

Minutes of a Public Scoping Session attended by the Town Board of the Town of Thompson held at the Monticello Village Hall, 2 Pleasant Street, Monticello, New York on **January 15, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace
Councilman John A. Pavese
Councilman Richard L. Benjamin, Jr.
Councilwoman Melinda S. Meddaugh

DRAFT

Absent: Councilman Ryan T. Schock

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Steven Vegliante, Attorney for Planning/Zoning
James L. Carnell, Jr., Director of Building, Planning & Zoning
Helen Budrock, Town Planner, Delaware Engineering DPC

Village Representatives Present: Hildy Rosenberg, Planning Board Chairperson, Irving Haynes, Planning Board Member, Aron Grunwald, Planning Board Member, Edwin Perez, Planning Board Member, Richard Baum, Attorney for Planning Board, Glenn L. Smith, Consulting Engineer for Village, James Snowden, Village Manager and Janine Gandy-McKinney, Village Clerk

Village Representatives Absent: Smajlje Srdanovic, Planning Board Member and Peter Kunz, Alternate Planning Board Member

Project Representatives Present: Joel Kohn, JK Expediting Services, Thomas J. Shepstone, Planning Consultant of Shepstone Management Company, Inc. and George Duke, Attorney of Fox Rothschild LLP

PUBLIC SCOPING SESSION: PROPOSED MOUNTAINTOP VILLAS PROJECT WITH VILLAGE OF MONTICELLO PLANNING BOARD

The meeting was called to order by Chairperson Rosenberg at 5:30 PM.

Attorney Baum explained the purpose of the Meeting, which is to hold a Public Scoping Session to review and comment on the draft "Scoping Document" for the Proposed Mountaintop Villas, LLC Project. He advised that this is not a public hearing.

A copy of the Notice of Public Scoping Session and News Release was provided and shall be attached to these minutes as part of the record.

The Public Scoping Session was opened at 5:34 PM.

Mr. Joel Kohn of JK Expediting Services gave a brief presentation of the Proposed Project.

Mr. Thomas Shepstone, Planning Consultant of Shepstone Management Company, Inc. provided an overview of the 14-page draft "Scoping Document". He outlined several items/impacts of the proposed project to be reviewed and studied.

The Public Scoping Session was opened for questions and comments, agencies first followed by the public. Questions and comments were provided as follows:

Councilwoman Meddaugh expressed concerns regarding traffic, newly adopted Town Comprehensive Plan and sewer study impacts of existing projects.

Councilman Pavese expressed concerns regarding water supply and traffic.

Supervisor Mace expressed traffic concerns and project access based on comments that he received from residents located in the Carriage House/Shaker Heights Development.

Helen Budrock, Town Planner recommended increasing the scope of Traffic Study. She also commented on Height Requirements.

Mr. Snowden, Village Manager asked if the 14-acres located in the Town jurisdiction would include development.

Mr. Kohn said it would not include development during this phase, but since the property is part of the project, they are required to include the entire project.

Chairperson Rosenberg has concerns regarding school bus traffic. She recommended that a school proposal including school bus traffic be included in the traffic study. She also asked if notice would be provided to Carriage House/Shaker Heights Development Residents/Tenants.

Attorney Baum said that the proposed project is located within the Monticello Central School District. Notice of Intent and this Public Scoping Session was provided to the Monticello Central School District. He also said that Notice is not required at this forum. However notice would be required of the Public Hearing, which would be held once the Scoping Document is complete. He said that only property owners are notified, not individual residents and/or tenants.

Mr. Kohn said that written comments on the draft scope will be accepted through close of business until next Friday, January 23rd, 2026.

Attorney Baum said that there is a time-period to accept the Scoping Document as complete and how it becomes finalized. The process of acceptance was further discussed.

Attorney George Duke said that they would like the ability to address the comments prior to the next Planning Board Meeting.

Mr. Kohn said that the deadline for written comments will be next Friday and next Planning Board Meeting to be held on February 10th, which should allow sufficient time to address comments.

A motion to close the Public Scoping Session, but hold it open to allow for written comment until Friday, January 23rd, 2026 was made by Chairperson Rosenberg and seconded by Edwin Perez.

There was no action taken by the Town Board during this Public Scoping Session.

MEETING ADJOURNED

On a motion made by Chairperson Rosenberg and seconded by Edwin Perez the meeting was adjourned at 6:03 PM.

Respectfully Submitted By:



Marilee J. Calhoun
Town Clerk

NEWS RELEASE

NOTICE OF PUBLIC SCOPING SESSION/MEETING

MOUNTAINTOP VILLAS, VILLAGE OF MONTICELLO, TOWN OF THOMPSON, NY

NOTICE IS HEREBY GIVEN that the Town Board, Planning Board and Zoning Board of Appeals of the Town of Thompson, County of Sullivan, State of New York, has been invited to attend a Public Scoping Session/Meeting in coordination with the Village of Monticello Planning Board at the Monticello Village Hall, 2 Pleasant Street, Monticello, New York on Thursday, January 15, 2026 at 5:30 P.M. for an opportunity to review and comment on the draft “Scoping Document” for the Mountaintop Villas, LLC project. The Public Scoping Session/Meeting is open to the public for all interested persons who wish to attend. A copy of the Village of Monticello Planning Board notice is attached for further reference.

Dated: Monticello, New York
January 14, 2026

By Order of the Town of Thompson
Town Board, Planning Board and Zoning Board of Appeals

Marilee J. Calhoun
Town Clerk

NOTICE OF PUBLIC SCOPING SESSION
MOUNTAINTOP VILLAS, VILLAGE OF MONTICELLO, TOWN OF THOMPSON, NY

Mountaintop Villas, LLC., (APPLICANT) proposes to construct a 592-residential unit development on a 83.95-acre property (69.96 acres in the Village of Monticello and another 13.99 acres in the Town of Thompson), bordering on both Route 42 and Hamilton Road. The site is located on the following parcels: Section 128, Block 1, Lots 1, 4.1, 6.2 & 6.3 (Monticello); 18.-1-57 (Thompson).

The project will also include a community building, a five-story commercial structure for office and retail and recreational amenities like two (2) pools. The property is within the Planned Unit Development District No. 1 – Hamilton Road, created pursuant to § 280-40.1 of the Village of Monticello Zoning Law.

The Village of Monticello will supply water. Additionally, two wells have already been drilled to supplement the Village's supply, with two more wells proposed for an anticipated net gain to the Village's overall water supply.

The Village of Monticello Planning Board (LEAD AGENCY) issued a positive declaration pursuant to Part 617.7 of the State Environmental Quality Review (SEQR) law. In issuing a positive declaration, the Planning Board has determined that the proposed project may have potentially significant adverse environmental impacts, and therefore an Environmental Impact Statement (EIS) shall be prepared.

A draft "scoping document" has been prepared and is subject to public review and comment prior to adoption. The primary purpose of the scoping document is to outline the contents of the EIS and identify the impact analyses to be conducted. Copies of the draft scoping document and other relevant project material can be found online at: <https://shepstone.net/mountaintopvillasscoping.pdf>

A Public Scoping Session will be held on **Thursday, January 15, 2026 at 5:30 PM** at the **Village of Monticello Village Hall** located at **Monticello Village Hall 2 Pleasant Street, Monticello, New York 12701**, at which time the Planning Board will hear comments on the draft scoping document. Written comments on the draft scope will be accepted through the close of business on Friday, January 23, 2026. Comments can be mailed to the **Village of Monticello Building Department at Monticello Village Hall 2 Pleasant Street, Monticello, New York 12701** or e-mailed to code1@villageofmonticello.com.

SHEPSTONE MANAGEMENT COMPANY, Inc.

100 Fourth Street, Suite 32, Honesdale, PA 18431

(570) 251-9550

FAX 251-9551

Planning and Research Consultants

mail@shepstone.net

www.shepstone.net

Thomas J. Shepstone

January 8, 2026

Town of Thompson Town Board
4052 State Route 42
Monticello, NY 12701

Dear Involved Agency,

Please see enclosed Notice Of Public Scoping Session for Mountaintop Villas, Village of Monticello, Town of Thompson, NY.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas J. Shepstone", written in a cursive style.

THOMAS J. SHEPSTONE

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 **January 20, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilwoman Melinda S. Meddaugh
Councilman John A. Pavese
Councilman Richard L. Benjamin, Jr.

DRAFT

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

Absent: Ryan T. Schock, Councilman

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:00PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the January 06th, 2026 Reorganizational & Regular Town Board Meeting were approved as presented.

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

PRESENTATION: EAGLE SCOUT CANDIDATE – LOGAN WATERTON

Mr. Waterton proposed a Hammock Park and Folding Picnic Table Bench to be placed at the Town's Neversink River Access Area Park in Bridgeville. The Town Board approved the project.

The Following Resolution Was Duly Adopted: Res. No. 86 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Eagle Scout Project of Logan Waterton from Troop 1101 for a Hammock Park and Folding Picnic Table bench to be constructed and installed at the Town's Neversink River

Access Area Park located in Bridgeville, New York. The site location of said Hammock and Bench shall be subject to Town Park Superintendent Approval.

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

PUBLIC COMMENT:

Jessica Lansdale of Rock Hill Lake Communities Alliance of requested that the Town declare a 6-month moratorium on large development.

CORRESPONDENCE:

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

- **County of Sullivan IDA:** Notice of Public Hearing Catskill Veterinary Services, PLLC Project – Application for Financial Assistance

AGENDA ITEMS:

1) APPROVE: RESOLUTION FOR UNANIMOUS CONSENT TO APPROVE TOWN REORGANIZATION AGENDA

The Following Resolution Was Duly Adopted: Res. No. 87 of the Year 2026.

RESOLUTION FOR UNANIMOUS CONSENT TO APPROVE TOWN REORGANIZATION AGENDA

WHEREAS, the Town Board of the Town of Thompson wishes to expeditiously ratify and re-approve the entire Reorganization Meeting Agenda items numbered 2-85 without a formal reading and review of same; and

WHEREAS, the Town Board would like to approve said Resolutions through unanimous consent; and

WHEREAS, a majority of Town Board Members are present today and agree to move forward on Town Resolution Item Nos. 2-85 via unanimous consent.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board Members agree to move forward with the approval process of Agenda and Resolution Items No. 2-85 through unanimous consent, and all duly elected and duly appointed, properly sworn into office, by their signatures herein, unanimously agree to proceed on Resolution Nos. 2-85 by unanimous consent, and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilman Pavese

Seconded by: Councilwoman Meddaugh

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Aye
Councilperson JOHN A. PAVESE	Aye
Councilwoman MELINDA S. MEDDAUGH	Aye
Councilman RYAN T. SCHOCK	Absent
Councilman RICHARD L. BENJAMIN, JR.	Aye

2) APPROVE: RESOLUTION TO APPROVE THE TOWN OF THOMPSON RE-ORGANIZATION AGENDA ITEM NOS. 2-85 VIA UNANIMOUS CONSENT
RESOLUTION TO APPROVE THE TOWN OF THOMPSON RE-ORGANIZATION AGENDA ITEM NOS. 2-85 VIA UNANIMOUS CONSENT

The Following Resolution Was Duly Adopted: Res. No. 88 of the Year 2026.

