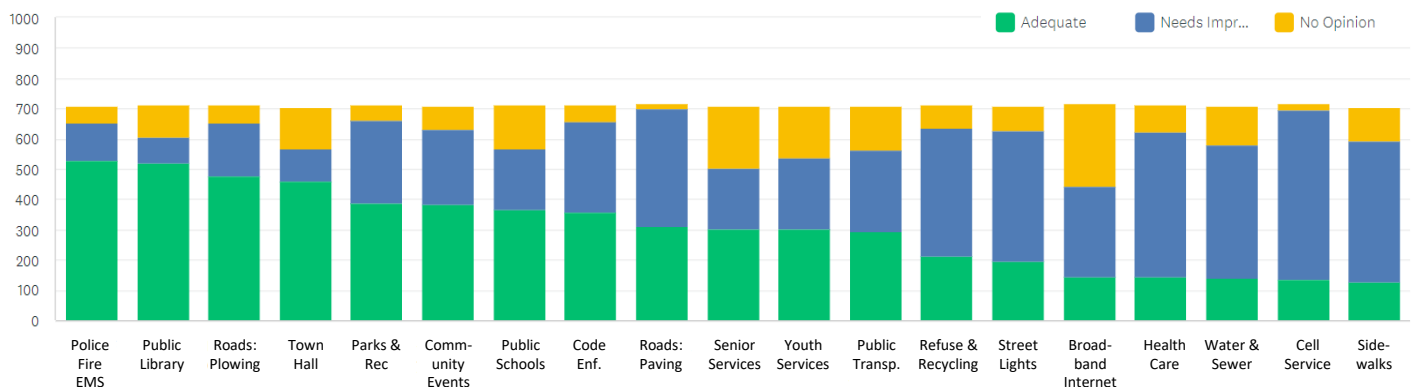
HOUSING PREFERENCES CONTINUED

Imagine that the Town of Thompson received a \$1 million grant to support activities that will help to improve housing in the town. From the list below, please select the activities that you think would be the very best ways to use those resources.



COMMUNITY SERVICES & PUBLIC FACILITIES

For each of the services or facilities listed below, is the current level of service adequate?



To view the full survey results, including feedback and answers to the open ended questions, please go to
www.thompsonstogether.com
 or scan the QR code a right.



SCAN ME

APPENDICES

Schedule of Existing District Regulations



APPENDIX B



ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 1

Town of Thompson

Schedule of District Regulations
SR Suburban Residential District

[Amended 5-4-1993 by L.L. No. 3-1993; 6-7-2005 by L.L. No. 1-2005; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 1-17-2012 by L.L. No. 1-2012; 11-20-2012 by L.L. No. 13-2012; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

SR Suburban Residential District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ^{2,3}	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwellings, not to exceed 1 per lot: ¹	2-family dwellings, not to exceed 1 per lot												
Garden house, toolshed, wading or swimming pool not operated for gain, provided that pools in excess of 175 square feet shall be not less than 25 feet from any lot line	With central water or sewer facilities	With central water or sewer facilities		20,000 square feet	100	125	40	40	15	40	1,000 per unit	2.0	20%	30
	Without central water or sewer facilities	Without central water or sewer facilities		40,000 square feet	150	150	50	50	20	50	Minimum width of 20 feet	1.0	10%	
Keeping not more than 2 dogs or cats over 6 months of age		Day care		20,000 square feet	100	125	40	40	15	40	1,000	N/A	20%	30
Signs, in accordance with § 250-30, limited to:		Cluster developments for 1-family detached dwellings, in accordance with § 250-26		10 acres; 7,500 square feet/du	65	90	30	30	10	25		2.0	25%	
1 nonilluminated nameplate, not to exceed 2 square feet in area		Multiple dwellings in accordance with § 250-28		10 acres	150	150	40	50	30	50	1,000	2.0	20%	35 ⁴
1 directly illuminated announcement sign for schools, churches and other institutional uses not to exceed 12 square feet in area, and not closer than 5 feet to any lot line		*Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements												
Real estate signs, not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located														
Directional signs for off-street parking areas, not to exceed 2 square feet in area		Row houses and attached dwellings in accordance with § 250-28		10 acres	22 ³	100 ³	30 ³	35 ⁵	4 ⁵	25 ⁵	500	4.0*	20%	35 ⁴
		*Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements												

THOMPSON CODE

SR Suburban Residential District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ^{2,3}	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
		Planned unit developments in accordance with § 250-27		30 acres	500	150	50	50	50	100	800	4.0	15%	35
			Planned resort development in accordance with § 250-27.2	30 acres	500	150	50	50	50	100	800	4.0	15%	35
		Hotels and motels:												35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		With central sewer facilities		5 acres, plus 2,000 square feet/unit over 50	400	300	100	50	50	100	400	4.0	30%	
		Without central sewer facilities		10 acres, plus 10,000 square feet/unit over 12	1,200	400	100	50	50	100	400	4.0	30%	
		Places of worship and related parish houses, seminaries, convents and related uses		3 acres	150	150	50	50	50	100	1,000	N/A	15%	35
			Parks, libraries and museums	3 acres	150	150	50	50	50	100	N/A		15	35
		Clubhouses for social organizations and related recreational facilities		3 acres	150	150	50	50	50	100	N/A		15	35
			Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	150	50	50	50	100	N/A	4.0	15	35
			Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A		15	35

ZONING AND PLANNED UNIT DEVELOPMENT

SR Suburban Residential District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ^{2,3}	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than 1 car is leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet nor may any door exceed 8 feet in height nor be greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot line than the front of the main building. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principle building; metal roofs and siding shall be prohibited except when used for agricultural purposes.			Private garages for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than 1 car is leased to a nonresident of the premises, when the total area for vehicle entrance doors exceeds 216 square feet, and any door exceeds 8 feet in height or is greater than 16 feet in width and the structure occupies an area greater than 1,000 square feet or is greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet. Garages may be located on a lot closer to the lot line than the front of the main building, when approved by the Planning Board. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building.	With water and sewer 20,000 square feet	100	125	40	40	15	40	N/A	N/A	20%	30
Parking garages			The Planning Board shall have discretion pursuant to Town Law § 274-a. Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular	Without water and sewer 40,000 square feet	150	150	50	50	20	50	N/A	N/A	10%	30

THOMPSON CODE

SR Suburban Residential District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ^{2, 3}	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
			neighborhood in particular											
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92												

NOTES:

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

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

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

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

⁴ The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.

⁵ These figures are used for each individual townhouse lot owned in fee simple.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 2

Town of Thompson

Schedule of District Regulations
RR-1 Rural Residential-1 District

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

RR-1 Rural Residential-1 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations Processing and sale of farm produce Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line Rental offices Related recreational uses not closer than 100 feet to any property line Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State DEC 1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated 1 directly illuminated announcement sign for schools, churches and other institutional uses, not to exceed 12 square feet in area and not closer than 15 feet to any lot line Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located Directional signs for off-street parking areas, not to exceed 2 square feet in area in nonresidential areas, 1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	1-family dwellings, not to exceed 1 per lot ^{1,2}	2-family dwellings not to exceed 1 per lot ²	40,000 square feet	150	150	50	50	20	50	1,000 square feet/unit and 20 feet wide	1.0	10%	30
		Bed-and-breakfast and inns											
		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
		The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line:	5 acres	150	300	50	50	35	70	N/A	N/A	30%	35
		Growing of crops; orchards or nurseries	5 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
		Keeping not more than 25 fowl Keeping not more than 10 farm animals plus 1 additional farm animal per 1 additional acre in excess of 5 acres	5 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
		Keeping of livestock	25 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
		Harvesting of forest products and wild crops	10 acres	No structures shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A
		Hunting and fishing cabins containing less than 400 square feet of floor area	10 acres	150	300	50	50	35	70	400	1.0	30%	35
		Mobile home parks in accordance with § 250-25	10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	4.0	20%	20
		Summer camps, bungalow colonies and campgrounds, in accordance with §§ 250-31 and 250-34	10 acres	400	400	100	50	50	100	600 square feet/unit, width not less than 1/3 the length of the building	2.0	10%	35

