

# TOWN OF THOMPSON

SULLIVAN COUNTY, NY

## COMPREHENSIVE PLAN



ADOPTED ON

**December 16, 2025**

*Prepared for:*  
**Town of Thompson**



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

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

**Town of Thompson, New York**

**FINAL COMPREHENSIVE PLAN**

**ACKNOWLEDGMENTS**

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**Adopted by resolution of the Town of Thompson Town Board on December 16, 2025**

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## **REFERENCES & RESOURCES**

**Biodiversity Assessment of Lakes and Wetlands in the D&H Canal Reservoir Lakes Area**

Hudsonia (2024)

**Comprehensive Development Plan – EPT Concord**

Hart-Howerton (2013)

**Continuum of Care Homeless Assistance and Housing Inventory Report**

US Dept. of Housing & Urban Development (2024)

**Grow the Gateways: A Strategic Plan for the Gateway Corridor**

Town of Thompson (2017)

**Local Workforce Development Area Plan**

Sullivan County Center for Workforce Development (2023-2024)

**Neversink Watershed Management Plan**

Friends of the Upper Delaware River (2024)

**New York State Open Space Conservation Plan**

New York State Department of Environmental Conservation (2016)

**Out of Reach Housing Study**

Hudson Valley Pattern for Progress (2024)

**Route 17 Planning & Environment Linkages (PEL) Study**

New York State Department of Transportation (2021)

**Sullivan O&W Rail Trail Feasibility Study**

Sullivan County Division Planning and Environmental Management (2019)

**Town of Thompson Infrastructure Master Plan**

Delaware Engineering, DPC (2019)

**Town of Thompson Parks and Recreation Study**

Delaware Engineering, DPC (2017)

**Town of Thompson Recreation Development Plan**

Delaware Engineering, DPC (2019)

**Town of Thompson & Village of Monticello Joint Comprehensive Plan**

Shepstone Management Company (1999)

# CHAPTER 1

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1.1 Plan Contents

1.2 Recent Planning Efforts



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

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

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

**1.1 Plan Contents**

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

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

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

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

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

**FIG 1: COMPREHENSIVE PLANNING PROCESS**



**Recent Planning Efforts**

**1.2 Recent Planning Efforts**

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

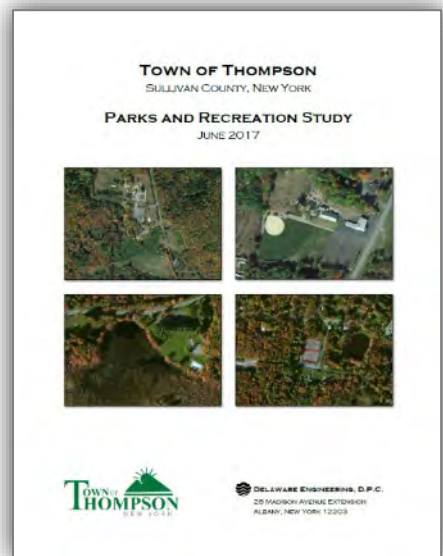
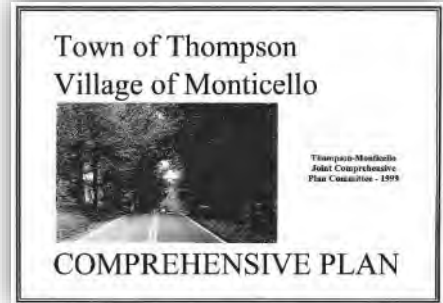
For more than a decade following adoption of the plan, local planning efforts were focused primarily on build-out of the Emerald Corporate Park in Rock Hill and attracting a casino and resort development in and around Monticello. After a casino license for the Montreign Resort Casino (later branded as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

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

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

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

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



Parks & Recreation Committee

**Recent Planning Efforts**

- **Grow the Gateways Corridor Study (2017 - 2019)**

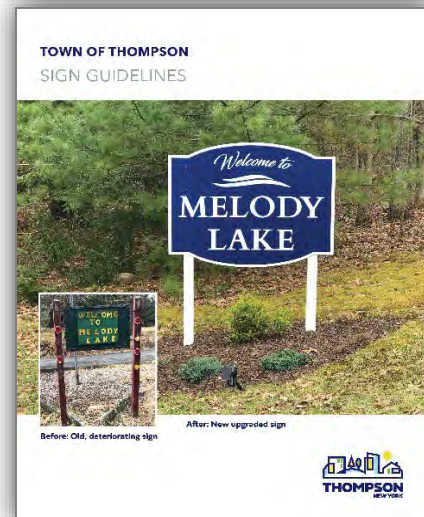
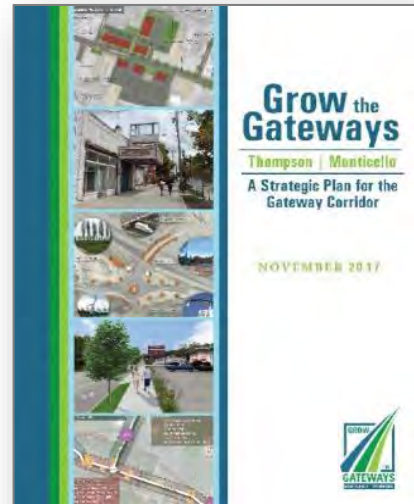
To prepare for the projected opening of the Resorts World Casino and the millions of dollars in future investment it would spur, local leaders embarked on a multi-municipal strategic plan designed to direct growth in and around the NYS Route 17/Future I-86 travel corridor. The project grew out of joint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

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

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

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

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



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

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

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

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

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

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

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



Comprehensive Plan Advisory committee

# CHAPTER 2

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2.1 Comprehensive Plan Survey

2.2 Community Conversations

2.3 Public Hearings & Referrals



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

**TABLE 1: COMPREHENSIVE PLAN ADVISORY COMMITTEE**

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

## *Dedication*

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

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

A kick-off meeting with CPAC members was held in January of 2022, during which the group discussed meeting logistics, the planning process, and public participation techniques. The group also brainstormed about slogans and tag lines to make the planning process more engaging. They settled on "Thompson Together" to emphasize the importance of collaboration and coming together as a community to plan for the future. The following month, CPAC members attended a training session hosted by the Sullivan County Division of Planning and the NYS Department of State at SUNY Sullivan.



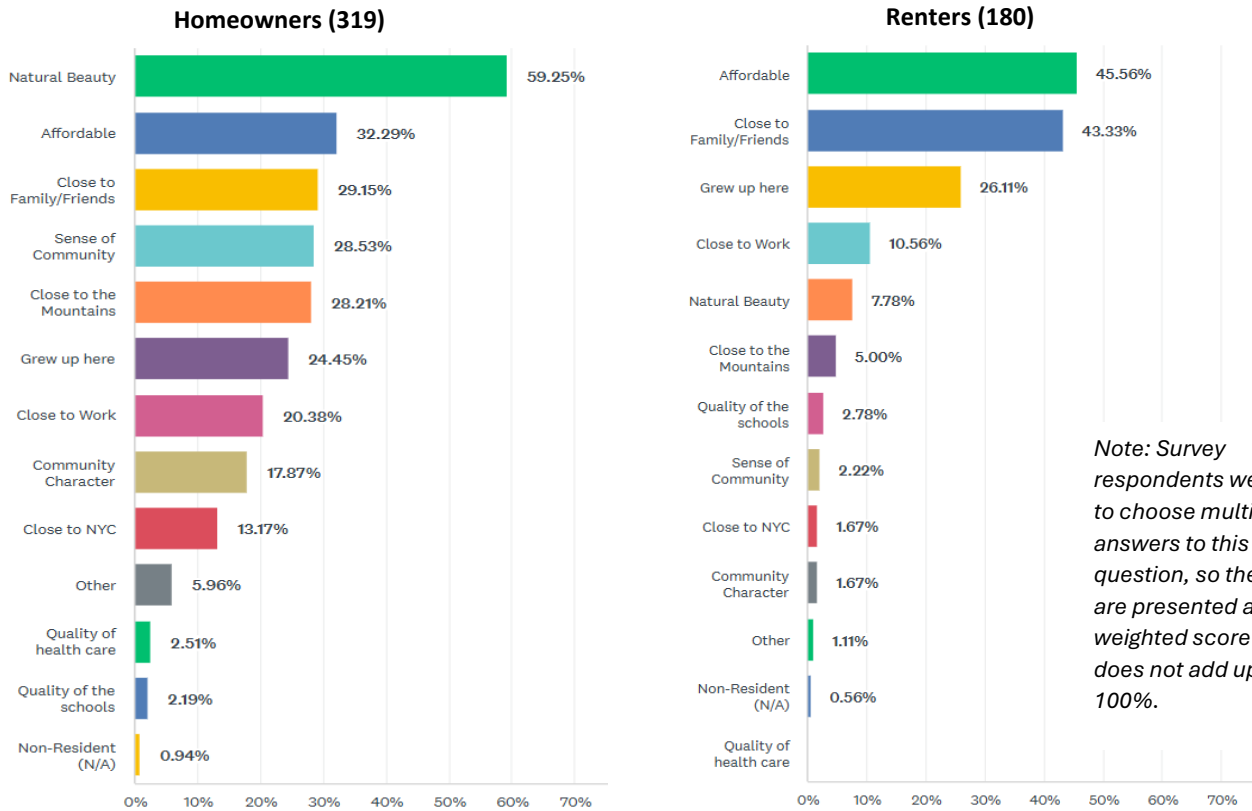
A public informational meeting was held in April of 2023 to educate residents about the planning process. CPAC members participated in monthly meetings at Town Hall and discussed a different topic each month. Community stakeholders with local knowledge or expertise in the subject area were also invited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

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



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

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



### THOMPSON'S BIGGEST ADVANTAGES

*(not in priority order)*

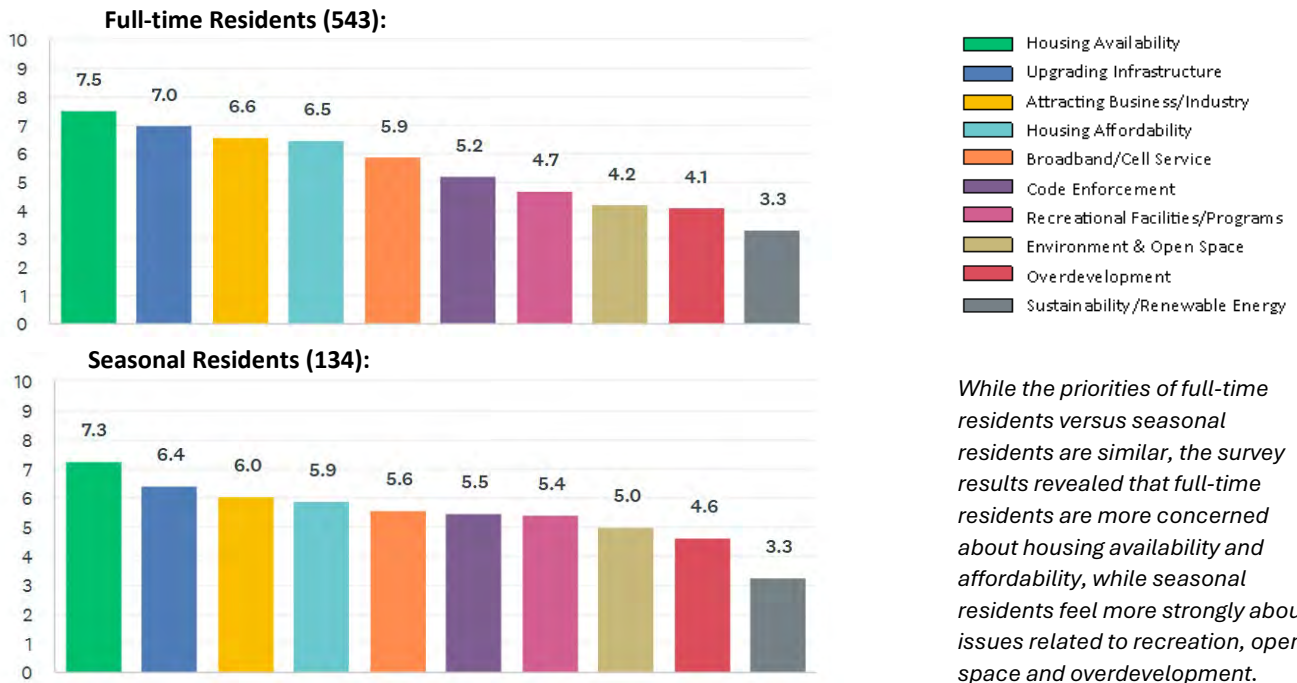
- Natural Beauty
- Quiet Country Setting
- Trails, Lakes and Outdoor Amenities
- Quality Schools
- Strong Sense of Community
- Shopping and Employment Hub
- Central location & close to highway
- Proximity to New York City

### THOMPSON'S MOST PRESSING ISSUES

*(not in priority order)*

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

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



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

*- Survey Respondent*

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

## 2.2 Community Conversations

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

**TABLE 2: COMMUNITY CONVERSATION DATES & LOCATIONS (2023)**

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

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

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

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



Rock Hill Business Association



Juneteenth Celebration



Islamic Cultural Center

### 2.3 Public Hearings & Referrals

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

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

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

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

A second public hearing on the Final Comprehensive Plan was held on **December 2, 2025**, prior to its adoption by the Town Board on **December 16, 2025**. Copies of all public hearing presentations, official meeting minutes and the GML-239 Review Letter can be found in **Appendix C**.

# CHAPTER 3

---

3.1 A Brief Local History

3.2 Demographic Profile



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

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

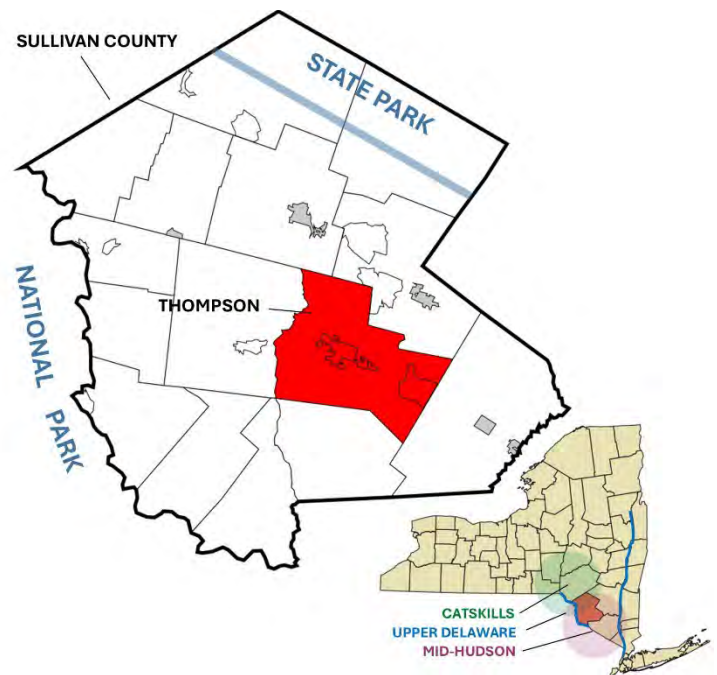
Approximately 32,000 vehicles pass through Thompson daily along NY-17/I-86, and the Town’s easy access makes it an attractive location for both seasonal, second homeowners and year-round residents commuting to nearby employment centers.