WHEREAS, the Town of Thompson Town Board conducted their Re-Organization Meeting on January 6, 2026 and reviewed and approved Agenda Item Nos. 2-85 during said Meeting; and

WHEREAS, a question has arisen as to the timing of when an appointed Member of the Town Board was sworn in prior to taking action to vote on said Agenda Item Nos. 2-85; and

WHEREAS, in an action of due caution, the Town Board wants to ratify and re-approve all Resolutions and business previously conducted on January 6, 2026 to make sure there are no outstanding questions regarding the Re-Organizational Minutes for the Town of Thompson.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board of the Town of Thompson, by unanimous consent, hereby resolves to approve Re-Organization Resolution Nos. 2-85 and simultaneously ratifies and re-approves all prior Town Board Re-Organization Agenda Item Nos. 2-85 as same were written and previously approved on January 6, 2026, and it is further

RESOLVED, that this Resolution shall be effective immediately.

Moved by: Councilwoman Meddaugh

Seconded by: Councilman Pavese

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes [X]	No []
Councilman JOHN A. PAVESE	Yes [X]	No []
Councilwoman MELINDA S. MEDDAUG	Yes [X]	No []
Councilman RYAN T. SCHOCK	Yes []	No [] Absent
Councilman RICHARD L. BENJAMIN, JR.	Yes [X]	No []

RE-APPROVE REORGANIZATIONAL AND REGULAR TOWN BOARD MINUTES OF JANUARY 06, 2026

The Following Resolution Was Duly Adopted: Res. No. 89 of the Year 2026.

On a motion made by Councilman Benjamin and seconded by Councilman Pavese the minutes of the January 06th, 2026 Reorganizational & Regular Town Board Meeting were re-approved as presented.

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

3) DISCUSS & APPROVE: WORK PLAN FOR EVALUATING & PERMITTING OF TWO EXISTING TEST PRODUCTION WELLS BY HANSON VANVLEET HYDROGEOLOGIC CONSULTANTS, LLC. - COLD SPRING WATER

There is testing being done on these wells PW-4 and PW-5, but the Department of Health has required additional testing. The original proposal was \$66,000.00, but due to the required additional testing, the revised proposal is \$100,900.00. MHE Engineering is recommending an additional \$35,000 be obtained from the developer, Bernie Weiser, to proceed with the additional hydrogeological testing provided by Hanson VanVleet Hydrogeologic Consultants, LLC. The map, plan, and report will be discussed after the additional \$35,000.00 is received.

The Following Resolution Was Duly Adopted: Res. No. 90 of the Year 2026.

Resolved that Hanson VanVleet is authorized to continue work for evaluating and permitting two existing text production wells in the Cold Spring Water District at the price not to exceed \$66,000.00.

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

4) DISCUSS: REQUEST FOR FUTURE VILLAGE ANNEXATION PRIOR TO LOT LINE ADJUSTMENT – PATRICK SIKORSKI OF VPK CAPITAL LLC FOR 25 HAY STREET, MONTICELLO, SBL # 22.-1-4

Director Weyer explained that the previous two proposals received were over \$50,000.00 each. She reached out to them to further clarify with them that the Town just needed an analysis to determine if consolidation would be beneficial. Delaware Engineering, DPC submitted a proposal for \$15,000.00, of which \$12,500.00 would be paid back by the grant.

The Following Resolution Was Duly Adopted: Res. No. 93 of the Year 2026.

Resolved, that the proposal of Delaware Engineering, DPC for Lighting Districts Analysis, in the amount of \$15,000.00, is hereby accepted, and the Director of Community Development is hereby directed to notify the successful proposer of the award thereof.

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

8) APPROVE MODIFICATION OF AGREEMENT WITH SULLIVAN COUNTY YOUTH BUREAU FOR THE YOUTH SPORTS PROGRAM & AUTHORIZE SUPERVISOR TO SIGN

The Following Resolution Was Duly Adopted: Res. No. 94 of the Year 2026.

Resolved, that the Town of Thompson Town Board hereby authorizes the modification of agreement from \$7,500.00 to \$14,000.00 to the Sullivan County Youth Bureau for the Youth Sports Program and that the Town Supervisor hereby be authorized to execute the modification agreement, which Jill M. Weyer, Director of Community Development is authorized to complete and submit on behalf of the Town of Thompson.

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

9) APPROVE APPLICATION FOR 2026 SULLIVAN 180 MUNICIPAL PARTNERSHIP GRANT

Director Weyer said that this grant is the normal grant she applies for every year for \$20,000.00 for Town-wide beautification.

The Following Resolution Was Duly Adopted: Res. No. 95 of the Year 2026.

Resolved, that the Town of Thompson Town Board hereby authorizes submittal of the grant application to apply for the grant funding for the 2026 Sullivan 180 Municipal Partnership Grant Program and that the Town Supervisor hereby be authorized to execute the application, which Jill M. Weyer, Director of Community Development is authorized to complete and submit on behalf of the Town of Thompson.

Motion by: Councilman Pavese Seconded by Councilman Benjamin
Vote: Ayes 4 Mace, Pavese, Meddaugh and Mace

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

14) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT
A) APPROVE & AUTHORIZE-WITTCO, INC. APPLICATION FOR PAYMENT # 6
\$123,785.00

The Following Resolution Was Duly Adopted: Res. No. 99 of the Year 2026

Resolved, that the application for Payment in the amount of \$123,785.00 with Wittco 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 Pavese Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

B) APPROVE & AUTHORIZE-TAM ENTERPRISES, INC. APPLICATION FOR
PAYMENT # 4 \$54,836.85

The Following Resolution Was Duly Adopted: Res. No. 100 of the Year 2026.

Resolved, that the application for Payment in the amount of \$54,836.85 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: Councilwoman Meddaugh Seconded by: Councilman Benjamin
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

C) APPROVE & AUTHORIZE-MHE ENGINEERING INV # 25262 \$2,584.00

The Following Resolution Was Duly Adopted: Res. No. 101 of the Year 2026.

Resolved, that the application for Payment in the amount of \$2,584.00 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 Pavese Seconded by: Councilwoman Meddaugh
Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin
 Nays 0
 Absent 1 Schock

D) APPROVE & AUTHORIZE-FISCAL ADVISORS INV # 43911 \$6,500.00

The Following Resolution Was Duly Adopted: Res. No. 102 of the Year 2026.

Resolved, that the application for Payment in the amount of \$6,500.00 with Fiscal Advisors, 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 Pavese Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

E) APPROVE & AUTHORIZE-RURAL DEVELOPMENT PROJECT-USDA FORM E FOR PAYMENT #8 \$187,705.85

The Following Resolution Was Duly Adopted: Res. No. 103 of the Year 2026.

Resolved, that the application for Payment # 7 in the amount of \$187,705.85 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said project budget/cost certification for payment.

Moved by: Councilman Benjamin Seconded by: Councilman Pavese

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

15) APPROVE & AUTHORIZE: GOVERNMENTAL ENTITY CERTIFICATE OF RESOLUTION - TD BANK RESOLUTION

The Following Resolution Was Duly Adopted: Res. No. 104 of the Year 2026.

Resolved, that the Governmental Entity Certificate of Resolution for TD Bank hereby be approved and the Town Supervisor hereby be authorized to execute said agreement.

Moved by: Councilman Pavese Seconded by: Councilwoman Meddaugh

Vote: Ayes 4 Mace, Pavese, Meddaugh, and Benjamin

Nays 0

Absent 1 Schock

16) BILLS OVER \$5,000.00

There were no bills over \$5,000.00 submitted for payment.

17) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

18) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 105 of the Year 2026.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached. ¹

¹ ATTACHMENT: ORDER BILLS PAID

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

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Meeting with YMCA. Summer Camp Prices have increased 3%.
- GoGov is being researched to possibly replace the Textcaster communication platform. GoGov is a more modern platform that can do more specialized communication avenues.

Superintendent Carnell

- New Freightliner ordered last year was received at the dealership.
- Hydraulic Pump Broke leaving a Plow Truck out of commission.

Superintendent Somers

- Ski Program is doing well. There were 62 kids that attended last week.
- Snowshoeing Event is coming up, Saturday, January 24th.
- Thanked Highway and Water & Sewer employees for help with salting throughout the parks.
- Community Building is rented out every weekend.

Superintendent Messenger

- Water & Sewer Truck was involved in a minor accident at Benmosche Road. No injuries and very little damage. He will submit a self-reported accident form due to limited staffing at the Sullivan County Sheriff's Department, because of the storms.

Director Weyer

- Requested Website recommendations for improvement from the Board.

PUBLIC COMMENT

There was no public comment given.

ADJOURNMENT

On a motion made by Councilman Benjamin and seconded by Councilman Pavese the meeting was adjourned at 7:52PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Kelly M. Murran, Deputy Town Clerk

Minutes of a Special Meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York on January 28, 2026.

ROLL CALL:

Present: Supervisor Scott S. Mace, Presiding
Councilman John A. Pavese
Councilman Richard L. Benjamin, Jr.

Absent: Councilwoman Melinda S. Meddaugh
Councilman Ryan T. Schock

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Melissa DeMarmels, Town Comptroller
Karen Schaefer, Supervisor's Confidential Secretary

SPECIAL TOWN BOARD MEETING

Supervisor Mace called the special meeting to order at 2:00 PM. Supervisor Mace provided the Legal Notice for the meeting. Town Clerk Calhoun explained the purpose of the special meeting, which is to approve and authorize the Town Supervisor to sign an Application for Corrected Tax Roll (RP-554). She advised this is to correct the tax roll to rectify the tax bill pertaining to Town owned property located at 96 Cold Spring Road, Monticello, SBL# 29.-1-17.1. Notice of said meeting was sent to the news media and posted on the Town Hall Bulletin Board and on the Town Website.