THOMPSON CODE

RR-1 Rural Residential-1 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit, nor space therein for more than 1 car is leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet, nor may any door exceed 8 feet in height nor be greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot line than the front of the main building. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35
		Eating and drinking establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Nursing homes, medical and dental clinics	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32	3 acres	150	300	50	50	50	100	N/A	N/A	30% ⁴	35
		Stripping of land in accordance with § 250-29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish houses, seminaries, convents and related uses	3 acres	150	300	50	50	50	100	1,000	1.0 ¹	15%	35
		Parks, libraries and museums	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Clubhouses for social organizations, and related recreational facilities	3 acres	150	300	50	50	50	100	N/A	N/A	15%	35
		Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	300	50	50	50	100	N/A	4.0	15%	35
		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
		Planned unit developments in accordance with § 250-27	30 acres	500	500	100	50	50	100	1,000	2.0	15%	30
		Cemeteries	5 acres	300	300	50 ⁴	50 ⁴	50 ⁴	50 ⁴	N/A	N/A	15%	30

ZONING AND PLANNED UNIT DEVELOPMENT

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

THOMPSON CODE

RR-1 Rural Residential-1 District												
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required							Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92 (subject to site plan review and special use permit)										

- NOTES:**
- ¹ On lots which have the ability (sufficient acreage) to be subdivided, in accordance with the “standard minimum requirements” shown in the schedule of regulations, a second detached single-family dwelling shall be permitted subject to the following:
 - (a) Both units must be in common ownership.
 - (b) Both units must have the ability to meet all yard and size requirements.
 - (c) If, in the future, the building is to be sold, subdivision approval must first be obtained from the Planning Board.
 - ² Trees and other natural vegetation shall be preserved in their natural state a distance of 35 feet from the street ROW line or front property line except as required for the construction of a driveway and other Town-approved purposes.
 - ³ The front yard for a lake front lot shall be considered the lake side of the dwelling unit; the rear yard shall be the street side or road frontage.
 - ⁴ Percentage only applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 3

Town of Thompson

Schedule of District Regulations
RR-2 Rural Residential-2 District

[Added 6-7-2005 by L.L. No. 1-2005; amended 6-20-2006 by L.L. No. 5-2006; 8-18-2009 by L.L. No. 5-2009; 12-1-2009 by L.L. No. 7-2009; 1-5-2010 by L.L. No. 1-2010; 1-17-2012 by L.L. No. 1-2012; 4-2-2019 by L.L. No. 1-2019; 1-7-2020 by L.L. No. 1-2020]

RR-2 Rural Residential-2 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Dwelling Area (square feet)	Density Units per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwellings, not to exceed 1 per lot ^{1,2}	2-family dwellings, not to exceed 1 per lot ²	2 acres	150	300	50	50	20	50	1,000 and 20 feet wide	1.0	10%	30
Processing and sale of farm produce		Bed-and-breakfast and inns											
		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0		
		Places of worship and related parish houses, seminaries, convents and related uses	3 acres	150	150	50	50	50	100	1,000	1.0	15%	35
Rental offices		Parks, libraries and museums	3 acres	150	150	50	50	50	100	N/A	N/A	150%	35
		Clubhouses for social organizations and related recreational facilities	3 acres	150	150	50	50	50	100	N/A	N/A	15%	35
Related recreational uses not closer than 100 feet to any property line		Schools and colleges, including dormitories, playgrounds and other related uses	3 acres	150	150	50	50	50	100	N/A	4.0	15%	
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC													
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line:		5 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
1 directly illuminated announcement signs for schools, churches and other institutional uses not to exceed 12 square feet in area and not closer than 15 feet to any lot line	Growing of crops, orchards or nurseries												
	Keeping of not more than 25 fowl												
Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located	Keeping of not more than 10 farm animals, plus 1 additional farm animal per 1 additional acre in excess of 5 acres												
Directional signs for off-street parking areas not to exceed 2 square feet in area in nonresidential areas													
	Keeping of livestock		25 acres	150	300	50	50	35	70	N/A	N/A	30% ⁴	35
	Harvesting of forest products and wild crops		10 acres	No structure shall be within 200 feet of a lot line						N/A	N/A	30% ⁴	35
	Hunting and fishing cabins containing less than 400 square feet of floor area		10 acres	150	300	50	50	35	70	400	1.0	30%	35

THOMPSON CODE

RR-2 Rural Residential-2 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Dwelling Area (square feet)	Density Units per Acre	Percentage of Lot Coverage	Building Height (feet)
Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than 1 car leased to a nonresident of the premises. The total area for vehicle entrance doors shall not exceed 216 square feet, nor any door exceed 8 feet in height nor greater than 16 feet in width. Structures shall not occupy an area greater than 1,000 square feet or be greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet, nor may any garage be located on a lot closer to the lot line than the front of the main building. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to being a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular.		Summer camps, and campgrounds, in accordance with §§ 250-31 and 250-34	10 acres	400	400	100	50	50	100	600; width not less than 1/3 of length	2	10%	35
		Cluster developments for 1-family dwellings in accordance with § 250-26	10 acres plus 7,500 square feet/du	65	90	30	30	10	25	1,000 and 20 feet wide	0.5	30%	35
		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
		Airports	100 acres	1,000	4,000	50	50	50	100	N/A	N/A	15%	45

ZONING AND PLANNED UNIT DEVELOPMENT

RR-2 Rural Residential-2 District													
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet) ³	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Dwelling Area (square feet)	Density Units per Acre	Percentage of Lot Coverage	Building Height (feet)
Accessory buildings, as defined in § 250-16A, and garden house, toolshed or wading or swimming pool not operated for gain, provided that a pool in excess of 175 square feet shall not be less than 25 feet from any lot line		Private garage for the storage of 1 or more motor vehicles, provided that no business, occupation or service is conducted for profit therein, nor space therein for more than 1 car is leased to a nonresident of the premises, when the total area for vehicle entrance doors exceeds 216 square feet, and any door exceeds 8 feet in height or is greater than 16 feet in width and the structure occupies an area greater than 1,000 square feet or is greater in height, measured from the floor at the entrance door to the peak of the roof, in excess of 16 feet. Garages may be located on a lot closer to the lot line than the front of the main building, when approved by the Planning Board. Garages shall be built on a buildable portion of the lot. Siding and exterior finishes shall be compatible with the principal building. (Metal roofs and siding shall be prohibited except when used for agricultural purposes.) The Planning Board shall have discretion pursuant to Town Law § 274-a, Subdivision 5, and Town Code § 250-59, when reasonable, to waive any of the aforementioned provisions regarding size, height and/or setbacks (front, back and side yard) regarding private garages when said use is subject to site plan review and when not acting in such capacity as would create unnecessary costs to an applicant to bring a contemporaneous proceeding to the Zoning Board of Appeals, and said waivers are reviewed while taking into consideration the public health, safety and welfare and the comfort and convenience of the public in general and the residents of the immediate neighborhood in particular	2 acres	150	300	50	50	20	50	N/A	N/A	10%	30
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92 (subject to site plan review and special use permit)											

NOTES:

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

- (a) Both traits must be in common ownership.
- (b) Both units must have the ability to meet all yard and size requirements.

THOMPSON CODE

RR-2 Rural Residential-2 District

(c) If, in the future, the building is to be sold, subdivision approval must first be obtained from the Planning Board.