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

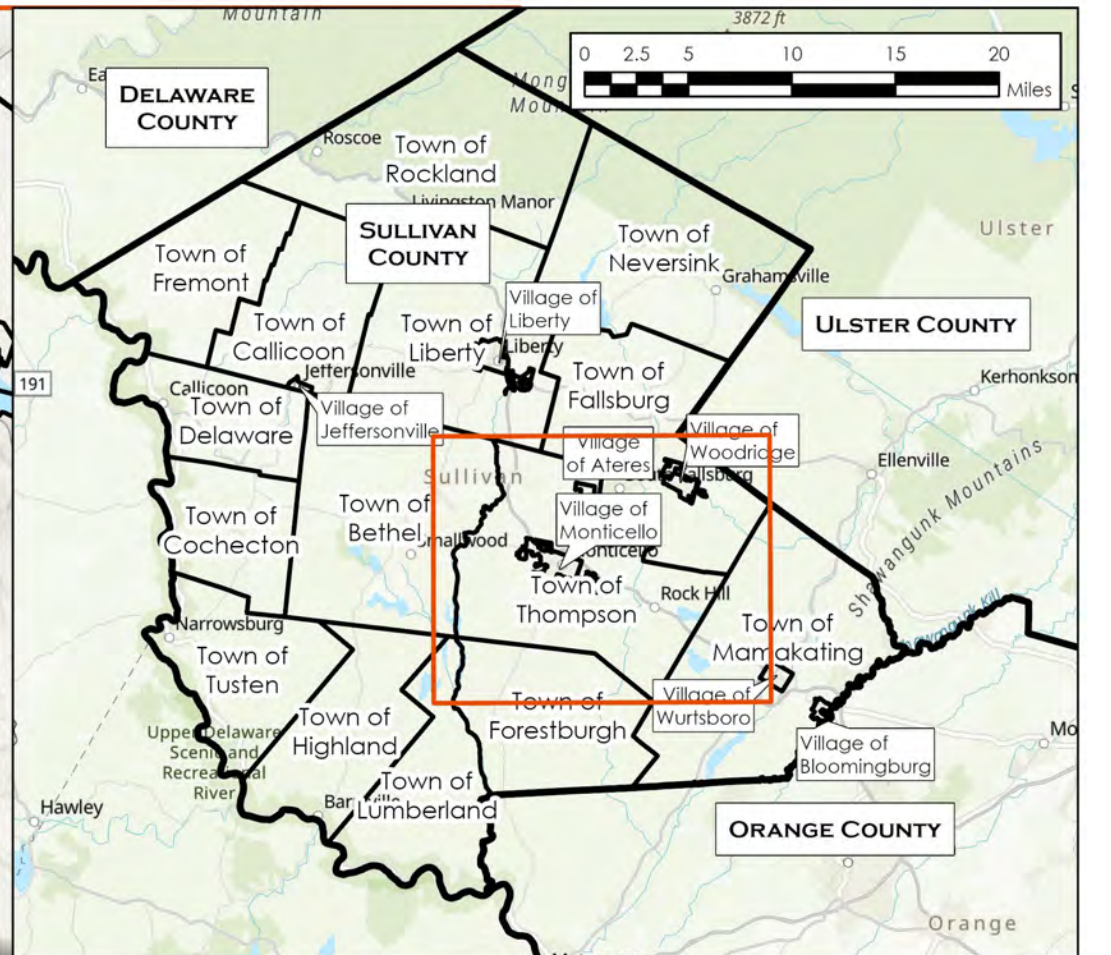
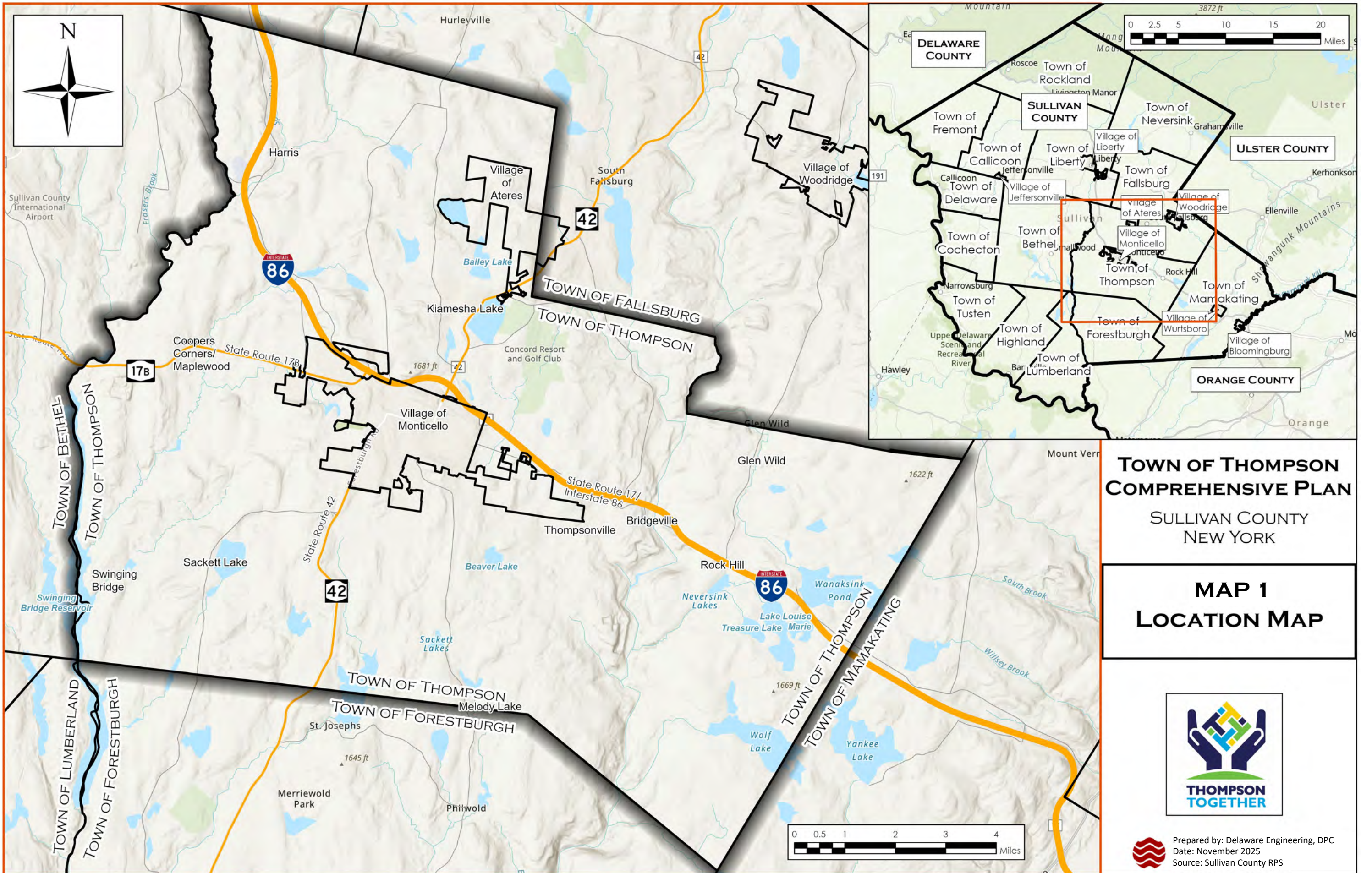
Thompson is home to two incorporated villages – **Monticello** and **Ateres**. Monticello serves as the county seat and is the largest village in Sullivan County with a population of 7,173 full-time residents. Ateres – recently incorporated in 2024 – has an estimated population of 830 residents.

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

**FIG 7: REGIONAL CONTEXT**



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



**TOWN OF THOMPSON  
COMPREHENSIVE PLAN**  
SULLIVAN COUNTY  
NEW YORK

**MAP 1  
LOCATION MAP**



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

### 3.1 A Brief Local History

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

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

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

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

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

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

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



### 3.2 Demographic Profile

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

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

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

#### 3.2.1 Population Profile

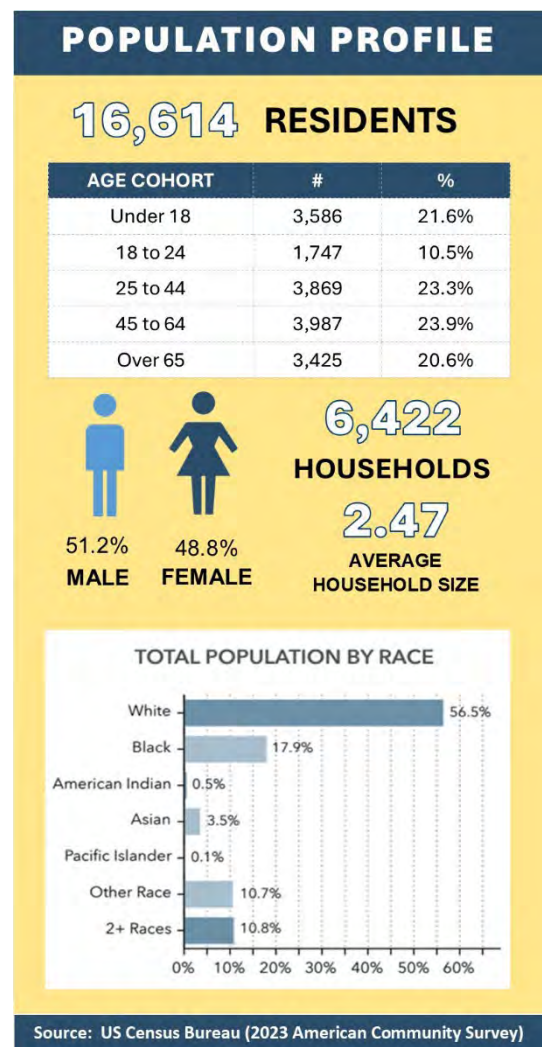
According to the US Census Bureau, Thompson’s total population in 2023 was 16,614 persons – a slight increase (less than 1%) over the past decade.

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

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

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

**FIG 8: POPULATION PROFILE**



### 3.2.2 Housing Profile

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

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

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

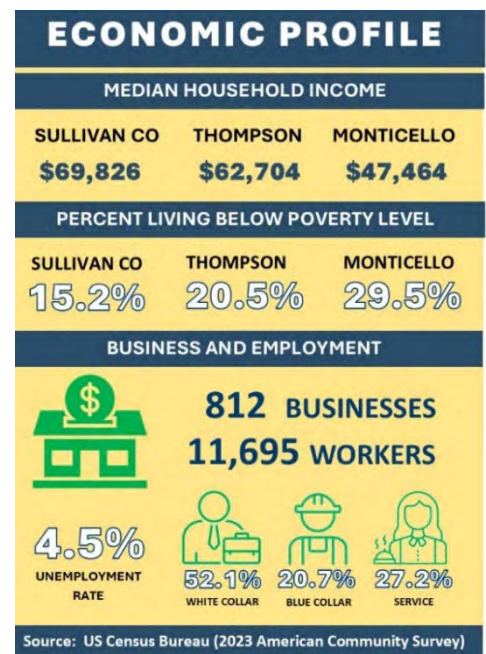
According to Census data, the median value of a house in Thompson in 2023 was \$208,200 -- slightly lower than Sullivan County as a whole (\$234,800). However, the median home values in the Village of Monticello were considerably less at \$152,600.

### 3.2.3 Economic Profile

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

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

**FIG 9: HOUSING PROFILE**

**FIG 10: ECONOMIC PROFILE**


# CHAPTER 4



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



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

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



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

## 4.1 Housing

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

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

### WHY HOUSING IS IMPORTANT

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

### 4.1.1 Housing Supply

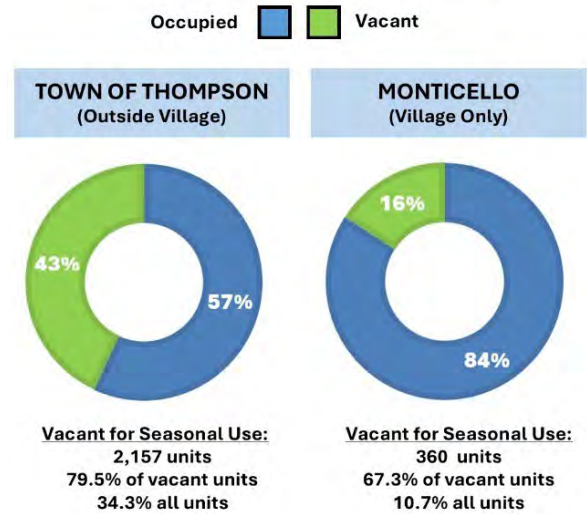
According to 2023 ACS data, two-thirds of the Town’s housing stock (6,422 units) were occupied year round, and the remaining 3,429 housing units were classified as vacant. Most of those vacant units (2,157) were for seasonal, recreational or occasional use. Seasonal housing in the portion of the Town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

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

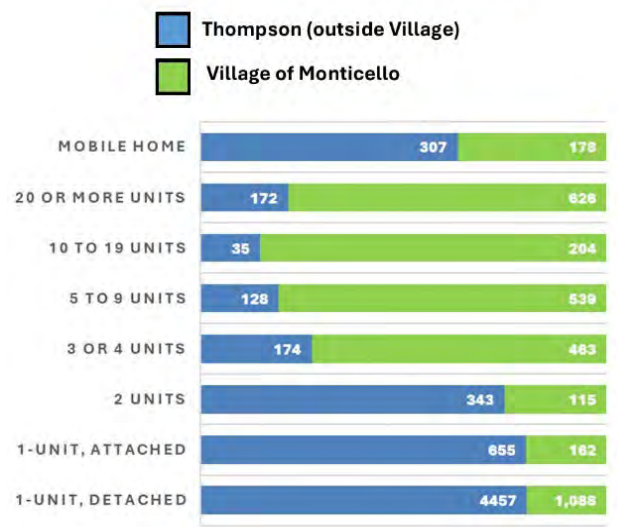
In fact, according to the Sullivan County Board of Realtors, in the years following the COVID-19 pandemic, downstate residents have been flocking to upstate rural areas (like Thompson) and creating additional demand for limited housing stock, particularly single-family detached homes.

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

**FIG 11: SEASONAL VACANCY  
THOMPSON VS. MONTICELLO**



**FIG 12: HOUSING UNITS BY TYPE  
THOMPSON VS. MONTICELLO**



### 4.1.2 Housing Tenure

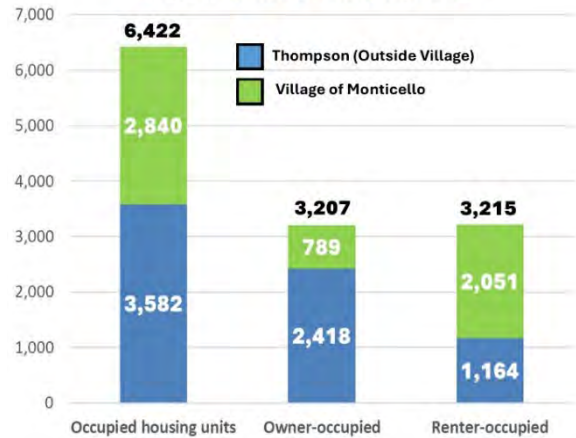
Housing tenure refers to the legal relationship by which someone has the right to live in a housing unit. There are two main types of tenure: owner-occupied and renter occupied. According to the US Census Bureau, in 2023 roughly half (49.9%) of the 6,422 occupied housing units in the Town of Thompson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

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

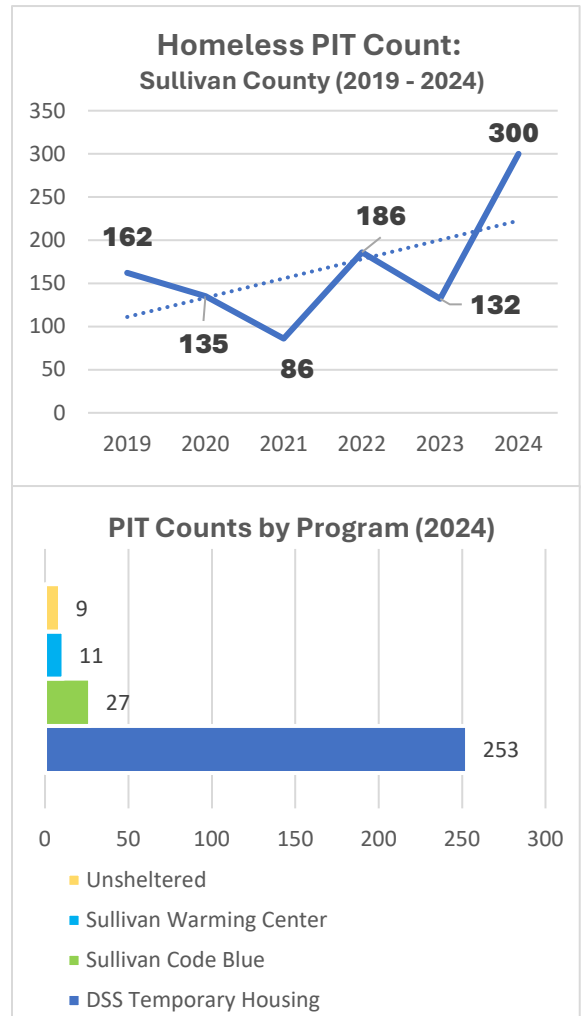
### 4.1.3 Homelessness

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

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



**FIG 14: HOMELESS POPULATIONS**



### 4.1.4 Housing Affordability

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

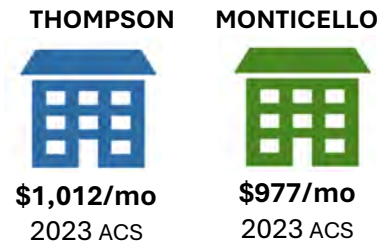
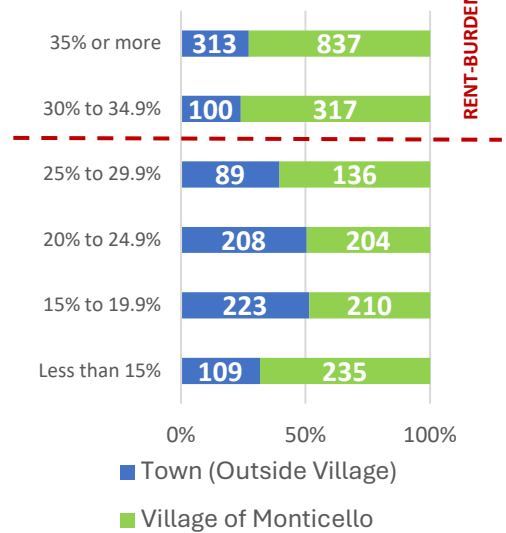
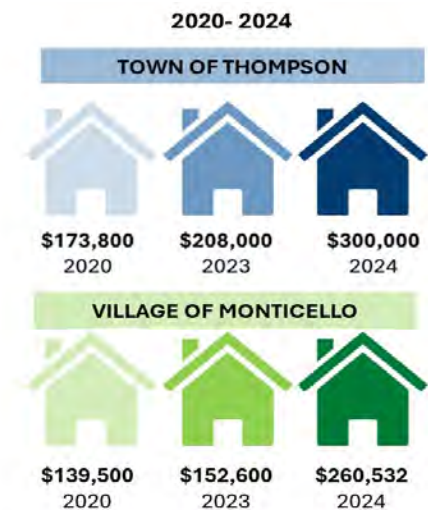
According to the recent housing study *Out of Reach* published by *Hudson Valley Pattern for Progress* in July 2024, the cost of rent in the Mid-Hudson region has outpaced tenant wages for at least the past six years, making it increasingly difficult for local households to stay afloat.