RESOLUTION TO APPROVE & AUTHORIZE EXECUTION OF APPLICATION FOR CORRECTED TAX ROLL (RP-554) PERTAINING TO TOWN OWNED PROPERTY LOCATED AT 96 COLD SPRING ROAD, MONTICELLO, SBL# 29.-1-17.1

The Following Resolution Was Duly Adopted: Res. No. 106 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the New York State Application for Corrected Tax Roll (RP-554) to correct the 2026 tax roll pertaining to tax map number 29.-1-17.1 for property owned by the Town of Thompson located at 96 Cold Spring Road, Monticello, NY and

Further Be It Resolved, that the Town Supervisor Scott S. Mace hereby be authorized to execute the Application for Corrected Tax Roll (RP-554) on behalf of the Town and file said Application with Sullivan County Real Property Tax Services.

Motion by: Councilman John A. Pavese
Seconded by: Councilman Richard L. Benjamin, Jr.
Adopted on Motion January 28, 2026

Vote: Ayes 3 Mace, Pavese and Benjamin
 Nays 0
 Absent 2 Meddaugh and Schock

ADJOURNMENT

On a motion made by Councilman Pavese and seconded by Councilman Benjamin the meeting was adjourned at 2:02 PM.

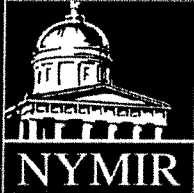
Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun, Town Clerk

Scott Mace (Town of Thompson Supervisor)

n: NYMIR <syoumans@wrightinsurance.com>
Sent: Monday, January 26, 2026 9:24 AM
To: supervisor@thompsonny.gov
Subject: NYS Annual Cyber Awareness Training



REMINDER!

Meet NY's New Cybersecurity Training Mandate – Join NYMIR's Webinar January 27, 2026 at 12 pm

New York's local governments face growing cyber threats that can disrupt services, expose sensitive data, and erode public trust.

Starting January 1, all municipal employees must complete annual cybersecurity training.

Register today and take control of your cybersecurity compliance and discover essential measures to safeguard your municipality.

Topics Include:

- Today's top cyber threats and attack vectors
- How to safeguard Personally Identifiable Information (PII)
- Spotting phishing and scams before they strike
- Immediate steps for incident response
- Meeting NYS mandates while fostering long-term resilience

REESE

January 12, 2026

To Whom It May Concern,

This notice is to make affected property owners aware **that K.W. REESE, INC.** has been contracted by NYSEG to perform routine vegetation maintenance, which may possibly include tree trimming, danger tree removal, brush cutting, herbicide treatment and/or mowing, of transmission power lines in your area. We are hereby notifying all property or adjacent property owners of tree and vegetation maintenance to be performed in the near future.

If herbicide treatment application is called for on your property, K.W. REESE, INC. may be using one or more of the following herbicides listed below. The website for the herbicide label is listed below if you wish to have more information on the herbicide. Any herbicide treatment required will be performed June through September.

GARLON 4 ULTRA

https://natseed.com/pdf/Garlon%204%20Specialty%20Herbicide_Label.pdf

POLARIS

<https://www.cdms.net/ldat/ld8KR002.pdf>

VASTLAN

https://s3-us-west-1.amazonaws.com/agrian-cg-fs1-production/pdfs/Vastlan_Label1h.pdf

MILESTONE

https://s3-us-west-1.amazonaws.com/agrian-cg-fs1-production/pdfs/Milestone1d_Label.pdf

ESCORT

<https://www.cdms.net/ldat/ld5QT002.pdf>

The cost of the work is paid by NYSEG. There is no cost to the property owner. K.W. REESE, INC. will perform this work in the time frame from January 2026 through December 2027. Please contact us within 2 weeks of receiving this letter if you have any questions regarding this work.

If you have any questions or concerns regarding the maintenance work, please contact James Gardner at **(717) 860-7287**.

Thank you for your cooperation.

NYSEG

K . W . R E E S E I N C O R P O R A T E D

9486 BUCHANAN TRAIL WEST • P.O. BOX 298 • MERCERSBURG, PENNSYLVANIA 17236
PHONE (717) 328-5211 • FAX (717) 328-9541



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor

AMANDA LEFTON
Commissioner

January 20, 2026

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

Re: Consolidated Funding Application Number 151726
Emerald Green/Rock Hill Sewer District Pump Station #6 Collection System
Improvement Project

Dear Supervisor Rieber Jr.:

Thank you for submitting your application through the 2025 Consolidated Funding Application (CFA) for the Water Quality Improvement Project (WQIP) Program.

The New York State Department of Environmental Conservation (DEC) has completed our review of applications for the WQIP program. Unfortunately, your proposal was not selected for funding. This does not pertain to potential funding awards from other agencies or programs and does not preclude you from applying for future CFA funding rounds.

We appreciate your effort toward improving water quality in New York State and look forward to working with you in the future to preserve our natural resources. If you are interested in discussing why your project was not funded this round, please contact WQIP Program staff no later than February 4th, 2026 at dowgrants@dec.ny.gov.

Sincerely,

A handwritten signature in cursive script that reads "Lauren Townley".

Lauren Townley
Section Chief, Water Assessment and Implementation
Bureau of Water Assessment and Management



**Department of
Environmental
Conservation**

KATHY HOCHUL
Governor
AMANDA LEFTON
Commissioner

JAN 20 2026

Honorable William Rieber
Supervisor
Town of Thompson
4052 NYS Route 42
Monticello, NY 12701

Re: Water Quality Improvement Project Grant Number 153298
Thompson Bridge Replacement

Dear Supervisor Rieber:

The New York State Department of Environmental Conservation (DEC) Water Quality Improvement Project (WQIP) program provides important support to communities to protect and restore water resources. DEC is proud to have made more than \$200 million available in this year's Consolidated Funding Application (CFA) and we appreciate your application for this vital program.

We are pleased to inform you that the Thompson Bridge Replacement has been selected to receive up to \$200,000 through the WQIP program. If you applied for funding from other DEC programs or other state agencies through the CFA, you will receive information from those programs/agencies separately.

The Office of State Comptroller (OSC) must approve DEC's documentation of the project solicitation and review process before we can begin the steps to execute a contract with you. When we receive OSC's approval, we will provide additional information to assist you in getting a contract in place. Upon receipt of this additional information, DEC and OSC expect that contracts will be executed within 90-120 days. Contracts for WQIP projects will be completed through the New York State Financial System. You will receive separate instructions on how to access this system and begin the contracting process. **If the contacts listed on the application have changed, please notify us at dowgrants@dec.ny.gov to ensure that these instructions are sent to the correct contact(s).**

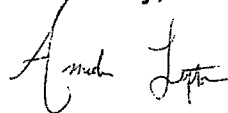
Projects that may require permitting should begin the application process prior to contract execution. More information on obtaining an environmental permit can be found here: <https://dec.ny.gov/regulatory/permits-licenses/environmental-permits/getting-an->

environmental-permit. Please contact your regional permit administrator with any permitting related questions: <https://dec.ny.gov/about/contact-us/permit-administrators>.

The earliest contract start date for this round of WQIP projects is May 19, 2025. Please note that the work plan and budget for the contract must be consistent with your application. However, any costs/activities in your application that are ineligible (as listed by project type in the 2025 WQIP Program Overview) should not be included. Ineligible costs will not be reimbursed, which may impact your actual funding amount. The 2025 WQIP Program Overview can be viewed at: <https://dec.ny.gov/sites/default/files/2025-05/wqipRFA25.pdf>.

We look forward to working with you on this important water quality project. If you have any questions about your award, please contact WQIP program staff at dowgrants@dec.ny.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Lefton". The signature is fluid and cursive, with the first name "Amanda" and the last name "Lefton" clearly distinguishable.

Amanda Lefton
Commissioner

TOWN OF THOMPSON

STANDARD CONTRACT

AGREEMENT made _____, 2026, between the **TOWN OF THOMPSON**, a municipal corporation, with its offices at 4052 Route 42, Monticello, New York 12701 (Town) and **YMCA**, having an office at 81 Highland Avenue, Middletown, New York 10940 (Vendor).

WITNESSETH:

WHEREAS, the Town of Thompson is desirous of continuing the Summer Day Camp currently run at the Town of Thompson Park each summer; and

WHEREAS, YMCA is experienced in running summer camps for children and is desirous of expanding its summer camp to the Town of Thompson.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. **RIDER:** The "Standard Contract Rider" and all schedules and exhibits attached to this contract are incorporated herein and made a part of this contract with the same force and effect as if more fully set forth at length herein.
2. **PURPOSE OF THE CONTRACT:** The purpose of this contract is to have the Vendor utilize its expertise, experience and resources to run the Town of Thompson summer camp for the summer of 2026 at the Thompson Town Park located at 179 Town Park Road, Monticello, New York 12701.
3. **OBLIGATIONS OF THE TOWN:** The Town shall provide the Vendor with access to the location with unhampered use of the Town Park for the running of the camp. The Town will continue to provide local advertising through its traditional venues to attract campers to the summer program. Camp shall operate commencing June 29, 2026 and shall end on August 14, 2026.
4. **OBLIGATIONS OF VENDOR:** The Vendor shall perform this contract with approval from Park/Recreation Superintendent Glenn Somers and shall provide the following:
 - A. The YMCA name and reputation to be added to the program;
 - B. Registration and health forms;
 - C. Camp Director and camp staffing including specialty counselors;
 - D. Lifeguards for pool areas during program time;
 - E. Camp licensings;
 - F. Adherence to all New York State guidelines for camps;
 - G. Training for all camp staff including First Aid and CPR; YMCA philosophy along with Y Core Values and the 40 Developmental Assets;
 - H. Camp training for all lifeguards;
 - I. Daily supplies and replenishment of same;

- J. Daily and weekly communication with parents.
- K. Adequate insurance for staff and participants along with having Town of Thompson as an additional insured.
- L. Obtaining and complying with Health Department Camp licensing procedures;
- M. Publicity;
- N. Maintain program areas and high quality programs by keeping basic existing camp program model intact with some enhancements, including 40 Developmental Assets and YMCA Core Values in all programming.
- O. Provide all campers with a minimum of two (2) events defined as "off camp" field trips or onsite events at the Town's discretion. These field trips shall be organized by the Town Parks & Recreation Department and approved by the Town Board. All direct expenses, including transportation, for each "off camp" field trip or onsite event shall be paid for by the Town and are subject to Town Board approval prior to said "off camp" field trip or onsite event. Vendor shall provide all supervision of the camp children while off the camp grounds. These off camp field trips can be, but are not limited to, Forestburgh Playhouse.