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

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

⁴ Percentage only applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 4

Town of Thompson

Schedule of District Regulations
HC-1 Highway Commercial-1 District

[Amended 5-20-1986 by L.L. No. 1-1986; 4-26-1988 by L.L. No. 2-1988; 11-3-1993 by L.L. No. 11-1993; 6-7-2005 by L.L. No. 1-2005; 11-21-2006 by L.L. No. 6-2006; 7-1-2008 by L.L. No. 6-2008; 1-5-2010 by L.L. No. 1-2010; 11-20-2012 by L.L. No. 13-2012; 9-6-2016 by L.L. No. 4-2016; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

HC-1 Highway Commercial-1 District

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

THOMPSON CODE

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

ZONING AND PLANNED UNIT DEVELOPMENT

HC-1 Highway Commercial-1 District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
	Greenhouse and nurseries			2 acres	250	250	50	50	40	80	N/A	N/A	30%	30
		Nursing homes; medical and dental facilities		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Outdoor sales in accordance with § 250-32		3 acres	150	300	50	50	50	100	N/A	N/A	30% ³	35
		Stripping of land in accordance with § 250-29		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Places of worship and related parish homes, seminaries, convents, and related uses		3 acres	150	150	50	50	50	100	1,000	1.0	15%	35
		Hotels and motels												35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		With sewer facilities		1 acre + 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Without sewer facilities		10 acres + 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Business offices												35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		With central sewer facilities		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	
		Without central sewer facilities		40,000 square feet	150	150	40	50	25	50	N/A	N/A	15%	
		Animal kennels		3 acres	250	300	40	100	50	100	N/A	N/A	30%	35
		Animal hospitals		20,000 square feet*	100	125	40	50	25	50	N/A	N/A	30%	35
		Mobile home sales		4,000 square feet/3 units	150	150	40	50	40	80	N/A	N/A	30%	
		Shopping centers		5 acres	400	150	50	50	35	70	N/A	N/A	30%	35
			Retail and service establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Funeral homes		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35

THOMPSON CODE

HC-1 Highway Commercial-1 District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
		Warehousing and parking garages		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Mini-storage warehouses		40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle sales		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Amusement establishments		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
Solar power energy systems in accordance with § 250-91		Large-scale solar energy systems in accordance with § 250-92												

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

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

Schedule of District Regulations
HC-2 Highway Commercial-2 District

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

HC-2 Highway Commercial-2 District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling not to exceed 1 per lot											
Processing and sale of farm products	With central water and sewer		With central water and sewer	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square feet and 20 feet wide	1.0	10%	30
		Bed-and-breakfast and inns												
		With central sewer		20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
		Without central sewer		40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Rental offices	The following agricultural operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:	Multiple dwellings in accordance with § 250-28 Note: To derive the acreage used in computing the allowable number of units on a given property, use the gross acreage minus the area allotted to bodies of water, areas subject to flooding, ponding and wetlands; areas which have slopes over 20%, and existing rights-of-way and easements.		10 acres	150	150	40	50	30	50	1,000	1.9*	25%	35 ¹
Related recreational uses not closer than 100 feet to any property line														
Parking garage														
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet to any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Row houses and attached dwellings in accordance with § 250-28		10 acres	22 ²	100 ²	30 ²	35 ²	4 ²	25 ²	500	4.0*	20%	35 ¹
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated	Growing of crops, orchards or nurseries			5 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35
Outdoor vending machines														

THOMPSON CODE

HC-2 Highway Commercial-2 District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres			5 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35
	Keeping of livestock			25 acres	150	300	50	50	35	70	N/A	N/A	30% ³	35
	Harvesting of forest products and wild crops			10 acres	No structure shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A
			Car wash	20,000 square feet	100	125	40	50	25	50	N/A		30%	35
Nonflashing business signs related to a use on the same lot, provided that: The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which is it affixed. Rental autos in accordance with § 250-37D	Signs advertising a product or activity not conducted on the premises, provided that:		Theaters	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	The sign does not exceed 40 feet in length or 20 feet in height		Eating and drinking establishment	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	Not more than 1 such sign shall be permitted per 1,000 feet of road frontage		Government buildings	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
	No sign shall be within 25 feet of the right-of-way of a public street or within 200 feet of an intersection of a public street		Service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Personnel service establishments	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
			Day care	20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Mobile home parks in accordance with § 250-25		10 acres	400	400	80	50	50	100	720 square feet/unit and 12 feet wide	7	20%	35
		Motor vehicle service stations and public garages in accordance with § 250-37		40,000 square feet	150	150	80	50	35	70	N/A	N/A	20%	35
		Summer camps, bungalow colonies, and campgrounds, in accordance with §§ 250-31 and 250-34		10 acres	400	400	100	50	50	100	600/unit not less than 1/3 length of building	2.0	10%	35
		Commercial recreational facilities, except drive-in theaters		3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75

ZONING AND PLANNED UNIT DEVELOPMENT

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

THOMPSON CODE

HC-2 Highway Commercial-2 District

NOTES:

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

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 6

Town of Thompson

Schedule of District Regulations
CI Commercial Industrial District

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

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Minimum Required								Maximum Permitted		
			Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations		Bed-and-breakfast and inns											
Processing and sale of farm produce		With central sewer	20,000 square feet	100	125	40	50	25	50	N/A	1.0	30%	35
		Without central sewer	40,000 square feet	150	150	50	50	35	70	N/A	1.0	30%	35
Keeping not more than 2 farm animals on lots of under 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line		Summer camps, bungalow colonies, and campgrounds in accordance with §§ 250-31 and 250-34	10 acres	400	400	150	150	100	200	600, width not less than 1/3 the length of building	2.0	10%	35
Rental offices		Commercial recreational facilities, except drive-in theaters	3 acres	150	150	70	50	50	100	N/A	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
Related recreational uses not closer than 100 feet to any property line													
Dwellings for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and no closer than 30 feet to any property line. Sewage disposal and water supply systems shall have the approval of the New York State Department of Environmental Conservation		Retail and service stores	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Eating and drinking establishments	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Funeral homes	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
		Motor vehicle service stations and public garages, in accordance with § 250-37	40,000 square feet	150	150	50	50	35	70	N/A	N/A	30%	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated													
Outdoor vending machines		Hotels and motels:											
Nonflashing business signs related to a use on the same lot, provided that: The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage. Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed. There shall not be erected more than 1 freestanding sign on a lot and such sign shall not be more than 40 square feet in area; 20 feet in height and not less than 25 feet from the ROW of any public street		With central sewer facilities	1 acre, plus 2,000 square feet/unit over 50 units	600	300	100	50	50	100	250 square feet	N/A	30%	35, plus 1 for each foot of side or rear yard in excess of 50, but in no event greater than 75
		Without central sewer facilities	10 acres, plus 10,000 square feet/unit over 12 units	600	300	100	50	50	100	250 square feet	N/A	30%	
		Public utility structures and rights-of-way	3 acres	150	150	50	50	50	100	N/A	N/A	15%	45
		Manufacturing and processing activities in accordance with § 250-23	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Warehouses and trucking terminals	3 acres	250	300	40	50	25	50	N/A	N/A	30%	35
		Junkyards, or salvage yards, in accordance with § 250-35	10 acres	Not less than 500 feet from any preexisting dwelling									
Outdoor storage in accordance with § 250-39		Bus station		In accordance with § 250-40D									
Rental autos in accordance with § 250-37D		Large-scale solar energy systems in accordance with § 250-92											