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

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

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

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

**FIG 15: MEDIAN RENT**

**FIG 16: RENT AS % OF INCOME**

**FIG 17: MEDIAN HOME VALUE**


### 4.1.5 Housing Trends in Sullivan County

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

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



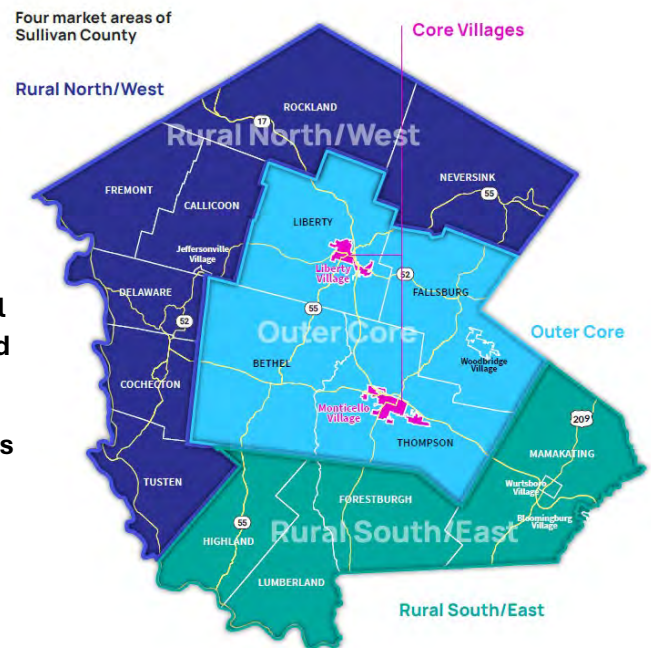
1: Improve Quality of Place

2: Invest in Infrastructure

3: Achieve Mixed-Income Results

4: Cluster Investment for High Impact

FIG 18: HOUSING MARKET AREAS



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

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

- **Update Land Use Regulations & Zoning**

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

- **Invest in Critical Infrastructure**

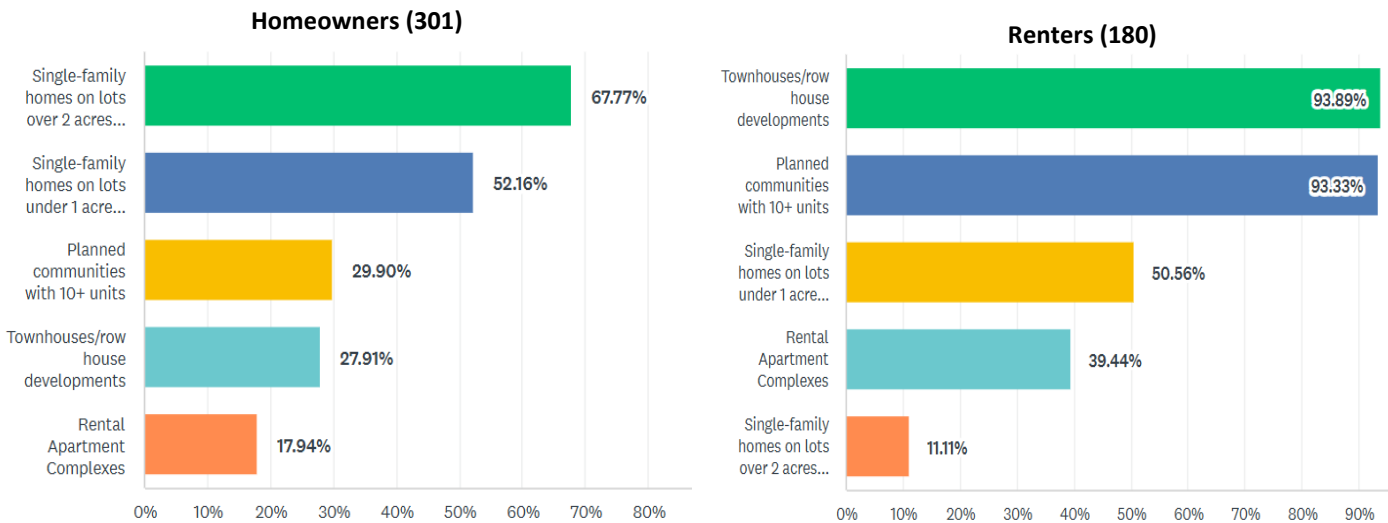
The County’s housing strategy also concluded that public efforts to incentivize or assist private housing investments will be for naught unless these investments occur alongside investment in critical infrastructure. In 2018, Thompson developed an **Infrastructure Master Plan** (discussed in **Section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

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

- Survey Respondent

### 4.1.6 Community Feedback

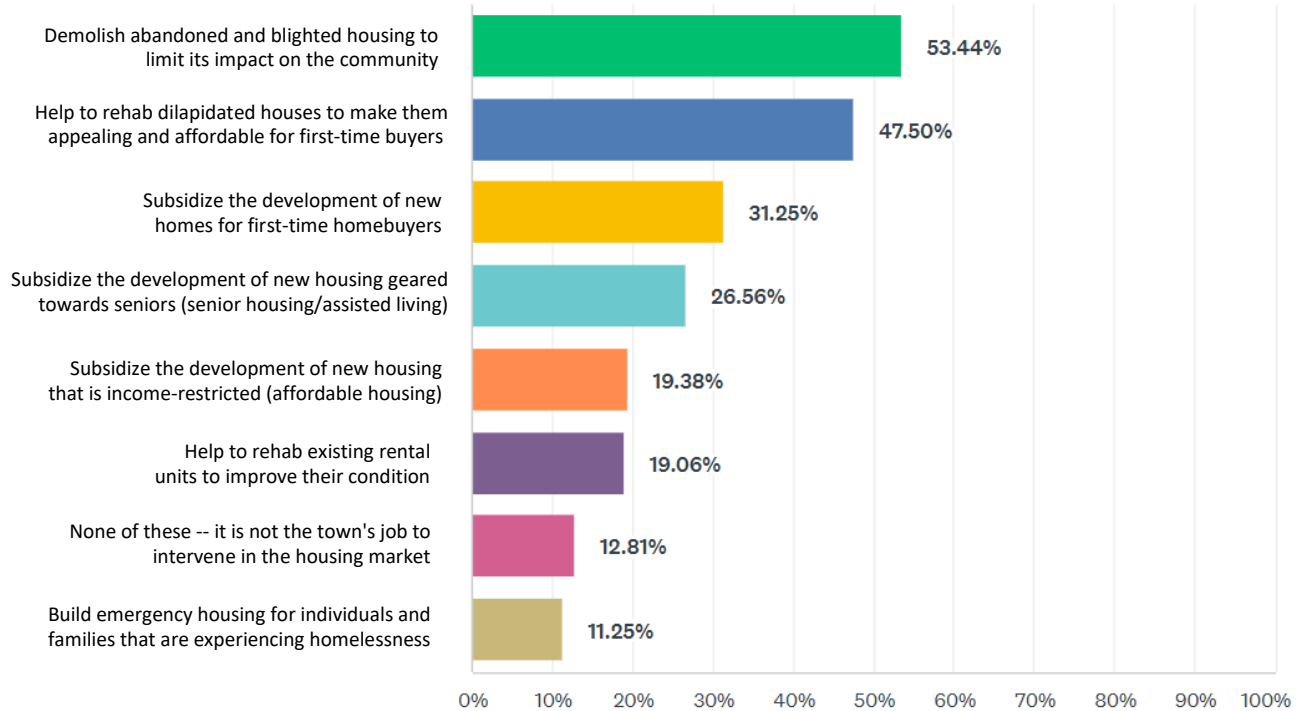
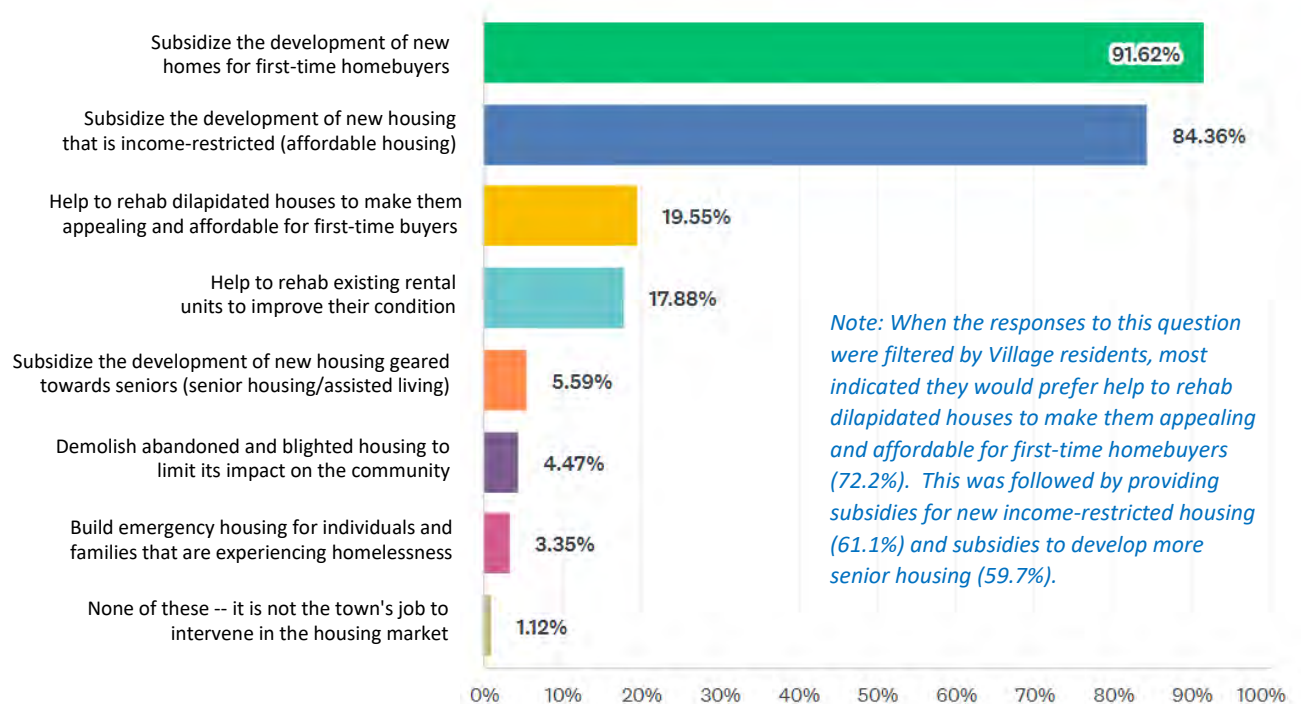
**FIG 19: HOUSING PREFERENCES**



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

**FIG 20: HOUSING IMPROVEMENT STRATEGIES**

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

**Homeowners (320)**

**Renters (179)**


*Note: When the responses to this question were filtered by Village residents, most indicated they would prefer help to rehab dilapidated houses to make them appealing and affordable for first-time homebuyers (72.2%). This was followed by providing subsidies for new income-restricted housing (61.1%) and subsidies to develop more senior housing (59.7%).*

#### 4.1.7 Issues and Opportunities

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

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

## 4.2 Economic Development

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

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

### ECONOMIC DEVELOPMENT & COMPREHENSIVE PLANNING

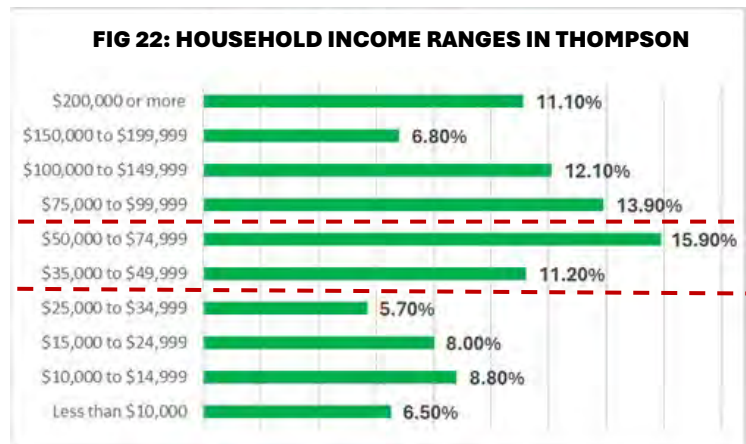
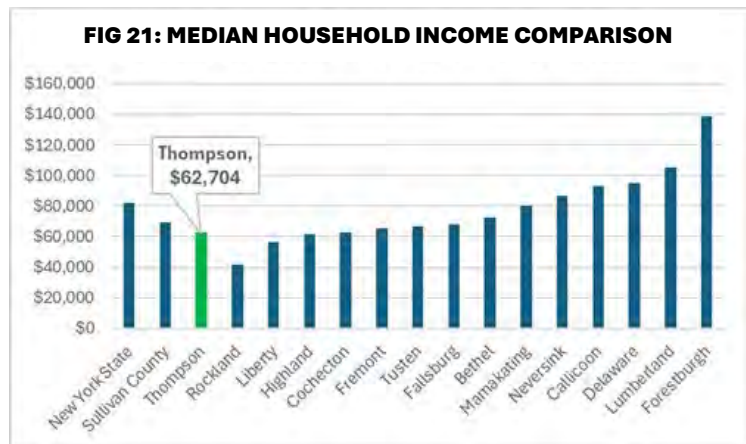
*Economic development in the context of comprehensive planning involves identifying activities that will help retain, attract, and grow local businesses to bring wealth to the community and increase municipal revenues. It also involves developing strategies to strengthen the community's overall ability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

### 4.2.1 Income and Employment

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

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

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



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

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

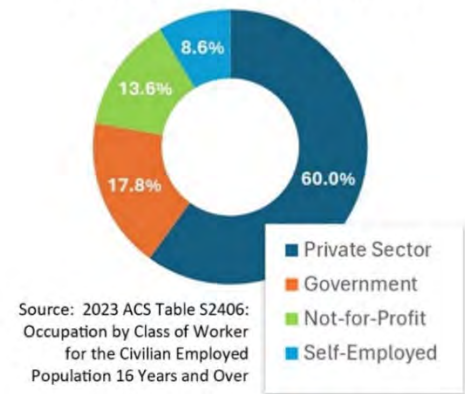
The fact that a large segment of Thompson’s population is employed in the health care and social services industry is not surprising, considering that Sullivan County’s largest employer (**The Center for Discovery**) has numerous offices, group homes and health care facilities in Harris and Rock Hill.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