5. SPECIAL PROVISIONS:

- A. The Vendor is an independent contractor and the Town shall not be liable for injury or death of any member of the Vendor who shall perform services pursuant to this and no person who is employed by the Vendor who participates in the performance of services pursuant to this contract shall be an employee of the Town.
- B. All monies allocated by the Town, as defined below for Camp Services, shall be paid directly by the Town to Vendor upon approval of the Town Board as a budgetary expense per the guidelines listed below. No further allocations as payments will be made by the Town for any expenses that exceed the present budgetary allowance for 2026 unless Vendor receives Town Board approval.
 - (1) The Town has allocated \$242,050.00 in its 2026 budget to be provided to vendor for services performed pursuant to this Contract, which includes Staffing & Administration costs, supplies, insurance, and medical, to be paid as follows:
 - (a) Fifty (50%) percent (\$121,025.00) to be paid on or about June 1, 2026;
 - (b) Twenty-five (25%) percent (\$60,512.50) to be paid on or about July 1, 2026;
 - (c) Twenty-five (25%) percent (\$60,512.50) to be paid on or about August 1, 2026.
- C. The YMCA agrees to have up to 225 campers enrolled for the summer, which can include up to ten (10) nonresidents.

- 6. INSURANCE: In addition to the insurance required in paragraph 11 of the "Standard Contract Rider," the Vendor shall provide to the Town at Vendor's own cost and expense the following insurance coverages by carriers satisfactory to the Town:

- A. PUBLIC LIABILITY insurance with policy limits of at least \$1,000,000 naming the Town as an additional insured. The change in coverage shall modify the "Standard Contract Rider."

7. ADDITIONAL SPECIAL PROVISIONS

- A. YMCA shall follow a traditional camp model in connection with the program previously utilized by the Town of Thompson;
- B. Swimming lessons and recreational swimming will be provided to each child;
- C. In addition to the two (2) field trips as defined in Paragraph 4 (O), which shall be provided by the Town of Thompson without cost to YMCA or the campers, the YMCA may provide additional field trips or onsite events to the campers which may be offered for an additional fee;
- D. Camp shall be open to Town of Thompson residents and up to ten (10) non-residents at the following fee schedule and all Campers must provide proof of residency in order to be enrolled for the 7 week camp session:
 - 1. Youth ages 5 (by 12/01/25) - 12 will be offered full day 9:00 AM-4:30 PM at \$350.00 for a 7 week session.
 - 2. Youth ages 13-14 will be offered a Leader-in-Training full day 9:00 AM-4:30 PM program at \$350.00 for a 7 week session. Supervision will be offered from 8:30AM-9:00 AM and 4:30 PM-5:00 PM. This will be limited to ten children only, picked at the discretion of the camp director. Interviews prior to acceptance a must, no exceptions.
 - 3. Additional supervision will be offered from 8:30 AM-9:00 AM and 4:30 PM-5:00 PM at no additional cost to the Town.
 - 4. Non-residents of the Town of Thompson (up to a maximum of 10 campers, youth ages 5-12) shall be offered full day (9:00 a.m. - 4:30 p.m.) in an amount of \$1,000.00 for a seven (7) week session.
- E. Vendor shall give deference to hiring staff counselors from those who have previously worked for the Town of Thompson Day Camp or attended the camp and are now old enough to be employed as a counselor. Further deference shall be given to Thompson residents for such staff counsel positions (excluding directors and specialty counselors). The parties further agree that the Town's Director of Parks and Recreation shall be included in the hiring of the actual Camp Director. The parties shall mutually agree on who said Camp Director shall be. Notwithstanding the aforementioned, the YMCA reserves the right to make all final hiring decisions regarding counselors, staff and Camp Director within their reasonable discretion.
- F. All fees for all enrolled campers as set per fee schedule in Paragraph 7 D(1) and (2) shall be collected by, and made payable to the Town of Thompson.
- G. YMCA shall have unfettered access and use of the bottom floor only of the new recreational building recently constructed in the Thompson Town Park for indoor activities for the camp, subject to the following conditions:

1. Only paints that are water soluble, washable, or can be easily removed from the walls, floors or furnishings of the new recreational building are acceptable for any "inside" use, including arts and crafts.
2. YMCA will be responsible for any damage caused to the new recreational building, above and beyond normal wear and tear, from the usage of the building.

H. YMCA shall provide after camp group swimming lessons on Mondays through Thursday after camp ends each day. This swimming programs shall run for six (6) weeks, with each participant receiving two (2) lessons per week, for a total of twelve (12) lessons. The parties agree to the following terms for these after camp group swimming lessons:

1. Groups shall be limited to fourteen (14) children ages 3-12 per group;
2. There shall be a maximum of three (3) groups of fourteen (14) children per day;
3. Each group lesson shall last a maximum of thirty (30) minutes;
4. Each group shall have two (2) thirty (30) minute lessons per week, for a total of twelve (12) lessons over the six (6) week period;
5. The program completion time can be extended up to two (2) additional weeks for any make up lessons caused by any cancellations due to weather or other unforeseen circumstances;
6. Only Town of Thompson residents, showing proof of residency, shall be eligible to participate in the after camp swimming lesson program;
7. YMCA shall be authorized to restructure the schedule and groupings of children at their discretion to maximize the ratio of children per group;
8. This program shall have a maximum of eighty-four (84) children, broken down in groups of fourteen (14) children, between the ages of 3-12 years. If there are not eighty-four (84) registrants for this program, YMCA agrees to reduce the fees proportionately for each child less than the anticipated eighty-four (84) registrants.
9. The Town has allocated \$11,330.00 into the 2026 budget to be provided to the Vendor for the six (6) week after camp swimming lessons program, which shall cover all costs and expenses for eighty-four (84) children. Payment shall be made to the YMCA in the amount of \$5,665.00 on or about July 1, 2026 and the amount of \$5,665.00 on or about August 1, 2026, upon confirmation of registration of eighty-four (84) children for the program. The parties agree to reduce the allocation proportionately for each child below the maximum registration amount.

8. TERM OF CONTRACT

- A. This contract shall commence as of date of this contract and shall end upon completion of the summer camp session on August 14, 2026.
- B. Either party may, without cause, terminate this contract by giving 90 days written notice to the other party unless the Vendor shall have undertaken

substantial work in connection with this contract. If Camp is scheduled to commence within ninety (90) days, either party may terminate this Contract only "for good cause shown" and shall be prohibited in the event the YMCA has undertaken substantial work and/or expense in connection with this Contract or shall be prohibited once the Town has made any allocation of funds to the YMCA pursuant to this Agreement.

The parties have signed this Contract.

TOWN OF THOMPSON

SCOTT MACE, Supervisor

YMCA

ROSS MICELI, CEO

APPROVED _____, 2026

GLENN SOMERS, Department Head

**APPROVED AS TO FORM
MICHAEL B. MEDNICK
_____, 2026**

NOTE: ATTACH "STANDARD CONTRACT RIDER" TO THIS AGREEMENT. THIS AGREEMENT CANNOT BE APPROVED WITHOUT THE RIDER ATTACHED. INSERT REQUIRED INFORMATION.

Thompson Sanitation



PO Box 494
Rock Hill, NY 12775-0494
Phone: 845-796-1032
Cell: 845-796-8526

E-mail: tschaulers@aol.com
www.thompsonsantiation.net

January 23, 2026

Town of Thompson
Town Hall
4052 Route 42
Monticello, NY 12701

Bid Item: Garbage & Refuse Removal
Contract Period: January 1, 2025 – December 31, 2025

Thompson Sanitation would like to formally express our interest in continuing to provide garbage and refuse removal services for all Town of Thompson facilities. These facilities include the Town of Thompson Town Hall (6-yard container), Kiamesha Wastewater Treatment Plant (8-yard container), East Mongaup River Park (8-yard container), and Lake Ida Park (6-yard container).

We are pleased to offer the continuation of these services for the 2026 calendar year at the same pricing as the 2025 bid.

Thank you for your time and consideration. We look forward to continuing our service to the Town of Thompson.

Sincerely,

Claudia Castillo
Operations
Thompson Sanitation
(845) 796-1032

MORE RECYCLING.....LESS TRASH

4. The bidder shall be responsible for any and all property damage at any Town owned property caused by the driver of the truck and or any equipment owned & operated by the bidder. This includes but is not limited to roadways, lawns, fences, enclosures and buildings. The Town of Thompson shall attempt to accommodate any trucks or equipment navigating and operating through any facility at the request of the bidder and/or their drivers.

5. The terms of this contract shall be for the **term of One-hundred-four weeks (104) weeks, beginning January 1, 2024 and ending on December 31, 2025; with an option for a fifty-two (52) week extension at the 2025 bid price upon a mutual agreement of both parties prior to the expiration of this contract.**

6. The bidder shall be a licensed refuse collector in the Town of Thompson as per Town of Thompson Code #205-9.

7. The bidder shall defend, indemnify, and hold harmless the Town of Thompson against any claims made against the Town of Thompson for the bidder's improper, illegal, or negligent handling or disposal of the materials herein.

8. Attention of the bidders is particularly called to Section 103-d of the General Municipal Law of the State of New York on Non-Collusive Bidding and to the requirements as to the conditions of the employment to be observed and minimum wage rates be paid under this contract.

9. All bidders should take notice that they shall be required to provide certified payroll records to the Town confirming the payment of prevailing wages to their employees for time spent on town property providing services to the municipality. Bidders must file certified payroll records prior to any payment issuance by the town pursuant to NYS Labor Law Article 9 Section 233. Payment will be made within 30-days of receipt of required certified payroll records.

AGREEMENT made as of February ____, 2026, by and between **TOWN OF THOMPSON, acting on behalf of the ROCK HILL AMBULANCE DISTRICT**, in the Town of Thompson, Sullivan County, New York ("District") with its address at 4052 Route 42, Monticello, New York 12701, and **ROCK HILL AMBULANCE CORPS**, a not-for-profit corporation engaged in the operation of an ambulance corps in the area of Rock Hill within the Town of Thompson, Sullivan County, New York ("Corps"), with its address at 96 Lake Louise Marie Drive, P.O. Box 1, Rock Hill, New York 12775.

