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TOWN OF THOMPSON
-Regular Meeting Agenda-

THIS MEETING WILL BE HELD IN-PERSON
LOCATED AT TOWN HALL, 4052 STATE ROUTE 42,
MONTICELLO, NY 12701. THE MEETING WILL
ALSO BE STREAMED LIVE ON ZOOM: TO JOIN
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SWEARING IN OF NEWLY ELECTED SUPERVISOR:

SUPERVISOR SCOTT S. MACE

BY HON. RICHARD BAUM, TOWN JUSTICE, PRESIDING

TUESDAY, JANUARY 06, 2026

7:00 PM MEETING

ZOOM VIDEOCONFERENCING ANNOUNCEMENT

2026 FISCAL YEAR ORGANIZATIONAL AGENDA

CALL TO ORDER

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: December 16, 2025 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **County of Sullivan IDA:** Letter dated 12/30/25 from Jennifer M. Flad, Executive Director Re: Catskill Veterinary Services
- **County of Sullivan IDA:** Email dated 12/29/25 from Jennifer M. Flad, Executive Director Re: Catskill BSD Housing & Catskill Kosher Express – Application for IDA Benefits
- **NYS EFC:** Letter dated 12/19/25 from Maire Cunningham, Director RE: Emerald Green/Rock Hill Sewer District Pump Station # 6 WIIA Grant not selected.
- **NYS Dept of Health:** Notice dated 12/18/25 Re: Water System Field Compliance Inspection Summary Report for Kiamesha Route 42 Water – No Violations Found
- **NYS Office of Cannabis Management:** License Renewal dated 12/12/25 for Platinum Leaf, LLC-196 Rock Hill Drive, Rock Hill

AGENDA ITEMS:

1) APPROVE OFFICIAL UNDERTAKING OF MUNICIPAL OFFICERS FOR 2026

2) APPROVE CONTRACTS FOR DOG SHELTER SERVICES (2026)

- A) HUMANE SOCIETY OF MIDDLETOWN, INC.**
- B) SULLIVAN COUNTY SPCA**

3) HIGHWAY DEPARTMENT:

- A) DESIGNATE SEASONAL MAINTENANCE ROADS**
- B) PLANNED ROAD IMPROVEMENT PROGRAM FOR FISCAL YEAR 2026**
- C) APPROVE & AUTHORIZE SUPERVISOR TO EXECUTE REVISED COLLECTIVE BARGAINING AGREEMENT**

4) AUTHORIZE CONTRACT WITH CBIZ – FIXED ASSET REPORTING & PROPERTY INSURANCE VALUATION UPDATING SERVICES – ANNUAL ENGAGEMENT FEE \$1,550.00 + \$300.00 PRINTED COPY FEE FOR TOTAL FEE OF \$1,850.00

5) APPROVE AGREEMENT WITH NUGENT & HAEUSSLER, P.C., CERTIFIED PUBLIC ACCOUNTANTS FOR PROFESSIONAL AUDITING SERVICES (FYE 12/31/2025)

- 6) RESOLUTION TO AUTHORIZE HIRING OF KATHLEEN M. DEPUY AS PART-TIME CLERK IN TAX COLLECTOR'S OFFICE AT AN HOURLY RATE OF \$26.83 AND NOT TO EXCEED THE 2026 ADOPTED BUDGETED SALARY
 - 7) AUTHORIZE PLANNING BOARD TO ENGAGE SERVICES OF CREIGHTON MANNING ENGINEERING AS PRIMARY TRAFFIC CONSULTANT
 - 8) AUTHORIZE PLANNING BOARD TO ENGAGE SERVICES OF COLLIERS ENGINEERING & DESIGN AS ALTERNATE TRAFFIC CONSULTANT ON AN AS NEEDED BASIS WHEN NECESSARY
 - 9) REVIEW & APPROVE PROPOSALS FOR 2026 MARKETING SERVICES & WEB MAINTENANCE SERVICES
 - A) CENTERMOST MARKETING – MARKETING, PUBLIC RELATIONS & SOCIAL MEDIA SERVICES FOR \$22,500.00
 - B) HONEST CREATIVE LLC – WEB MAINTENANCE SERVICES & CONTENT UPDATES FOR \$6,165.00
 - 10) PARKS & RECREATION DEPARTMENT:
 - A) RESOLUTION TO AUTHORIZE THE FISCAL-YEAR 2026 PARKS & RECREATION PROGRAMS FOR AN AMOUNT NOT TO EXCEED \$91,000.00 (INCLUDING YOUTH ACTIVITIES, ADULT ACTIVITIES, YOUTH SPORTS TEAMS AND MISCELLANEOUS)
 - 11) DISCUSS: SCOPING SESSIONS FOR MOUNTAIN TOP VILLAS
 - 12) REVIEW & APPROVE - VILLAGE OF ATERES INTERMUNICIPAL AGREEMENTS
 - A) SANITARY SEWER SERVICES
 - B) REGISTRAR OF VITAL STATISTICS
 - C) OFFICE OF THE ASSESSOR
 - D) ROAD MAINTENANCE SERVICES
 - 13) APPROVE: CONSULTING AGREEMENT FOR LEGAL SERVICES TO THE PLANNING AND ZONING BOARDS – STEVEN VEGLIANTE, ESQ.
 - 14) BILLS OVER \$5,000
 - 15) BUDGET TRANSFERS & AMENDMENTS
 - 16) ORDER BILLS PAID
- OLD BUSINESS
NEW BUSINESS
- REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
PUBLIC COMMENT
EXECUTIVE SESSION: PERSONNEL MATTERS
ADJOURN

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

HIGHWAY DEPARTMENT PERSONNEL WITH NO CONTRACT IN PLACE

Part Time Drivers - Snow Removal (7) \$18.63 per hour
Part Time Laborers – Road Repairs (7-Summer Only) \$18.63 per hour

SEWER & WATER DEPARTMENTS WITH NO CONTRACTS IN PLACE

Part Time Laborer – 1st (Carlo) \$24.03 per hour
Part Time Laborer – New \$18.63 per hour

TOWN PARK WITH NO CONTRACTS IN PLACE - Rate per Hour/Annual

Part Time Laborer \$20.32 per hour
Seasonal Laborer \$20.32 per hour

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

The Following Resolution Was Duly Adopted: Res. No. 19 of the Year 2026.

Resolved, that all employee's salaries in the Highway Department, Water & Sewer Department and the Department of Parks and Recreation are approved pursuant to the respective current Collective Bargaining Agreements. Employees of these departments not covered by collective bargaining agreements are as noted in Resolution No. 18 of the Year 2026.

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

The Following Resolution Was Duly Adopted: Res. No. 20 of the Year 2026.

Resolved, that the salaries of the elected officials of the Town of Thompson for the year 2026, as set forth in the 2026 Adopted Budget filed with the County of Sullivan are hereby approved in the following amounts:

<u>NAME</u>	<u>TITLE</u>	<u>ANNUAL SALARY</u>
Richard S. Baum	Town Justice	\$51,331.68
Sharon L. Jankiewicz	Town Justice	\$51,331.68
Scott S. Mace	Supervisor	\$127,913.90
Melinda S. Meddaugh	Councilwoman	\$22,385.06
Vacant/TBD	Councilman	\$22,385.06
Ryan T. Schock	Councilman	\$22,385.06
John A. Pavese	Councilman	\$22,385.06
Heather Berg	Receiver of Taxes	\$42,868.99
Hayden Carnell	Superintendent of Highways	\$127,913.90
Marilee J. Calhoun	Town Clerk	\$83,451.84

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

The Following Resolution Was Duly Adopted: Res. No. 21 of the Year 2026.

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

The Following Resolution Was Duly Adopted: Res. No. 27 of the Year 2026.

Resolved, that Town Officers and employees who are required to use their personal automobiles for Town business be, and shall be, reimbursed for the use of their said vehicles used on official Town business, upon presentation of the proper documentation mileage voucher for said use, shall be reimbursed at the rate of **\$.68 cents** per mile.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 28 of the Year 2026.

Resolved, that all Town of Thompson employees shall be reimbursed for meals and incidentals on a per diem basis, of which the per diem reimbursement rates for meals and incidentals in 2026 shall be in accordance with U.S. General Services Administration's Fiscal Year 2026 Per Diem Rates (Standard Rate) for the area the employee is attending: <https://www.gsa.gov/travel/plan-book/per-diem-rates>, unless such meals and incidentals are included as a meal package at a conference that exceeds the GSA rate as per Section 406 of the Town Employee Handbook.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 29 of the Year 2026.

Resolved, that the 2026 Road Maintenance Program as proposed by Highway Superintendent Hayden Carnell be, and is hereby approved for the expenditure of funds as adopted in the 2026 approved budget under Repairs, Maintenance and Improvements. The total amount appropriated in the 2026 Budget is **\$3,691,477.62**.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 30 of the Year 2026.

Resolved, that the following categories of charges may be paid upon authorization of the Comptroller and Town Supervisor prior to being audited and/or obtaining Board approval:

- (a) Electric Utility Invoices
- (b) Telephone Invoices
- (c) Federal and State Agencies for permits, fees, etc.
- (d) Sullivan County Clerk's Office: Filing fees
- (e) Insurance Premiums
- (f) Postage, freight and express charges
- (g) Bond or note Payments (Debt & Interest)
- (h) Charter Communications

Resolved, that the Town Board hereby designates the Supervisor as the Delegate and Councilpersons Ryan T. Schock and Melinda S. Meddaugh as the Alternate Delegates for the Town at the New York State Association of Towns Conference to be held February 15th to 18th, 2026 in New York City.

Moved by: Councilman
Seconded by: Councilman

Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock

Nays 0

Supervisor Mace hereby nominates Tet Tun as the Town Representative for the Sullivan County Fire Advisory Board for the year 2026 to serve without compensation.

The Following Resolution Was Duly Adopted: Res. No. 44 of the Year 2026.

Resolved, that Board of Assessment Review members receive a stipend of \$125.00 per meeting. Chairman shall receive a stipend of \$150.00 per meeting unless two Co-Chairs are appointed to share the duties and shall receive a stipend of \$137.50 each. The member must attend meetings to receive payment. Payment will be issued at next available pay date after appropriate paperwork is submitted unless otherwise directed by the member.

Moved by: Councilman
Seconded by: Councilman

Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock

Nays 0

The Following Resolution Was Duly Adopted: Res. No. 45 of the Year 2026.

Resolved, that Planning Board and Zoning Board of Appeals members and Alternates receive a stipend of \$125.00 per meeting. Chairman shall receive a stipend of \$150.00 per meeting. The member must attend meetings to receive payment. Payment will be issued on a monthly basis unless otherwise directed by the member.

Moved by: Councilman
Seconded by: Councilman

Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock

Nays 0

The Following Resolution Was Duly Adopted: Res. No. 46 of the Year 2026.

Resolved, that Laura Eppers be hereby appointed as Full-Time Clerk to the Planning Board, Zoning Board of Appeals, and Building Department at an annual salary of \$57,322.77 for the 2026 year

Moved by: Councilman
Seconded by: Councilman

Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock

Nays 0

The Following Resolution Was Duly Adopted: Res. No. 47 of the Year 2026.

Resolved, that the Regular Meetings of the Planning Board be conducted at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the second and fourth Wednesday of each and every month during 2026 and shall commence at 7:00 PM prevailing time for the meetings, unless otherwise changed as provided by law. Meetings will be conducted in person and electronically through Zoom or other approved electronic means or a combination thereof as permitted by the NYS Open Meetings Law. The Zoom and/or electronic invite is merely a courtesy and convenience to the public. If

there is a disruption in the ability of the Zoom and/or electronic meeting to commence or continue once a meeting has been commenced, the official meeting of the Planning Board shall continue in person without interruption.

Moved by: Councilman
Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 48 of the Year 2026.

Resolved, that Kathleen Lara is hereby appointed as the Planning Board Chairperson for the Town of Thompson Planning Board for the year 2026.

Moved by: Councilman
Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 49 of the Year 2026.

Resolved, that Kristin Boyd be appointed to the Planning Board with a term to expire December 31, 2029. Appointee shall attend all necessary training as required.

Moved by: Councilman
Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 50 of the Year 2026.

Resolved, that Drew Taylor and Shoshana Mitchell be appointed to serve as Alternate Members to the Planning Board with a term to expire December 31, 2026. Appointees shall attend necessary training as required.

Moved by: Councilman
Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 51 of the Year 2026.

Resolved, that Laura Eppers be hereby appointed as Secretary to the Planning Board and shall serve without additional compensation for the 2026 year.

Moved by: Councilman
Vote: Ayes 4 Mace, Meddaugh, Pavese and Schock
Nays 0

The Following Resolution Was Duly Adopted: Res. No. 52 of the Year 2026.

Resolved, that the Regular Meetings of the Zoning Board of Appeals be conducted at the Town Hall, 4052 State Route 42, Monticello, New York 12701. Further, such meetings shall be held on the second Tuesday of each and every month during 2026 and shall commence at 6:30 PM prevailing time for the Work-Session and 7:00 PM prevailing time for the meetings, unless otherwise changed as provided by law. Meetings will

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

The Following Resolution Was Duly Adopted: Res. No. 58 of the Year 2026.

Resolved, that Steven Vegliante, Esq. of Whiteman Osterman & Hanna, LLP hereby be appointed as Consulting Attorney for the Town with primary responsibility of Planning Board and Zoning Board of Appeals matters and such other duties that may be required, compensation and services shall continue pursuant to the terms of the current Consulting Agreement for the year 2026.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 59 of the Year 2026.

Resolved, that David Weiner, Robert Friedland, Servico and PSN Investigations, Inc. are all hereby appointed Process Servers for the Year 2026 as per the provided fee schedule.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 60 of the Year 2026.