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 7

Town of Thompson

Schedule of District Regulations
E Extractive Industry District

[Added 4-26-1988 by L.L. No. 2-1988; amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
			Lot Area (acres)	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Dwelling Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Storage and maintenance facilities for trucks and equipment	None	Quarrying and removal of sand and gravel in accordance with §§ 250-23 and 250-38	50	800	1,000	200	50	50	100	N/A	N/A	N/A	35
Warehouses for storage of supplies		Processing of quarry products in accordance with §§ 250-23 and 250-38	50	800	1,000	200	50	50	100	N/A	N/A	N/A	35
Storage of petroleum in accordance with this Code		Stockpiling and distribution of quarry products in accordance with §§ 250-23, 250-38 and 250-39	50	800	1,000	200	50	50	100	N/A	N/A	N/A	35
1 nonflashing sign identifying the permitted use, not to exceed 20 square feet in area and which may not be illuminated			50	800	1,000	200	50	50	100	N/A	N/A	N/A	35
Manufacturing facilities using aggregates			50	800	1,000	200	50	50	100	N/A	N/A	N/A	35

Town of Thompson
Zoning Law § 126-28, Schedule of Sign Regulation
[Added 5-21-2019 by L.L. No. 2-2019]

			Signs Allowed With Permits from Enforcement Officer	Maximum Sign Surface Area Allowed for All Lot Signs Combined		Signs Permitted Upon Review by Design Review Board
	Prohibited Signs	Signs Allowed Without Permits		Freestanding	Wall Signs	
Residential Districts (RR and SR)	Roof signs	<u>Suburban Residential</u> 1 nonilluminated name plate, not to exceed 2 square feet in area	All other signs require Design Review Board approval	1 square foot per 5 feet of lot frontage or 50 square feet total for both sides combined for all signs, whichever is less.	5% of the building façade area or 25 square feet, whichever is less. No more than 10% of any single building face shall be occupied with signs, however.	Subject to maximum sign surface area limits for all signs combined, any sign may be permitted following review and approval by the Design Review Board using criteria found in § 189-18E, provided no sign shall exceed 20 feet in height for any reason.
	Signs extending above the top or the end of exterior walls by any means	1 directly illuminated announcement sign for schools, churches and other institutional uses, not to exceed 12 square feet in area and not closer than 5 feet to any lot line				
	Freestanding signs over 10 feet in height from grade level	Real estate signs, not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located				
	Portable sign structures	Directional signs for off-street parking areas, not to exceed 2 square feet in area				
	Signs extending over public rights-of-way	<u>Rural Residential</u> 1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated				
	Signs resembling traffic signals or official traffic signs	1 directly illuminated announcement sign for schools, churches and other institutional uses, not to exceed 12 square feet in area and not closer than 15 feet to any lot line				
	Signs unrelated to permitted uses on a property	Real estate signs not to exceed 6 square feet in area, for the sale or rental of the premises on which they are located				
	Signs not specifically allowed or permitted in this district	Directional signs for off-street parking areas, not to exceed 2 square feet in area in nonresidential areas				
	Flashing, oscillating and neon signs and signs with spotlights directed away from the sign					
	Revolving or moving signs					

	THOMPSON CODE					
	Prohibited Signs	Signs Allowed Without Permits	Signs Allowed With Permits from Enforcement Officer	Maximum Sign Surface Area Allowed for All Lot Signs Combined		Signs Permitted Upon Review by Design Review Board
				Freestanding	Wall Signs	
Commercial Industrial District (CI)	Roof signs Signs extending above the top or the end of exterior walls by any means Freestanding signs over 10 feet in height from grade level Portable sign structures Signs resembling traffic signals or official traffic signs Signs unrelated to permitted uses on a property Signs not specifically allowed or permitted in this district Flashing, oscillating signs and signs with spotlights directed away from the sign Revolving or moving signs	1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated Nonflashing business signs related to the use on the same lot, provided that: The maximum surface area complies, each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed. There shall not be erected more than 1 freestanding sign on a lot, and such sign shall not be more than 40 square feet in area, 20 feet in height, and not less than 25 feet from the ROW of any public street.	2 temporary or event advertising signs of 32 square feet, erected no sooner than 45 days before an event and removed no later than 7 days following it. Nonevent banners limited to 60 days each and 32 square feet total for all banners at any one time. Replacement banners erected under Master Signage Plan require no permits.	The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	Subject to maximum sign surface area limits for all signs combined, any sign may be permitted following review and approval by the Design Review Board using criteria found in § 189-18-E, provided no sign shall exceed 20 feet in height for any reason. Any neon sign or sign placed upon a canopy shall also require review.

ZONING AND PLANNED UNIT DEVELOPMENT

Highway Commercial Districts (HC-1 and HC-2)	Prohibited Signs	Signs Allowed Without Permits	Signs Allowed With Permits from Enforcement Officer	Maximum Sign Surface Area Allowed for All Lot Signs Combined		Signs Permitted Upon Review by Design Review Board
				Freestanding	Wall Signs	
	Roof signs	One sign identifying the permitted use, not to exceed 20 square feet in area and which may be illuminated	One commercial directory sign of 20 square feet per side plus individual business signs of 10 square feet each. Not to exceed 8 feet high.	The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	The number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	Subject to maximum sign surface area limits for all signs combined, any sign may be permitted following review and approval by the Design Review Board using criteria found in § 189-18E, provided no sign shall exceed 20 feet in height from the grade level or 12 feet above the grade level of the road crown, except for billboards that may be up to 30 feet high, and those signs advertising fuel and lodging which are situated to be visible from Route 17. Neon striping or other similar brightly painted stripes or building borders which are used to highlight or extend a sign shall not be counted in the sign surface area but shall be subject to review.
	Signs extending above the top or the end of exterior walls by any means	Nonflashing business signs related to a use on the same lot, provided that	Replaced other freestanding signs but not wall signs.			
	Freestanding signs over 10 feet in height from grade level Portable sign structures	maximum area limits are met; each side of a building that abuts more than 1 street shall be considered a separate frontage.	2 temporary or event signs of 32 square feet, erected no more than 45 days before an event and removed no later than 7 days following.			
	Signs resembling traffic signals or official traffic signs	No sign shall project more than 18 inches from the wall to which it is affixed.	Nonevent banners limited to 60 days each, 32 total for all banners at any one time.			
	Signs unrelated to permitted uses on a property		Replacement banners erected under Master Signage Plan require no permits.			
	Signs not specifically allowed or permitted in this district		Freestanding billboard signs of 672 square feet per sign face if sited for visibility from Route 17, or 300 square feet if sited for visibility from other highways, provided such signs are located within 300 feet of the edge of right-of-way, are not over 30 feet in height above road grade, are at least 1,000 feet apart and at least 100 feet from any residence or place of worship.			
	Flashing, oscillating signs and signs with spotlights directed away from the sign					
	Revolving or moving signs					

THOMPSON CODE

Extractive Industry District (E)	THOMPSON CODE					
	Prohibited Signs	Signs Allowed Without Permits	Signs Allowed With Permits from Enforcement Officer	Maximum Sign Surface Area Allowed for All Lot Signs Combined		Signs Permitted Upon Review by Design Review Board
				Freestanding	Wall Signs	
		One nonflashing sign identifying the permitted use, not to exceed 20 square feet in area and which may not be illuminated			10% of the building façade area or 100 square feet, whichever is less, provided that multiple business locations on a single property with a commercial directory shall each be limited to 25 square feet. No more than 25% of any single building face shall be occupied with signs.	Subject to maximum sign surface area limits for all signs combined, any sign may be permitted following review and approval by the Design Review Board using criteria found in § 189-18E, provided no sign shall exceed 20 feet in height from the grade level or 12 feet above the grade level of the road crown, except for billboards that may be up to 30 feet high, and those signs advertising fuel and lodging which are situated to be visible from Route 17. Neon striping or other similar brightly painted stripes or building borders which are used to highlight or extend a sign shall not be counted in the sign surface area but shall be subject to review.