NOW, THEREFORE, IT IS AGREED,

1. Corps agrees to provide ambulance service, without charge, to persons in need as such service within the District boundary as set forth in the Order establishing the District dated February 15, 1994.
2. Corps shall be permitted to solicit and receive charitable contributions and donations from the public at large, from residents and businesses within and without the District including those who have been serviced by the Corps, and from other sources, and such receipt shall in no way affect the terms of this Agreement.
3. That pursuant to NY General Municipal Law Article 6, §122(2) the Town of Thompson, on behalf of the Rock Hill Ambulance District, authorizes the Corps. to fix a Schedule of Fees or charges based on their usual and customary rates, which shall not be unreasonable, to be paid by persons, outside of the Rock Hill Ambulance District boundaries, who receive emergency services.
 - (a) The parties agree that Corps. shall be allowed to bill any patient, outside of the Rock Hill Ambulance District, where applicable, either as a co-payment, deductible, or co-insurance, or as a non-covered service for those patients with some form of health insurance, or for patients without health insurance, for services and transportation it renders and recognizes that it is obligated to do so as a condition of billing commercial insurance, government payors such as Medicare and Medicaid, and other health plans. Corps. is aware and acknowledges that the practice of "balance billing" insured patients for the difference between the billed charges and the amount allowed by the patients' health insurance is prohibited.
 - (b) The parties agree that such insurance billing pursuant to paragraph 3 shall only be authorized for out of District services and pursuant to paragraph 1 of this

Agreement, Corps. continue to agree to provide ambulance services, without charge, to all persons within the District boundary, and the Corps. shall give automatic preference to all calls within the Rock Hill Ambulance District before providing any mutual aid for out of District services.

4. Corps agrees that such service will be provided seven (7) days a week, twenty-four (24) hours per day.
5. In consideration of such services, District will pay to Corps the total sum of \$135,000.00 for the calendar year 2026, such amount to be paid in monthly installments of \$11,250.00 per month on the first day of each month, January through December.
6. Corps undertakes to at all times operate in accordance with local, state and federal legal requirements and all ambulances will be equipped as required by law and will be manned by personnel who are qualified and who fulfill the requirements of the State and its agencies for personnel on ambulances within New York State. The failure of the Corps to comply with all laws, rules and regulations which apply to its operation shall be grounds for termination of this contract by District on five (5) days written notice to Corps.
7. The Corps is an independent contractor and the Town shall not be liable for injury or death of any member of the Vendor who shall perform services pursuant to this and no person who is employed by the Vendor who participates in the performance of services pursuant to this contract shall be an employee of the Town.
8. Attached hereto and made a part hereof is a "Standard Contract Rider" to which the Corps agrees. For the purpose of the Rider, the Corps is the Contractor.
9. This Agreement was authorized by the Town Board on February ____, 2026, by Resolution ____ of 2026 and was approved as to form by the Town Board of the Town of Thompson at its regular meeting held on February ____, 2026.

IN WITNESS WHEREOF, the parties have signed this Agreement effective the day and year first above written.

**TOWN OF THOMPSON, acting for and on behalf of the
ROCK HILL AMBULANCE DISTRICT**

By: _____
Scott Mace, Supervisor

ROCK HILL AMBULANCE CORPS

By: _____
President

Scott Mace (Town of Thompson Supervisor)

From: Helen Budrock <hbudrock@delawareengineering.com>
Sent: Tuesday, January 27, 2026 10:45 AM
To: Mednick Law Office
Cc: Jill Weyer; Marilee Calhoun (marilee@thompsonny.gov); Scott Mace (supervisor@thompsonny.gov)
Subject: FW: Sackett Lake SEQR Action (2/3 TB Meeting)
Attachments: DRAFT Lead Agency Resolution.docx

Michael:

We met with Scott last week regarding the status of various WWTP upgrade projects. The Town needs to start the SEQR process for the Sackett Lake project and we would like to see if we can add a Lead Agency resolution to next week's Town Board agenda. Attached is a draft. A draft of Part I of the Long Form EAF should be ready later today and I will send that along as well.

Thanks,

Helen



HELEN BUDROCK, AICP
SENIOR PLANNER &
GRANTS MANAGER
548 Broadway | Monticello, NY 12701
845.791-7777 x121 (office) | 845.665.1468 (mobile)
www.delawareengineering.com

From: Robert Chiappisi <rchiappisi@delawareengineering.com>
Sent: Monday, January 26, 2026 3:05 PM
To: Helen Budrock <hbudrock@delawareengineering.com>
Cc: Amanda VanEtten <avanetten@delawareengineering.com>; John Peterson <jpeterson@delawareengineering.com>
Subject: Sackett Lake

Hi Helen,

The FEAF is just about done. I'll forward it along tomorrow. I drafted a lead agency resolution. Take a read through it and let me know if this will work for you or if you'd like revisions. .

Thank you.

-rc

At a regular meeting of the Town Board
of the Town of Thompson, held at Town Hall
4052 Route 42, Monticello NY on February 3, 2026

RESOLUTION FOR THE TOWN OF THOMPSON DECLARATION OF LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE SACKETT LAKE WASTEWATER TREATMENT PLANT UPGRADE

WHEREAS, the Town of Thompson owns and operates the 0.5 million gallons per day (MGD) wastewater treatment plant (WWTP) that serves the Sackett Lake Sewer District (SPDES permit NY 0030716); and

WHEREAS, the existing WWTP is over 50 years old and much of the equipment, buildings and tankage are approaching the end of their useful life; and

WHEREAS, the existing WWTP plant employs older, less robust processes than are currently available today; and

WHEREAS, renewal of the Plant's most recent SPDES permit included new effluent limits for ammonia and total residual chlorine and was given a schedule of compliance date of October 1, 2028 to meet all final effluent limits; and

WHEREAS, rehabilitation of the WWTP requires an environmental review in accordance with 6 NYCRR Part 617, commonly known as a SEQR review; and

WHEREAS, the rehabilitation project does not meet the threshold requirements of a Type 1 action nor does it qualify as a Type 2 action; and

WHEREAS, the environmental review may require the discretionary approval from multiple local, state and/or federal agencies.

NOW, THEREFORE, BE IT RESOLVED,

1. The Town Board of the Town of Thompson declares its intent to serve as lead agency for the Sackett Lake WWTP rehabilitation project;
2. Under 6 NYCRR Part 617, the rehabilitation project is determined to be an Unlisted action.
3. A coordinated environmental review in accordance with 6 NYCRR Part 617 will be conducted.

Motion by:

Seconded by:

Supervisor Scott S. Mace	Yes []	No []
Councilman Melinda S. Meddaugh	Yes []	No []
Councilman Richard Benjamin	Yes []	No []
Councilman Ryan T. Schock	Yes []	No []
Councilman John Pavese	Yes []	No []

DRAFT

Marilee (Town of Thompson)

From: Helen Budrock <hbudrock@delawareengineering.com>
Sent: Thursday, January 29, 2026 11:12 AM
To: Mednick Law Office
Cc: Marilee Calhoun (marilee@thompsonny.gov); Jill Weyer (Town of Thompson); Robert Chiappisi; Dan Fagnani
Subject: FW: Sackett SEQR Materials for TB Meeting
Attachments: Notice of Intent to Serve as Lead Agency.pdf; FEAF Part 1.pdf
Importance: High

Michael:

Per our conversation regarding the Sackett Lake WWTP upgrade and in preparation for the Town Board meeting on 2/3, attached are:

- FEAF Part 1
- Draft SEQR Notice of Intent to Serve as Lead Agency

You should already have the draft Lead Agency resolution. Once the Town Board passes the resolution and declares their intent next week, please let me know if you would like us to coordinate circulating the notice to involved and interested agencies. That is something that we typically do on our client's behalf.

Helen



HELEN BUDROCK, AICP
SENIOR PLANNER &
GRANTS MANAGER
548 Broadway | Monticello, NY 12701
845.791-7777 x121 (office) | 845.665.1468 (mobile)
www.delawareengineering.com

NOTICE OF INTENT TO SERVE AS LEAD AGENCY UNDER SEQRA

Lead Agency Must Be Designated within Thirty (30) Calendar Days

This Notice is issued pursuant to Part 617, Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) for the purpose of designating a Lead Agency for a coordinated environmental quality review of the following Proposed Action:

Date: February 3, 2026
Project Name: Sackett Lake WWTP Upgrade Project
Location: 754 Sackett Lake Road, Monticello, NY 12701
Town of Thompson, Sullivan County
SEQRA Status: Unlisted Action

Project Description:

The Town of Thompson, Sullivan County is proposing an upgrade and improvement project at their existing 0.50 MGD wastewater treatment plant that serves the Sackett Lake Sewer District. There will be no change in the plant's permitted capacity. The purpose of the project is to ensure the plant's long-term viability and meet updated SPDES permit discharge limits. The total area of disturbance will be less than 1 acre. The upgraded plant will switch to advanced activated sludge treatment, utilizing sequencing batch reactor (SBR) technology. Work will include upgrades, modifications and/or replacement of plant equipment, buildings, structures, site conditions and any work necessary to complete the project.

The upgrade includes construction of a new headworks, new SBR tanks, new UV equipment, new sludge holding tanks, upgrades/modifications to chlorine contact and post-aeration tanks, upgrades to existing drying beds, SCADA/instrumentation improvements, new sludge pumps, new stand-by power, new electrical, new yard piping, site work, and any other work necessary to complete the project.

The Town will apply to the NYSEFC Clean Water State Revolving Fund for project financing.

The existing NYSDEC permitted discharge location to Sackett Creek will be maintained and remain unchanged.

The project has been classified as an Unlisted action.

The Town has received notification from the New York State Environmental Facilities Corporation that the project is eligible to receive interest-free financing through the Clean Water State Revolving Fund (CWSRF) loan program. The Town intends to seek additional funding including, but not limited to, a Water Quality Improvement Act (WIIA) grant, a Water Quality Improvement Program (WQIP) grant, State and Municipal Facilities (SAM) grants, etc.

Declaration of Intent to Serve as Lead Agency:

Please take notice that, under the applicable standards of Title 6 Part 617.6 NYCRR, the Town of Thompson Town Board has concluded that this action requires a coordinated environmental review. On February 3, 2026, the Town Board passed a resolution stating their intent to serve as lead agency for conducting a coordinated review.

This Notice, accompanied by the Part 1 of the Full EAF, a site map and a location map is being sent to you and all other identified involved agencies with a request for consent, in writing, to the Town Board serving as Lead Agency. Should you not respond within thirty (30) calendar days from the date shown above, it will be interpreted as consent that the Town Board serve as Lead Agency.

Should you not agree with the Town Board's designation as Lead Agency, please follow the procedures outlined in Title 6 Part 617.6(b) NYCRR. In addition to your consideration of Lead Agency designation, the Town Board welcomes any comments you may have regarding the Proposed Action. Receipt of these comments within thirty (30) calendar days would be appreciated.

Final determination of this action will be published in the New York State Department of Environmental Conservation Environmental Notice Bulletin.