Resolved, that Marilee J. Calhoun, Town Clerk be appointed as Marriage Officer with no additional compensation for the Town of Thompson with terms to expire December 31st, 2028.

Moved by: Councilman Seconded by: Councilman

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

The Following Resolution Was Duly Adopted: Res. No. 61 of the Year 2026.

Resolved, that the following shall be the process for auditing and paying invoices other than pre-pays.

- Invoices are to be checked and authorized by department heads
- Invoices are to be checked and entered by the bookkeeping staff who will then prepare vouchers for each vendor and prepare a warrant.
- Warrants shall be presented to the Town Board for approval for payment at a Board meeting
- The Comptroller shall review the approved warrant. The Comptroller is authorized to remove or reduce any item from the warrant that is deemed appropriate, reducing the amount of the warrant. Minor clerical changes are authorized as long as the amount on the warrant is not exceeded. The Comptroller is not authorized to exceed any amount for any invoice on the warrant that the Town Board approved for any reason. The Comptroller shall sign each voucher approving same. Actual or electronic signature is permitted.
- When the Comptroller has completed her review checks will be authorized, within the bookkeeping system, for printing.
- The Town Supervisor or other authorized signatory shall check the invoices, initial the vouchers and sign the checks and release same to vendors.

- The Town Board member responsible for auditing payments shall review all payments, which have been made and initial the attached vouchers within a reasonable time, but no later than the next Town Board meeting. If there are any issues found the board member shall immediately inform the Comptroller, bookkeeper and/or Town Supervisor.

Moved by: Councilman

Seconded by: Councilman

Vote: Ayes 4

Mace, Meddaugh, Pavese and Schock

Nays 0

Supervisor Mace hereby establishes a Supplemental Audit Committee comprised of John A. Pavese, and Ryan T. Schock. They shall review and audit all bills to be paid. One Councilperson shall be responsible for auditing on a monthly basis; responsibility shall rotate equally between them.

Supervisor Mace hereby assigns Councilwoman Melinda S. Meddaugh as the Town Board's Liaison to the Parks & Recreation Department. She shall meet with the Parks & Recreation Superintendent and report her findings to the Town Board. Councilwoman Meddaugh is also assigned as the Liaison to the Planning, Zoning, and Building Department/Code Enforcement.

Supervisor Mace assigns Councilwoman Meddaugh to work with him to prepare, update and establish 5-year plan along with Comptroller Melissa DeMarmels to diminish expenses, increase revenues and increase our annual budget surplus. They will report periodically to the Town Board with their on-going progress.

Supervisor Mace hereby assigns Councilman John A. Pavese as the Town Board's Liaison to the Highway Department. He shall meet with the Highway Superintendent and the highway employees and report his findings back to the Town Board. Councilman Pavese shall be the Town's link to both the Rock Hill and Monticello Joint Fire Districts and to inform the Board as to any ongoing projects or concerns either district has.

Supervisor Mace hereby assigns Councilman Ryan T. Schock as the Town Board's Liaison to the Water & Sewer Department and to the Dog Control Department. Councilman Schock is also assigned as Liaison to the Office of the Assessor.

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 **December 16, 2025.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Town Attorney
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
Glenn Somers, Parks & Recreation Superintendent
Hayden Carnell, Highway Superintendent
James Carnell, Director of Buildings, Planning & Zoning

REGULAR MEETING – CALL TO ORDER

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

APPROVAL OF MINUTES:

On a motion made by Councilman Mace and seconded by Councilman Schock the minutes of the December 02, 2025 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Rieber, Schock, Meddaugh, and Mace
Nays 0
Abstain 1 Pavese (He was not present for the meeting.)

PUBLIC COMMENT: There was no public comment given.

CORRESPONDENCE:

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

- **Hon. Sharon L. Jankiewicz**, Thompson Justice Court, Letter dated 12/01/2025
Re: Yearly Audit for Justice Court for 2025
- **Hon. Richard S. Baum**, Thompson Justice Court, Letter dated 12/01/2025 Re:
Yearly Audit for Justice Court for 2025

- **Water System Field Compliance Inspection Summary Report-Adelaar Water District** Re: 12/04/25 Field Visit
- **Ms. Sarah Ghawi, Animal Health Inspector, NYS Agriculture & Markets:** Letter dated 12/03/25 to Supervisor Rieber Re: Municipal Shelter Inspection Report for Sullivan County SPCA completed on 11/14/25, rated "Satisfactory".
- **NYS Dept. of Taxation & Finance:** Check #10787868 dated 12/10/25, payable to Town of Thompson in amount of \$771,192.99 for NYS DOT CHIPS 2025 Program Funding.

AGENDA ITEMS:

1) FINAL COMPREHENSIVE PLAN

A) ISSUING A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS UNDER SEQRA

The Following Resolution Was Duly Adopted: Res. No. 425 of the Year 2025.

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF THOMPSON
ISSUING A NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACTS
UNDER SEQRA**

WHEREAS, a Comprehensive Plan Advisory Committee was established by the Town Board pursuant to Resolution #373 of the year 2022, and over a nearly three (3) year period the Committee gathered information and data, conducted surveying, held public workshops, and discussed numerous issues and opportunities related to land use and development in the Town of Thompson that culminated in a draft Comprehensive Plan completed on July 13, 2025; and

WHEREAS, in accordance with Town Law §272-A, the Town Board held a duly noticed public hearing on the draft Comprehensive Plan on September 16, 2025, where all members of the public wishing to speak or present opinions or evidence were duly heard, and such hearing was duly closed but the comment period was left open for written submissions until September 30, 2025; and

WHEREAS, the Draft Comprehensive Plan was referred to the Sullivan County Division of Planning and Community Development on September 17, 2025, and a written response was received on October 14, 2025, recommending approval and offering technical comments that have been duly noted by the Town Board; and

WHEREAS, the Draft Comprehensive Plan was updated based on the comments and issues raised during the public comment period, as well as the technical comments provided by Sullivan County, and a Final Comprehensive Plan was submitted to the Town Board on November 5, 2025; and

WHEREAS, the Town Board duly noticed and conducted its required public hearing upon the afore-described final draft on December 2, 2025, where all members of the public were entitled to speak and present such opinions and evidence as they deemed appropriate; and

WHEREAS, thereafter, the Town Board prepared a Full Environmental Assessment Form (FEAF) for a Type I review under the State Environmental Quality Review Act (SEQRA); and the Town Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so significant as to require a positive declaration of environmental impact(s), and after weighing the actual and potential impacts arising from or in connection with this updated Comprehensive Plan, the Town Board found that adoption of the Plan would not cause any significant negative environmental impact.

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

RESOLVED, that the Town Board of the Town of Thompson affirms its status as Lead Agency pursuant to Article 8 of the New York State Environmental Conservation Law and SEQRA regulations promulgated thereunder, and has determined that the proposed action of approving the updated Town of Thompson Comprehensive Plan will neither individually nor cumulatively have any significant negative environmental consequences or impacts, and the Town Board therefore hereby issues a Negative Declaration, and it is further

RESOLVED that the Supervisor is authorized to execute all SEQRA documents, including the Notice of Determination of Significance and have same filed with the Town Clerk and with any necessary agency that requires filing of same.

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Schock

The Members voted on the foregoing Resolution as follows:

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

B) RESOLUTION APPROVING & ADOPTING THE FINAL COMPREHENSIVE PLAN

The Following Resolution Was Duly Adopted: Res. No. 426 of the Year 2025.

RESOLUTION APPROVING & ADOPTING THE FINAL TOWN OF THOMPSON COMPREHENSIVE PLAN PURSUANT TO TOWN LAW §272-A

WHEREAS, the Town Board of the Town of Thompson has desired to review and update the Town of Thompson Comprehensive Plan, which was last updated over twenty (20) years prior; and

WHEREAS, in October of 2022, pursuant to Resolution #373 of 2022, the Town Board established a Comprehensive Plan Advisory Committee to review, revise and update the Town's Comprehensive Plan. Said Committee consisted of Town Board Members, Town Planning & Zoning Board Members, Town staff members, including Members of the Building Department and other staff, Town Engineers and Planning staff, various consultants and several Town residents in order to review, revise and update the Town's Comprehensive Plan; and

WHEREAS, after nearly three (3) years of internal meetings, consultations, review, public information meetings, a Draft Comprehensive Plan was completed and referred to the Town of Thompson Town Board in July of 2025 and thereafter accepted by the Town Board on August 19, 2025; and

WHEREAS, the Town Board of the Town of Thompson, pursuant to Town Law §272-A has held public hearings on the Draft Comprehensive Plan on September 16, 2025 and a second public hearing on November 18, 2025; and

WHEREAS, the matter was referred for 239-M review by the County on September 16, 2025 and response received from the County on October 14, 2025, recommending approval and offering technical comments that have been duly noted and adopted by the Town Board; and

WHEREAS, at the close of each public hearing, said hearings were left open for a period of two (2) weeks for written public comments; and

WHEREAS, all public oral and written comments were compiled after both public hearings and edits and further revisions were made incorporating same into the Draft Comprehensive Plan as necessary until a Final Comprehensive Plan was provided to the Town Board; and

WHEREAS, a Full Environmental Assessment Form (FEAF) for a Type I review under the State Environmental Quality Review Act (SEQRA) for the Comprehensive Plan, prepared by Delaware Engineering has been submitted to the Town Board for its review and determination and the Town Board considered and analyzed each of the potential identified impacts in relation to the question of whether such impacts were so significant as to require a positive declaration of environmental impacts, and after weighing same, the Town Board determined and resolved that adoption of the Plan would not cause any significant negative environmental impact and accordingly made a negative declaration of same prior to adopting the Final Comprehensive Plan.

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

RESOLVED, that the Comprehensive Plan in its final form, as presented at this meeting be, and hereby is, approved and adopted as the updated and official Comprehensive Plan of and for the Town of Thompson, Sullivan County, New York, and it is further

RESOLVED that the Comprehensive Plan, as well as any future supplements, updates or amendments hereto, shall be filed in the office of the Town Clerk and a copy thereof shall be filed in the Sullivan County Division of Planning and Community Development as required by Town Law §272-A.

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Mace

The Members voted on the foregoing Resolution as follows:

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

C) COMPREHENSIVE PLAN IMPLEMENTATION-NEXT STEPS
APPOINT COMPREHENSIVE PLAN COMMITTEE

Councilwoman Meddaugh said that she would like to follow through with having their regular meetings with the committee members that were active. She reached out to see if they wanted to continue and they would indeed like to continue to serve.

The Following Resolution Was Duly Adopted: Res. No. 427 of the Year 2025.

Resolved, that a Committee consisting of the following individuals: William J. Rieber, Jr., Melinda Meddaugh, Jill Weyer, a Building Department Representative, Shannon Cilento, Robbie Green, Jr., Patricia Ocasio, Shoshanna Mitchell, Patrick Kennell, Joel Kohn, and Kathleen Lara hereby be appointed to the Comprehensive Plan Committee for the implementation of the Final Comprehensive Plan.

Moved by: Councilman Meddaugh

Seconded by: Councilman Mace

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

Nays 0

REQUEST FOR PROPOSAL'S FOR PLANNING SERVICES

Councilwoman Meddaugh said the committee is looking to update some definitions pertaining to land use and zoning. Director Weyer said the Town would need to go out for an RFP (Request for Proposals) for Planning Services.

The Following Resolution Was Duly Adopted: Res. No. 428 of the Year 2025.

Resolved, that Director of Community Development Weyer is hereby granted permission to solicit and obtain Requests for Proposals (RFP's) for Planning Services for an Opening Date To Be Determined.

Moved by: Councilman Mace

Seconded by: Councilman Schock

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

Nays 0

2) INTRODUCTION & DISCUSSION: ROSEWOOD PROJECT, SBL # 31.-1.35.1

Mr. George Duke, Esq., Partner of Fox Rothchild gave a 25-minute presentation on behalf of SWMT Properties, LLC. They are planning to develop (160 acres) in the Village of Monticello and (132 acres) in the Town of Thompson near Route 17 and Bridgeville Road. The Planned Unit Development (PUD) would be mixed-use.

Councilman Pavese expressed concern with taxes being paid fully or discounted, fire and police protection, road maintenance, and water and sewer supplies.

Councilwoman Meddaugh clarified the Thompson portion of the PUD includes retail and single-family units as well. The project is in the planning stages so there will be additional meetings taking place involving both Village and Town.

3) DISCUSS & AWARD: REQUESTS FOR PROPOSALS (RFP) FOR ENGINEERING SERVICES FOR LIGHTING DISTRICT STUDY

Director Weyer said she received two RFP's that were both significantly over budget and she is not recommending awarding this RFP. Both companies were basing their reviews on a full-blown study rather than just looking to see if a consolidation would be beneficial. She will reach out to both companies to discuss.

4) APPOINTMENT OF CHRISTINA CELLINI TO THE BOARD OF ASSESSMENT REVIEW FOR A TERM ENDING 09/30/2029

The Following Resolution Was Duly Adopted: Res. No. 429 of the Year 2025.

Resolved, that Christina Cellini hereby be appointed to the Board of Assessment Review with a term to expire on September 30, 2029, appointee shall attend all necessary training to be able to serve.

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

5) ZONE CHANGE REQUESTS:

A) AVI POMERANTZ FOR COLANTROPO, OLD ROUTE 17, SBL #'S 1.-1-24.1 & 1.-1-27.1

The applicant, Mr. Pomerantz of Yield Consultant Group was present to explain his request. He did not provide the Board with a map; he passed around his tablet for the Board to view. He said the area has frontage off of Old Route 17 and frontage off of Strong Road. The Board advised Mr. Pomerantz to provide a map depicting the area and to return to a future meeting.