ZONING AND PLANNED UNIT DEVELOPMENT

Town of Thompson
Sign and Dimensional Regulation by Zoning Districts
[Added 5-21-2019 by L.L. No. 2-2019]

District	Sign Types	Permit Required?	Number Allowed	Signage Area Determination	Maximum Signage Area	Maximum Height	Illumination Permitted	Other
Suburban Residential (SR)	Address sign	No	1 per parcel	Limited by maximum signage area	2 square feet in area		No illumination	
	Announcement sign for institutional uses	Yes	1 per parcel	Limited by maximum signage area	12 square feet in area		Nonflashing direct	For a freestanding sign, not closer than 15 feet to any lot line
	Limited-term signs	Yes	1 per parcel	Limited by maximum signage area	6 square feet in area			
	Directional signs	No	1 per off-street parking area	Limited by maximum signage area	2 square feet in area			
Rural Residential (RR)	Address sign	No	1 per parcel	Limited by maximum signage area	2 square feet in area		No illumination	
	Identification of permitted use	Yes	1 per parcel	Limited by maximum signage area	20 square feet in area		Nonflashing direct/indirect/internal	
	Announcement sign for institutional uses	Yes	1 per parcel	Limited by maximum signage area	12 square feet in area		Nonflashing direct	For a freestanding sign, not closer than 15 feet to any lot line
	Limited-term signs	Yes	1 per parcel	Limited by maximum signage area	6 square feet in area			
	Directional signs	No	1 per off-street parking area	Limited by maximum signage area	2 square feet in area			
Commercial Industrial (CI)	Address sign	No	1 per parcel	Limited by maximum signage area	4 square feet in area		No illumination	
	Directional signs	No	1 per off-street parking area	Limited by maximum signage area	2 square feet in area			
	Identification of permitted use	Yes	1 per parcel	Limited by maximum signage area	20 square feet in area		Nonflashing direct/indirect/internal	
	Business signs (related to a use on same lot)	Yes	As per maximum gross sign area (including no more than 1 free-standing sign, not more than 40 square feet in area)	Limited by maximum signage area	Number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	20 feet in height. Signs greater than 10 feet in height shall be constructed as a monopole sign.	Nonflashing direct/indirect/internal	Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed. Not less than 25 feet from ROW of any public street

ZONING AND PLANNED UNIT DEVELOPMENT

District	Sign Types	Permit Required?	Number Allowed	Signage Area Determination	Maximum Signage Area	Maximum Height	Illumination Permitted	Other
Highway Commercial (HC)	Address sign	No	1 per parcel	Limited by maximum signage area	4 square feet in area		No illumination	
	Directional signs	No	1 per off-street parking area	Limited by maximum signage area	2 square feet in area			
	Identification of permitted use	Yes	1 per building	Limited by maximum signage area	20 square feet in area		Direct/indirect/internal	
	Business signs (related to a use on same lot)	Yes	As per maximum gross sign area	Limited by maximum signage area	Number of square feet of the gross surface area of all signs on a lot shall not exceed the number of linear feet of lot frontage.	20 feet in height. Signs greater than 10 feet in height shall be constructed as a monopole sign.	Nonflashing direct/indirect/internal	Each side of a building that abuts more than 1 street shall be considered a separate frontage. No sign shall project more than 18 inches from a wall to which it is affixed.
	Signs advertising a product or activity not conducted on the premises	Yes	Not more than one sign per 1,000 feet of road frontage	Limited by maximum signage area	Does not exceed 40 feet in length	20 feet in height. Signs greater than 10 feet in height shall be constructed as a monopole sign.	Nonflashing direct/indirect/internal	No sign within 25 feet of ROW of a public street or within 200 feet of an intersection of a public street.
Extractive (E)	Address sign	No	1 per parcel	Limited by maximum signage area	4 square feet in area		No illumination	
	Directional signs	No	1 per off-street parking area	Limited by maximum signage area	2 square feet in area			
	Identification of permitted use	Yes	1 per lot	Limited by maximum signage area	20 square feet in area		Nonflashing direct	

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 9

Town of Thompson

Schedule of District Regulations
EBG East Broadway Gateway District
[Added 1-21-2020 by L.L. No. 2-2020]

EBG East Broadway Gateway District

Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
Home occupations	1-family dwelling not to exceed 1 per lot		2-family dwelling legally in existence as of January 1, 2020											
Processing and sale of farm products	With central water and sewer		With central water and sewer	20,000 square feet	100	125	40	40	15	40	1,000 square feet and 20 feet wide	2.0	20%	30
Keeping not more than 2 farm animals on lots of under 5 acres, plus 1 additional farm animal per 1 additional acre in excess of 5 acres, provided that no animal housing or structure for the storage of any odor- or dust-producing substances is within 150 feet of any lot line	Without central water and sewer		Without central water and sewer	40,000 square feet	150	150	50	50	20	50	1,000 square	1.0	10%	30
		Mixed-use development		10 acres	150	300	50	50	35	70	N/A	4	30%	35
		Gasoline filling station Car wash		20,000 square feet	100	125	40	50	25	50	N/A	N/A	30%	35
		Retail store Wholesale establishment Office, business Eating and drinking establishment Motor vehicle repair shop		40,000 square feet	200	200	40	50	25	50	N/A	N/A	30%	35
		Hotel and motel		7,500 square feet plus 1,500 square feet per rental unit	200	200	40	50	25	50	N/A	N/A	30%	35
Rental offices														
Related recreational uses not closer than 100 feet to any property line														
Parking garage														
Dwelling for agricultural employees or security personnel engaged on the premises, provided that such dwellings are located at least 30 feet apart and not closer than 50 feet from any property line. Sewage disposal and water supply systems shall have the approval of the NYS DEC		Storage facility Manufacturing establishments Light manufacturing Warehouse and distribution center Trucking terminal Research facility and laboratory Hospital Commercial recreation Public recreational facility		3 acres	150	300	50	50	50	100	N/A	N/A	30%	35
1 sign identifying the permitted use, not to exceed 20 square feet in area, and which may be illuminated														
Outdoor vending machines	Greenhouse and nursery			3 acres	150	300	50	50	50	100	N/A	N/A	30%	35

THOMPSON CODE

EBG East Broadway Gateway District														
Accessory Uses	Permitted Uses	Uses Subject to Site Plan Review and Special Use Permit	Uses Subject to Site Plan Review by Planning Board	Minimum Required								Maximum Permitted		
				Lot Area	Lot Width (feet)	Lot Depth (feet)	Front Yard (feet)	Rear Yard (feet)	One Side Yard (feet)	Both Side Yards (feet)	Habitable Floor Area (square feet)	Density per Acre	Percentage of Lot Coverage	Building Height (feet)
	Agriculture operations, but not including cage-type poultry raising, provided that no animal housing or structure for the storage of odor- or dust-producing substances are within 150 feet of any lot line:													
	Growing of crops, orchards			5 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Keeping of not more than 25 fowl, plus 1 additional farm animal per 1 additional acre in excess of 5 acres			5 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Keeping of livestock			25 acres	150	300	50	50	35	70	N/A	N/A	30% (applies to buildings and structures)	35
	Harvesting of forest products and wild crops			10 acres	No structure shall be within 200 feet of a lot line						N/A	N/A	N/A	N/A



APPENDICES

Public Hearing Documents GML-239 Referral Recommendations

APPENDIX C



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, September 16, 2025 starting at 7:00 p.m.** The purpose of this hearing is to hear comments on the draft comprehensive plan for the Town of Thompson.