Contact Person: **Robert Chiappisi** **(607) 432-8073 (Telephone)**
 Delaware Engineering, D.P.C. **(607) 432-0432 (Fax)**
 55 South Main Street
 Oneonta, New York 13820
 rchiappisi@delawareengineering.com

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Sackett Lake WWTP Rehabilitation Project		
Project Location (describe, and attach a general location map): 754 Sackett Lake Road, Monticello, NY 12701 (41.607, -74.752)		
Brief Description of Proposed Action (include purpose or need): The Town of Thompson, Sullivan County, owns/operates the Sackett Lake WWTP, a 500,000 gpd plant that discharges to Sackett Creek. The plant is over 50 years old and the Town is planning a comprehensive upgrade to ensure both long-term viability and compliance with recently updated SPDES permit discharge limits by upgrading to advanced activated sludge treatment, utilizing sequencing batch reactor (SBR) technology. The outfall will not change. Work includes, but is not limited to, construction of new headworks, new SBR tanks, new UV equipment, new sludge holding tanks, upgrades/modifications to chlorine contact and post-aeration tanks, upgrades to existing drying beds, SCADA/instrumentation improvements, new sludge pumps, new stand-by power, new electrical, new yard piping, site work, and any other work necessary to complete the project. The Town will apply to the NYSEFC Clean Water State Revolving Fund for project financing.		
Name of Applicant/Sponsor: Scott S. Mace, Town Supervisor, Town of Thompson		Telephone: 845-794-2500 E-Mail: supervisor@thompsonny.gov
Address: 4052 Route 42		
City/PO: Monticello	State: NY	Zip Code: 12701
Project Contact (if not same as sponsor; give name and title/role): Robert Chiappisi, Technician		Telephone: 607-432-8073 E-Mail: rchiappisi@delawareengineering.com
Address: 55 South Main Street		
City/PO: Oneonta	State: NY	Zip Code: 13820
Property Owner (if not same as sponsor):		Telephone: E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees	Town Board: MPR/Bond Resolution	
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Sullivan County Planning Department (239 referral)	
f. Regional agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Delaware River Basin Commission (DRBC)	
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC; NYSEFC; NYSOPHRP	
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- If Yes, complete sections C, F and G.
- If No, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):
NYS Major Basins: Upper Delaware

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
 If Yes, what is the zoning classification(s) including any applicable overlay district?
 SR - Suburban Residential

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No
 If Yes,
 i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Monticello Central School District

b. What police or other public protection forces serve the project site?
NYS Police; Sullivan County Sheriff's Department

c. Which fire protection and emergency medical services serve the project site?
Rock Hill FD/EMS; Mobilemedic EMS; Rock Hill Volunteer Ambulance Corps; Monticello FD/EMS

d. What parks serve the project site?
 NA

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Municipal Sewage Treatment Facility

b. a. Total acreage of the site of the proposed action? _____ 3.7 acres
 b. Total acreage to be physically disturbed? _____ 0.85 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 2.2 acres
 he own is negotiating land ownership transfer of 1.5 ac contiguous lot.

c. Is the proposed action an expansion of an existing project or use? Yes No
 i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ months
 ii. If Yes:
 • Total number of phases anticipated _____
 • Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
 • Anticipated completion date of final phase _____ month _____ year
 • Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

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

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____ 1

ii. Dimensions (in feet) of largest proposed structure: _____ 12 height; _____ 62 width; and _____ 124 length

iii. Approximate extent of building space to be heated or cooled: _____ 2,500 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

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

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

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

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

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

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

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

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

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

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: _____ gallons/day

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

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

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

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

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

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

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

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

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

i. Total anticipated liquid waste generation per day: _____ gallons/day

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

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

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will a line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____
 v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 • If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No
 iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
 Heavy equipment during construction

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
 NA

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)
 NA

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____
500,000 - 600,000 kWh

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):
Local electric grid

iii. Will the proposed action require a new, or an upgrade, to an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 7am-5pm _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 24-7 _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	--

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No

If yes:

i. Provide details including sources, time of day and duration:
Increased noise from heavy equipment can be anticipated during the construction phase. There will be no long-term increase in ambient noise levels during plant operation as a result of this project

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: Some tree removal is required, but the ambient noise levels from the upgraded WWTP should not exceed existing noise levels

n. Will the proposed action have outdoor lighting? Yes No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:
Downward facing, building mounted lighting will be installed. Installed lighting will not spill over onto other nearby properties

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: Some minor tree removal will be required. However, the nearest homes will be over 200 ft away and unaffected by the outdoor lighting

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:
Intermittent odors can be expected at about the same intensity and frequency as occurs under existing plant operations. Odors are not expected to increase beyond that which is currently emitted as a result of this project. The nearest occupied structure(s) is over 200 feet distant.

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ 2-3 tons per _____ 1 year (unit of time)
- Operation : _____ 16 - 17 tons per _____ year (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: construction debris will be recycled to the greatest extent possible
- Operation: Upgrades to the existing drying beds should improve solids dewatering, reducing the solids volume thereby reducing final and disposal costs

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Construction and demolition debris will be removed and disposed of in accordance with state and local regulations.
- Operation: Bio-solids will be sent to the Kiamesha wastewater treatment plant for final processing and disposal

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

If Yes:

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

ii. Anticipated rate of disposal/processing:

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

iii. If landfill, anticipated site life: _____ years

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

If Yes:

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

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

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

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

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

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

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

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): wastewater treatment plant

ii. If mix of uses, generally describe:

b. Land uses and covertsypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.4	0.8	+0.4
• Forested	1.6	1.3	-0.3
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	1.3	1.2	-0.1
• Agricultural (includes active orchards, field, greenhouse etc.)	0.0	0.0	0.0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.05	0.05	0.0
• Wetlands (freshwater or tidal)	0.35	0.35	0.0
• Non-vegetated (bare rock, earth or fill)	0.0	0.0	0.0
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No
• If yes, cite sources/documentation: _____
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): 8909760 - Spill Closed: 1/11/1990
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ > 6.5 feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ScA Scriba Loam	_____	70 %
ScB Scriba Loam	_____	25 %
Wd Waylands soil	_____	5 %

d. What is the average depth to the water table on the project site? Average: _____ 1 - 1.5 feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ 100 % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 815-198 Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, NYS Wetland, Federal Waters, Fe... Approximate Size NYS Wetland (in a...
- Wetland No. (if regulated by DEC) HL-14

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100-year Floodplain? Yes No

k. Is the project site in the 500-year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site: _____

Deer _____	Small Game _____	Birds _____
_____	_____	_____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

If Yes:

i. Species and listing (endangered or threatened): _____

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

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

F. Additional Information

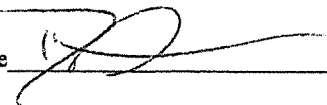
Attach any additional information which may be needed to clarify your project.

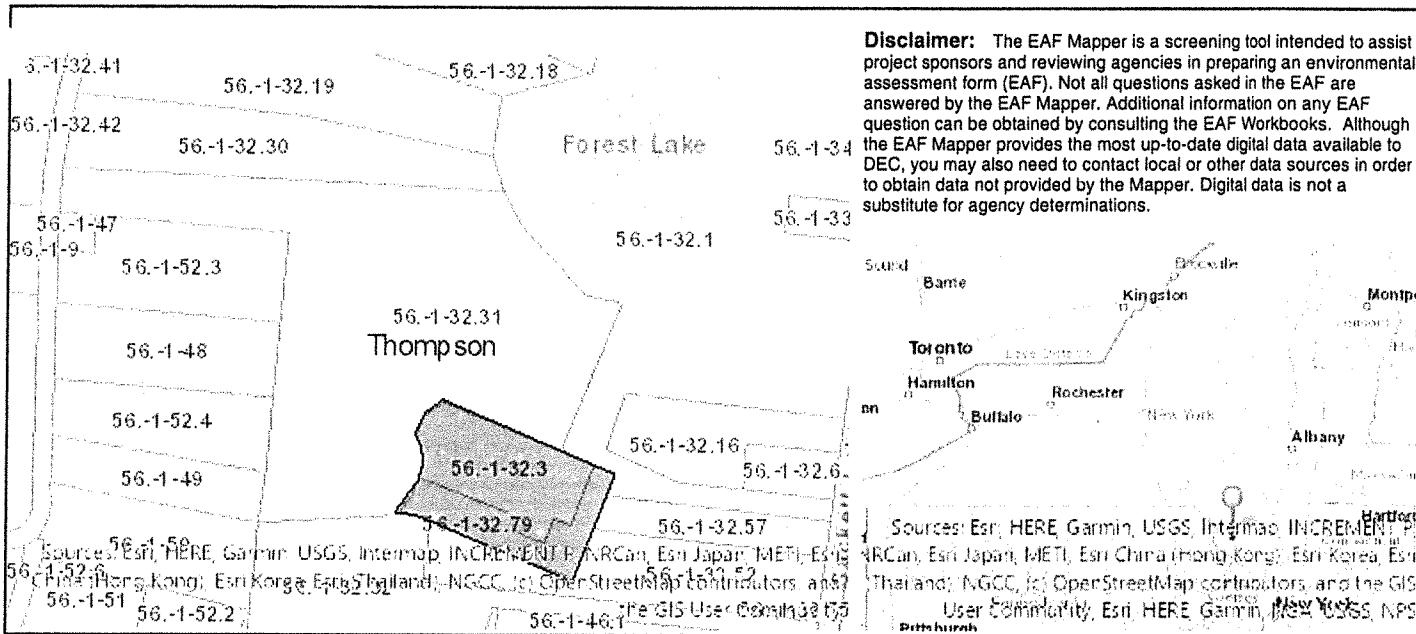
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

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

Applicant/Sponsor Name Robert Chiappisi Date January 28, 2026

Signature  Title Senior Project Coordinator



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Major Basins:Upper Delaware
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	815-198
E.2.h.iv [Surface Water Features - Stream Classification]	B
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters, NYS Wetland
E.2.h.iv [Surface Water Features - Wetlands Size]	NYS Wetland (in acres):11.9
E.2.h.iv [Surface Water Features - DEC Wetlands Number]	HL-14

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

February __, 2026

Res. No. __/2026

**RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING INSTITUTED
UNDER ARTICLE 7 OF THE REAL PROPERTY TAX LAW AGAINST THE
TOWN OF THOMPSON**

WHEREAS, Antonion Demestrio has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel 51.A-2-14 and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. E2024-1227 and E2025-1481; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of Respondents, and Michael D. Altman, Esq., on behalf of Petitioner; and

WHEREAS, negotiations by and between the parties hereto have produced a proposed settlement of the issues and matters in dispute, and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioner's **2024** assessment, to wit, a reduction in the assessment of Petitioner's real property, **SBL 51.A-2-14** from \$169,400.00 to \$112,500.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioners **2025** assessment, to wit, a reduction in the assessment of Petition's real property, **SBL 51.A-2-14** from \$169,400.00 to \$91,350.00.