B) UMH MOBILE HOMES OF NY, INC., HAMILTON ROAD, SBL# 18.-1-15

The area is at Hamilton Road northwest of Wildcat Road. It would be an expansion of Kinnebrook Mobile Home Park. The applicant was not present to explain their request.

The Following Resolution Was Duly Adopted: Res. No. 430 of the Year 2025.

Resolved, that the Zone Change Request of UMH Mobile Homes of NY, Inc. regarding SBL # 18.-1-15 located on Old Route 17, Monticello from RR-1/SR Zoning District to RR-1 Zoning District hereby be tabled.

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

6) BUILDING DEPT ITEMS:

A) PERFORMANCE BOND RELEASE FOR PHASE 2 BBIS/BHT AUTO AUCTION TREE FELLING \$689,061.00

The Following Resolution Was Duly Adopted: Res. No. 431 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Performance Bond for Tree Felling in the amount of \$689,061.00 to BBIS/BHT Auto Auction required by Planning Board.

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

B) LAND RESTORATION BOND RELEASE FOR GEMSTAR ESTATES (HEIDEN ROAD) \$65,000.00

The Following Resolution Was Duly Adopted: Res. No. 432 of the Year 2025.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the return of a Land Restoration Bond for Heiden Road in the amount of \$65,000.00 to Gemstar Estates required by Planning Board.

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

7) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT:

A) APPROVE & AUTHORIZE-MHE ENGINEERING INV # 24886 \$9,094.50

The Following Resolution Was Duly Adopted: Res. No. 433 of the Year 2025.

Resolved, that the application for Payment in the amount of \$9,094.50 with MHE Engineering, for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

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

B) APPROVE & AUTHORIZE-TAM ENTERPRISES, INC. APPLICATION FOR PAYMENT # 3 \$11,780.00

The Following Resolution Was Duly Adopted: Res. No. 434 of the Year 2025.

Resolved, that the application for Payment in the amount of \$11,780.00 with TAM Enterprises, Inc., for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

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

C) APPROVE & AUTHORIZE-WITTCO, INC. APPLICATION FOR PAYMENT # 5 \$53,675.00

The Following Resolution Was Duly Adopted: Res. No. 435 of the Year 2025

Resolved, that the application for Payment in the amount of \$53,675.00 with Wittcon Inc., for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

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

D) APPROVE & AUTHORIZE-RURAL DEVELOPMENT PROJECT-USDA FORM E FOR PAYMENT #7 \$74,549.50

The Following Resolution Was Duly Adopted: Res. No. 436 of the Year 2025.

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

Case Tire **\$5,717.60 Total Cost**
 Invoice # 196370 – Tires for winter.

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

12) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council
 From: Melissa DeMarmels - Comptroller

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

Date: Board Meeting 12/16/2025

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

- 1) Approve transfers from Harris and Rock Hill Emerald Green Consolidated Sewer Districts for MNTM survey invoices ineligible for funding by EFC

The Following Resolution Was Duly Adopted: Res. No. 442 of the Year 2025.

**Town Of
Thompson**

Budget
 Transfers/Amendments
 FYE 12/31/25

Town Board
 Meeting Date: 12/16/2025

		Revenue	Revenue	Appropriation	Appropriation
		<u>Increase</u>	<u>Decrease</u>	<u>Increase</u>	<u>Decrease</u>
<u>Account Number</u>	<u>Account Description</u>				
	Mercurio-Norton	21,867.50			
	Tarolli-Marshall Invoice			21,867.50	

- Skiing and other Events will be discussed at the January Meeting.

Director Carnell

PART-TIME HELP FOR BUILDING DEPT.

Director Carnell explained his department is still in need of part-time help for data entry. The previous employee is available in December and he would like permission to bring them back.

The Following Resolution Was Duly Adopted: Res. No. 447 of the Year 2025.

Resolved that a part-time Clerk be hired back in the Town of Thompson Building Department as requested by Director Carnell at an hourly rate of **\$16.00 per hour.**

Moved by: Councilman Pavese Seconded by: Councilwoman Meddaugh

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

Nays 0

Superintendent Messenger

- NY Sewage Right to Know - Force Main Broke at Benmosche Pump Station, but was repaired quickly

PUBLIC COMMENT

Mr. Tyler Hutchens, resident of the Town of Thompson read a statement pertaining to concerns with the Dog Control and Animal Services.

EXECUTIVE SESSION

On a motion made by Councilman Schock and seconded by Councilman Mace the Town Board entered into Executive Session at 8:18PM to discuss Personnel Matters.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

The Town Board returned from Executive Session at 9:11PM. There was no action taken.

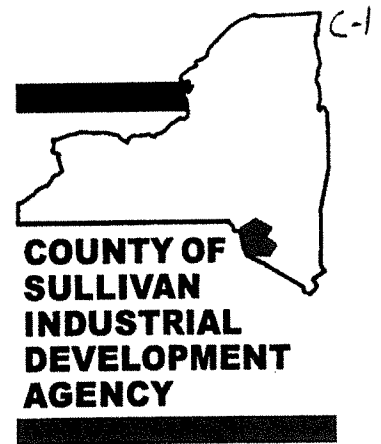
ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 9:12PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Kelly M. Murran, Deputy Town Clerk

548 Broadway
Monticello, New York 12701
(845) 428-7575
(845) 428-7577
TTY 711



December 30, 2025

Mr. William J. Rieber, Jr., Supervisor
Town of Thompson
4052 State Route 42
Monticello, New York 12701

Mr. Joshua Potosek, Sullivan County Manager
via email only: joshua.potosek@sullivanny.gov

Dr. Matthew Evans, Superintendent
Monticello Central School District
60 Jefferson Street, Suite 3
Monticello, New York 12701

**Re: Catskill Veterinary Services, PLLC and Catskill Veterinary Properties LLC -
Proposed Agency Assistance**

Dear County Manager Potosek, Supervisor Rieber, and Superintendent Evans,

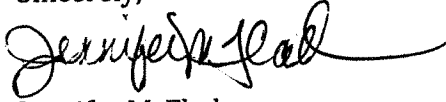
On Monday, January 12, 2026 at 9:00 am, local time, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, Sullivan County, New York, the County of Sullivan Industrial Development Agency (Agency) will conduct a public hearing regarding the above referenced project. Attached is a copy of the Notice of Public Hearing describing the project and the financial assistance contemplated by the Agency. The notice has been sent to the *Sullivan County Democrat* for publication.

You are welcome to attend the hearing at which time you will have an opportunity to review the project application and present your views, both orally and in writing, with respect to the project. The hearing will be livestreamed on the Agency's YouTube Channel:
<https://www.youtube.com/channel/UCqz9C4ODb5PjZNN80oAFctQ>

The public hearing is being conducted pursuant to subdivision 2 of Section 859-a of the New York State General Municipal Law. We are providing this notice to you, pursuant to subdivision 3 of Section 859-a, as the chief executive officer of an affected tax jurisdiction within which this project is located.

If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,



Jennifer M. Flad
Executive Director

enclosure

ec: William J. Rieber, Jr., supervisor@thompsonny.gov
Dr. Matthew Evans, mevans@k12mcsd.net
Rosemarie Savaglio, Executive Assistant to the County Manager,
rosemarie.savaglio@sullivanyny.gov
Anna-Marie Novello, Director, Sullivan County Office of Management and Budget,
anna-marie.novello@sullivanyny.gov
Marilee Calhoun, Town of Thompson Clerk, marilee@thompsonny.gov
Anthony Rein, Sole Assessor, Town of Thompson, assessor@thompsonny.gov
Elizabeth Terwilliger, Monticello CSD Accountant/ Treasurer, eterwilliger@k12mcsd.net

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York General Municipal Law will be held by the County of Sullivan Industrial Development Agency (the "Agency") on Monday, January 12, 2026, at 9:00 a.m., local time, in the Legislative Committee Room at the Sullivan County Government Center, 100 North Street, Monticello, New York, 12701, in connection with the following matter:

Catskill Veterinary Services, PLLC ("Catskill Vet Services") and Catskill Veterinary Properties LLC ("Catskill Vet Properties" and, together with Catskill Vet Services, "Company") has submitted an application ("Application"), a copy of which is on file with the Agency, requesting the Agency's Financial Assistance (as herein defined) with a certain project consisting of the: (i) acquisition, construction, installation and equipping of an approximately 20,000 +/- square foot building to be used as a veterinary hospital ("Building") situate on one (1) parcel of real estate consisting of approximately 16.49 +/- acres of land located at 23 Old Drive In Road in the hamlet of Rock Hill, Town of Thompson ("Town"), County of Sullivan ("County"), State of New York and identified on the Town tax map as Section 32, Block 1, Lot 14.1 ("Land"); (ii) acquisition, construction and installation thereon and therein of certain furniture, fixtures, machinery, equipment and tools ("Equipment"); (iii) construction of improvements to the Building, the Land and the Equipment (collectively, the Building, the Land and the Equipment are referred to as the "Project"); and (iv) lease of the Project from the Agency to the Company.

The Agency will acquire a leasehold interest in the Project and lease the Project back to the Company. The Company will operate the Project during the term of the lease. At the end of the lease term, the Agency's leasehold interest will be terminated. The Agency contemplates that it will provide financial assistance (the "Financial Assistance") to the Company in the form of sales and use tax exemptions and a mortgage recording tax exemption, consistent with the policies of the Agency, and a partial real property tax abatement.

A representative of the Agency will be at the above-stated time and place to hear and accept written and oral comments from all persons with views in favor of or opposed to or otherwise relevant to the proposed Financial Assistance.

Dated: December 29, 2025

By:

COUNTY OF SULLIVAN INDUSTRIAL
DEVELOPMENT AGENCY

Marilee Calhoun (Town of Thompson)

From: Jennifer Flad <jflad@sullivanida.com>
Sent: Monday, December 29, 2025 2:27 PM
To: supervisor@thompsonny.gov; joshua.potosek@sullivanny.gov; Matthew Evans
Cc: marilee@thompsonny.gov; 'Elizabeth Terwilliger'; Savaglio, RoseMarie; Novello, Anna-Marie; 'Van Krzywicki (Town of Thompson)'
Subject: IDA Application- Catskill BSD Housing, Inc. and Catskill Kosher Express, Inc.
Attachments: Application_Redacted EINs.pdf

Good Afternoon,

Attached please find an application for IDA benefits from Catskill BSD Housing, Inc. and Catskill Kosher Express, Inc. The project involves the construction of a new +/- 4,800 square foot building to be used as a retail grocery store at 4682 State Route 42 in Kiamesha Lake.

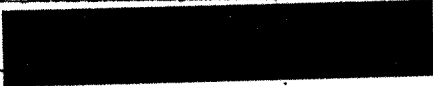
If you have any questions, please do not hesitate to contact me. Thank you.

Jennifer M. Flad
Executive Director
County of Sullivan Industrial Development Agency
548 Broadway
Monticello, New York 12701
tel: (845) 428-7575
x: (845) 428-7577
TTY 711

This institution is an equal opportunity provider and employer.

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
548 Broadway
Monticello, New York 12701
845-428-7575
APPLICATION FOR FINANCIAL ASSISTANCE

I. A. APPLICANT INFORMATION:

Company Name: Catskill BSD Housing, Inc.
Address: 4682 Route 42, Kiamesha Lake NY 12757
Phone No.: 845-537-1718
Telefax No.: _____
Email Address: dovlowin@yahoo.com
Fed Id. No.: 
Contact Person: Dov Lowin

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): Dov Lowin

Directors/Managers: _____
Officers: _____

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

Corporation (Sub-s)

Date of incorporation: 5-24-17
State of incorporation: New York

Partnership

General _____ or Limited _____
Number of general partners _____

If applicable, number of limited partners _____
Date of formation: _____
Jurisdiction formation: _____

_____ Limited Liability Company/Partnership (number of members _____)

Date of organization: _____
State of organization: _____

_____ Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes___ No___ N/A___ (If so, please append Certificate of Authority.)

B. APPLICANT INFORMATION:


Company Name: Catskill Kosher Express, Inc.

Address: 41670 State Route 92, Kiamacha Lake NY 12115

Phone No.: 845-791-7111

Telefax No.: _____

Email Address: dovlowin@yahoo.com

Fed Id. No.: 

Contact Person: Dov Lowin

Principal Owners/Officers/Directors (list owners with 15% or more in equity holdings with percentage ownership):

Principal Owners (Shareholders/Members/Owners): D Yissachar Dov Lowin 49 1/2% Miryam E Lowin 49 1/2%

Directors/Managers: _____

Officers: _____

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

Corporation (Sub-s)

Date of incorporation: 5-24-17
State of incorporation: New York

Partnership

General _____ or Limited _____
Number of general partners _____
If applicable, number of limited partners _____
Date of formation: _____
Jurisdiction formation: _____

Limited Liability Company/Partnership (number of members _____)

Date of organization: _____
State of organization: _____

Sole Proprietorship

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes ___ No ___ N/A ___ (If so, please append Certificate of Authority.)

APPLICANT'S COUNSEL

Name: Richard S. Baum, Esq., Baum Law PC
Address: 435 Broadway, P.O. Box 1260, Monticello, NY 12548
Phone No.: 845-791-1000
Telefax No.: _____
Email Address: rsbaum@baumlawpc.com

II. REQUESTED FINANCIAL ASSISTANCE

	<u>Estimated Value</u>
Real Property Tax Abatement (estimated)	\$ <u>TBD</u>
Mortgage Tax Exemption	\$ <u>12,000</u>
Sales and Use Tax Exemption	\$ <u>100,000</u>
Issuance by the Agency of Tax Exempt Bonds	\$ _____

III. PROJECT INFORMATION

A.) Project Location:

Project Address: 41082 Route 42, Kiamasha Lake NY 12751
Tax Map Number(s): 10-15-1, 10-15-2, 10-15-4
Located in the Village of: n/a
Located in Town of Thompson
Located in the School District of Naphticella
Located in Hamlet of Kiamasha Lake

(i) Are Utilities on Site?