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

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

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

**FIG 23: OCCUPATION BY CLASS OF WORKER**



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

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



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

**Inflow/Outflow Analysis**

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

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

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

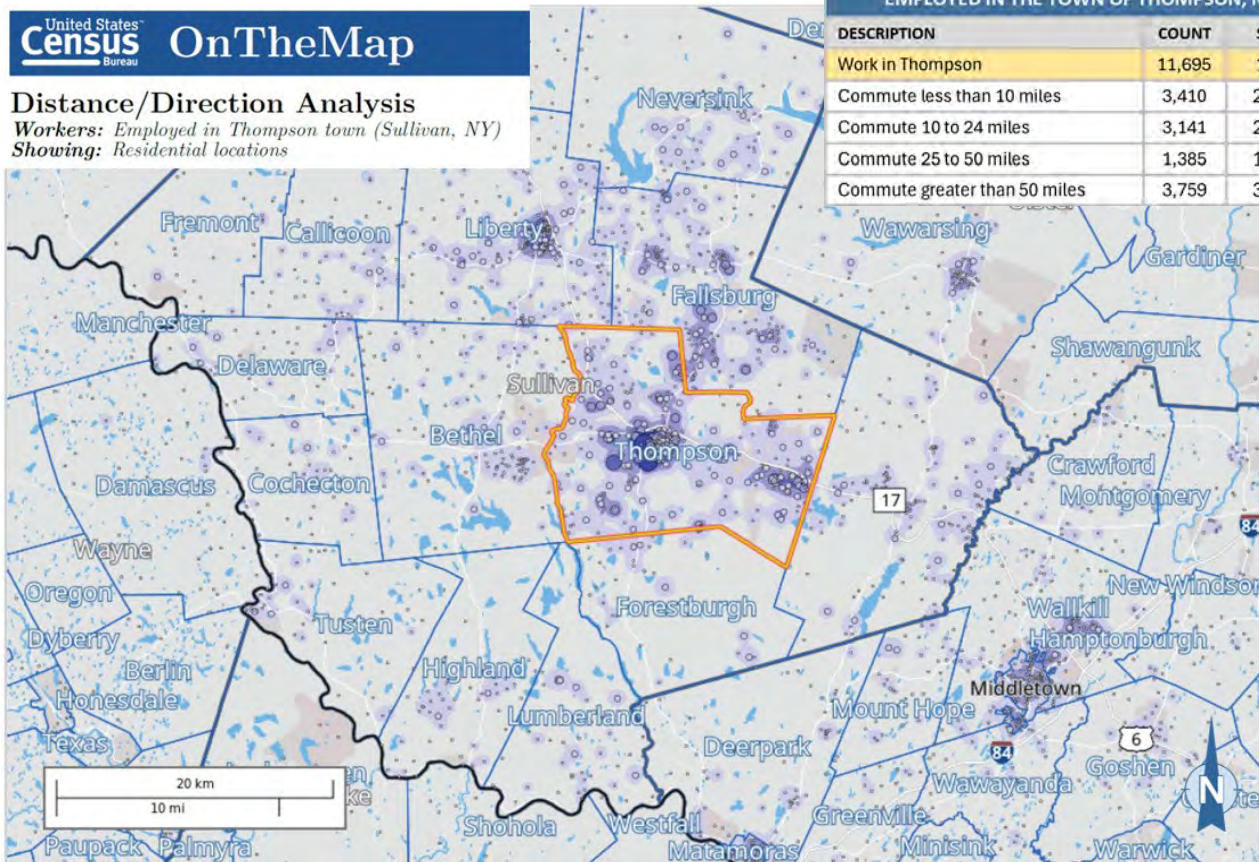
**FIG 24: INFLOW/OUTFLOW OF JOBS**



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

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

**FIG 25: COMMUTING DISTANCE/DIRECTION ANALYSIS**



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

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

**Jobs and Workers**

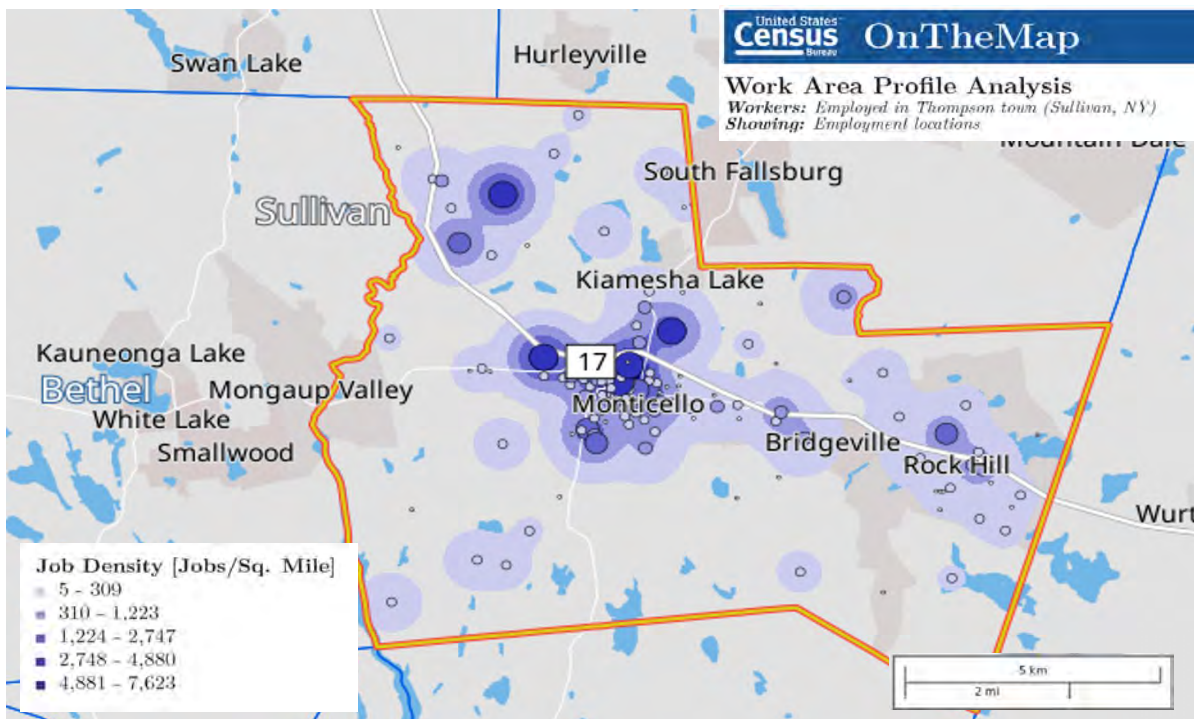
As of 2022, there were 812 businesses in the Town of Thompson that collectively employed a total of 11,695 workers. Similar to the employment characteristics of those workers who reside within the town, the vast majority of local jobs (43.9%) were in the Health Care and Social Services industry sectors.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

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

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

| TABLE 6: JOBS IN TOWN OF THOMPSON BY NAICS INDUSTRY SECTOR |               |             |
|--|---------------|-------------|
| DESCRIPTION  | COUNT         | SHARE       |
| <b>TOTAL ALL JOBS</b>                                      | <b>11,695</b> | <b>100%</b> |
| Health Care and Social Services                            | 5,137         | 43.9%       |
| Accommodations & Food Services                             | 1,513         | 12.9%       |
| Retail Trade   | 1,199         | 10.3%       |
| Public Administration                                      | 1,041         | 8.9%        |
| Educational Services                                       | 747           | 6.4%        |
| Other Services (excl. public admin)                        | 319           | 2.7%        |
| Management   | 281           | 2.4%        |
| Administration & Support                                   | 243           | 2.1%        |
| Transportation & Warehousing                               | 240           | 2.1%        |
| Professional, Scientific & Technical                       | 221           | 1.9%        |
| Manufacturing  | 170           | 1.5%        |
| Finance & Insurance  | 157           | 1.3%        |
| Wholesale Trade  | 97            | 0.8%        |
| Real Estate Rental & Leasing                               | 89            | 0.8%        |
| Arts, Entertainment & Recreation                           | 62            | 0.5%        |
| Information Technology                                     | 36            | 0.3%        |

**FIG 26: WORK AREA PROFILE ANALYSIS**



### 4.2.2 Industry Clusters & Locations

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

#### Commercial Clusters

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



*NY-42 Commercial Corridor in Kiamesha Lake.*

#### Industrial Clusters

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



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

#### Resort & Entertainment Clusters

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



*The Kartrite Resort & Indoor Water Park*

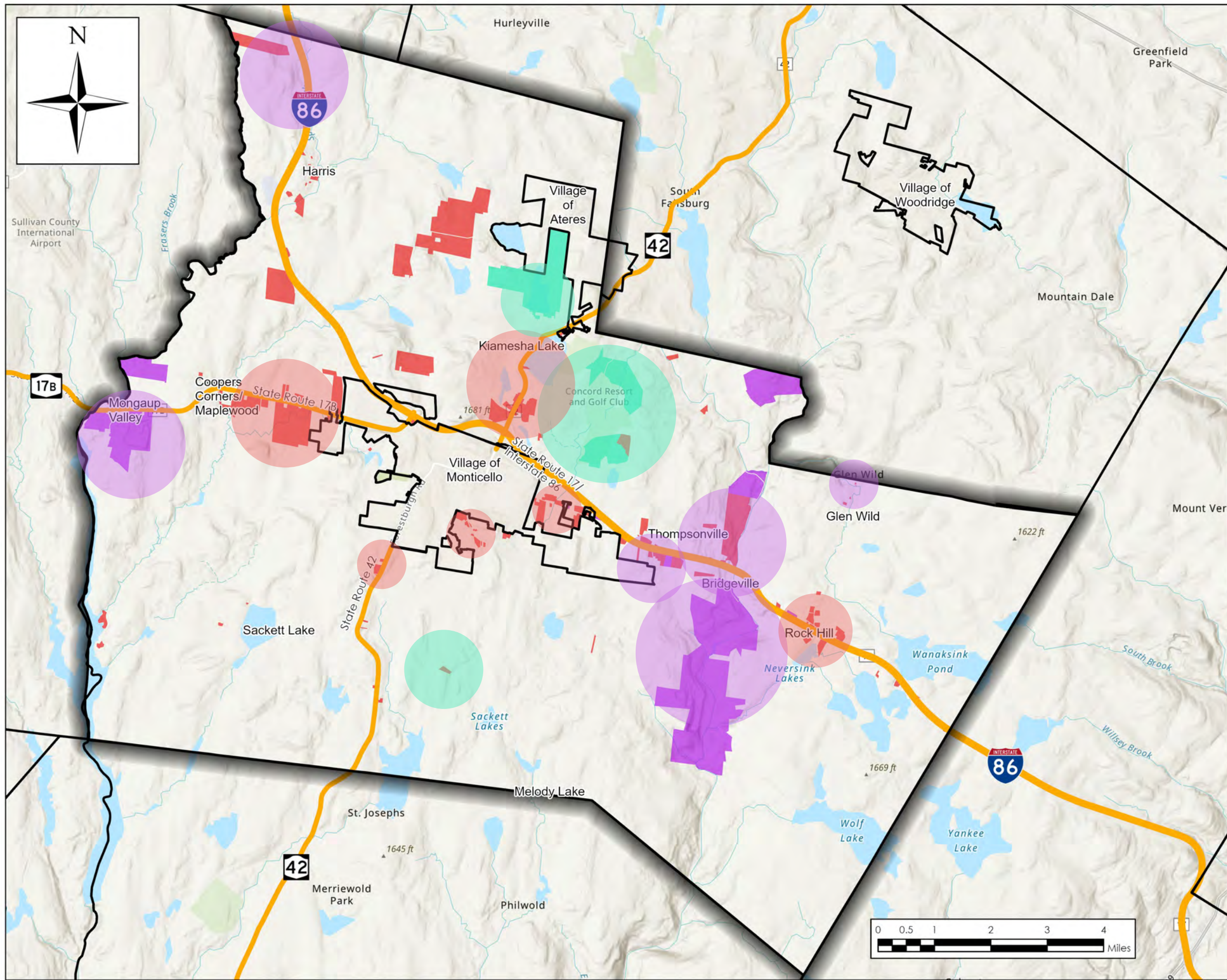
# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
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## MAP 2 INDUSTRY CLUSTERS

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



**4.2.3 Downtown Revitalization**

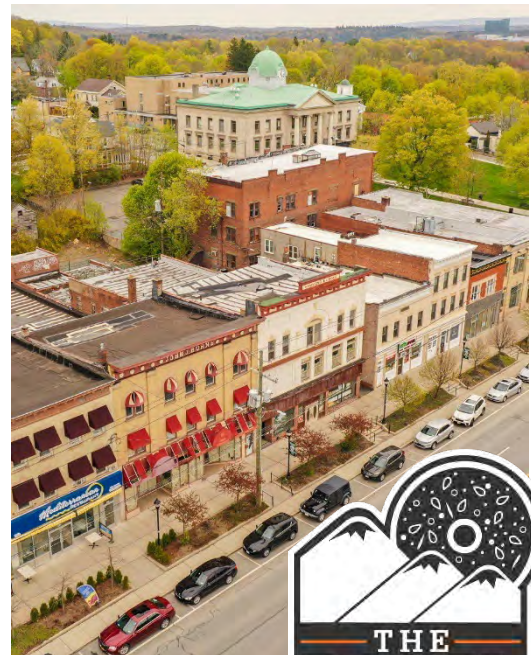
Monticello’s historic downtown core -- defined in the *Grow the Gateways* plan as the area along Broadway between Jefferson Street and Pleasant Street – is an important commercial hub for both the Village and the Town that holds significant potential to become a thriving downtown destination. Collaboration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

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

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

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

- *Grow the Gateways Plan*



#### 4.2.4 Community Feedback

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

**Development and Land Uses That Should be Encouraged**



**Development and Land Uses That Should be Discouraged**



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

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

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

- Survey Respondent

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

- Survey Respondent

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

- Survey Respondent

#### 4.2.5 Issues and Opportunities

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

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

### 4.3 Parks and Recreation

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

#### 4.3.1 Public Parks

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

#### TOWN OF THOMPSON PARKS

##### East Mongaup River Park

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

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

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



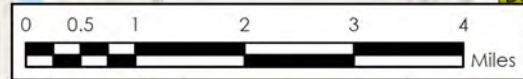
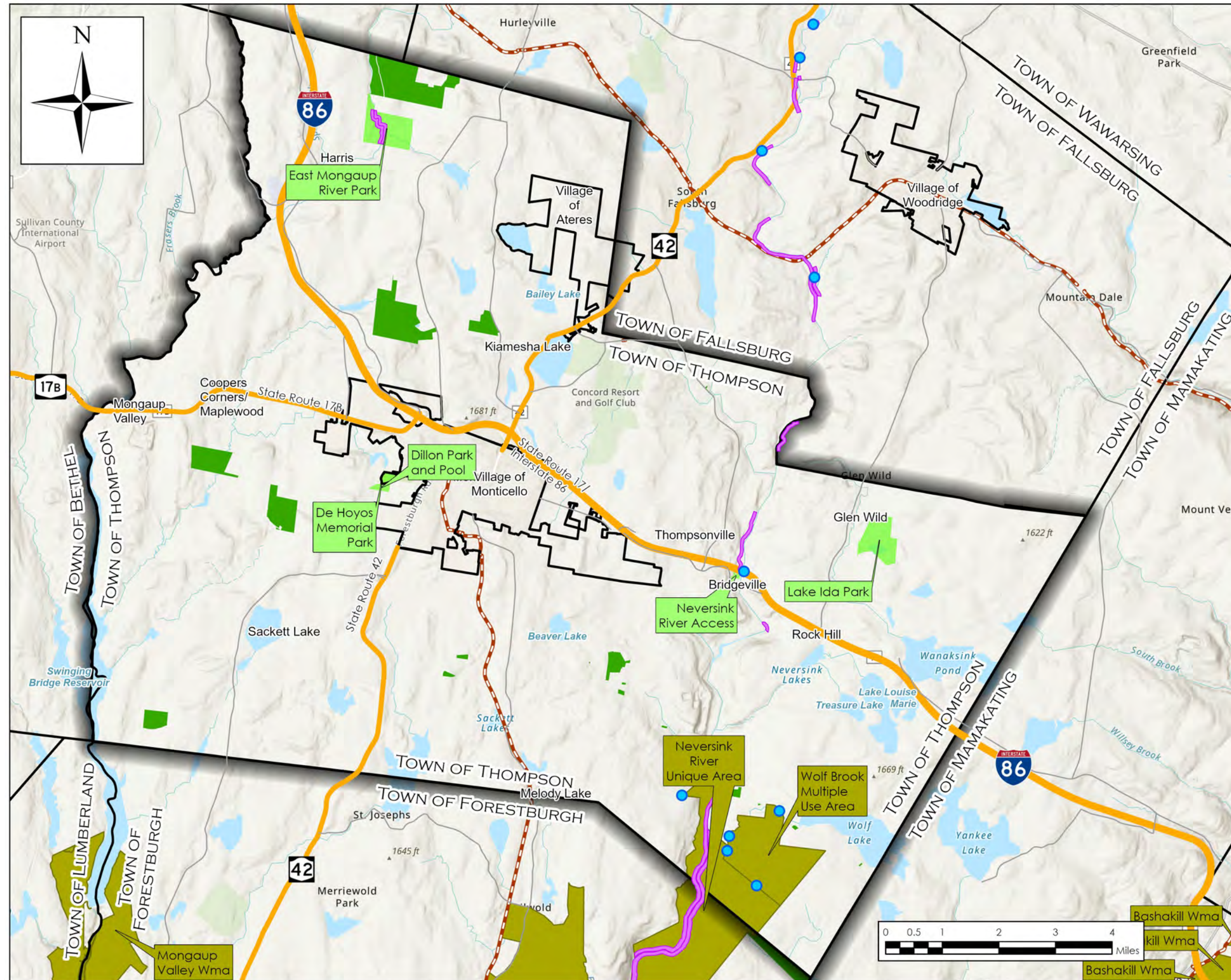
# TOWN OF THOMPSON COMPREHENSIVE PLAN

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## MAP 3: PUBLIC PARKS AND ACCESS AREAS