Printed copies of the draft plan may be viewed at Town Hall or the Ethelbert B. Crawford Public Library in Monticello. Digital copies can be viewed and 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 draft plan will be accepted until the close of business on Tuesday, September 30, 2025.

By Order of the Thompson Town Board

Marilee J. Calhoun
Town Clerk

Dated: August 21, 2024



DRAFT COMPREHENSIVE PLAN

Public Hearing
September 16, 2025



WHAT IS A COMPREHENSIVE PLAN?

- Sometimes called a **MASTER PLAN** it is at the heart of all local planning efforts.
- It gives direction & meaning to all other planning activities and is the foundation supporting future land use decisions.
- It sets forth a vision and framework to proactively plan for what the Town will be in the future, rather than just reacting to external forces.
- A good Comprehensive Plan will layout specific implementation strategies to help the community achieve its desired vision.

NYS TOWN LAW § 272-a Town Comprehensive Plan

“Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of the state and its communities are made by local governments. Among the most important powers and duties granted by the legislature to a town government is the authority and responsibility to undertake town comprehensive planning and to regulate land use...”

“Communities can grow by choice or chance. Communities that prepare for the future will always be more successful than communities that just accept whatever comes along.”

Ed McMahon (Urban Land Institute) -- Why Some Places Thrive and Others Fail

WHAT WAS THE PLANNING PROCESS?



HOW IS THE PLAN ORGANIZED?

Chapters 1-3

- Introduction
- Public Participation
- Community Profile

Chapter 4

Issues & Opportunities

- Housing
- Economic Development
- Parks & Recreation
- Natural Resources
- Transportation
- Infrastructure
- Community Facilities
- Land Use & Planning

Chapter 5

Action Plan

- Vision Statement
- Goals & Objectives
- Recommended Projects
- Year One Blueprint



VISION STATEMENT

Thompson's vision for the future is to encourage responsible development that will strengthen the local economy and create employment opportunities, while maintaining the natural beauty and rural setting that attracts residents and visitors to our community. Through thoughtful planning, collaboration and sustainable growth, we hope to better **CONNECT** people and places in our community and ensure that Thompson continues to be a great place to **LIVE**, **WORK** and **PLAY**.



GOALS + OBJECTIVES

LIVE



Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.

WORK



Thompson will be a business-friendly community, with ample infrastructure to support future growth, and where residents can access quality jobs with upward mobility.

PLAY



Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.

CONNECT



Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.



GOALS + OBJECTIVES

1: LIVE



Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.

OBJECTIVES:

- Improve the availability and condition of housing in the Town, and support programs that assist seniors, first-time homebuyers and working families.
- Ensure that there are a broad range of housing options available to residents of all ages and income levels.
- Ensure that all new housing developments are safe, active and walkable with pedestrian networks that connect people to destinations.
- Encourage new housing in areas with access to infrastructure and adequate capacity to accommodate future growth.
- Ensure that all residents have access to the public services they need to live healthy and productive lives.

2: WORK



Thompson will be a business-friendly community, with ample infrastructure to support future growth, and where residents can access quality jobs with upward mobility.

OBJECTIVES:

- Maintain Thompson's position as a hub for economic activity and employment, and prioritize new development that will strengthen the tax base and generate full-time job opportunities at a living wage.
- Support efforts to retain and attract small business to the community, and attract customers to our downtowns and highway commercial areas.
- Ensure that Thompson has a skilled workforce with adequate access to housing, job training, public transportation, day care and other critical resources.
- Improve the condition of the Town's public infrastructure and ensure there is adequate capacity to support future growth, particularly along gateways and major travel corridors.
- Encourage and engage in projects that promote sustainability, renewable energy, and/or climate resiliency.



GOALS + OBJECTIVES

3: PLAY



Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.

OBJECTIVES:

- Improve the quality and accessibility of public parks, trails and open spaces in the Town of Thompson.
- Expand recreational programming for residents of all ages and abilities.
- Maintain a healthy natural environment, by supporting agriculture and working landscapes, preserving open space, and protecting valuable natural resources.
- Improve access to health care and support organizations that provide prevention services and/or are working to improve health outcomes for town and village residents.

4: CONNECT



Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.

OBJECTIVES:

- Maintain the safety and functionality of public roads and travel corridors throughout the town for all users.
- improve pedestrian safety and promote walkability by expanding sidewalk networks and providing adequate street lighting.
- Support alternative modes of transportation and expand access to public transit.
- Encourage intermunicipal cooperation and shared services where appropriate to reduce costs and improve government efficiency.
- Maintain government transparency, improve communication, and ensure that residents have easy access to public information.

RECOMMENDED PROJECTS



- Regulations that will guide future development



- Policies and procedures that will guide future decisions



- Capital projects requiring grants or the expenditure of funds



- Studies to determine the appropriate solution to a particular problem



- Education directed at the public or targeted audiences to increase awareness

58 Recommended Projects

Each one was assigned a project type, a timeframe for implementation, and a list of potential partners.

18 Priority Projects slated for implementation in **2026:**
YEAR ONE BLUPRINT

NEXT STEPS

- Written comments on Draft Plan accepted through September 30, 2025
- Final Plan delivered to the Town Board (October-November)
- Second Public Hearing Scheduled
- Referral to County Planning Department
- SEQR (environmental review)
- Plan Adoption



QUESTIONS?



DELAWARE
ENGINEERING, D.P.C.

HELEN BUDROCK

SENIOR PLANNER

Delaware Engineering, DPC

548 Broadway

Monticello, NY 12701

Phone: (845) 791-7777

hbudrock@delawareengineering.com

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 **September 16, 2025.**

ROLL CALL:

Present: Deputy Supervisor Melinda S. Meddaugh, Presiding
Councilman Scott S. Mace
Councilman John A. Pavese

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

Present Via Zoom: Several attendees that did not make public comment.

Absent: William J. Rieber, Jr., Supervisor
Ryan T. Schock, Councilman
Marilee J. Calhoun, Town Clerk

REGULAR MEETING – CALL TO ORDER

Deputy Supervisor Meddaugh opened the meeting at 7:01 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

PUBLIC HEARING: DRAFT COMPREHENSIVE PLAN

Deputy Supervisor Meddaugh opened the Public Hearing at 7:04 PM. Deputy Town Clerk, Kelly M. Murran read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on August 26, 2025 and August 29, 2025 with same being posted at the Town Hall and Town Website on August 19, 2025.

Ms. Helen Budrock, Planner of Delaware Engineering, DPC. provided a 15-minute Power Point Presentation regarding the Draft Comprehensive Plan.

Deputy Supervisor Meddaugh asked if anyone from the public would like to be heard on this matter. The following members of the public commented:

1. Mr. Harry Weisel of Monticello/Beaver Lake Estates
2. Ms. Arlene Rubin of Monticello/Rubin Counseling

3. Mr. Phil Steinberg of Monticello – was present but had no comment.
4. Ms. Moreen Lerner of Kauneonga Lake
5. Ms. DeeDee Kula of Kauneonga Lake – was present but had no comment.
6. Ms. Camille Johnson of Rock Hill
7. Ms. Jessica Lansdale of Rock Hill

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

A motion to close the Public Hearing at 7:35PM was made by Councilman Mace and seconded by Councilman Pavese.

APPROVAL OF MINUTES:

The approval of the September 02nd, 2025 Regular Town Board Meeting minutes were tabled until the next Town Board Meeting when a quorum is present. (Councilwoman Meddaugh was not present at the September 02nd, 2025 meeting.)

Vote: Ayes 3 Meddaugh, Pavese, and Mace
 Nays 0
 Absent 1 Rieber and Schock

PUBLIC COMMENT:

Ms. Rebekah Creshkoff of the Town of Delaware commented on the Proposed Trash Incinerator at the Sullivan County Landfill, Monticello.