Water/Sewer Electric
Gas propane Storm Sewer

(ii) Present legal owner of the site: Catskill BSD Housing, Inc / YD 12751

If other than Applicant, by what means will the site be acquired for this Project:

(iii) Zoning of Project Site: Current: HC-1 Proposed: HC-1

(iv) Are any variances needed: no

(v) Principal Use of Project upon completion: Retail space

B.) Will the Project result in the removal of a plant or facility of the Applicant or a proposed Project occupant from one area of the State of New York to another area of the State of New York? no; If yes, please explain:

C.) Will the Project result in the abandonment of one or more Plants or facilities of the Applicant or a proposed Project occupant located in the State of New York? no; If yes, please explain:

D.) If the answer to either question B or C above is yes, you are required to indicate whether any of the following apply to the Project:

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant or such Project Occupant in its industry? Yes _____; No _____. If yes, please explain:

2. Is the Project reasonably necessary to discourage the Applicant or such Project Occupant from removing such other plant or facility to a location outside the State of New York? Yes _____; No _____. If yes, please explain:

E.) Will the Project include facilities or property that will be primarily used in making retail sales of goods or provide services to customers who personally visit such facilities? YES; If yes, please contact the Agency for additional information.

F.) Please provide a narrative of the Project and the purpose of the Project (new build, renovations, and/or all equipment purchases). Identify specific uses occurring within the Project. Describe any and all tenants and any/all end users. Describe the proposed acquisitions, construction or reconstruction and a description of the costs and expenditures expected. Attach additional sheets, if necessary.

Retail grocery store. Expansion of existing facility.

G.) COSTS AND BENEFITS OF THE PROJECT

Costs = Financial Assistance

Estimated Sales Tax Exemption	\$ <u>100,000</u>
Estimated Mortgage Tax Exemption	\$ <u>12,000</u>
Estimated Property Tax Abatement	\$ <u>TBD</u>
Estimated Interest Savings IRB Issue	\$ _____

Benefits = Economic Development

Jobs created	\$ <u>1 full-time, 10-15 seasonal (full and part time)</u>
Jobs retained	\$ <u>2 part-time</u>
Private funds invested	\$ <u>1,200,000</u>
Other Benefits	\$ _____

Estimate how many construction/permanent jobs will be created or retained as a result of this Project:

Construction:
Permanent:
Retained (at current facility):

27
1 full-time, 10 seasonal FT=11
2 part-time

Project Costs (Estimates)
Land and Existing Buildings
Soft Costs (5%)
Other
Total

\$ _____
\$ 20,000
\$ 1,500,000
\$ 1,200,000

In addition to the above estimated capital costs of the project, which must include all costs of real property and equipment acquisition and building construction or reconstruction, you must include details on the amounts to be financed from private sector sources, an estimate of the percentage of project costs financed from public sector sources and an estimate of both the amount to be invested by the Applicant and the amount to be borrowed to finance the Project.

possible bank loan or mortgage not to exceed
\$1,200,000, otherwise project will be owner
financed

In addition to the job figures provided above, please indicate the following:

- 1) The projected number of full time equivalent jobs that would be retained and that would be created if the request for financial assistance is granted.

total 3 full-time and 10 seasonal jobs.

- 2) The projected timeframe for the creation of new jobs.

within 6 months of completion

- 3) The estimated salary and fringe benefit averages or ranges for categories of the jobs that would be retained or created if the request for financial assistance is granted.

see attachment.

- 4) An estimate of the number of residents of the economic development region as established pursuant to section two hundred thirty of the Economic Development Law, in which the project is located that would fill such jobs. The

labor market area defined by the agency (Mid-Hudson Economic Development Region)

1,908, 124 (population of Mid-Hudson Region age 18-64)

H.) State whether there is a likelihood that the project would not be undertaken but for the financial assistance provided by the Agency, or, if the project could be undertaken without financial assistance provided by the Agency, a statement indicating why the project should be undertaken by the Agency. Agency assistance is critical to the completion and success of the business.

IV. REPRESENTATIONS BY THE APPLICANT

The Applicant understands and agrees with the Agency as follows:

- A) Job Listings. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B) First Consideration for Employment. In accordance with Section 858-b (2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C) Annual Sales Tax Filings. In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant.
- D) Annual Employment Reports. The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site.

- E) Absence of Conflicts of Interest. The Applicant has received from the Agency a list of the members, officers, and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described.
- F.) The Applicant represents that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.

- G.) The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- H.) The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- I.) The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.

Attachment to Section II.G.3.

Position Type	# of Employees	Salary
Year- Round Part Time Workers	2	\$350/ week
Year-Round Full Time Workers	1	\$900/ week
Year-Round Part Time Cashiers	2	\$300/ week
Seasonal Managers	2	\$1,800/ week
Seasonal Full Time Workers	8	varies
Seasonal Part Time Workers	3	\$300/ week

THIS APPLICATION SHALL BE SUBMITTED WITH (I) TWO CHECKS: ONE COVERING A \$250.00 APPLICATION FEE AND THE SECOND COVERING A \$5,000.00 UP-FRONT ESCROW DEPOSIT; AND (II) APPLICANT'S FORMATION DOCUMENTS (IE: IF A CORPORATION: ITS CERTIFICATE OF INCORPORATION AND BYLAWS; IF A LIMITED LIABILITY COMPANY: ITS ARTICLES OF ORGANIZATION AND OPERATING AGREEMENT; IF A LIMITED PARTNERSHIP: ITS CERTIFICATE OF LIMITED PARTNERSHIP AND LIMITED PARTNERSHIP AGREEMENT; OR IF A PARTNERSHIP: ITS PARTNERSHIP AGREEMENT TO:

COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY
Executive Director
548 BROADWAY
MONTICELLO, NEW YORK 12701

The Applicant and the individual executing this Application on behalf of the Applicant acknowledge that the Agency will rely on the representations made herein when acting on this Application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

(APPLICANT) Catskill Kosher Express

Yissroel Dov Lowin (Signature)

By: (NAME, TITLE)

Date: 11/17/2025

(APPLICANT) Catskill B.D. Housing Inc.

Yissroel Dov Lowin (Signature)

By: (NAME, TITLE)

Date: 11/17/2025

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

Yissroel Dov Lowin, being first duly sworn, deposes and says:

1. That I am the owner of Catskill Kosher Express Inc. + Catskill B.S.D. Housing Inc. (collectively, the "Applicant") and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

Yissroel D Lowin (Signature)
(NAME)

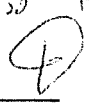
Subscribed and affirmed to me under penalties of perjury
this 17 day of November, 2025.

[Signature]
(Notary Public)


BETHANIL PADU
NOTARY PUBLIC, STATE OF NEW YORK,
NO. 01PA0019330
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES JANUARY 2, 2028

HOLD HARMLESS AGREEMENT


Applicant hereby releases the COUNTY OF SULLIVAN INDUSTRIAL DEVELOPMENT AGENCY and the members, officers, servants, agents and employees thereof ("Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from or expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. If, for any reason, the Applicant fails to conclude or consummate necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable, proper or requested action, or withdraws, abandons, cancels or neglects the Application, or if the Agency or the Applicant are unable to reach final agreement with the respect to the Project, then, and in the event, upon presentation of an invoice itemizing the same, the Applicant shall pay to the Agency, its agents or assigns, all costs incurred by the Agency in the processing of the Application, including attorneys' fees, if any.

(APPLICANT) CATSKILL BDD HOUSE
YISSOCHER D. LOWEN 
By: (NAME, TITLE)

Date: 11/17/2025

(APPLICANT) CATSKILL HOUSE EXPRESS
YISSOCHER DDD LOWEN 
By: (NAME, TITLE)

Date: 11/17/2025

Sworn to before me this _____ day of _____, 20__


Notary Public

BETHANII PADU
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01PA0019330
QUALIFIED IN SULLIVAN COUNTY
MY COMMISSION EXPIRES JANUARY 2, 2028



Environmental Facilities Corporation

KATHY HOCHUL
Governor

MAUREEN A. COLEMAN
President and CEO

December 19, 2025

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

Re: Clean Water (CW) Project No. C3-5378-10-00
Emerald Green/Rock Hill Sewer District Pump Station #6 Collection System Improvements
2025 Water Infrastructure Improvement Grant

Dear Supervisor Rieber:

Thank you for your application to the NYS Water Infrastructure Improvement Grant (WIIA) program. I regret to inform you that your community's project was not selected to receive an award during this round. However, please note the Town may reapply for a WIIA grant in the next offering of the program. To be notified of announcements, please sign up for our emails on <https://efc.ny.gov/news>.

Your application was deemed acceptable, but unfortunately there was not sufficient WIIA funding available to reach the project. If you are interested in SRF financing, you must submit a project listing form no later than May 29, 2026.

We appreciate your interest in the WIIA program. If you have any questions, please reach out to nyswatergrants@efc.ny.gov and reference the CW project number in the subject line.

Sincerely,

A handwritten signature in black ink, appearing to read "M-C", likely representing Maire Cunningham.

Máire Cunningham
Director of Program Management

CC: Matthew J. Sickler, P.E., Associate, MHE Engineering, D.P.C.
Jonathan Amos, EFC
Monica Cook, EFC

State of New York Department of Health
MDO, Sector E
90 Crystal Run Rd., Suite 200
Middletown, NY 10941-
(845) 794-2045
modo@health.ny.gov

Water System Field Compliance Inspection Summary Report

Operation: KIAMESHA ROUTE 42 WATER (ID: 943310)
Facility Name: KIAMESHA ROUTE 42 WD
Facility Code: NY5220223
Facility Address: 4052 Sr 42, Monticello, NY 12701
NYS Public Water Supply (PWS) ID: NY5220223

To the Attention of:

William J Rieber
Town of Thompson
4052 Route 42
Monticello, NY 12701
Email: supervisor@thompsonny.gov

Inspection

Date: December 18, 2025 11:34 AM
Inspector: David Purgason (david.purgason@health.ny.gov)
Responsible Person: Chaim Oberlander

Summary

Number of Critical Violations Found: 0
Number of Other Violations Found: 0
Number of Deficiencies Found: 0

Each item found in violation is reported below along with the code requirement.

NO CRITICAL VIOLATIONS REPORTED

NO NON-CRITICAL VIOLATIONS REPORTED

NO DEFICIENCIES REPORTED

Water System Information

Source Type: Ground,
Type of Disinfection: Chlorine (Cl),
Disinfection Waiver Issued? No
4-Log Treatment Installed? No
Coliform Surveillance Sample Collected? Yes
1) Time: 11:30 AM Location: HAnd wash sink

Chlorine Residual Reading(s):
1) Cl Residual: 1 Time: 11:30 A Location: Handwash sink

Water System Notes:

Comments: Water sample taken from cafe express on route 42



Inspector: David Purgason (david.purgason@health.ny.gov)



Received by: Chaim Oberlander



RE: Notification of adult-use retail dispensary license application

License Type: License Renewal

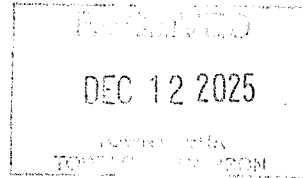
Previous DBA: _____

License Number (if applicable): _____

Applicant Name: Platinum Leaf, LLC

Phone Number: 845-796-0418

Email Address: platinumleafllc@gmail.com



Dear Municipal Clerk/NYC Community Board:

This serves as notification that I (name) Joseph Giangiacomo
of (dba) Platinum Leaf, LLC

intend to, or have, file(d) an application for licensure with the Office of Cannabis Management to open a(n):

- retail dispensary premises (new or additional)
- registered organization with dispensing (or ROD)
- microbusiness

in (county name) Sullivan County. This business, once the license is approved, shall be located at:

Address Line 1: 196 Rock Hill Drive

Address Line 2: _____

City: Rock Hill

Zip code: 12775

The mailing address is (if different from business location):

Address Line 1: PO Box 951

Address Line 2: _____

City/Town/Village: Rock Hill

State: NY Zip code: 12775

(As applicable, name of business if different from above) has _____
retained the legal services of (attorney or representative)

Name: _____

Address Line 1: _____

Address Line 2: _____

City/Town/Village: _____

State: Zip code: _____

Telephone with area code: _____

If the municipality or community board would like to express an opinion to the Cannabis Control Board, they must respond to this notification within 30 days by emailing an opinion to municipalities@ocm.ny.gov. This expressed opinion must be on official municipality or community board letterhead.

If the municipality or community board would like to request a one-time 30 day extension for the municipality or community board to provide their opinion, or if the municipality or community board has any comments, concerns, or questions, they must reach out to the Office at municipalities@ocm.ny.gov with "Notification to Municipalities Municipality Opinion 30 Day Extension Request – [Insert municipality or community board name here]" in the subject line. Municipalities or community boards should be sure to provide proof of the date of receipt of the Notification to Municipalities that they wish to request an extension of time for submitting a municipality opinion. Any request that does not include such information will be rejected as incomplete.