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



### Lake Ida Park

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

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

### Neversink River Access

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



## VILLAGE OF MONTICELLO PARKS

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

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



## OTHER LOCAL PARKS AND RECREATIONAL FACILITIES

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

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

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

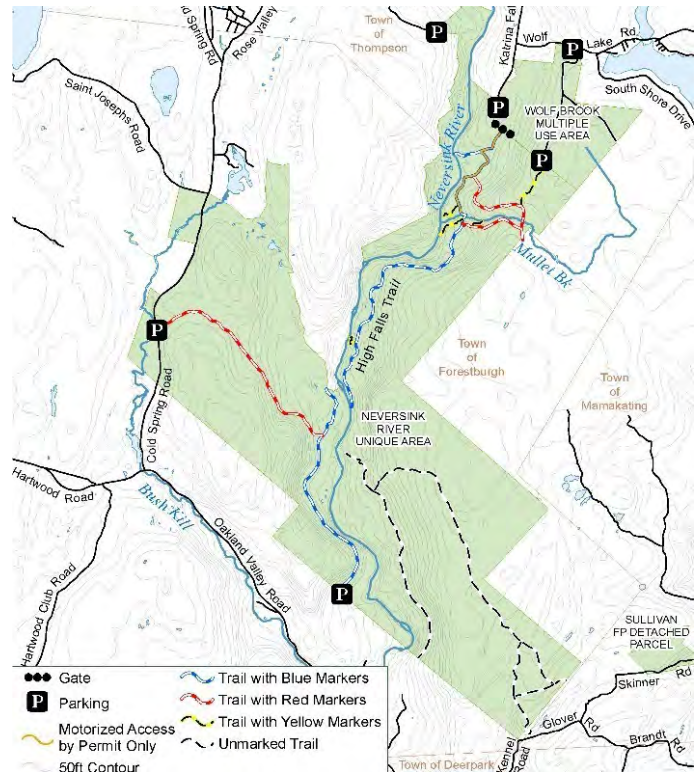
### 4.3.2 State Lands

#### NEVERSINK UNIQUE AREA

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

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

**FIG 27: NEVERSINK RIVER UNIQUE AREA**



#### WOLF BROOK MULTIPLE USE AREA

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

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



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

### 4.3.3 Sullivan O&W Rail Trail

#### MONTICELLO SPUR

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

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

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

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

FIG 28: SULLIVAN O&W RAIL TRAIL



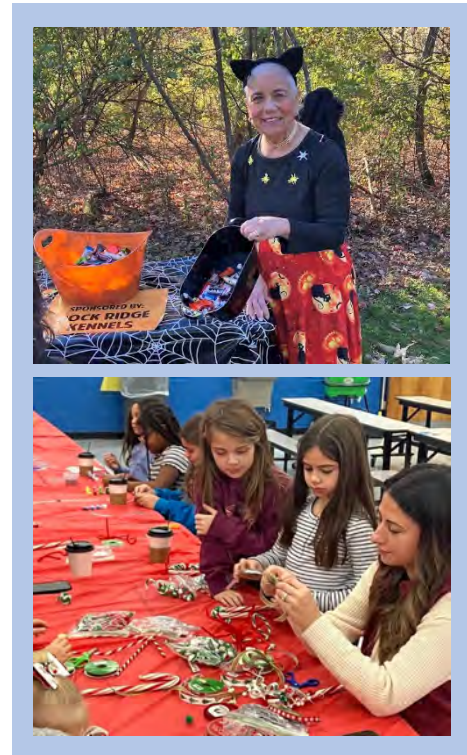
### 4.3.4 Recreational Planning & Programming

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

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

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

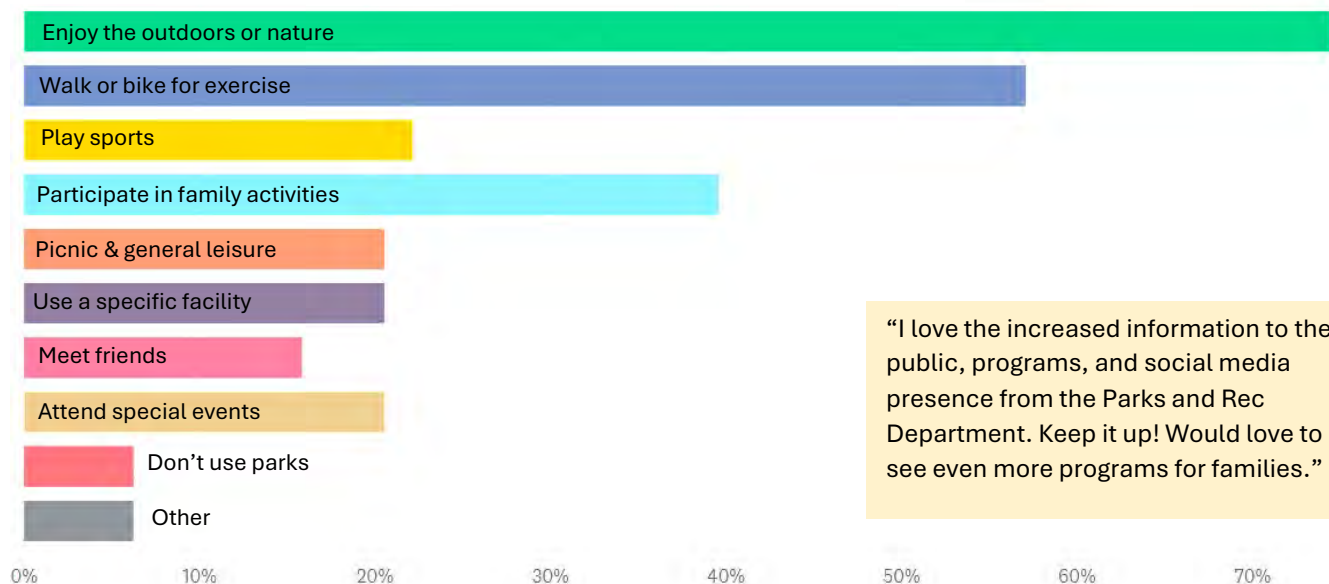
Examples include indoor pickleball and basketball, free weekly youth skiing and snowboarding at Holiday Mountain Ski Center, bus trips, arts & crafts, swimming and tennis lessons, exercise classes and more. The Town also hosts family-friendly events such as the **Treats and Trails** event in October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



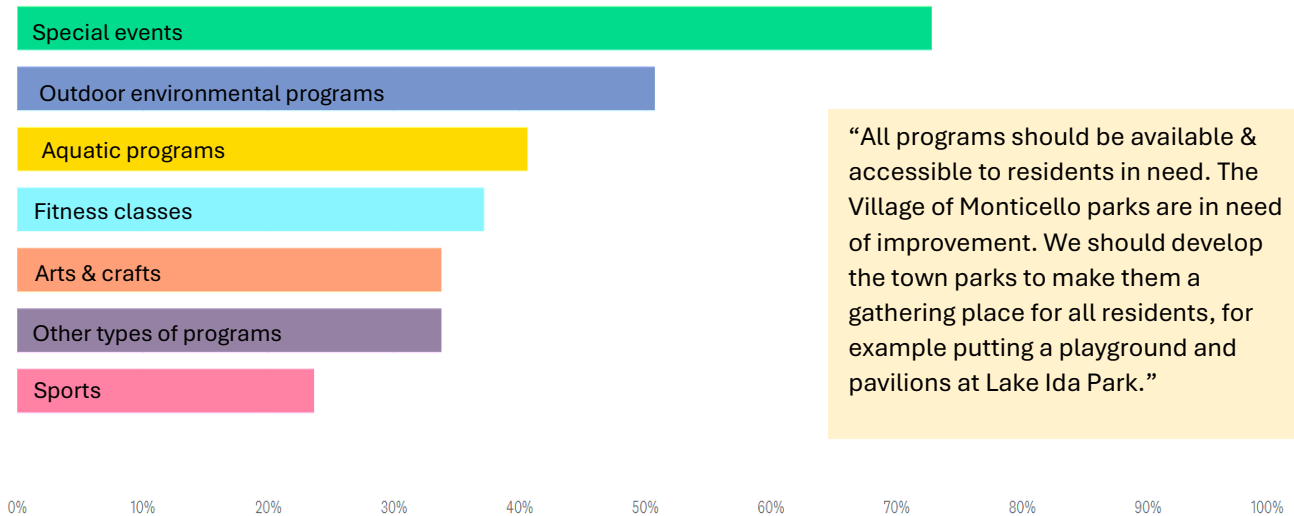
**4.3.5 Community Feedback**

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

**FIG 29: PRIMARY REASONS PEOPLE USE TOWN OF THOMPSON PARKS**



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

**FIG 30: RECREATION PROGRAMS THAT THOMPSON SHOULD OFFER OR EXPAND**


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

### 4.3.6 Issues and Opportunities

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

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

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

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

## 4.4 Natural Resources

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

### 4.4.1 Topography & Soils

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



#### TOPOGRAPHY

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

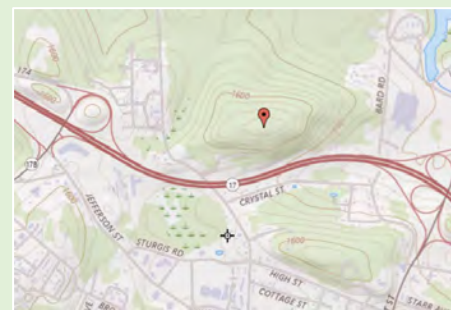
Step slopes (over 15%) are considered undesirable areas for development, yet these areas often provide wildlife habitat, recreational opportunities and scenic views that are beneficial to the community. It is estimated that 27% of the total land area in the Town of Thompson (nearly 15,000 acres) is comprised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

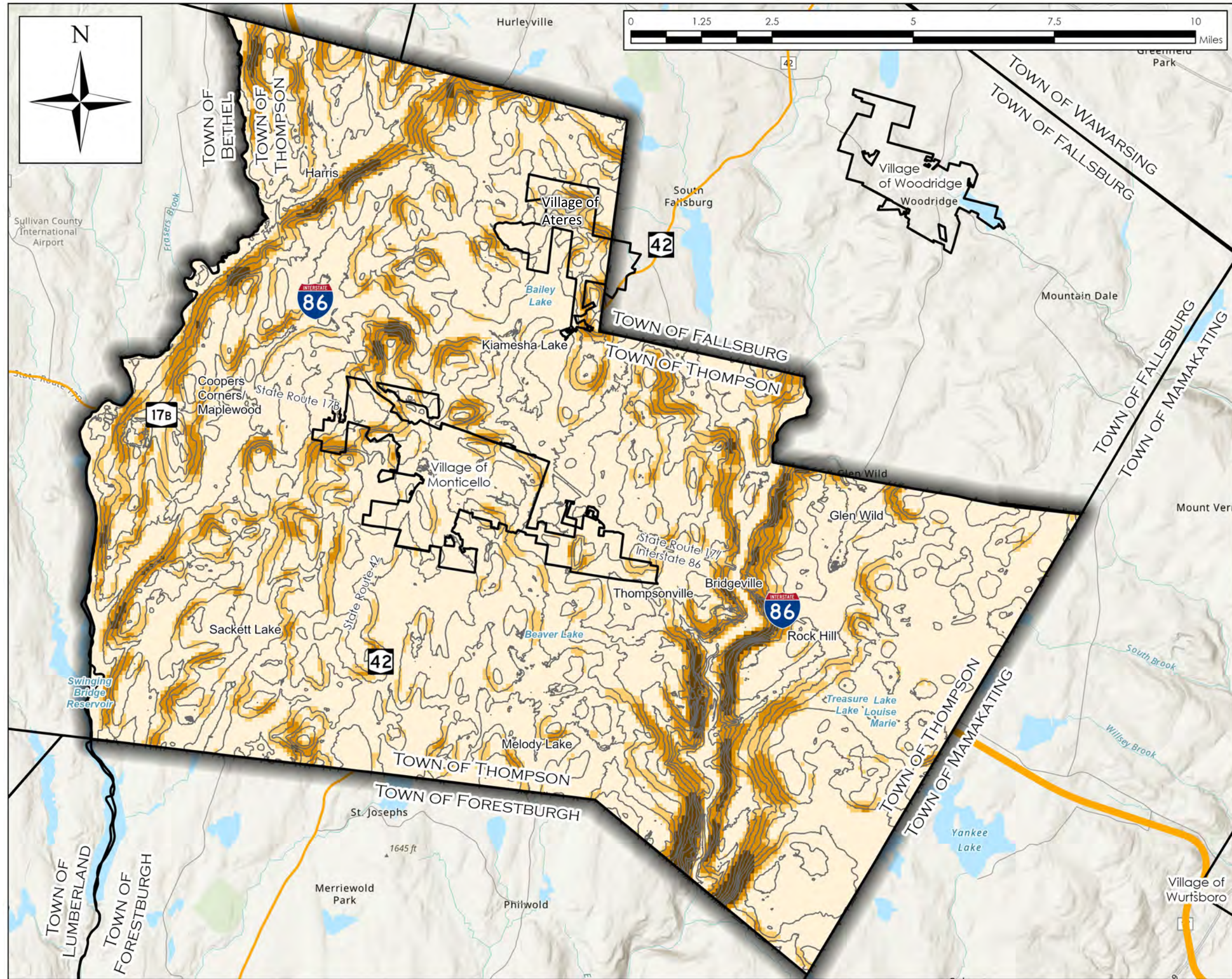
A large band of steep slopes can be found in the eastern half of the Town along the **Neversink River** from the Fallsburg border south through the Neversink Unique Area into Forestburgh.

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

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

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





# TOWN OF THOMPSON COMPREHENSIVE PLAN

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## MAP 4 TOPOGRAPHY

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

**PRIME SOILS AND AGRICULTURAL LANDS**

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

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

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

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



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

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

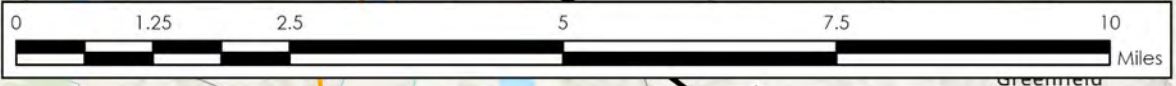
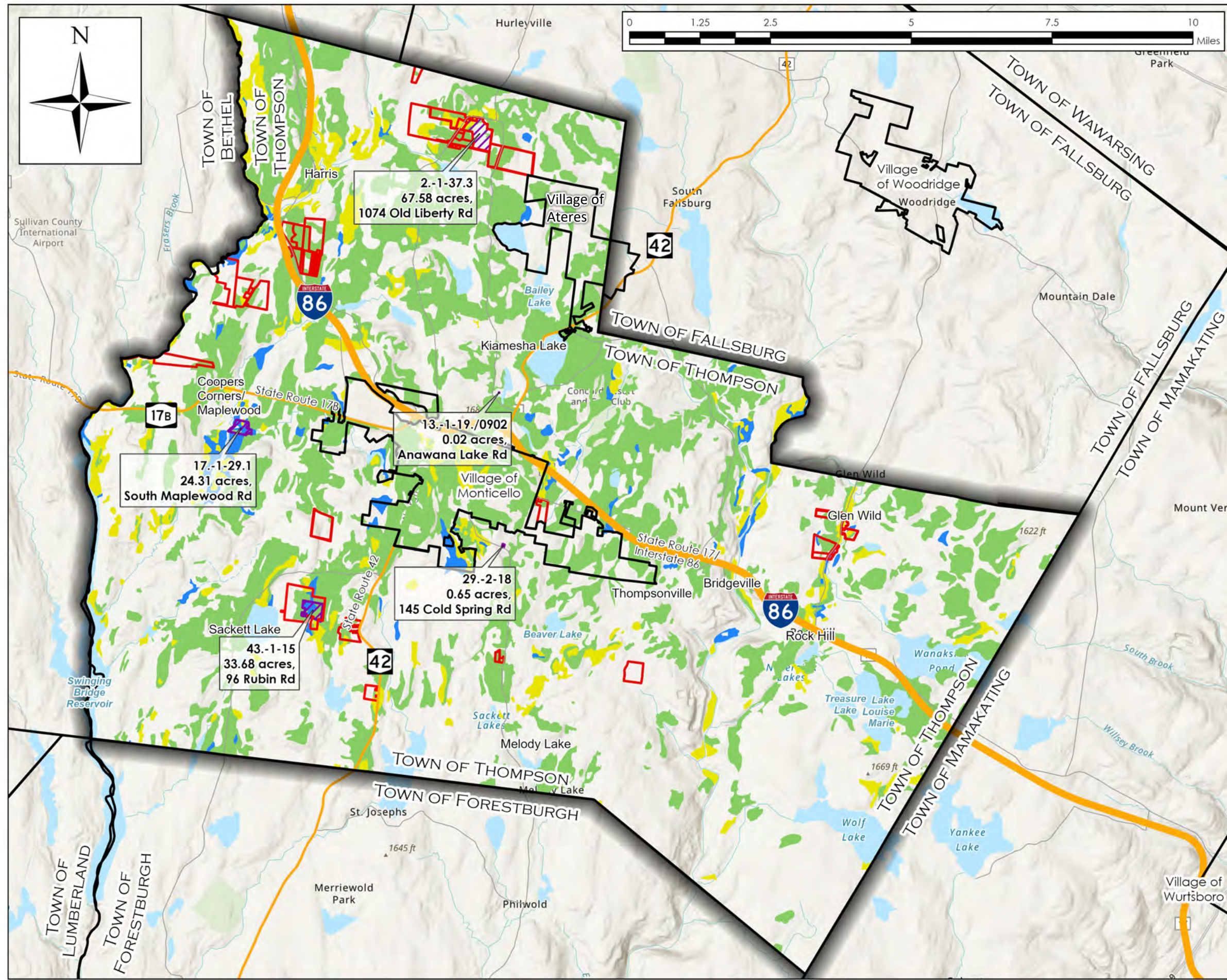
# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
NEW YORK