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

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.
2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Anthony J. Rein, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written Stipulation of Settlement and to bind the Town thereto, such Stipulation to be in form approved by the said attorneys.
3. That said Michael B. Mednick, Esq. and Anthony J. Rein, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceedings.

Moved by: _____
Seconded by: _____

and a roll call vote thereon as follows:

<i>Supervisor SCOTT MACE</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman JOHN A. PAVESE</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman MELINDA S. MEDDAUGH</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilwoman RYAN T. SCHOCK</i>	<i>Voting</i>	<i>Aye</i>
<i>Councilman RICHARD L. BENJAMIN, JR.</i>	<i>Voting</i>	<i>Aye</i>

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto approving the settlement of the Tax Certiorari proceedings commenced by Antonion Demestrio for tax years 2024 and 2025 was adopted by said Town Board on February ____, 2026, 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 February ____, 2026.

MARILEE J. CALHOUN, Town Clerk

**SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SULLIVAN** _____ x

**In the Matter of the Application of ANTONION DEMESTRIO
Town of Thompson Tax Map No: 51.A-2-14**

**Index Nos: E2024-1227
and E2025-1481**

Petitioner,

-against-

**ORDER &
JUDGMENT**

**ASSESSOR, TOWN OF THOMPSON, BOARD OF
ASSESSMENT REVIEW OF THE TOWN OF THOMPSON,
COUNTY OF SULLIVAN and MONTICELLO CENTRAL
SCHOOL DISTRICT,**

Assigned to: Hon

Respondent. x

The above-entitled Petitioner, having duly brought on proceedings to review the assessment made by Respondent for the purpose of real estate taxation for the 2024-2025 and 2025-2026 Assessment Years on real property assessed to the Petitioner under tax map number for the Town of Thompson 51.A-2-14, which is situated in the Town of Thompson, County of Sullivan, State of New York, and the Petitioner and the Respondent having stipulated and agreed to settle the aforesaid proceedings by Stipulation, and the same having been agreed to by the Town Board of the Town of Thompson as reflected by Resolution of the Town Board of the Town of Thompson adopted on February ____, 2026, a copy of which Stipulation of Settlement and Resolution are attached here as Exhibits "A" and "B", and due deliberation having been had hereon,

UPON reading and filing the annexed Stipulation, it is hereby

ORDERED, ADJUDGED and DECREED, that Town of Thompson Tax Parcel #51.A-2-14 on the Assessment Roll prepared and filed by Respondent in the year 2024 be corrected, so as to reduce the total taxable assessment from \$169,400.00 to a total taxable assessment of \$112,500.00, and it is further

ORDERED, ADJUDGED and DECREED, that Town of Thompson Tax Parcel #51.A-2-14 on the Assessment Rolls prepared and filed by Respondent in the year 2025 be corrected, so as to reduce the total taxable assessment from \$169,400.00 to a total taxable assessment of \$91,350.00, and it is further

ORDERED, ADJUDGED and DECREED, that the Court shall retain jurisdiction of this Order and hereby orders that upon service of a copy of this Order and Judgment, together with Notice of Entry thereof upon the Sullivan County Treasurer, the Town of Thompson Assessor, the Town of Thompson Tax Collector and the Monticello Central School District which collected and received taxes based upon the 2024 and 2025 Assessments of the Respondent in excess of that which would have been due if the Assessments had been affixed in the amounts set forth above, shall pay refunds to the Petitioner, and it is further

ORDERED, ADJUDGED and DECREED, that the reimbursement to the Petitioner for any overpayment of taxes be paid within thirty (30) days after service of a copy of this Order and Judgment, together with Notice of Entry thereof, and shall be paid to the Petitioner's attorney (Michael D. Altman, Esq., P.O. Box 835, South Fallsburg, New York 12779) on its behalf, and it is further

ORDERED, ADJUDGED and DECREED, that the Order and Judgment herein entered hereon and the Stipulation upon which it is based are made without prejudice to the assessment changes on the Assessment Rolls when one or more provisions of §727, subd. 2 of the Real Property Tax Law, as now in effect or hereinafter amended, applies, and it is further

ORDERED, ADJUDGED and DECREED, that upon the full payment of any amount due pursuant to this Order and Judgment, the above captioned matters are discontinued with prejudice, without

costs to any party, and no further claim can be made by any party against the Respondents, or any taxing municipality, for tax payments made on the Assessment Rolls challenged.

**Dated: Monticello, New York
February ____, 2026**

ENTER IN SULLIVAN COUNTY

**HON.
Justice of the Supreme Court**

1. That the assessment of Petitioner's real property as the same appears on the tax roll of Respondents for the years in question be reduced as more fully set forth in Schedule "A".

2. That the said reductions in assessment shall apply to all taxes to be levied against Petitioner's real property for the tax years under review, including county and school taxes which are based upon the said assessment roll.

3. That Petitioner's assessment be adjusted accordingly on the tax roll(s) of Respondent, Town of Thompson, for the years under review, and that petitioner be reimbursed for any overpayment made on account of the original assessment.

4. That these proceedings be settled and discontinued with prejudice and without costs and disbursements to either party.

5. That a Judgment be entered upon this Stipulation and that the same shall be filed with the Clerk of the County of Sullivan without further notice, and that upon entry, a copy thereof be served upon the Sullivan County Treasurer, the Town of Thompson Assessor, the Town of Thompson Tax Collector, and the Monticello Central School District.

6. That the Judgment to be entered hereon and the Stipulation upon which it is based are made without prejudice to future assessments subject to the provisions of the Real Property Tax Law.

**Dated: Monticello, New York
February ____, 2026**

MICHAEL D. ALTMAN, ESQ.
Attorney for Petitioner

ANTHONY J. REIN
Assessor, Town of Thompson

MICHAEL B. MEDNICK, ESQ.
Attorney for Respondent

SCHEDULE "A"

DETAILS AND SPECIFICATIONS OF SETTLEMENT

TAX MAP PARCEL: SECTION 51A BLOCK 2 LOT 14

ASSESSMENT ROLL YEAR: 2024

ASSESSMENT: \$169,400.00

ASSESSMENT REDUCED TO: \$112,500.00

ASSESSMENT ROLL YEAR: 2025

ASSESSMENT: \$169,400.00

ASSESSMENT REDUCED TO: \$91,350.00

Melissa DeMarmels (Comptroller Town of Thompson)

From: Melissa DeMarmels (Comptroller Town of Thompson) <comptroller@thompsonny.gov>
At: Wednesday, January 28, 2026 10:33 AM
Scott Mace
Cc: 'Marilee (Town of Thompson)'; 'Kelly Murran'; 'Michael B. Mednick ESQ'; 'Teresa Giordano (Town of Thompson)'
Subject: Return of remaining MPR funds

Good morning,

The extension of the Rock Hill Emerald Green sewer district for the Avon property is complete. The Town collected \$16,000 for this extension, thinking it would have additional engineering fees, but it actually had less.

There is \$6,902.70 remaining in the MPR escrow account with all expenses paid as follows:

\$2,974.50 MHE for engineering (confirmed this is the final total)
\$5,000.00 Town Attorney fees
\$1,122.80 admin fees (legal notices/filing/etc)
\$9,097.30 expended

As refunds of MPR escrow funds are typically only when the extension is not completed, we should have
X Town Board approval for the refund of \$6,902.70 (\$16,000 collected - \$9,097.30 expended).

Please include in the next TB meeting agenda for approval of the refund to Glen Wild Land Company LLC.

Thank you,

Melissa DeMarmels

Comptroller
Town of Thompson
4052 Route 42
Monticello, NY 12701
Phone: 845-794-2500 Ext. 307
Fax: 845-794-8600



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Melissa DeMarmels (Comptroller Town of Thompson)

From: Melissa DeMarmels (Comptroller Town of Thompson) <comptroller@thompsonny.gov>
 Thursday, January 29, 2026 12:18 PM
 Scott Mace

Cc: 'Marilee (Town of Thompson)'; 'Kelly Murrin'; 'Jim Carnell (Town of Thompson)'; 'Michael B. Mednick ESQ'; 'Teresa Giordano (Town of Thompson)'

Subject: BBIS Auto Auction - Return of Inspection fees

Scott,

In 2023 BBIS Auto Auction deposited funds with the Town for inspection fees on Phase 2 and Phase 3 of their planned construction. The amounts were based on 4% of construction costs with 3% for MHE and 1% for the Town. Long story short, they have decided not to go forward with Phase 3 of the project, but Phase 2 ended up costing more than estimated.

As this is also out of the norm, we need Town Board approval to give back the Phase 3 fees less the overrun on Phase 2, totaling \$24,684.88, calculated as follows:

Phase 2 Cost Estimate \$27,562.43
 Phase 2 Actual Cost - \$36,890.61
 Phase 2 Overage (\$9,328.18)

Phase 3 Cost Estimate \$34,013.06
 Phase 2 Overage - \$9,328.18
 Phase 3 to be refunded \$24,684.88

Per our customary procedure, the Town % was already transferred out of the inspection fee escrow to Town revenue in 2023. Consequently, this refund will require \$8,503.27 be restored back to the B fund escrow account from A fund.

* If possible, please include the inspection fee refund of \$24,684.88 to BBIS on the Town Board agenda for approval next week.

Thank you,

Melissa DeMarmels
 Comptroller
 Town of Thompson
 4052 Route 42
 Monticello, NY 12701
 Phone: 845-794-2500 Ext. 307
 Fax: 845-794-8600



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Res to Anita 9

Scott Mace (Town of Thompson Supervisor)

From: Michael Messenger <mmessenger@thompsonny.gov>
Sent: Thursday, January 29, 2026 7:33 AM
To: Marilee Calhoun
Cc: Scott Mace
Subject: 2/3/26 Agenda
Attachments: Bid Gallery _ Town of Thompson Water and Sewer-NY #45900 _ Auctions International.pdf

Hello Marilee,

Can you add this to the agenda to inform the board of the final sale prices?

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

45) 794-5280 Ext. 104

mmessenger@thompsonny.gov



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IMPORTANT NOTICE: This e-mail and any attachments may contain confidential or sensitive information which is, or may be, legally privileged or otherwise protected by law from further disclosure. It is intended only for the addressee. If you received this in error or from someone who was not authorized to send it to you, please do not distribute, copy or use it or any attachments. Please notify the sender immediately by reply e-mail and delete this from your system. Thank you for your cooperation.