Signed  _____

Today's date: 12/12/25

Print Joseph Giangiacomo

At a Regular Meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on January 06,
2026

RESOLUTION TO APPROVE OFFICIAL UNDERTAKING OF MUNICIPAL OFFICERS

WHEREAS, it is required by law that the Town Board approve the Official Undertaking as to its form and manner of execution and the sufficiency of the insurance; and

WHEREAS, the Town Board of the Town of Thompson hereby requires the Supervisor, Town, Clerk, Receiver of Taxes, Town Justices, Town Comptroller, Highway Superintendent and Deputy Supervisor to execute said Official Undertaking as required by said law.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson approve the document entitled "Town of Thompson Official Undertaking of Municipal Officers" as to its form and manner of execution and the sufficiency of the insurance, and

BE IT FURTHER RESOLVED, that said Official Undertaking containing the notarized signatures of those named municipal officials be filed in the Office of the Town Clerk, as well as the original copies of the insurance policies indicating the sufficiency of the sureties to indemnify the Town against losses which may arise from failure of such officials to properly discharge their duties.

Moved by: Councilman
Seconded by: Councilman

Adopted the 6th, day of January, 2026.

The members of the Town Board voted as follows:

Supervisor SCOTT S. MACE	Yes [] No []
Councilman RYAN T. SCHOCK	Yes [] No []
Councilwoman MELINDA S. MEDDAUGH	Yes [] No []
Councilman VACANT	Yes [] No []
Councilman JOHN A. PAVESE	Yes [] No []

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution approving Official Undertaking of Municipal Officers by said Town Board on January 6th, 2026, annexed hereto, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on January 7th, 2026.

Marilee J. Calhoun, Town Clerk

2 A

142 Bloomingburg Road
Middletown, New York 10940

Tel: 845-361-1861

Fax: 845-361-5881



Open Daily
12 Noon - 4pm

adoptmhs@gmail.com

www.middletownhumanesociety.com

November 17, 2025

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

Dear Supervisor:

We are pleased to extend our services to you for 2026.

As you may know, the Humane Society of Middletown has gone to great lengths to increase significantly adoption of animals received from your town/city to permanent, loving families. In addition, we have improved the quality of life for the animals at the Humane Society while they await their new families. We appreciate your support, and hope that the Humane Society will continue to provide your residents with a source of affordable rabies vaccinations. Residents can learn more about Humane Society activities and services, as well as the loving animals that are available for adoption, by going to our website, www.middletownhumanesociety.com.

If the enclosed agreement meets with your approval, kindly sign it and return an executed contract at your earliest convenience to the attention of Martha Gale, Financial Administrator at the above address.

If you have any questions, now or at any time, please do not hesitate to contact us.

Very truly yours,

A handwritten signature in black ink that reads "Marlene K. Freehill". The signature is written in a cursive, flowing style.

Marlene K. Freehill
President
Board of Directors

Enclosure

Humane Society of Middletown
142 Bloomingburg Road
Middletown, NY 10940
(845) 361-1861
Fax (845) 361-5881

Agreement between the Town of Thompson and the Humane Society of Middletown, Inc. for the period beginning January 1, 2026 and ending December 31, 2026.

The Humane Society of Middletown, Inc. agrees to accept any dog brought to our shelter by your Animal Control Officer (ACO), or Dog Control Officer (DCO), from your municipality, space permitting.

The dogs, in accordance with New York State Agricultural law, must be held for the legal holding period, after which they may be put up for adoption if not claimed by the owner. If said dogs are not claimed or adopted, they may be humanely euthanized.

If the Shelter must hold a dog beyond the legal holding time for your municipality because of a pending court case, bite case, etc., we will charge your municipality \$25.00 per diem, per dog. We can only hold up to three (3) animals for your municipality when the animals are seized by an ACO/DCO in the event of a cruelty case.

When leaving a dog that the DCO/ACO believes may be dangerous, the dog must be kept in the outside only part of the ACO/DCO pen and follow the agreed upon protocol. Written information must be given to the shelter or the shelter manager that clearly communicates that the animal may be dangerous.

Since we do not have a veterinarian on premises, we are unable to accept any animal with suspected mange, rabies, distemper, parvovirus or an injury that requires immediate medical attention. These animals will have to be taken to a veterinarian by your ACO/DCO for treatment or euthanasia. Any resulting bills for these animals will be paid directly to the veterinarian by your Town/City.

If the Humane Society assists your municipality due to the unavailability of your animal control officer or police department, your municipality will be billed an additional fee of \$100.00.

The municipality will pay a fee of \$300.00 per dog delivered to the Society.

The municipality will pay a fee of \$75.00 per cat delivered to the Society.

A flat rate of \$100.00 will be charged for each dog delivered DOA.

A flat rate of \$50.00 will be charged for each cat delivered DOA.

The Humane Society will send out vouchers once a month. A record of the disposition of the dogs from the prior month will be sent out by the end of the month.

Humane Society of Middletown, Inc.

By: Maureen K. Cheahil 12/9/25
Board President Date Municipality Supervisor Date

11 40

Sullivan County SPCA
104 Rock Hill Drive
Rock Hill, New York 12775
Phone (845)796-3120
Fax (845) 794-2254

Agreement between Sullivan County SPCA, a non-profit organization registered/licensed under NY Ag & Markets, and the Town of Thompson, NY for the period beginning January 1, 2026 and ending December 31, 2026.

The Sullivan County SPCA agrees to accept only dogs the Town of Thompson, NY ACO/DCO has evaluated and determined to be adoptable into the community, shelter space and resources permitting. The Sullivan County SPCA agrees to provide humane sheltering, care, feeding, and sanitation, comply with NY A&M Law Article 26-C shelter standards, hold dogs for the required redemption period and maintain all required legal records.

The dogs, in accordance with New York A&M, must be held for the legal holding period, after which they may be put up for adoption if not claimed by the owner, or humanely euthanized when necessary.

If the shelter must hold a dog beyond the legal holding time for your municipality because of a pending court case, bite case, etc., we will charge your municipality \$25.00 per diem, per dog. We can only hold up to three (3) animals for your municipality when the animals are seized by an ACO/DCO in the event of a cruelty case.

Since we do not have a veterinarian on premises, we are unable to accept any animal with suspected mange, rabies, distemper, parvovirus or an injury that requires immediate medical attention. If veterinary or emergency medical care or humane euthanasia is required upon arrival, the Town of Thompson, NY will be billed at actual cost.

The Town of Thompson, NY will pay a fee of \$350.00 per dog delivered to the Sullivan County SPCA within 30 days of invoice.

The SPCA will send out an invoice within 30 days of drop off. A record of the disposition of the dogs from the prior month will be sent out by the end of the month.

No amendment to this agreement shall be valid unless in writing and signed by authorized representatives of both parties.

Sullivan County SPCA


Board President

12-11-25
Date

Municipality Supervisor

Date

Town of Thompson Highway Dept

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

Kenneth Benjamin Jr. Deputy Superintendent
Email: Highway@thompsonny.gov
Fax: (845)794-5722

Town Board,

Pursuant to section 205 of the highway law I request the Town Board designate the following roads Seasonal Limited Use Highways for the time period December 1, 2025 to April 1, 2026.

- 1) Gravel section Town Park
- 2) Gravel Section Big Woods Rd.
- 3) Gravel section Old Sackett Rd.
- 4) Greenwald Rd.
- 5) Buchanan Rd.
- 6) Gravel Section Tucci Rd.

- 7) Ripple Rd.
- 8) Gravel Section Roosevelt Rd.
- 9) Camp Rd.
- 10) Ferro Rd.
- 11) Pine Grove Ct.

RESOLUTION TO AUTHORIZE THE FY 2026 PARKS & RECREATION PROGRAMS FOR AN AMOUNT NOT TO EXCEED 91,000 AS FOLLOWS

WHEREAS, the Parks & Recreation Advisory Committee has presented the following programs and activities, along with the proposed budget for the 2026 Fiscal Year:

Park Programming Expense	Total Budgeted
Youth Activities	\$ 72,500.00
Skiing - Thursday Night Lights	\$ 27,500.00
Skiing - Family Night	\$ 5,000.00
Sledding - Community Sled Day	\$ 500.00
Sledding - Craft Day	\$ 1,000.00
Snowshoeing Event	\$ 500.00
Holiday Craft Event	\$ 1,000.00
Halloween Treats & Trails Event	\$ 2,000.00
Cultural Excursions	\$ 35,000.00
Adult Activities	\$ 7,025.00
Zumba Program	\$ 3,900.00
Fly Fishing	\$ 250.00
Yoga Program	\$ 500.00
Adult Craft Night	\$ 900.00
Pickleball	\$ 250.00
Senior Activities	\$ 1,000.00
Hikes	\$ 225.00
Youth Sports Teams	\$ 9,750.00
Basketball - League	\$ 1,250.00
Basketball - Elementary	\$ 1,000.00
Volleyball League	\$ 1,000.00
Golf - League	\$ 3,000.00
Tennis	\$ 1,000.00
Flag Football	\$ 1,250.00
Sports Nights	\$ 1,250.00
Miscellaneous	\$ 1,725.00
Equipment	\$ 1,000.00
Background Checks	\$ 725.00
Total Park Programming*	\$ 91,000.00

WHEREAS, the reallocation of funds between the programs and activities is allowed, as long as the total amount for all Parks and Recreation Programming does not exceed \$91,000.00.

RESOLVED, that the Town Board of the Town of Thompson hereby authorizes the 2026 Parks & Recreation Programs for Fiscal Year 2026 in the Town of Thompson upon request by the Parks and Recreation Advisory Committee for a total cost not to exceed \$39,925.00 for the above-mentioned programs and activities.

Marilee Calhoun (Town of Thompson)

From: Scott Mace <smacerph@aol.com>
Sent: Saturday, December 27, 2025 4:29 PM
To: Marilee Calhoun
Subject: Fwd: Scoping Sessions for Mountain Top Villa's

Can you please add to agenda?
Also, I will be doing a swearing in on Jan 6th, before our meeting
Richard Baum will preside
Sent from my iPad

Begin forwarded message:

From: Scott Mace <smacerph@aol.com>
Date: December 27, 2025 at 4:26:41 PM EST
To: Michael Sussman <sussman1@sussman.law>
Subject: Re: Scoping Sessions for Mountain Top Villa's

I will need to check with the rest of the Board at our meeting on the 6th
Thanks
Scott
Sent from my iPad

On Dec 24, 2025, at 3:54 PM, Michael Sussman <sussman1@sussman.law>
wrote:

I am also available either evening. Best Holidays and New Year to
all and I look forward to working on this project with you.

Michael Sussman, Esq.
Sussman & Associates
Attorneys at Law
PO Box 1005
1 Railroad Avenue, Ste. 3
Goshen, NY 10924
(845)-294-3991
(845)-294-1623 (fx)
sussman1@sussman.law

From: Glenn Smith <gsmith.pepc@verizon.net>
Sent: Wednesday, December 24, 2025 3:04 PM
To: waazoobee@verizon.net <waazoobee@verizon.net>; 'Richard S Baum, Esq.'
<rsbaum@baumlawpc.com>; 'Smajlje Srdanovic' <ssrdanov@stellarmanagement.com>;

edwper8@aol.com <edwper8@aol.com>; irvinghpd0@gmail.com
<irvinghpd0@gmail.com>; arigrunwald@gmail.com <arigrunwald@gmail.com>;
adreitenstein@gmail.com <adreitenstein@gmail.com>; 'Rochelle Massey'
<mayor_massey845@yahoo.com>; 'John Barbarite' <jbarbarite@gmail.com>; 'Tc
Hutchins' <tc.hutchins@yahoo.com>; 'Gordon Jenkins'
<gjenkins@villageofmonticello.com>; janice4d@yahoo.com <janice4d@yahoo.com>;
'Steven Vegliante' <svegliante.tot@gmail.com>; 'William J. Rieber, Jr.'
<supervisor@thompsonny.gov>; marilee@thompsonny.gov
<marilee@thompsonny.gov>; 'Scott Mace' <smace@townofthompson.com>; 'Kathleen
Lara' <kathleenlara@gmail.com>; Clerk (Village of Monticello)
<clerk@villageofmonticello.com>
Cc: jsnow@villageofmonticello.com <jsnow@villageofmonticello.com>; Michael
Sussman <sussman1@sussman.law>; 'Joel Kohn' <joel@jkexpediting.com>; 'Duke,
George C. D.' <gduke@foxrothschild.com>; 'tom shepstone.net' <tom@shepstone.net>
Subject: Re: Scoping Sessions for Mountain Top Villa's

Janine

Either day, January 8 or 12 at 5:00 is good for me.

Thanks

glenn

Glenn L. Smith, P.E.
P.O. Box 156
533 Broadway
Monticello, NY 12701

On Wednesday, December 24, 2025 at 12:32:20 PM EST, Clerk (Village of Monticello)
<clerk@villageofmonticello.com> wrote:

Good afternoon Everyone,

I have the following two dates available to start off the Scoping Sessions,
Thursday, January 8th at 5pm and Monday January 12th at 5pm. Please let me
know if either or both dates work for you all. Have a Merry Christmas and a
safe and blessed New Year!