## MAP 5 PRIME FARMLAND SOILS

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



### 4.4.2 Water Resources

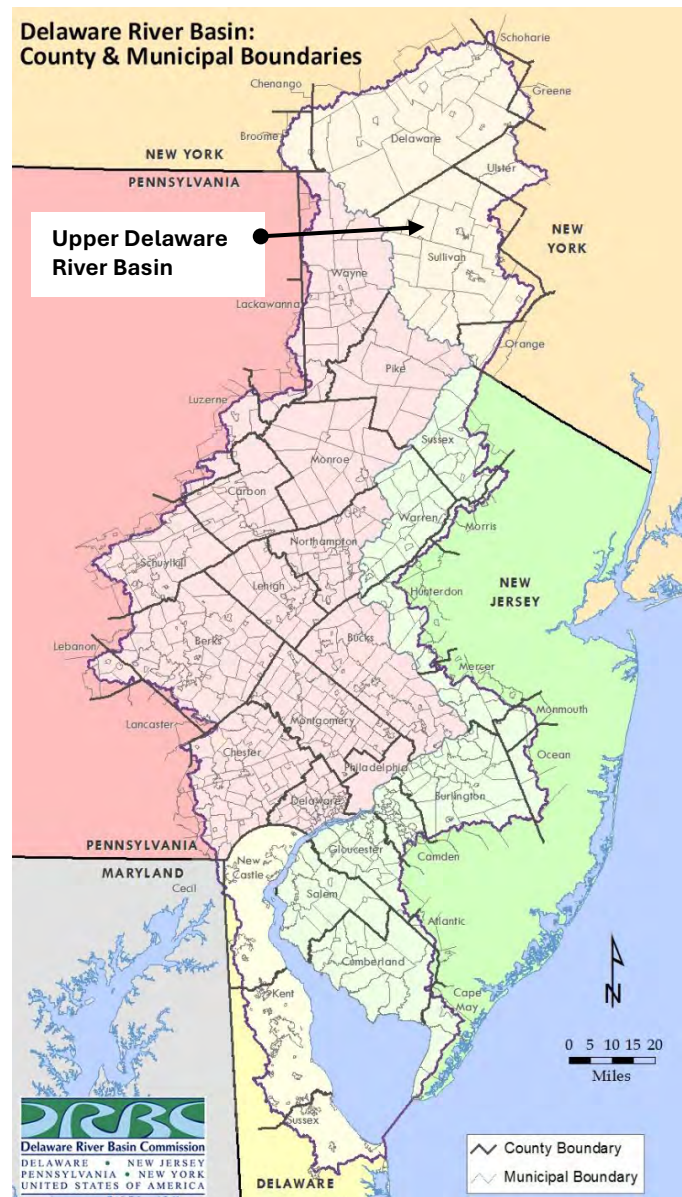
Nearly all of the Town of Thompson (97%) is located within the **Delaware River Watershed** with the remaining falling within **the Hudson River Watershed**. The Delaware River Watershed covers 12,800 square miles in four states and provides drinking water to over 15 million people. It also contributes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

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

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

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

FIG 31: DELAWARE RIVER BASIN



### WETLANDS AND WATER RESOURCES

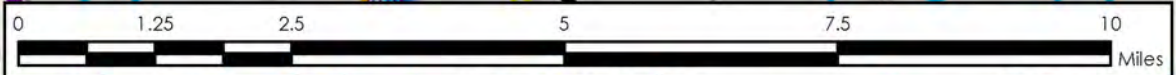
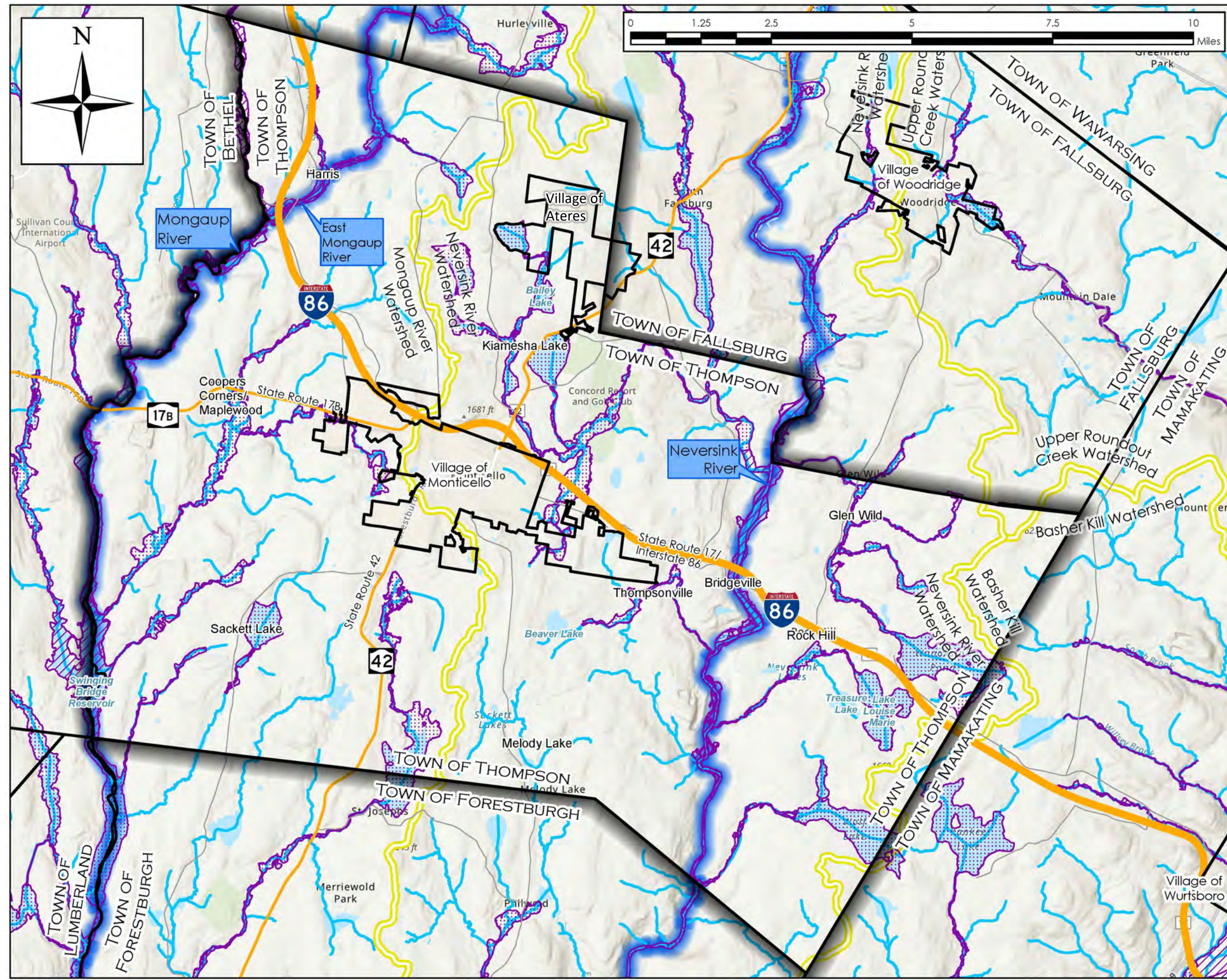
Wetlands (discussed in more detail later in this chapter) play an integral role in the healthy functioning of watersheds because they recycle nutrients, filter pollutants, recharge groundwater supplies, and provide valuable habitat for fish and wildlife. The **Harlen Swamp Wetland Complex** (located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

# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
NEW YORK



## MAP 6 RIVERS AND STREAMS

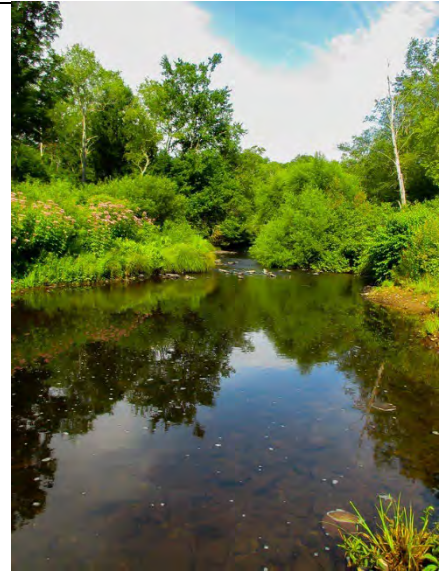


- FEMA Flood Plains
- A
  - AE
- Lakes/Ponds
- Streams/Rivers
- Major Rivers
- HUC-10 Watershed Boundary

**MONGAUP RIVER SUB-WATERSHED**

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

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



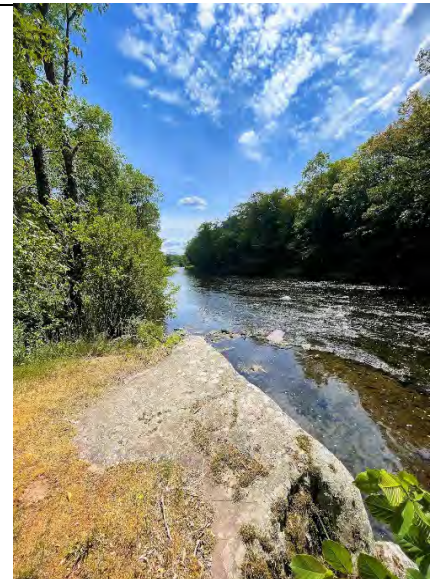
*View of the East Mongaup River as it flows through the Town’s **East Mongaup River Park**.*

*Photo credit: John Kocijanski*

**NEVERSINK RIVER SUB-WATERSHED**

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

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



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

*Photo credit: Blake K (Hipcamp)*

**OTHER SUB-WATERSHEDS**

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

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

**NEVERSINK WATERSHED MANAGEMENT PLAN**

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

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

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

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

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

**NWMP VISION STATEMENT**

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

**STRATEGIC GOALS:**

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

**FLOOD MANAGEMENT & RESILIENCY**

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

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

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

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

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

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

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

**HOW TO READ A FLOOD MAP**

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

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

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



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

## WETLANDS

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

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

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

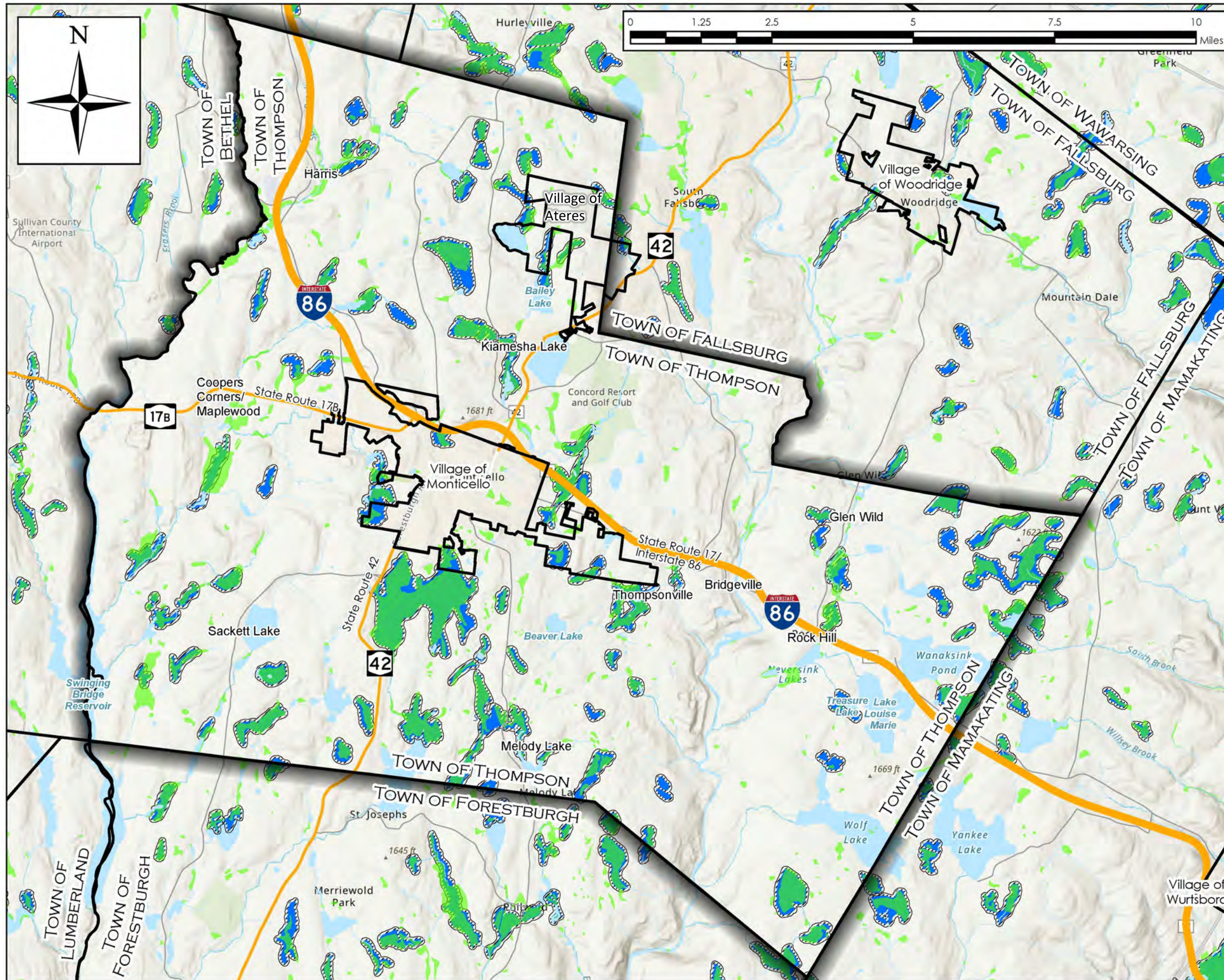


DID YOU KNOW?

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

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

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



**MAP 7  
WETLANDS AND  
WATERBODIES**

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

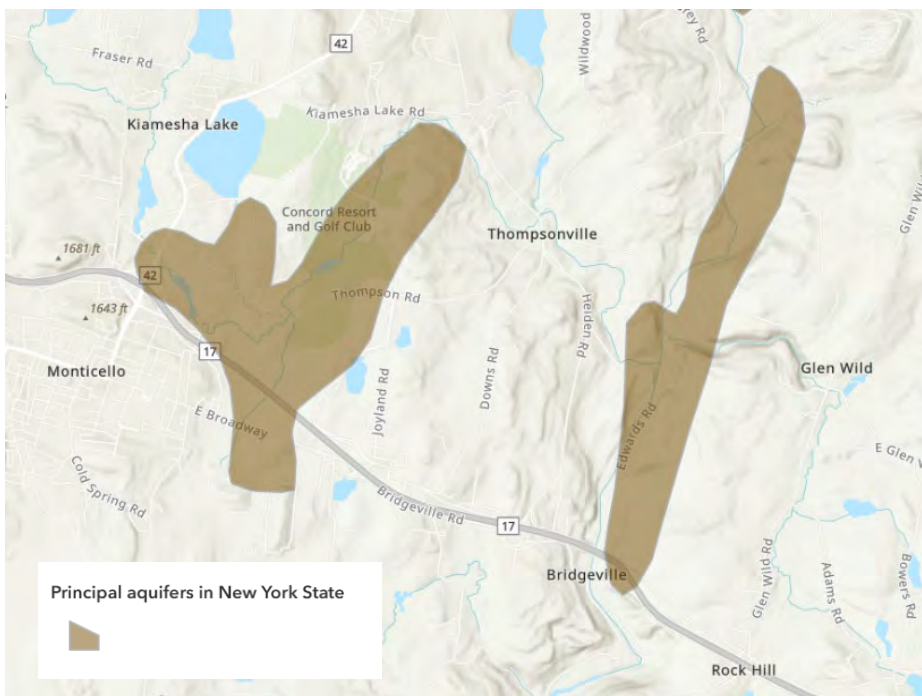
The wetlands labeled “DEC Previously Mapped Wetlands” on Map 7 are presented for informational purposes only and cannot be relied upon to determine the presence or absence of freshwater wetlands regulated by DEC. Finally, it is worth noting that the size threshold for regulatory wetlands will be reduced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

## AQUIFERS

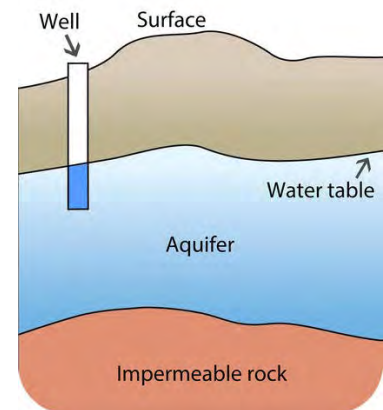
Aquifers function as larger underground reservoirs and are the principal source of drinking water for many communities. In New York State, aquifers are classified as either “primary aquifers” or “principal aquifers.” Both types of aquifers are highly productive groundwater sources, but the location of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