Mr. Eric Feinblatt of the Town of Delaware commented on the Proposed Trash Incinerator at the Sullivan County Landfill, Monticello and provided a flyer to the Town Board.

CORRESPONDENCE:

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

- **Marilee J. Calhoun, Town Clerk:** Letter dated 08/29/25 to Office of the State Comptroller RE: Report of External Audit for Year Ending 12/31/24
- **Kelly M. Murran, Deputy Town Clerk:** Letter dated 09/03/25 to Sullivan County 911 Addressing RE: Naming of Private Roadway, Koloshitz Way (Hamaspik Resort)
- **Lexington Recovery Center, Inc.:** Letter dated 09/04/25 to Mayor Rochelle Massey, Village of Monticello RE: Taking over use of 396 Broadway(formerly Catholic Charities)
- **Town of Fallsburg:** Notice of SEQRA Declaration of Intent to be Lead Agency regarding Zoning Changes dated 08/19/2025.

Town of Thompson Draft Comprehensive Plan Summary of Written Comments Received

#	Date	Name	Comment(s)
1	9/16/25	Marcie Wild	Moratorium; More focus on open space/ag/smart growth; concerns about infrastructure capacity.
2	9/28/25	Rich Brown	Concerns about natural environment and impacts overdevelopment on local water bodies.
3	9/28/25	James Carley	Prioritize open space & responsible development; Address stormwater & flooding; Infrastructure capacity; Clarify zoning definitions; Moratorium on large-scale development.
4	9/29/25	Liz Coward	Prioritize open space & responsible development; Address stormwater & flooding; Infrastructure capacity; Clarify zoning definitions; Moratorium on large-scale development.
5	9/29/25	Sharon Bobbins	Concerns about infrastructure capacity; mentioned county-wide study on water/sewer capacity
6	9/29/25	Barbara Ferrante	Protect Neversink Reservoir; address stormwater & flooding; water & sewer capacity; Clarify zoning definitions; Moratorium on large-scale development.
7	9/29/25	David Dukes	Concerned about unchecked development & water/sewer capacity.
8	9/29/25	Marcia Golden	Concerned about environmental impacts of unchecked development, particularly on drinking water.
9	9/29/25	Daniel Gilbert	Stronger emphasis on open space & sustainability; Moratorium on large developments and warehouses; stormwater & flooding concerns; water/sewer capacity; Update zoning definitions.
10	9/29/25	Dave Colavito	Concerned about what happens between now and when the plan is finalized; how will projects be handled in the interim?
11	9/29/25	Clifford Teich	Concerned about growth and impact on ecology, environment and wildlife. Focus on protection & preservation.
12	9/29/25	Michael Miller	Moratorium on large developments; More detail needed regarding planned zoning updates; Consideration should be given to water & sewer capacity; Update zoning definitions.
13	9/29/25	Dan Zelem	Moratorium on large developments; Focus on protecting Neversink Reservoir; stormwater & flooding; water & sewer capacity concerns; update zoning definitions.
14	9/29/25	Ellen Herfield	Match projects to existing water & sewer capacity; Moratorium on large developments and warehouses.
15	9/29/25	Donna Goldoff	Concerned about water availability and overdevelopment
16	9/29/25	Carolyn Coughlin	Update zoning definitions; concerns about water & sewer capacity; fix stormwater & flooding problems; More focus on protecting the Neversink Reservoir.
17	9/29/25	Joan Krieger	Concerns about exceeding water & sewer capacity; more emphasis on open space and sustainable development; Focus on protecting the Neversink Reservoir; Moratorium

#	Date	Name	Comment(s)
18	9/29/25	Camille Johnston	Moratorium on large developments & warehouses; Implementation timeline is too lengthy;
19	9/30/25	Taryn Duffy	Plan needs more specificity; Suggests conducting housing needs assessment & short-term regulation conversion policy; Zoning should be tied to growth allocations based on infrastructure capacity; Add complete streets & multi-modal network map; Include a cluster strategy and implementation toolbox for small business development; Future Land Use Map not supported by land use narrative; Map climate risk areas; Include a Fiscal Impact Model; More focus on inter-municipal cooperation.
20	9/30/25	Brad Wild	Concerned about new projects aligning with water/sewer capacity, emergency services and traffic management; Moratorium until new zoning is adopted;
21	9/30/25	Carol Simonetti	New projects should match water/sewer capacity; Update zoning definitions.
22	9/30/25	Jessica Landsdale	Plan needs to be more forward-thinking; Concerns about rise in use of solar and the need for regulations prohibiting clear-cutting of forests for solar; need more EV charging stations.
23	9/30/25	John Barone (per Jessical Landsdale)	Discuss/explain how current zoning limits affordable housing; More detail is needed on how Town can protect areas vulnerable to development; Clarify action items relating to bungalow colonies, cluster development and conservation subdivision; More detail on specific definition changes; Future land use map should include water/sewer districts for reference; Include an action item on use of package plants.

**SULLIVAN COUNTY PLANNING & COMMUNITY DEVELOPMENT
GML – 239 REFERRAL FORM**

Municipality: ☐ Town of _____ ☐ Village of _____
Referring Agency: ☐ Town/Village Board ☐ Planning Board ☐ Zoning Board of Appeals

Jurisdictional Determinant: Project is located within
500 feet of the following (existing or proposed):

- ☐ Municipal Boundary
- ☐ State or County Road
- ☐ State or County Park
- ☐ Agricultural District
- ☐ State or County Facility
- ☐ County-owned stream or drainage channel
- ☐ Other _____

Type of Action:

- ☐ Site Plan Review
- ☐ Area Variance
- ☐ Use Variance
- ☐ Special Use Permit
- ☐ Subdivision Review
- ☐ Adoption/Amendment of Zoning Ordinance/Map or Local Law
- ☐ Adoption/Amendment of Comprehensive Plan
- ☐ Other _____

Project Name: _____

Applicant: _____

Project Location: _____

County Tax Parcel Number(s): _____

Parcel Size: _____ **Current Zoning:** _____

Project Description: (attach additional pages if necessary) _____

State Environmental Quality Review (SEQR) Status: ☐ Type I ☐ Unlisted Action ☐ Type II

Determination of Significance: ☐ Positive Declaration ☐ Negative Declaration ☐ Not issued

Public Hearing: ☐ Yes ☐ No **Hearing Date:** _____

Date Response Requested (if less than 30 days) _____

Supporting Documentation Included With This Referral:

- | | |
|---|--|
| ☐ Location Map | ☐ Subdivision Plat |
| ☐ Municipal Application Form | ☐ Environmental Assessment Form Parts: ___ I ___ II ___ III |
| ☐ Project Narrative | ☐ Environmental Impact Statement |
| ☐ Site Plan | ☐ Other _____ |

I hereby certify that this application & supporting documentation provides a complete description of the proposed local action and constitutes a ‘full statement’ pursuant to NYS General Municipal Law, Article 12-B, Section 239-M, part c.