Sincerely,

Janine Gandy-McKinney

Village Clerk/Personnel Officer

2 Pleasant Street

Monticello, NY 12701

P:845-794-6130 x305/ F:845-794-2327

clerk@villageofmonticello.com

Marilee Calhoun (Town of Thompson)

From: Glenn Smith <gsmith.pepc@verizon.net>
Sent: Wednesday, December 24, 2025 3:04 PM
To: waazoobee@verizon.net; 'Richard S Baum, Esq.'; 'Smajlje Srdanovic'; edwper8@aol.com; irvinghpd0@gmail.com; arigrunwald@gmail.com; adreitenstein@gmail.com; 'Rochelle Massey'; 'John Barbarite'; 'Tc Hutchins'; 'Gordon Jenkins'; janice4d@yahoo.com; 'Steven Vegliante'; 'William J. Rieber, Jr.'; marilee@thompsonny.gov; 'Scott Mace'; 'Kathleen Lara'; Clerk (Village of Monticello)
Cc: jsnow@villageofmonticello.com; 'Michael Sussman'; 'Joel Kohn'; 'Duke, George C. D.'; 'tom shepstone.net'
Subject: Re: Scoping Sessions for Mountain Top Villa's

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Village Clerk/Personnel Officer

2 Pleasant Street

Monticello, NY 12701

P:845-794-6130 x305/ F:845-794-2327

clerk@villageofmonticello.com

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To: waazoobee@verizon.net; 'Richard S Baum, Esq.'; 'Smajlje Srdanovic'; edwper8@aol.com; irvinghpd0@gmail.com; arigrunwald@gmail.com; adreitzenstein@gmail.com; 'Rochelle Massey'; 'John Barbarite'; 'Tc Hutchins'; 'Gordon Jenkins'; janice4d@yahoo.com; 'Steven Vegliante'; 'William J. Rieber, Jr.'; marilee@thompsonny.gov; 'Scott Mace'; 'Kathleen Lara'; Clerk (Village of Monticello); Glenn Smith
Cc: jsnow@villageofmonticello.com; 'Joel Kohn'; 'Duke, George C. D.'; 'tom shepstone.net'
Subject: Re: Scoping Sessions for Mountain Top Villa's

I am also available either evening. Best Holidays and New Year to all and I look forward to working on this project with you.

Michael Sussman, Esq.
Sussman & Associates
Attorneys at Law
PO Box 1005
1 Railroad Avenue, Ste. 3
Goshen, NY 10924
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(845)-294-1623 (fx)
sussman1@sussman.law

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Sent: Wednesday, December 24, 2025 3:04 PM
To: waazoobee@verizon.net <waazoobee@verizon.net>; 'Richard S Baum, Esq.' <rsbaum@baumlawpc.com>; 'Smajlje Srdanovic' <ssrdanov@stellarmanagement.com>; edwper8@aol.com <edwper8@aol.com>; irvinghpd0@gmail.com <irvinghpd0@gmail.com>; arigrunwald@gmail.com <arigrunwald@gmail.com>; adreitzenstein@gmail.com <adreitzenstein@gmail.com>; 'Rochelle Massey' <mayor_massey845@yahoo.com>; 'John Barbarite' <jbarbarite@gmail.com>; 'Tc Hutchins' <tc.hutchins@yahoo.com>; 'Gordon Jenkins' <gjenkins@villageofmonticello.com>; janice4d@yahoo.com <janice4d@yahoo.com>; 'Steven Vegliante' <svegliante.tot@gmail.com>; 'William J. Rieber, Jr.' <supervisor@thompsonny.gov>; marilee@thompsonny.gov <marilee@thompsonny.gov>; 'Scott Mace' <smace@townofthompson.com>; 'Kathleen Lara' <kathleenwlara@gmail.com>; Clerk (Village of Monticello) <clerk@villageofmonticello.com>
Cc: jsnow@villageofmonticello.com <jsnow@villageofmonticello.com>; Michael Sussman <sussman1@sussman.law>; 'Joel Kohn' <joel@jkexpediting.com>; 'Duke, George C. D.' <gduke@foxrothschild.com>; 'tom shepstone.net' <tom@shepstone.net>
Subject: Re: Scoping Sessions for Mountain Top Villa's

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glenn

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P.O. Box 156
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Monticello, NY 12701

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Janine Gandy-McKinney
Village Clerk/Personnel Officer
Pleasant Street
Monticello, NY 12701
P:845-794-6130 x305/ F:845-794-2327
clerk@villageofmonticello.com

Marilee Calhoun (Town of Thompson)

From: Clerk (Village of Monticello) <clerk@villageofmonticello.com>
Sent: Tuesday, December 9, 2025 2:59 PM
To: waazoobee@verizon.net; Glenn Smith; 'Richard S Baum, Esq.'; waazoobee@verizon.net; 'Smajlje Srdanovic'; edwper8@aol.com; Irvinghpd0@gmail.com; arigrunwald@gmail.com; adreitzenstein@gmail.com; 'Rochelle Massey'; 'John Barbarite'; 'Tc Hutchins'; 'Gordon Jenkins'; Janice4d@yahoo.com; 'Steven Vegliante'; 'William J. Rieber, Jr.'; marilee@thompsonny.gov; 'Scott Mace'; 'Kathleen Lara'
Cc: 'Richard S Baum, Esq.'; JSnow@villageofmonticello.com; 'Michael Sussman'; 'Steven Vegliante'; 'Joel Kohn'; 'Duke, George C. D.'; 'tom shepstone.net'
Subject: Scoping Sessions for Mountain Top Villa's

Good afternoon,

The proposed project above will need to be reviewed by the joint boards of the Village and also the Town, meaning the Village and Town Planning Board and also the Village Board of Trustees and the Town Board via scoping meetings. The Village Planning Board has asked that these meetings not be on their regular meeting night which is the 2nd Tuesday of the month at 6pm. Our Village Board meets every 1 & 3rd Wednesday of the month at 6pm, and our ZBA meets the 3rd Thursday of the month at 6pm.

Do you all have preferences on what days and times will work for everyone? We would like to start these meetings hopefully sometime next month. Thank you all for your input and have a wonderful rest of the day.

Sincerely,

Janine Gandy-McKinney
Village Clerk/Personnel Officer
2 Pleasant Street
Monticello, NY 12701
P:845-794-6130 x305/ F:845-794-2327
clerk@villageofmonticello.com

Marilee Calhoun (Town of Thompson)

From: Clerk (Village of Monticello) <clerk@villageofmonticello.com>
Sent: Wednesday, December 24, 2025 12:42 PM
To: waazoobee@verizon.net; Glenn Smith; 'Richard S Baum, Esq.'; waazoobee@verizon.net; 'Smajlje Srdanovic'; edwper8@aol.com; Irvinghpd0@gmail.com; arigrunwald@gmail.com; adreitzenstein@gmail.com; 'Rochelle Massey'; 'John Barbarite'; 'Tc Hutchins'; 'Gordon Jenkins'; Janice4d@yahoo.com; 'Steven Vegliante'; 'William J. Rieber, Jr.'; marilee@thompsonny.gov; 'Scott Mace'; 'Kathleen Lara'
Cc: 'Richard S Baum, Esq.'; JSnow@villageofmonticello.com; 'Michael Sussman'; 'Steven Vegliante'; 'Joel Kohn'; 'Duke, George C. D.'; 'tom shepstone.net'
Subject: Scoping Sessions for Mountain Top Villa's
Importance: High

Good afternoon Everyone,

I have the following two dates available to start off the Scoping Sessions, Thursday, January 8th at 5pm and Monday January 12th at 5pm. Please let me know if either or both dates work for you all. Have a Merry Christmas and a safe and blessed New Year!

Sincerely,

Janine Gandy-McKinney

Village Clerk/Personnel Officer

2 Pleasant Street

Monticello, NY 12701

P:845-794-6130 x305/ F:845-794-2327

clerk@villageofmonticello.com

**INTERMUNICIPAL COOPERATION AGREEMENT
TOWN OF THOMPSON (on behalf of the Consolidated
Kiamesha Lake Sewer District) AND VILLAGE OF ATERES
TO PROVIDE SANITARY SEWER SERVICES**

THIS INTERMUNICIPAL COOPERATION AGREEMENT (the "Agreement") dated the ____ day of December, 2025, made between the **TOWN OF THOMPSON** (the "Town"), on behalf of the **Consolidated Kiamesha Lake Sewer District**, a municipal corporation with an office and principal place of business located at 4052 Route 42, Monticello, New York 12701 and the **VILLAGE OF ATERES** (the "Village"), a municipal corporation, with an office and place of business located at 4656 Route 42, P. O. Box 170, Kiamesha Lake, New York 12751 (hereinafter sometimes collectively referred to as the "Parties").

RECITALS

WHEREAS, this Agreement is being entered into by the Town and the Village pursuant to Article 5-G of the General Municipal Law and this Agreement constitutes an intermunicipal agreement whereby the Town shall provide Sanitary Sewer Services to the Village of Ateres, and;

WHEREAS, the Town of Thompson has established the Consolidated Kiamesha Lake Sewer District (hereinafter "Sewer District") which encompasses a portion of the newly created Village of Ateres, and;

WHEREAS, pursuant to Village Law, the portion of the Village of Ateres properties currently contained and serviced by the Sewer District shall continue to be serviced by the Sewer District, in its current capacity, and;

WHEREAS, the Parties wish to enter into this understanding regarding the provision of Sewer Services for parcels located within the Village of Ateres and the Sewer District, and;

WHEREAS, the Parties acknowledge that not all of the Village of Ateres properties are contained within the Sewer District and that only properties currently contained within said Sewer District shall receive Sanitary Sewer Services with any allocation for treatment based on Town Code or prior Town Planning Board approvals, and;

WHEREAS, the Parties further acknowledge there is currently certain undeveloped properties that are situated within the Sewer District and development of said parcels was restricted by Town Code, Part 5 entitled "Planned Unit Development District #4. It is acknowledged by the Parties that any future allocation for Sewer Services are to be restricted to service which were approved in said PUD Law, and;

WHEREAS, it is understood that currently the Sewer District and current infrastructure, including pump station, have enough capacity to service the current usage and additional construction within the District boundaries that are consistent with the PUD approvals as contained in Article XVIII, Town Code 250-138, but any development over and above those approvals may not have sufficient capacity to provide Sanitary Sewer Services and the parties wish to enter into this Agreement to memorialize the obligations between both municipalities.

NOW, THEREFORE, IT IS

AGREED, that in consideration for the promises and mutual covenants and agreements herein set forth, and for the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States, to each hand paid by the other, receipt of which is acknowledged, and other good and valuable consideration, the Parties mutually agree as follows:

1. That the Town of Thompson and the Consolidated Kiamesha Lake Sewer District shall continue to provide Sanitary Sewer Services to all currently constructed and approved parcels that are within the Sewer District boundaries without interruption in services at the standard "in district" sewer rates set by the Town of Thompson Town Board each year for the Consolidated Kiamesha Lake Sewer District.

2. That the Town of Thompson and the Consolidated Kiamesha Lake Sewer District shall provide Sanitary Sewer Services to all undeveloped parcels currently within the Sewer District boundaries and capacity to be provided is limited and consistent with any and all prior development approvals, including but not limited to the Town of Thompson Planned Unit Development, Article XVIII, Sections 250-135 through 250-145.

3. That the Parties agree that should the Pump Station currently operating within the Sewer District to serviced properties within the Village reaches 80% capacity, the Village of Ateres shall prepare plans to upgrade the Pump Station, at the sole cost and expense of the Village of Ateres.

4. Once the total usage from all Village of Ateres properties located within the Sewer District reaches 75% of the aforesaid allocated sewer gallons per day, the Village of Ateres shall commence negotiations with the Town to either increase capacity of the Consolidated Kiamesha Lake Sewer District or to commence action to provide their own Sanitary Sewer Services for all Village of Ateres properties.

5. The Parties acknowledge that there is no obligation on behalf of the Town of Thompson to increase future usage to the Village of Ateres other than what has been allocated for the build out of the Planned Unit Development previously approved by the Town Board.

6. The Village of Ateres agrees that prior to any newly constructed property within the Sewer District hooking into the Sewer District (system), written notice to the Town of Thompson Water/Sewer Superintendent shall be provided so that proper inspections can be conducted. No sewer hook-ups shall take place without written notice to the Town and written approval by the Town Sewer/Water Superintendent.

7. That the Village of Ateres shall provide copies of all Building Permits to the Town of Thompson for parcels that are currently within the Consolidated Kiamesha Lake Sewer District and which intend to hook into the Sewer system. This shall be a condition precedent prior to any sewer connections being made into the Consolidated Kiamesha Lake Sewer District.

8. The Parties agree that the failure to provide the aforesaid required notice; or provision of copies of issued Building Permits or any unauthorized connections to the Sewer system shall be a breach of this Agreement and the Town of Thompson shall be entitled to take any enforcement action necessary, including the denial of any further Sewer Services within the District.

9. This Agreement contains the entire agreement between the Village and the Town for the provision of Sanitary Sewer Services to the Village of Ateres by the Town of Thompson and any agreements hereafter made between the Village and the Town for Sanitary Sewer Services shall be ineffective to change this Agreement, unless such agreement is signed by the authorized representative of the Village and the Town.

10. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

11. All notices, statements, demands, approvals, or other communications to be given under or pursuant to this Agreement will be in writing, addressed to the Parties at their respective addresses as provided below, and will be delivered in person, or by certified or registered mail, postage prepaid, return receipt requested. If mailed, the notice will be deemed to have been given 24 hours after the date of mailing. The addresses of the Parties to which such notices are to be sent will be and until further notice, are as follows:

SUPERVISOR
Town of Thompson
4052 State Route 42
Monticello, New York 12701

MAYOR
Village of Ateres
4656 State Route 42, P.O. Box 170
Kiamesha Lake, New York 12751

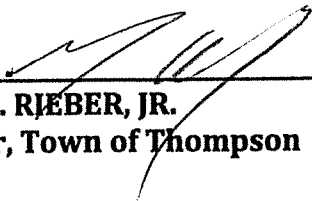
SEWER/WATER SUPERINTENDENT
Town of Thompson
4052 State Route 42
Monticello, New York 12701

12. That the Supervisor of the Town of Thompson and the Mayor of the Village of Ateres have recited this Agreement pursuant to Resolution adopted by the Town Board of the Town of Thompson, at a Meeting thereof, held on the ____ day of _____, 2025, and the Village Board of Trustees of the Village of Ateres at a Meeting thereof, held on the ____ day of _____, 2025. The Town of Thompson Supervisor, William J. Rieber, Jr. and Village of Ateres Mayor, KIEM, whose signatures appear hereafter, are duly authorized and empowered to execute this instrument and to enter into such Agreement on behalf of the Town of Thompson and Village of Ateres. This instrument shall be executed in duplicate and copies of the same shall be permanently filed, after execution thereof, in the offices of the Town Clerk of the Town of Thompson and the Village Clerk of the Village of Ateres.