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

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



**FIG 32: PRINCIPAL AQUIFERS IN THE TOWN OF THOMPSON**



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

### 4.4.3 Forest Resources and Biodiversity

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

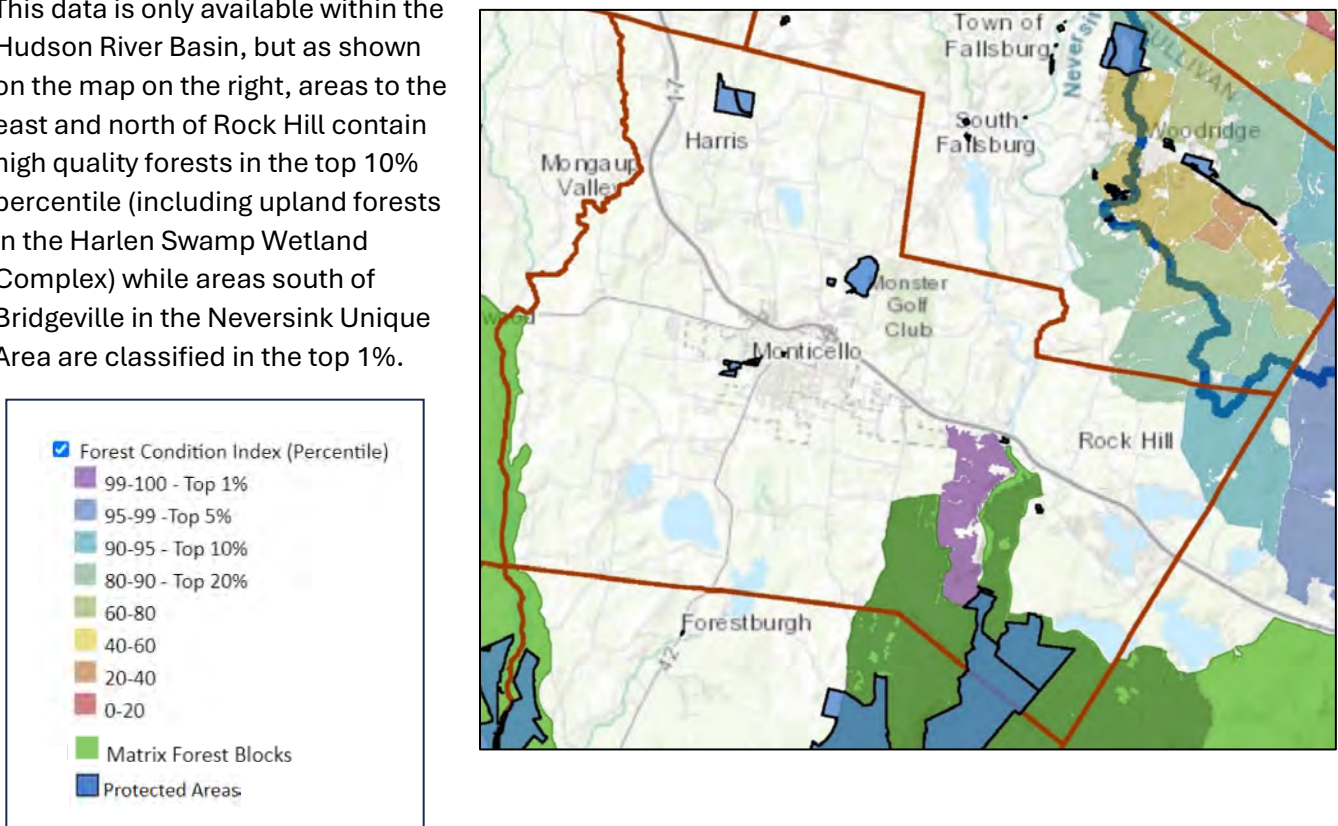
#### FOREST RESOURCES

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

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

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

**FIG 33: MATRIX FOREST BLOCKS & FOREST CONDITION INDEX**



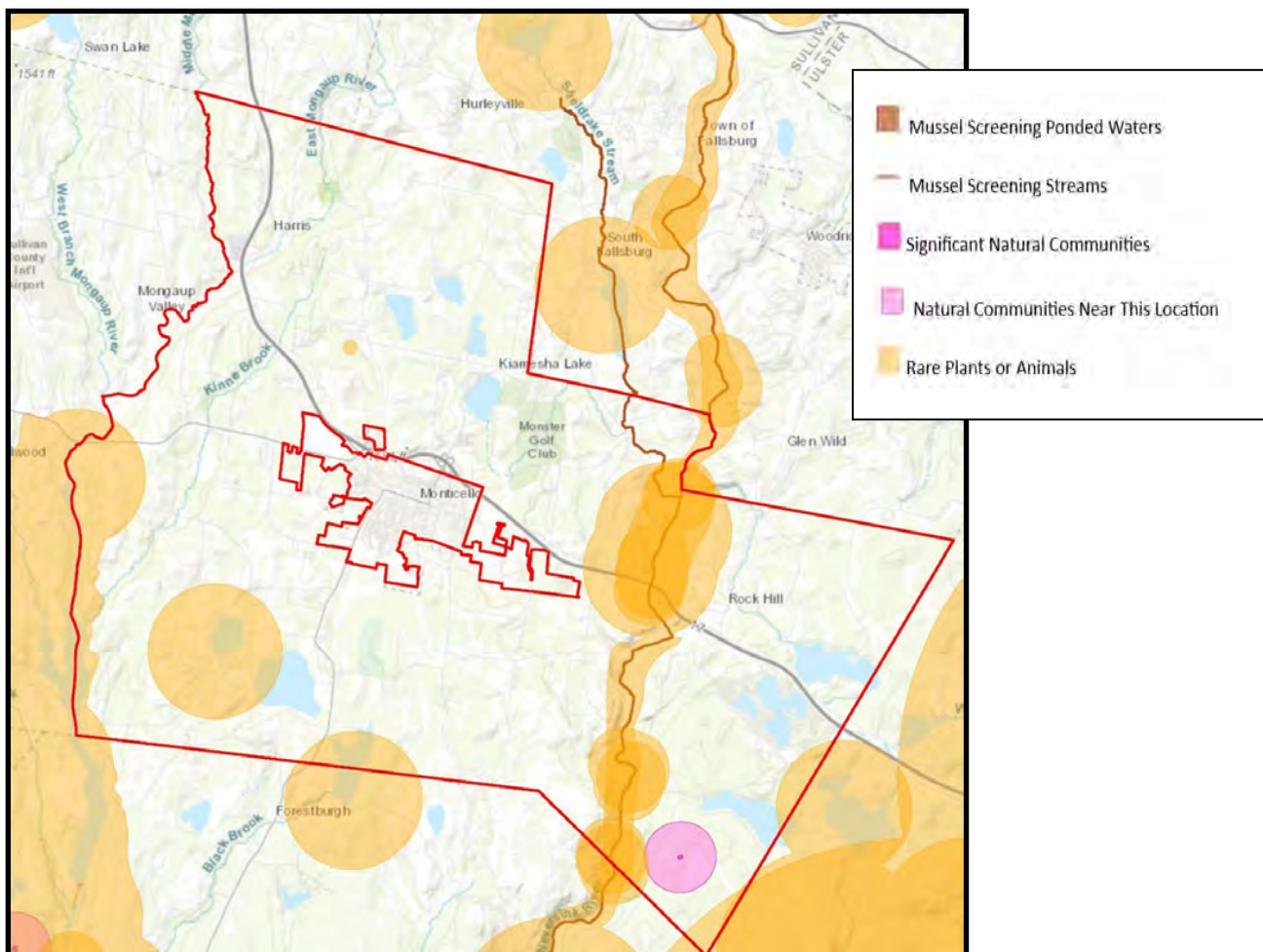
**BIODIVERSITY**

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

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

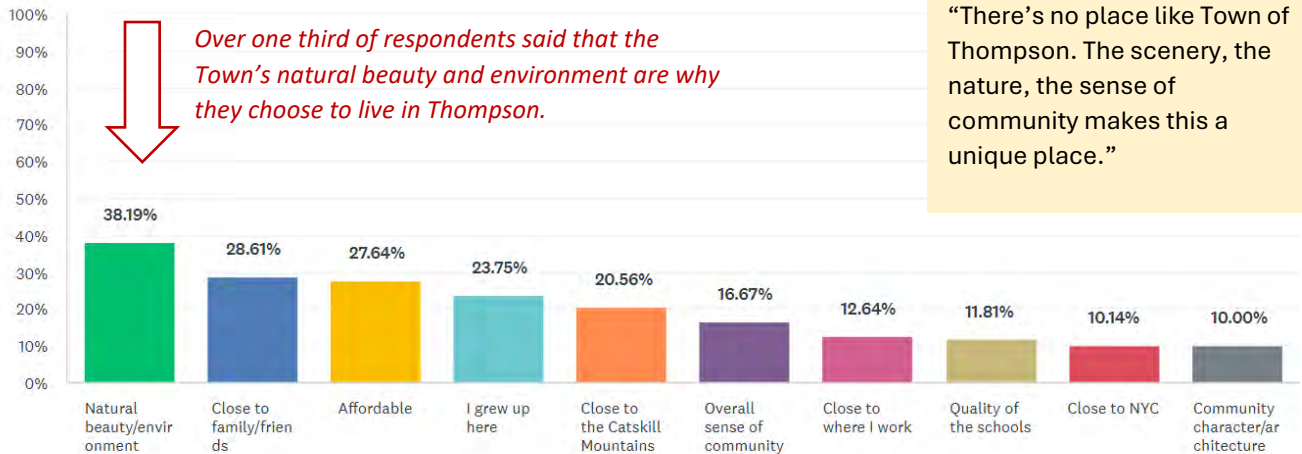
It is important for local officials and Planning Board members to know where these important ecological communities are located, so potential adverse impacts can be thoroughly evaluated during the environmental review process, and these areas can be protected from overdevelopment.

**FIG 34: NATURAL COMMUNITIES MAP**



**4.4.4 Community Feedback**

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



*Over one third of respondents said that the Town's natural beauty and environment are why they choose to live in Thompson.*

"There's no place like Town of Thompson. The scenery, the nature, the sense of community makes this a unique place."

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

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

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

**4.4.5 Issues and Opportunities**

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

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

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

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

## 4.5 Transportation Systems

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

### 4.5.1 Regional Transportation

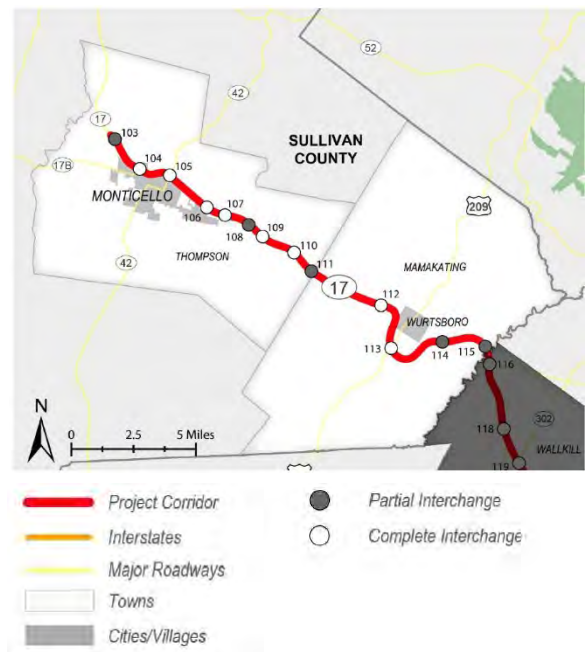
One of Thompson’s biggest assets is its centralized location with easy access to I-86/NY-17, also known locally as “The Quickway.” This major east-west regional transportation corridor plays a vital role in interstate commerce, and it has positioned Thompson as an ideal location for both industry and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

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

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

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

FIG 35: I-86/NY-17 INTERCHANGES

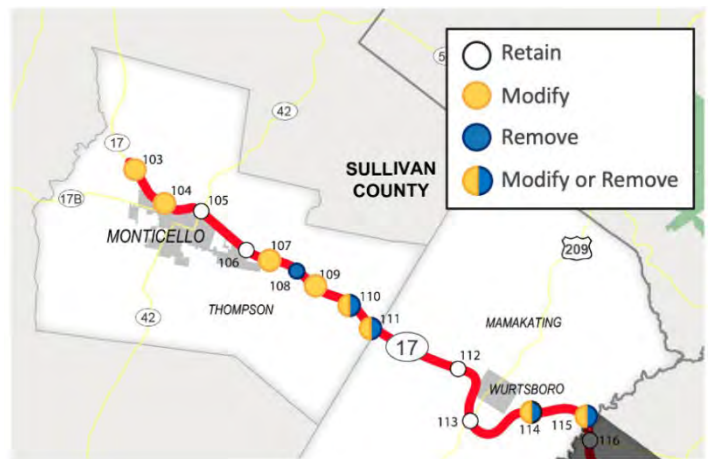


**NY-17 CONVERSION TO I-86**

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

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

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

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


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

**Table 7: Potential Interchange Improvements in Thompson**

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

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

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



#### 4.5.2 Local Transportation Networks

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

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

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

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

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



### 4.5.3 Vehicle & Pedestrian Safety

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

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

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

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

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

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

#### Complete Streets and Walkability

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

#### What makes a street complete?

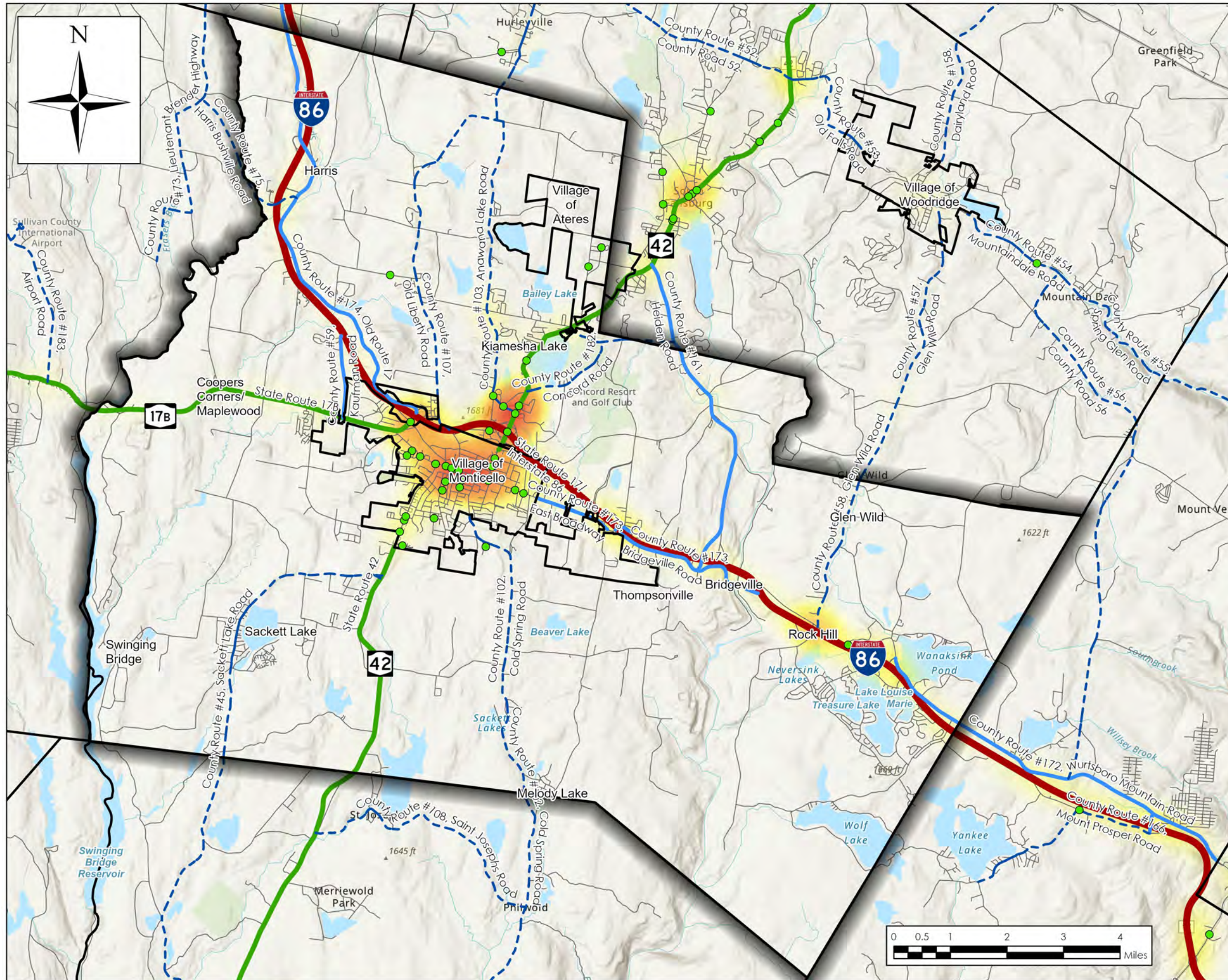


# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
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## MAP 8 TRANSPORTATION