TOWN OF THOMPSON WATER AND SEWER-NY #45900 (2 lots)

All items closed

2 results

Default Sort

Lot # 0001

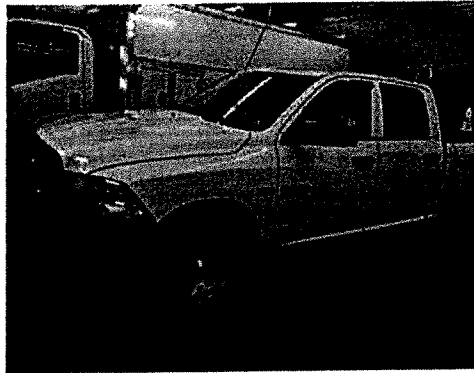


2019 RAM 1500 Classic Tradesman Crew Cab Pickup Truck

High Bidder:	R-V-Motors
Current Bid:(bids: 134)	\$16,500.00
Min Bid:	\$16,600.00
Bid Increment: ?	\$100.00
Buyer's Premium: ?	12.77%
Time Remaining:	Closed

Lot # 0002





2018 RAM 1500 Crew Cab Pickup Truck

High Bidder:	scottsplash
Current Bid:(bids: 92)	\$15,100.00
Min Bid:	\$15,200.00
Bid Increment: ?	\$100.00
Buyer's Premium: ?	12.77%
Time Remaining:	Closed (bidding was extended)

2 results

AGREEMENT made as of January ____, 2026, by and between **TOWN OF THOMPSON, acting on behalf of the ROCK HILL AMBULANCE DISTRICT**, in the Town of Thompson, Sullivan County, New York ("District") with its address at 4052 Route 42, Monticello, New York 12701, and **ROCK HILL AMBULANCE CORPS**, a not-for-profit corporation engaged in the operation of an ambulance corps in the area of Rock Hill within the Town of Thompson, Sullivan County, New York ("Corps"), with its address at 96 Lake Louise Marie Drive, P.O. Box 1, Rock Hill, New York 12775.

NOW, THEREFORE, IT IS AGREED,

1. Corps agrees to provide ambulance service, without charge, to persons in need as such service within the District boundary as set forth in the Order establishing the District dated February 15, 1994.
2. Corps shall be permitted to solicit and receive charitable contributions and donations from the public at large, from residents and businesses within and without the District including those who have been serviced by the Corps, and from other sources, and such receipt shall in no way affect the terms of this Agreement.
3. That pursuant to NY General Municipal Law Article 6, §122(2) the Town of Thompson, on behalf of the Rock Hill Ambulance District, authorizes the Corps. to fix a Schedule of Fees or charges based on their usual and customary rates, which shall not be unreasonable, to be paid by persons, outside of the Rock Hill Ambulance District boundaries, who receive emergency services.
 - (a) The parties agree that Corps. shall be allowed to bill any patient, outside of the Rock Hill Ambulance District, where applicable, either as a co-payment, deductible, or co-insurance, or as a non-covered service for those patients with some form of health insurance, or for patients without health insurance, for services and transportation it renders and recognizes that it is obligated to do so as a condition of billing commercial insurance, government payors such as Medicare and Medicaid, and other health plans. Corps. is aware and acknowledges that the practice of "balance billing" insured patients for the difference between the billed charges and the amount allowed by the patients' health insurance is prohibited.
 - (b) The parties agree that such insurance billing pursuant to paragraph 3 shall only be authorized for out of District services and pursuant to paragraph 1 of this

Agreement, Corps. continue to agree to provide ambulance services, without charge, to all persons within the District boundary, and the Corps. shall give automatic preference to all calls within the Rock Hill Ambulance District before providing any mutual aid for out of District services.

4. Corps agrees that such service will be provided seven (7) days a week, twenty-four (24) hours per day.
5. In consideration of such services, District will pay to Corps the total sum of \$135,000.00 for the calendar year 2026, such amount to be paid in monthly installments of \$11,250.00 per month on the first day of each month, January through December.
6. Corps undertakes to at all times operate in accordance with local, state and federal legal requirements and all ambulances will be equipped as required by law and will be manned by personnel who are qualified and who fulfill the requirements of the State and its agencies for personnel on ambulances within New York State. The failure of the Corps to comply with all laws, rules and regulations which apply to its operation shall be grounds for termination of this contract by District on five (5) days written notice to Corps.
7. The Corps is an independent contractor and the Town shall not be liable for injury or death of any member of the Vendor who shall perform services pursuant to this and no person who is employed by the Vendor who participates in the performance of services pursuant to this contract shall be an employee of the Town.
8. Attached hereto and made a part hereof is a "Standard Contract Rider" to which the Corps agrees. For the purpose of the Rider, the Corps is the Contractor.
9. This Agreement was authorized by the Town Board on February ____, 2026, by Resolution ____ of 2026 and was approved as to form by the Town Board of the Town of Thompson at its regular meeting held on February ____, 2026.

IN WITNESS WHEREOF, the parties have signed this Agreement effective the day and year first above written.

**TOWN OF THOMPSON, acting for and on behalf of the
ROCK HILL AMBULANCE DISTRICT**

By: _____
Scott Mace, Supervisor

ROCK HILL AMBULANCE CORPS

By: _____
President

Scott Mace (Town of Thompson Supervisor)

m: Davis, Austin <Austin.Davis@sullivanny.gov>
Sent: Tuesday, January 27, 2026 12:06 PM
Cc: Brown, Heather E.; Jacksy, Heather K.
Subject: Letter of Support for Sullivan O&W Rail Trail
Attachments: _BUILD_Letter of Support Template.docx

This message was sent securely using Zix®

Good afternoon all:

The County of Sullivan, on behalf of the Division of Planning, will be re-applying for the U.S. Department of Transportation BUILD Grant (formerly referred to as the RAISE Grant) to continue the County’s objective towards full buildout of the Sullivan O&W Rail Trail. The rail trail has the opportunity to span continuously from Wurtsboro to Livingston Manor (approximately 50 miles) when full buildout is one day completed. If funding is secured by this grant, projects include engineering safety improvements to 28 trail crossings and intersections, an e-bike integration study, and a feasibility study to determine a preferred route to replace the long missing Liberty trestle.

Attached is a letter of support template for your convenience. Feel free to modify the template on behalf of your business/organization as you see fit; although it’s not required.

If you have any questions please let me know, and thank you for your continued support.

.t,

Austin Davis
Research Analyst
Division of Planning, Community Development & Environmental Management

County of Sullivan
100 North Street
Monticello, NY 12701
Office: 845-807-0580
Austin.Davis@sullivanny.gov | www.sullivanny.gov

This message was secured by Zix®.

Scott Mace (Town of Thompson Supervisor)

From: Jill Weyer (Town of Thompson) <jweyer@thompsonny.gov>
Sent: Tuesday, January 27, 2026 11:27 AM
To: supervisor@thompsonny.gov
Cc: marilee@thompsonny.gov; deputyclerk@thompsonny.gov
Subject: MPR Grant Application

I noticed that the Municipal Parks & Recreation Grant has issued a Round 2 and is due February 9th, so I would like to resubmit our Lake Ida application from last year.

MPR funding is available for the construction of recreational facilities and other improvements to municipally owned recreational sites and parks. Examples include playgrounds, courts, playing fields, and facilities for swimming, biking, boating, picnicking, hiking, fishing, camping or other recreational activities. Grants will primarily fund construction costs. Preconstruction activities, such as developing plans and design specifications may be included in the project budget, but MPR cannot fund projects that are solely for planning and design without a construction component. Only one location per application.

<https://parks.ny.gov/grants/municipal-parks-recreation-grant>

Last round budget:
Pavilions (2) - \$1,067,750
Playground Equipment - \$272,275
Dog Park - \$62,050
Soft Costs - \$140,207.50
10% Contingency - \$40,207.50
8% increase over 2023 estimate - \$112,166
Total Phase 1 Project Cost - \$1,794,656



Town Supervisor
Scott Mace

13
Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

January 28, 2026

Bills over \$5,000.00

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

Delaware Engineering

Invoice #24-3143-10

\$167,350.00

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

Town of Thompson
 4052 Route 42
 Monticello, NY 12701

Invoice number 24-3143-10
 Date 01/13/2026

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

For Services Rendered Through January 04, 2026

1 Design and Permitting Services

	Hours	Rate	Billed Amount
Ablen Amrod	34.00	245.00	8,330.00
Chase J. Birdsall	8.50	35.00	297.50
Cody Messier	4.00	195.00	780.00
Daniel W. Fagnani	137.00	155.00	21,235.00
David R. Ohman	117.00	245.00	28,665.00
Derrick P. Wilcox	78.00	185.00	14,430.00
Edward Dombrowski	90.00	140.00	12,600.00
Helen Budrock	3.00	175.00	525.00
John Peterson	184.25	170.00	31,322.50
Joseph D. Gollin	90.50	155.00	14,027.50
Michael Webster	155.50	105.00	16,327.50
Yamir Betancourt	99.00	190.00	18,810.00
subtotal	1,000.75		167,350.00
Phase subtotal			167,350.00
		Invoice total	167,350.00

Approved by:

John Peterson

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



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

Town of Thompson
4052 State Route 42
Monticello, NY 12701

PROJECT ID: 24-3143

PROJECT: Emerald Green/Lake Louise Marie WWTP Phase 2 Upgrades
INVOICE/REQUISITION No.: 10

	CURRENT COST	PREVIOUS COST	COST TO DATE	BUDGET
1. Task 1 - Design and Permitting Services				
Labor	\$ 167,350.00	\$ 273,176.25	\$ 440,526.25	
Reimbursable Expenses	\$ -	\$ 355.60	\$ 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	\$ 167,350.00	\$ 306,226.85	\$ 473,576.85	\$ 585,240.00
2. Task 2 - Bidding Services				
Labor	\$ -	\$ -	\$ -	
Reimbursable Expenses	\$ -	\$ -	\$ -	
SUBTOTAL - TASK 2	\$ -	\$ -	\$ -	\$ 21,000.00
TOTAL	\$ 167,350.00	\$ 306,226.85	\$ 473,576.85	\$ 606,240.00
AMOUNT DUE FOR CURRENT SERVICES	<u>\$ 167,350.00</u>			
AMOUNT PAST DUE	<u>\$ 111,396.00</u> Invoice #9, 12/09/2025			
TOTAL NOW DUE	<u>\$ 278,746.00</u>			
BUDGET BALANCE	\$ 132,663.15			

THIS STATEMENT REFLECTS PAYMENTS RECEIVED ON OR BEFORE BILLING DATE