IN WITNESS WHEREOF, the Town of Thompson has caused its corporate seal to be affixed hereto and these presents to be signed by Supervisor William J. Rieber, Jr., being duly authorized to do so and to be attested to by Marilee J. Calhoun, Town of Thompson Town Clerk, and the Village of Ateres has caused its corporate seal to be affixed hereto and these presents to be signed by Mayor KIEM, being duly authorized to do so, and attested to by ZISHA BERGER, Village of Ateres Village Clerk.

Execution Page

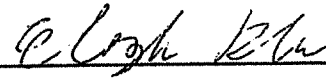
SIGNATURES - - TOWN OF THOMPSON




WILLIAM J. RIEBER, JR.
Supervisor, Town of Thompson

MARILEE J. CALHOUN
Town Clerk/Town of Thompson

SIGNATURES - - VILLAGE OF ATERES



Mayor, Village of Ateres



Village Clerk/Village of Ateres

**INTERMUNICIPAL COOPERATION AGREEMENT
TOWN OF THOMPSON, TOWN OF FALLSBURG AND
VILLAGE OF ATERES
REGISTRAR OF VITAL STATISTICS**

THIS INTERMUNICIPAL COOPERATION AGREEMENT (the "Agreement") dated the ____ day of December, 2025, made between the **TOWN OF THOMPSON**, a municipal corporation with an office and principal place of business located at 4052 Route 42, Monticello, New York 12701, the **TOWN OF FALLSBURG**, a municipal corporation with an office and principal place of business located at 19 Railroad Plaza, South Fallsburg, New York 12779, and the **VILLAGE OF ATERES**, a municipal corporation, with an office and place of business located at 4656 Route 42, P. O. Box 170, Kiamesha Lake, New York 12751 (hereinafter sometimes collectively referred to as the "Parties").

RECITALS

WHEREAS, this Agreement is being entered into by the Town of Thompson, Town of Fallsburg and the Village of Ateres pursuant to Article 5-G of the General Municipal Law and this Agreement constitutes an intermunicipal agreement whereby the Town Clerk of the Town of Thompson shall continue to act on behalf of the entire Village of Ateres to act as the Registrar of Vital Statistics and shall maintain all transcripts and records as well as collect all fees for record/transcript production for the Town of Thompson, Town of Fallsburg and on behalf of the entire Village of Ateres, and;

WHEREAS, the Parties acknowledge that a small portion of land of the newly created Village of Ateres lies within the boundaries of the Town of Fallsburg and the Parties desire that the Town of Thompson Town Clerk shall perform and act as the Registrar of Vital Statistics and maintain all transcripts and records and collects fees for the entire Village of Ateres, which includes any such Village territory within the Town of Fallsburg, and;

WHEREAS, the Town of Thompson shall pay all salaries, stipends and associated costs for and on behalf of the appointed Registrar of Vital Statistics. The Village of Ateres, nor the Town of Fallsburg shall not be required to contribute towards any costs for the Registrar of Vital Statistics, and;

WHEREAS, all fee collected by the Registrar of Vital Statistics for birth or death records and/or transcript production, research or filing shall be maintained by the Town of Thompson and no fees collected pursuant to this Agreement shall inure to the Village of Ateres or the Town of Fallsburg, and;

WHEREAS, the Town of Thompson, Town of Fallsburg and Village of Ateres shall take all steps necessary to consolidate the Registrar services and records with New York State by passing and filing Resolutions approving such consolidation with the State, and;

WHEREAS, the Parties have determined that the consolidating of the Office of Registrar of Vital Statistics is in the best interest of both Towns and the Village of Ateres.

NOW, THEREFORE, IT IS

AGREED, that in consideration for the promises and mutual covenants and agreements herein set forth, and for the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States, to each hand paid by the other, receipt of which is acknowledged, and other good and valuable consideration, the Parties mutually agree as follows:

1. The Parties agree that Town of Thompson shall continue to provide for the collection, retention, remittance and production of Vital Records, consisting of all births and deaths within the Town of Thompson and including the entire territory of the newly incorporated Village of Ateres, including any portion of territory situated within both the Village of Ateres and the Town of Fallsburg.

2. That the Town of Thompson shall collect and maintain all fees associated with the collection, retention, remittance and production of any vital statistics occurring within the Towns and within the entire territory of the Village of Ateres and that the Village of Ateres nor the Town of Fallsburg shall have no rights to receive any collected fees from the Registrar of Vital Statistics.

3. That all costs and expenses associated with maintaining the Office of Registrar of Vital Statistics shall be paid by the Town of Thompson and the Village of Ateres or the Town of Fallsburg shall have no responsibility for any of said costs.

4. That the Town of Thompson, the Town of Fallsburg, along with the Village shall take all steps necessary to consolidate the office of Registrar of Vital Statistics with the State of New York by passing and filing Board Resolutions approving such consolidation with the State.

5. The Parties further agree to enter into such additional agreements as may be necessary to fully effectuate the provisions of this Agreement and to provide for mutual protection of all the parties hereto.

6. This Agreement contains the entire agreement between the Village of Ateres, the Town of Thompson and the Town of Fallsburg for consolidation of the Office of Registrar of Vital Statistics and any agreements hereafter made between the Village and the Towns on behalf of the Registrar of Vital Statistics shall be ineffective to change this Agreement, unless such agreement is signed by the authorized representatives of the Village of Ateres, the Town of Thompson and the Town of Fallsburg.

7. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

8. All notices, statements, demands, approvals, or other communications to be given under or pursuant to this Agreement will be in writing, addressed to the Parties at their respective addresses as provided below, and will be delivered in person, or by certified or registered mail, postage prepaid, return receipt requested. If mailed, the notice will be deemed to have been given 24 hours after the date of mailing. The addresses of the Parties to which such notices are to be sent will be and until further notice, are as follows:

*SUPERVISOR
Town of Thompson
4052 State Route 42
Monticello, New York 12701*

*MAYOR
Village of Ateres
4656 State Route 42, P.O. Box 170
Kiamesha Lake, New York 12751*


*SUPERVISOR
Town of Fallsburg
19 Railroad Plaza
South Fallsburg, New York 12779*

9. That the Supervisor of the Town of Thompson, Supervisor of the Town of Fallsburg and the Mayor of the Village of Ateres have recited this Agreement pursuant to Resolution adopted by the Town Board of the Town of Thompson, at a Meeting thereof, held on the ___ day of _____, 2025, Town Board of the Town of Fallsburg, at a Meeting thereof, held on the ___ day of _____, 2025, and the Village Board of Trustees of the Village of Ateres at a Meeting thereof, held on the 7 day of December, 2025. The Town of Thompson Supervisor, William J. Rieber, Jr., the Town of Fallsburg Supervisor, Michael Bensimon, and Village of Ateres Mayor, Eliezer Klein, whose signatures appear hereafter, are duly authorized and empowered to execute this instrument and to enter into such Agreement on behalf of the Town of Thompson, Town of Fallsburg and Village of Ateres. This instrument shall be executed in duplicate and copies of the same shall be permanently filed, after execution thereof, in the offices of the Town Clerk of the Town of Thompson, Town Clerk of the Town of Fallsburg and the Village Clerk of the Village of Ateres.

IN WITNESS WHEREOF, the Town of Thompson has caused its corporate seal to be affixed hereto and these presents to be signed by Supervisor William J. Rieber, Jr., being duly authorized to do so and to be attested to by Marilee J. Calhoun, Town of Thompson Town Clerk, Town of Fallsburg Supervisor has caused its corporate seal to be affixed hereto and these presents to be signed by Supervisor Michael Bensimon, being duly authorized to do so and to be attested to by Paula Grogan, Town of Fallsburg Town Clerk, and the Village of Ateres has caused its corporate seal to be affixed hereto and these presents to be signed by Mayor Eliezer Klein, being duly authorized to do so, and attested to by Lisa Berger, Village of Ateres Village Clerk.

Execution Page

SIGNATURES - - TOWN OF THOMPSON



WILLIAM J. RIEBER, JR.
Supervisor, Town of Thompson

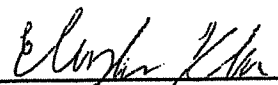
MARILEE J. CALHOUN
Town Clerk/Town of Thompson

SIGNATURES - - TOWN OF FALLSBURG

MICHAEL BENSIMON
Supervisor, Town of Fallsburg

PAULA GROGAN
Town Clerk/Town of Fallsburg

SIGNATURES - - VILLAGE OF ATERES



Mayor, Village of Ateres



Village Clerk/Village of Ateres

**INTERMUNICIPAL COOPERATION AGREEMENT
TOWN OF THOMPSON AND VILLAGE OF ATERES
OFFICE OF ASSESSOR**

THIS INTERMUNICIPAL COOPERATION AGREEMENT (the "Agreement") dated the ____ day of _____, 2025, made between the **TOWN OF THOMPSON** (the "Town"), a municipal corporation with an office and principal place of business located at 4052 Route 42, Monticello, New York 12701 and the **VILLAGE OF ATERES** (the "Village"), a municipal corporation, with an office and place of business located at 4656 Route 42, P. O. Box 170, Kiamesha Lake, New York 12751 (hereinafter sometimes collectively referred to as the "Parties").

RECITALS

WHEREAS, this Agreement is being entered into by the Town and the Village pursuant to Article 5-G of the General Municipal Law and this Agreement constitutes an intermunicipal agreement whereby the Town Assessor shall continue to act on behalf of the Village of Ateres to provide assessment services for those portions of the Village located within the Town of Thompson and shall maintain data and assessment records for same, and;

WHEREAS, the Town shall pay all salaries, stipends and associated costs for and on behalf of the appointed Assessor. The Village of Ateres shall not be required to contribute towards any costs for the Assessor, and;

WHEREAS, the Town Assessor shall prepare preliminary and final Assessment Rolls that shall include all parcels currently located in the Village of Ateres that are also within the territorial jurisdiction of the Town of Thompson, and;

WHEREAS, the Village of Ateres shall provide all data collection, subdivision information, building department information, and any other relevant information necessary for the Town Assessor to maintain accurate and complete information on all properties in the Village of Ateres which are located within the territorial jurisdiction of the Town of Thompson, for assessment purposes

NOW, THEREFORE, IT IS

AGREED, that in consideration for the promises and mutual covenants and agreements herein set forth, and for the sum of One and 00/100 (\$1.00) Dollar, lawful money of the United States, to each hand paid by the other, receipt of which is acknowledged, and other good and valuable consideration, the Parties mutually agree as follows:

1. That the Town of Thompson shall continue to provide for all assessment services for properties currently existing in both the Town of Thompson and Village of Ateres. Such services shall include data collection, property assessment, tax exemption application processing, small claim assessment review, tax certiorari matters, preparation of preliminary and final Assessment Rolls and any other assessment services currently provided to the Town.

2. That the Village of Ateres agrees to cooperate with the Town Assessor and provide timely and accurate information on new construction for all Village properties within the Town of Thompson, including but not limited to, data collection, subdivision information, building department information including building permits and Certificates of Occupancy, and the Village shall expressly permit the Town Assessor to conduct data collection activities within the Village expressly for assessment purposes.

3. That all costs associated with the provision of assessment services shall be borne by the Town of Thompson. The Town of Thompson shall pay the Town Assessor's salary as well as all Assessment Department staff without contribution from the Village of Ateres.

4. That the Town shall provide representation for any tax certiorari litigation on matters involving properties within the Village of Ateres that are within the territorial jurisdiction of the Town of Thompson, should same be commenced. The Village may participate in such litigation only to the extent that they share expenses for same. The Village has no requirement to participate in such litigation with the Town and should the Village choose not to participate the Village shall not have any say over any final disposition over said matters.

5. The Parties further agree to enter into such additional agreements as may be necessary to fully effectuate the provisions of this Agreement and to provide for mutual protection of all the parties hereto.

6. This Agreement contains the entire agreement between the Village and the Town for consolidation of the Office of the Assessor and any agreements hereafter made between the Village and the Town on behalf of the Office of the Assessor shall be ineffective to change this Agreement, unless such agreement is signed by the authorized representative of the Village and the Town.

7. The various terms, provisions and covenants herein contained shall be deemed to be separate and severable, and the invalidity or unenforceability of any of them shall not affect or impair the validity or enforceability of the remainder.

8. All notices, statements, demands, approvals, or other communications to be given under or pursuant to this Agreement will be in writing, addressed to the Parties at their respective addresses as provided below, and will be delivered in person, or by certified or registered mail, postage prepaid, return receipt requested. If mailed, the notice will be deemed to have been given 24 hours after the date of mailing. The addresses of the

Parties to which such notices are to be sent will be and until further notice, are as follows:

SUPERVISOR
Town of Thompson
4052 State Route 42
Monticello, New York 12701

MAYOR
Village of Ateres
4656 State Route 42, P.O. Box 170
Kiamesha Lake, New York 12751

9. That the Supervisor of the Town of Thompson and the Mayor of the Village of Ateres have recited this Agreement pursuant to Resolution adopted by the Town Board of the Town of Thompson, at a Meeting thereof, held on the ___ day of _____, 2025, and the Village Board of Trustees of the Village of Ateres at a Meeting thereof, held on the 7 day of December, 2025. The Town of Thompson Supervisor, William J. Rieber, Jr. and Village of Ateres Mayor, Eliezer Klein, whose signatures appear hereafter, are duly authorized and empowered to execute this instrument and to enter into such Agreement on behalf of the Town of Thompson and Village of Ateres. This instrument shall be executed in duplicate and copies of the same shall be permanently filed, after execution thereof, in the offices of the Town Clerk of the Town of Thompson and the Village Clerk of the Village of Ateres.