Signature: _____ **Date:** _____

Received Stamp (Internal Use Only)

SUBMIT 'FULL STATEMENT' TO:
Sullivan County Division of Planning & Community Development
100 North Street, Monticello, New York 12701

HEATHER BROWN
COMMISSIONER

HEATHER JACKSY
DIRECTOR OF PLANNING



TELEPHONE: (845) 807-0527
EMAIL: PLANNING@SULLIVANNY.GOV
WEBSITE: WWW.SULLIVANNY.GOV

SULLIVAN COUNTY
DIVISION OF PLANNING, COMMUNITY DEVELOPMENT & ENVIRONMENTAL MANAGEMENT
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET, PO BOX 5012
MONTICELLO, NY 12701

October 14, 2025

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

RE: **THO25-20: Town of Thompson Comprehensive Plan**
GML-239 County Review

Dear Mr. Rieber,

The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project Description:** Review draft update to the Town of Thompson Comprehensive Plan.
- II. **Applicant:** Town of Thompson Town Board
- III. **Geographic Qualification:** N/A
- IV. **Agency Referrals:** Town of Forestburgh; Town of Lumberland; Town of Bethel; Town of Liberty; Town of Fallsburg; Town of Mamakating
- V. **Anticipated Intermunicipal and/or Countywide Impacts:**
- VI. **Recommendation:** Approval
The proposed comprehensive plan aligns with County goals.
- VII. **Technical Comments:**

While we recommend approval of the document there are several edits that could improve the document's clarity and accuracy. We offer the following technical comments for that purpose. We are also including a matrix at the end that shows all the technical comments, and some minor corrections, by page and paragraph to facilitate editing.

- **Figures, Charts and Graphs**
 - o Add descriptors for all data to show what geography it covers - it is not always clear if data displayed/discussed is for Thompson and/or Monticello.
 - o All maps, tables and graphs graphics should have appropriate titles, figure numbers or captions to provide a clear connection between the figure and the content of the plan.
 - o Ensure figures are not blurry and the colors used for symbology are easy to differentiate between one another.
- **Geographical References**
 - o "Unincorporated" is used throughout the plan to reference areas outside of the Village of Monticello, but still within the Town of Thompson. However, these areas are considered incorporated since they are under the control of the Town. "Unincorporated" refers to an

area not under direct control of a municipal governing body. To make the distinction, it could be expressed as, "not incorporated into the Village".

- Use the word "undeveloped" and not "vacant" when referring to land that still has natural features.

- **Glossary and Capitalization**

- It may be helpful to include a list of technical terms and names in a glossary to increase comprehension. For example:
 - Adelaar resort (now referred to as Resorts World)
 - Principal Aquifer
 - Primary Aquifer
 - Natural Communities
 - Non-Community Water System
 - Transient and Non-transient Water Systems
- There are several conventions for when to capitalize "Town" and "Village". The document should be consistent in applying style.

- **Inclusion of Additional Information**

- There is no mention of the future of Harris, Crystal Run, or other medical services within the Town of Thompson within the plan or actions that Thompson can take to support these important services. The Town may want to consider including concepts for adaptive reuse should facilities close or move.
- The Town might consider more recommendations about open space and preservation of agricultural land. Agriculture is a state priority, and the loss of open space was identified as an issue by survey respondents.

Sincerely,



Heather Jacksy, AICP
Director of Planning

HJ/cc/gn

cc: Matt McPhillips, Legislator, District 1; Nadia Rajs, Legislator, District 2; Luis Alvarez, Legislator, District 6; Amanda Ward, Legislator, District 8; Terry Blosser-Bernardo, Legislator, District 9

Attachments: 1. Report of Final Local Action Form

Please be advised that the Board is required by Sections 239-l, m and n of the General Municipal Law to provide a report of its final action within thirty days of such action to the Sullivan County Division of Planning, Community Development & Environmental Management with regard to this application. To facilitate this process, a form to report such action is enclosed.

LIST OF COMMENTS BY OCCURRENCE

Page Number	Paragraph Number(s)	Comment
21	4	It would be valuable to know whether the data referenced is from the Decennial Census (if so, specifying which one) or from the American Community Survey.
24	6 & 7	It would be valuable to have a general paragraph analyzing demographic trends. Increase in what percentage from when to when.
25	1-4	Further elaboration would be beneficial; How does Thompson's Housing Profile compare regionally? How does this compare since the last plan?
25	5-6	Further elaboration would be beneficial such as mentioned above; how does the information compare regionally or over time?
29	2	Rewrite: "...it is also possible that a portion <u>of</u> Thompson's seasonal..."
29	3	Clarify; are these residents permanently relocating or seeking dual residency?
30	2	Opportunity to show trends since the last comprehensive plan. Additionally, it is important to clearly delineate between Thompson and Monticello when referencing data.
30	Graph 3	Missing legend identification for the 253 value in the <i>Point-In-Time Counts by Program</i> graph.
50	2	Information should also be added about the recommended-on road connection from the Monticello Spur to the main trail in South Fallsburg and Resorts World.
58	Map of Delaware Basin	The outline for Thompson's municipal boundary is not correctly placed on the map in the figure. The legend should also include that the red outline shows the municipal boundary for Thompson. Further, it is unclear what the "UPPER" tag represents for this figure.
59	Map	The villages of Woodridge and Monticello are labeled twice, but Ateres isn't labeled.
61	1 & 2	How do the other sub-watersheds impact Thompson? Are there things in Thompson that impact these sub-watersheds? It would be beneficial to make clear the relevance of this section to Thompson.
63	1	The Sullivan County Resiliency Plan was completed last year.
64	Map	The villages of Woodridge and Monticello are labeled twice, but Ateres isn't labeled.
67	Map	The map is blurry and it's unclear how it ties into the purpose of the Comprehensive Plan. What is considered a "Natural Community" within the map?
69	Bullet Points 2 & 4	Repeated bullet points.
69	Bullet Point 5	Rewrite: "...importance are located, as well as tools and techniques..."
72	Table	Is the East Broadway exit considered to be finalized regarding any upgrades?
75	1-3	The County is currently working to update the Coordinated Transit Plan as well as evaluating additional routes.

Page Number	Paragraph Number(s)	Comment
80	3	Based on the math, it seems that a big bottleneck to water production is the wells themselves, but the math shown in this section does not demonstrate a capacity issue.
82	5	Rewrite: "These are water systems..."
82	5	Are there bungalow colonies that are becoming year-round or already year-round?
87	5	Rewrite: "For these reasons, the use of package plants should be discouraged. High-density developments should be limited to areas with access to municipal infrastructure."
88	7 & 8	The County is currently working on a broadband project to improve access to cellular service and broadband access. How will this project affect Thompson?
89	Graph 1	This figure is blurry.
90	Page 90	Cell phone service and broadband were noted as being things that need improvement. Perhaps address the issue and note why it is not meeting the needs of residents and potential paths to addressing it.
91	2-6	What about private schools within the town or students that are home schooled?
95	5	Rewrite: "...provider availability, there are significantly fewer Medicaid Managed Care plan..."
97	1	The "t" is not bolded in Fallsburg Line Fire District
99	3	Rewrite: "...with over 300 volunteers and a fleet..."
100	2	The "s" in Village of Ateres is not bolded.
100	3	Lowercase "v" and "t" in villages and towns.
105	5	Rewrite: "In the town, Amusement/Entertainment land use makes up 6%, or 3,500 acres, of the total land area."
110	Pop Out Window	Reword to reflect that Planned Unit Development Districts, or PUDs are a land use tool that allows for an agglomeration of land uses rather than a set of tools that allow for multiple land uses.
110	4	It may be beneficial to add information about the recent IDA deal.
118	Connect Box	Capitalize the "I" in Improve pedestrian safety in the second bullet
119	4	Capitalize Comprehensive Plan
121	# 2-5	Box is empty. Is this a policy action that the Town can implement?
121	# 2-10	Can the Planning Board also assist with this item?
122	# 3-6	Would Sullivan County Planning also be included here?
122	# 3-14	When referring to the Harlan Swamp Complex, ensure that the name and how it is described is consistent throughout the document.
132	Section Title	Change to "Thompson Comprehensive Plan Survey Result Summary"
136	Title of Appendix Section	Change to "Schedule of Existing Use Regulations"



APPENDICES

SEQR Documents

Adoption Resolution

APPENDIX D