IN WITNESS WHEREOF, the Town of Thompson has caused its corporate seal to be affixed hereto and these presents to be signed by Supervisor William J. Rieber, Jr., being duly authorized to do so and to be attested to by Marilee J. Calhoun, Town of Thompson Town Clerk, and the Village of Ateres has caused its corporate seal to be affixed hereto and these presents to be signed by Mayor Eliezer Klein, being duly authorized to do so, and attested to by Zisna Berger, Village of Ateres Village Clerk.

Execution Page

SIGNATURES - - TOWN OF THOMPSON



WILLIAM J. RIEBER, JR.
Supervisor, Town of Thompson

MARILEE J. CALHOUN
Town Clerk/Town of Thompson

SIGNATURES - - VILLAGE OF ATERES



Mayor, Village of Ateres



Village Clerk/Village of Ateres

Marilee Calhoun (Town of Thompson)

From: Michael <michael@michaelmednick.com>
Sent: Tuesday, December 23, 2025 12:30 PM
To: Marilee Calhoun
Subject: Re: Consulting Agreement

Hi Marilee

The agreement is in place for as long as the board approves him as consultant. The board would still reappoint him as consultant for a term if they want or can continue pursuant to the terms of the agreement. It is really however the board wants to move forward. I would recommend appointing for a definitive term (i.e. a year) at the pleasure of the town board. If the salary is changing we would need a revised agreement. Thanks. Michael
 Sent from my iPhone

On Dec 23, 2025, at 12:15 PM, Marilee Calhoun (Town of Thompson) <marilee@thompsonny.gov> wrote:

<image001.gif>

From: William J. Rieber, Jr. <supervisor@townofthompson.com>
Sent: Monday, January 6, 2025 4:25 PM
To: Marilee Calhoun <marilee@townofthompson.com>
Subject: FW: Consulting Agreement

This too

<image002.jpg>

William J. Rieber, Jr.
 Supervisor
 Town of Thompson
 845-794-2500 Ext. 306
 845-794-8600 – Fax
 Email: supervisor@townofthompson.com
Town of Thompson is an equal opportunity provider and employer.
 <image004.jpg>

From: Mednick Law Office <michael@michaelmednick.com>
Sent: Friday, January 3, 2025 3:09 PM
To: supervisor@townofthompson.com; 'Karen Schaefer' <kschaefer@townofthompson.com>
Subject: FW: Consulting Agreement

Hi Karen:

Attached is the consulting agreement for Steve for the PB/ZBA Attorney. I filled it in with the numbers you provided. The only change is in paragraph 12 regarding Association of Towns. I spoke with Bill yesterday and I believe he was inclined to have the town pay for Steve's hotel and parking as well as registration, but we should check with him to make sure that paragraph is ok. (Paula's had the town only paying for registration) If any changes are needed please advise and I will send them over. Thanks.....Michael

From: pam@michaelmednick.com [<mailto:pam@michaelmednick.com>]
Sent: Friday, January 3, 2025 3:05 PM
To: michael@michaelmednick.com
Subject: Consulting Agreement

See attached

PAM J. JONES
Law Offices of Michael B. Mednick
544 Broadway, Suite 4
Post Office Box 612
Monticello, New York 12701
Phone: (845) 794-5200
Fax: (845) 794-7784
E-Mail Address: pam@michaelmednick.com

NEVER WIRE FUNDS TO THIS OFFICE OR ANY OFFICE WITHOUT VERBAL VERIFICATION. YOU MUST VERBALLY VERIFY THE AMOUNT AND THE WIRING INSTRUCTIONS BEFORE SENDING OUR OFFICE A WIRE.

<Consulting Agreement-Vegliante-January-2025.docx>

CONSULTING AGREEMENT

THIS AGREEMENT, made and effective as of the 1st day of January, 2025, by and between **STEVEN VEGLIANTE, ESQ.** (hereinafter referred to as “Consultant”) and **THE TOWN OF THOMPSON** (hereinafter referred to as “TOWN”).

WHEREAS, there currently exists a need for the Town of Thompson to provide legal services for the Town Planning and Zoning Boards; and

WHEREAS, Steven Vegliante, Esq. is an attorney who has a background in representing municipal clients regarding Zoning and Planning issues, and currently is representing the Town Planning and Zoning Boards; and

WHEREAS, the TOWN desires to continue to utilize Mr. Vegliante’s services to provide legal counsel to the Town Planning Board and Zoning Board of Appeals.

NOW, THEREFORE, the parties hereto agree as follows:

1. Pursuant to this Agreement, the CONSULTANT shall provide legal services to the TOWN Planning Board and Zoning Board of Appeals, which shall include appearances at each Board’s Meeting; review of files; communications with applicants and applicant’s consultants, as well as communication with Town Officials as necessary. CONSULTANT shall work as many hours as may be reasonably necessary to fulfill his obligations under this Agreement.
2. The TOWN agrees to pay the CONSULTANT the sum of \$5,047.36 per month for all services provided in the capacity as legal consultant to the Town Planning Board and Zoning Board of Appeals. This shall continue for as long as CONSULTANT remains in said position of providing legal services to the TOWN.
3. Relationship of Parties. It is understood by the parties that CONSULTANT is an Independent Contractor with respect to the TOWN and not an employee of the TOWN. The TOWN will not provide fringe benefits including health insurance, paid vacation or any other employee benefit.
4. Insurance. CONSULTANT acknowledges his obligation to obtain and maintain appropriate malpractice insurance coverage for the term he acts as a Consultant to the TOWN.
5. Confidentiality. CONSULTANT recognizes that there is certain proprietary information which is valuable, special and unique assets of the TOWN and needs to be protected from improper disclosure. In consideration for the disclosure of the information, CONSULTANT agrees that he will not at any time, or in any manner, either directly or indirectly, use any information for CONSULTANT’S own benefit, or divulge, or distribute or communicate in any manner any information to any third party without the prior written consent of the TOWN and shall protect said information and treat it as strictly confidential. A violation of this paragraph shall be a material breach of this Agreement.

6. Confidentiality After Termination. The confidentiality provisions of this Agreement shall remain in full force and effect after the termination of this Agreement.
7. Return of Records. Upon termination of this Agreement, CONSULTANT shall deliver all records, notes, data, memoranda, models and equipment of any nature that are in the possession of the CONSULTANT or under the CONSULTANT'S control that are the TOWN'S property or relate to TOWN business.
8. Notices. All notices required or permitted under this Agreement shall be in writing and shall be deemed delivered when delivered in person, via e-mail transmission or deposited in the United States mail, postage prepaid addressed as follows:

If to TOWN:

Town of Thompson
4052 State Route 42
Monticello, New York 12701
Tel. (845) 794-2500
E-Mail: supervisor@townofthompson.com

If to CONSULTANT

Steven Vegliante, Esq.
449 Broadway
Monticello, New York 12701
Tel. (845) 434-6688
E-Mail: svegliante.tot@gmail.com

9. Entire Agreement: This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof. Any prior representations, promises, agreement or understandings of the parties are of no further force and effect, except as specifically set forth herein.
10. Amendment. Except as specifically provided for herein, this Agreement may not be modified, altered, changed, amended, rescinded, cancelled, terminated and/or waived, in whole or in part, except by a writing, signed by the parties hereto.
11. Applicable Law: This Agreement shall be governed by the laws of the State of New York, with jurisdiction limited to Sullivan County.
12. Association of Towns: CONSULTANT shall attend the Association of Towns Annual Meeting and Training. TOWN is financially responsible for CONSULTANT'S registration fee, hotel and parking. CONSULTANT is financially responsible for meals and CLE expenses.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the _____ day of January, 2025.

TOWN OF THOMPSON

By: _____
WILLIAM J. RIEBER, JR., Supervisor

STEVEN VEGLIANTE, Consultant



Town Supervisor
William J. Rieber, Jr.

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

December 23, 2025

Bills over \$5,000.00

We are requesting permission to pay Delaware Engineering for engineering services through November 2025 on the Emerald Green WWTP Phase 2 Plant Upgrades project

Delaware Engineering

Invoice #24-3143-9

\$111,396.00

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.



Delaware Engineering, D.P.C.
 28 Madison Ave. Ext.
 Albany, NY 12203
 (518) 452-1290



APPROVED

MF 12/16/25

Town of Thompson
 4052 Route 42
 Monticello, NY 12701

Invoice number 24-3143-9
 Date 12/09/2025

Project 24-3143 Town of Thompson - Emerald
 Green/Lake Louise Marie WWTP Phase 2
 Upgrades

4,8130.202

For Services Rendered Through November 30, 2025

1 Design and Permitting Services

	Hours	Rate	Billed Amount
Ablen Amrod	19.00	245.00	4,655.00
Cody Messier	4.00	195.00	780.00
Daniel W. Fagnani	58.50	155.00	9,067.50
David R. Ohman	120.00	245.00	29,400.00
Derrick P. Wilcox	22.50	185.00	4,162.50
Edward Dombrowski	52.00	140.00	7,280.00
John Peterson	125.25	170.00	21,292.50
Joseph D. Gollin	30.50	155.00	4,727.50
Michael Webster	111.00	105.00	11,655.00
Yamir Betancourt	85.00	190.00	16,150.00
subtotal	627.75		109,170.00

REIMBURSABLES

	Units	Rate	Billed Amount
John Peterson			
Mileage Oneonta 2025	180.00	0.70	126.00

CONSULTANT

	Units	Rate	Billed Amount
Greenstar Environmental Solutions, LLC			2,100.00
Phase subtotal			111,396.00

Invoice total **111,396.00**

Approved by:

John Peterson



Delaware Engineering, D.P.C.

28 Madison Ave. Ext.

Albany, NY 12203

(518) 452-1290

Town of Thompson

Project 24-3143 Town of Thompson - Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades

Invoice number 24-3143-9

Date 12/09/2025

*Please remit payment to:
Delaware Engineering, D.P.C.
28 Madison Ave. Ext.
Albany, NY 12203*

Invoice

Invoice Date:	Invoice #:
11/9/2025	2123LLC

REC'D NOV 24 2025

Bill To:
Delaware Engineering, D.P.C. 28 Madison Ave. Ext Albany, NY 12203

Remit To:
Greenstar Environmental Solutions, LLC 6 Gellatly Drive Wappingers Falls, NY 12590

Project Name		Purchase Order No.	Terms	Subcontract No:		
CWSRF Project #C3-5378-07		24-3143 #1				
Serviced	Item	Description	Hours/Qty	Rate	Amount	
10/15/2025	Ground Penetrating Radar	Full day GPR survey	1	1,900.00	1,900.00	
10/16/2025	Ground Penetrating Radar	GPR Report	1	200.00	200.00	
				Total	\$2,100.00	
				Payments/Credits	\$0.00	
				Balance Due	\$2,100.00	

Phone #
(845) 223-9944

E-Mail
Smcleod@greenstarsolutions.com



DELAWARE ENGINEERING, D.P.C.
 55 South Main Street
 Oneonta, NY 13820
 (607) 432-8073 Phone / (607) 432-0432 Fax

Town of Thompson
 4552 State Route 42
 Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 9

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	\$ 109,170.00	\$ 164,006.25	\$ 273,176.25	
Reimbursable Expenses	\$ 126.00	\$ 229.60	\$ 355.60	
Subcontractors (Atlantic Testing Laboratories)	\$ -	\$ 12,395.00	\$ 12,395.00	
Subcontractors (Greenstar Environmental Solutions, LLC)	\$ 2,100.00	\$ -	\$ 2,100.00	
Subcontractors (REGEN, LLC)	\$ -	\$ 18,200.00	\$ 18,200.00	
SUBTOTAL - TASK 1	\$ 111,396.00	\$ 194,830.85	\$ 306,226.85	\$ 585,240.00
2. Task 2 - Bidding Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 2	\$ -	\$ -	\$ -	\$ 21,000.00
TOTAL	\$ 111,396.00	\$ 194,830.85	\$ 306,226.85	\$ 606,240.00
AMOUNT DUE FOR CURRENT SERVICES	\$ 111,396.00			
AMOUNT PAST DUE	\$ 110,374.80	Invoice #8, 11/12/2025		
TOTAL NOW DUE	\$ 221,770.80			
BUDGET BALANCE		\$ 300,013.15		

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE



Town of Thompson
Water & Sewer Department
Michael Messenger, Superintendent
Keith Rieber, Assistant Superintendent

Bills Over \$5,000.00

Venor: *Empire State Electric Motors*

Description: *Goolds Pump - for Sackett Lake*

Amount: *\$ 5,580.00*

- Sole Source -

Empire State Electric Motors, Inc
2680 Route 17M
Shen, NY 10924-6719 USA
8452947440
esem@frontiernet.net

Invoice

BILL TO
Town Of Thompson
4052 Route 42
N.Y.
Monticello, NY 12701-3321

SHIP TO
Town Of Thompson
Town Of Thompson
4052 Route 42
Monticello, N.Y. 12701-3321

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
73039	12/03/2025	\$5,580.00	01/02/2026	Net 30	

P.O. NUMBER
SACKETT

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
11/10/2025	Pumps	Goulds WS5032DS New Pump	1	5,430.00	5,430.00
	Freight	Freight Additional 3-4 weeks	1	150.00	150.00

** All credit card payments will be subject to a 4% processing fee. **

BALANCE DUE

\$5,580.00

Site Source.

WE ARE NOT RESPONSIBLE FOR ITEMS LEFT OVER 30 DAYS

We appreciate your prompt payment, Thank You!