- Crash Data
  - Collision with Bicyclist/Pedestrian
- Auto Accidents Heat Map
  - Least Accidents
  - Most Accidents
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Other Local Roads

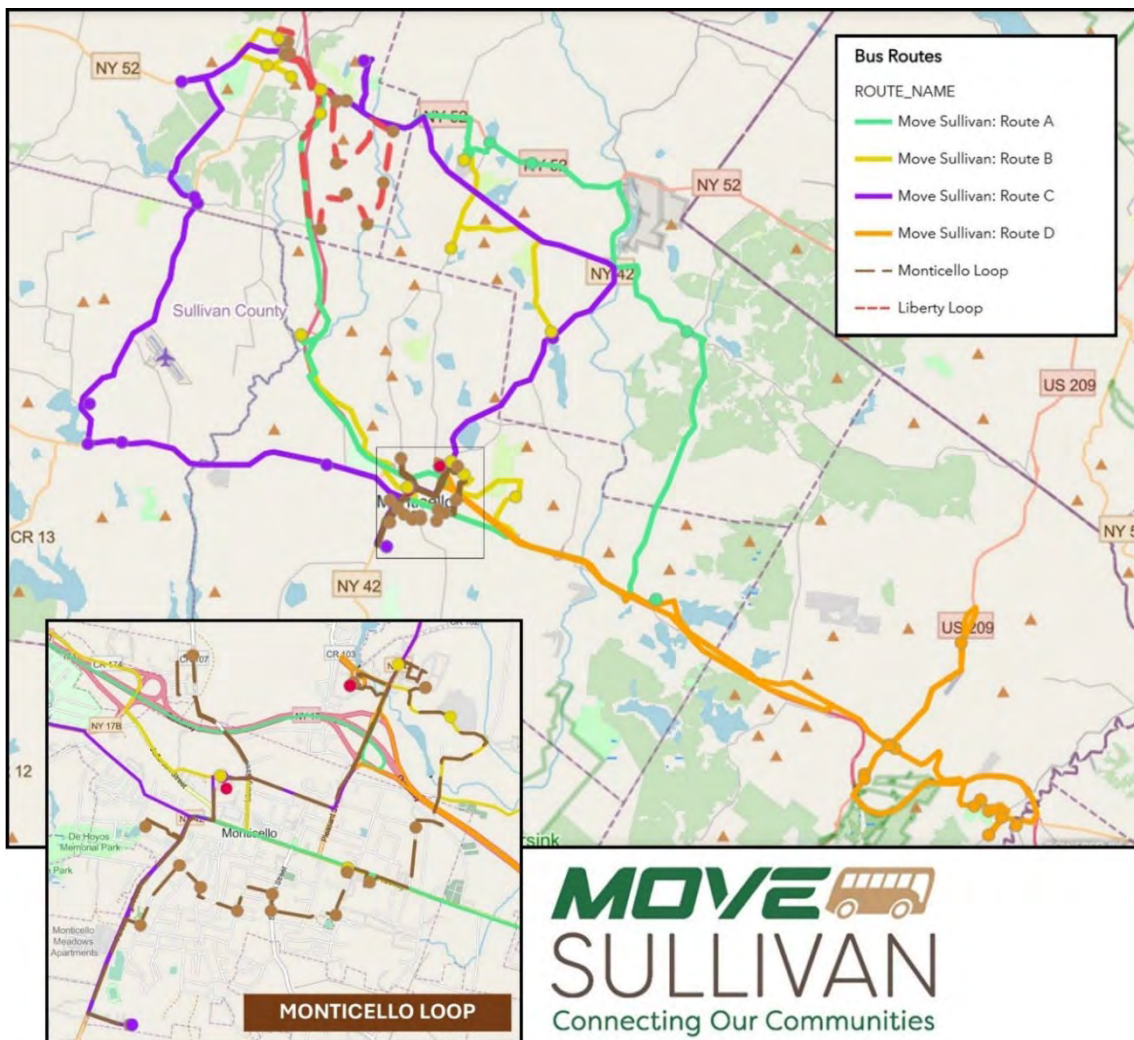
### 4.5.4 Public Transportation

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

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

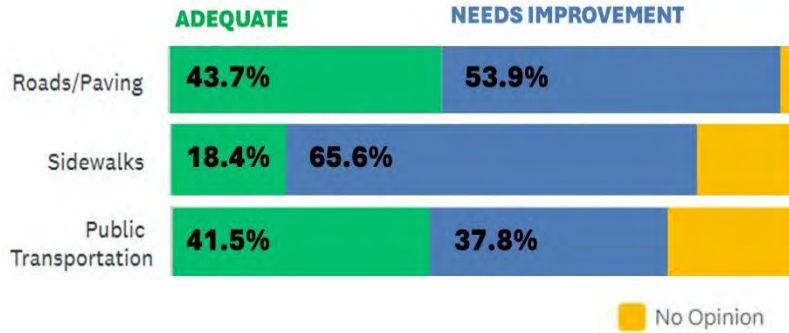
Regional bus service is provided by **Coach USA** via the Short Line Bus Network. The bus terminal is located on Sturgis Road in Monticello and provides daily routes to and from the Port Authority bus terminal in Manhattan. Local bus service is also offered, including routes to and from the NJ Transit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

**FIG 37: MOVE SULLIVAN BUS ROUTES**



**4.5.5 Community Feedback**

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



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

- Survey Respondent

**4.5.6 Issues and Opportunities**

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

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

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

## 4.6 Infrastructure

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

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

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

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



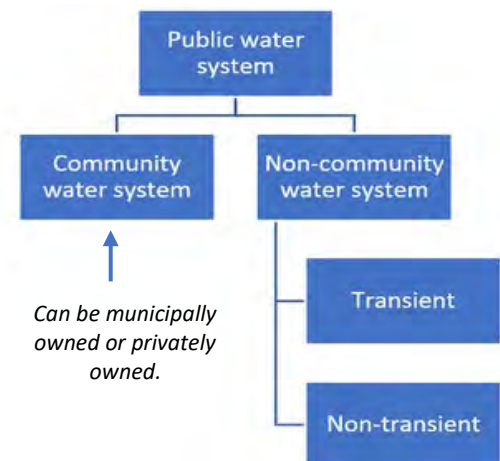
### 4.6.1 Drinking Water

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

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

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

**FIG 38: TYPES OF PUBLIC WATER SYSTEMS**



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

### MUNICIPALLY OWNED COMMUNITY WATER SYSTEMS

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

#### TOWN OF THOMPSON

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

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

| Water District                       | Connections | System Components                          | Water Usage   |
|--------------------------------------|-------------|--|---------------|
| Route 42 Water District <sup>1</sup> | 200         | 9,600 LF of water main                     | 109,000 gpd   |
| Cold Spring Water District           | 45          | 2 Wells, 2 Booster Pumps, 3,600 LF of Main | 8,577 gpd     |
| Dillon Farms Water District          | 15          | 1 Well, 1,200 LF of Main                   | 5,154 gpd     |
| Melody Lake Water District           | 60          | 2 Wells, 1 Booster Pump, 4,000 LF of Main  | 11,650 gpd    |
| Lucky Lake Water District            | 14          | 1 Well, 2,600 LF of Main                   | Not available |
| Adelaar Water District <sup>2</sup>  | 1           | Not available                              | Not available |

1. This district is owned by the Town of Thompson, but water is purchased from the Kiamesha Artesian Spring Water Company.  
 2. This district is owned by the Town of Thompson, but water is provided by the Village of Monticello and there is an agreement in place to supply up to 375,000 gpd to the casino and hotel (Phase I).

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

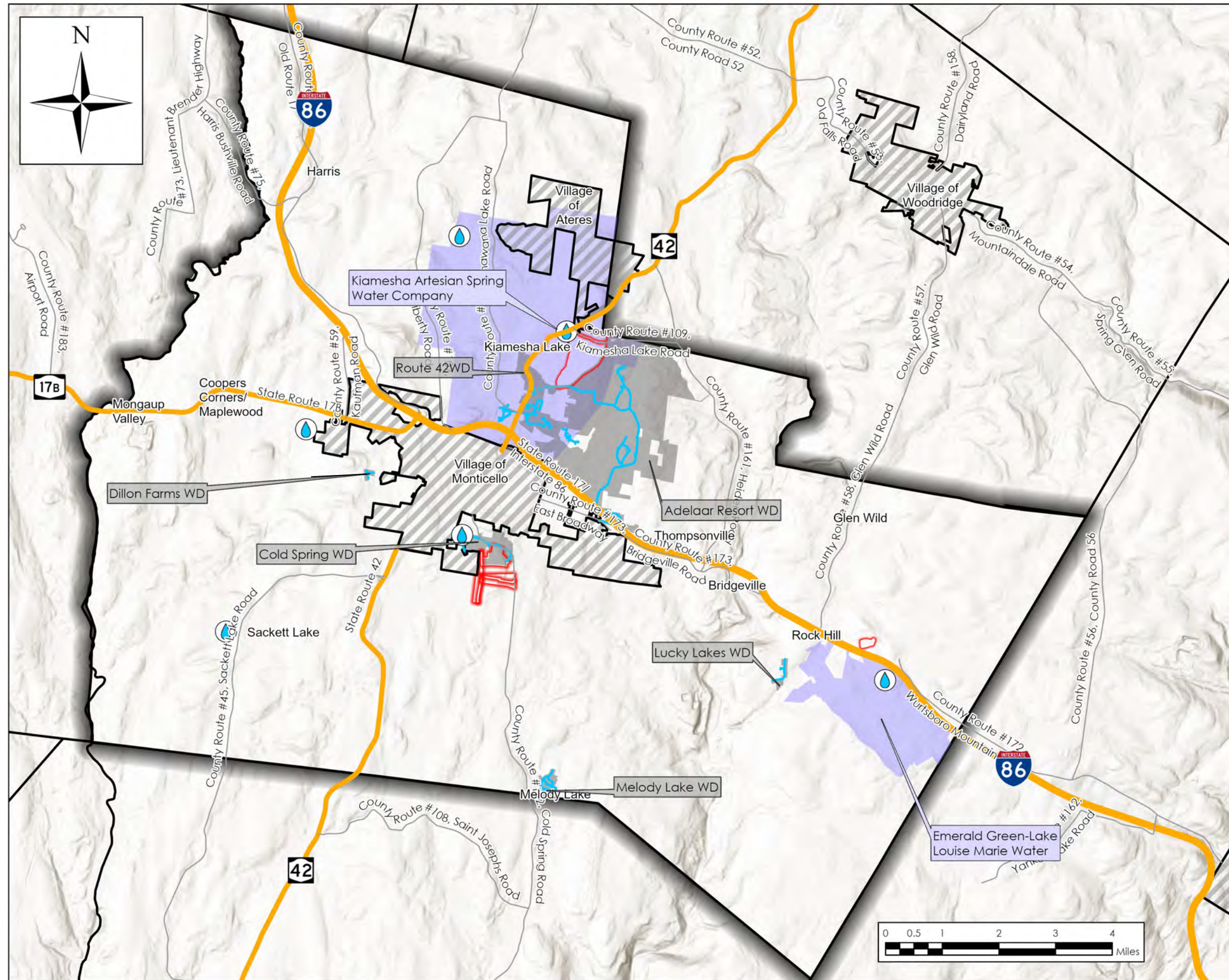
It is important to note that the Town’s largest water district (Route 42 Water District) is owned and operated by the Town of Thompson, but the water is purchased from a private company (Kiamesha Artesian Spring Water Company). This water district provides drinking water not only to residential users,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

# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
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## MAP 9 WATER INFRASTRUCTURE



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

### **VILLAGE OF MONTICELLO**

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

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

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

### ***Economic Development Implications***

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

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



**PRIVATELY OWNED COMMUNITY WATER SYSTEMS**

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

**Table 10: Privately Owned Community Water Systems**

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

**KIAMESHA ARTESIAN SPRING WATER COMPANY**

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

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



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

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

### **EMERALD GREEN – LAKE LOUISE MARIE WATER COMPANY**

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

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



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

### **NON-COMMUNITY WATER SYSTEMS**

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

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

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

## 4.6.2 Sewer Systems

### TOWN OF THOMPSON SEWER SYSTEMS

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

### CONSOLIDATED KIAMESHA SEWER DISTRICT

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

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

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



KIAMESHA LAKE WWTP

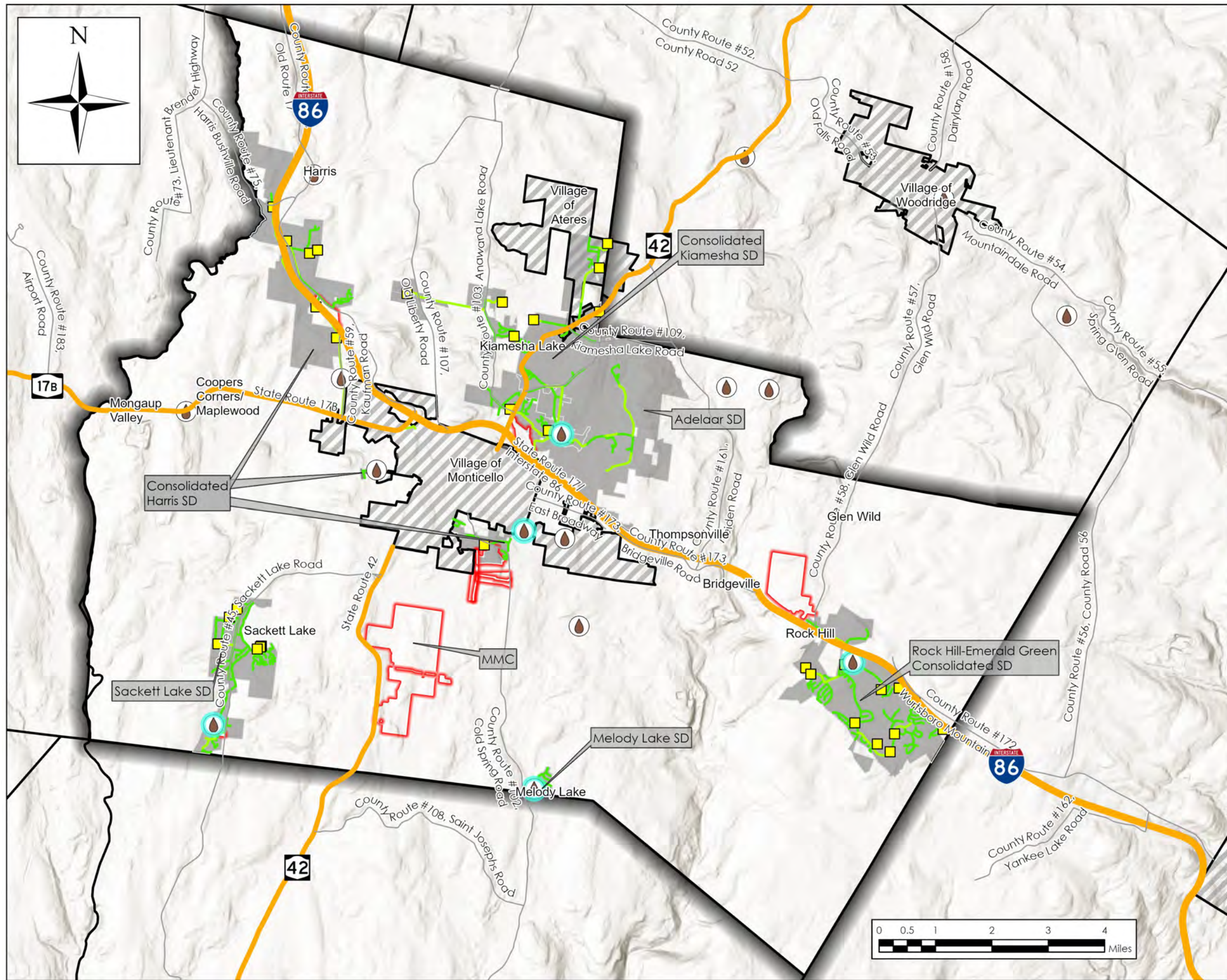
It should be noted that a portion of the Consolidated Kiamesha Sewer District lies within the newly formed **Village of Ateres**. Just like Towns, Villages have the legal authority to create and manage sewer districts within their borders. Ateres officials will need to decide how to manage the portion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

# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
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## MAP 10 SEWER INFRASTRUCTURE



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

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

### ADELAAR SEWER DISTRICT

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

### ROCK HILL-EMERALD GREEN SEWER DISTRICT

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

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

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

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

### MELODY LAKE SEWER DISTRICT

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

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

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

### SACKETT LAKE SEWER DISTRICT

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

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

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

### **CONSOLIDATED HARRIS SEWER DISTRICT**

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

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

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

### **PROPOSED NEW SEWER DISTRICTS**

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

**VILLAGE OF MONTICELLO SEWER SYSTEM**

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



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

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

**Private On-Site Wastewater Treatment Systems**

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

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

**What are Package Plants?**

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



### 4.6.3 Utilities

#### ELECTRICITY

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

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

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

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

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

#### NATURAL GAS

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

#### INTERNET ACCESS

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

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

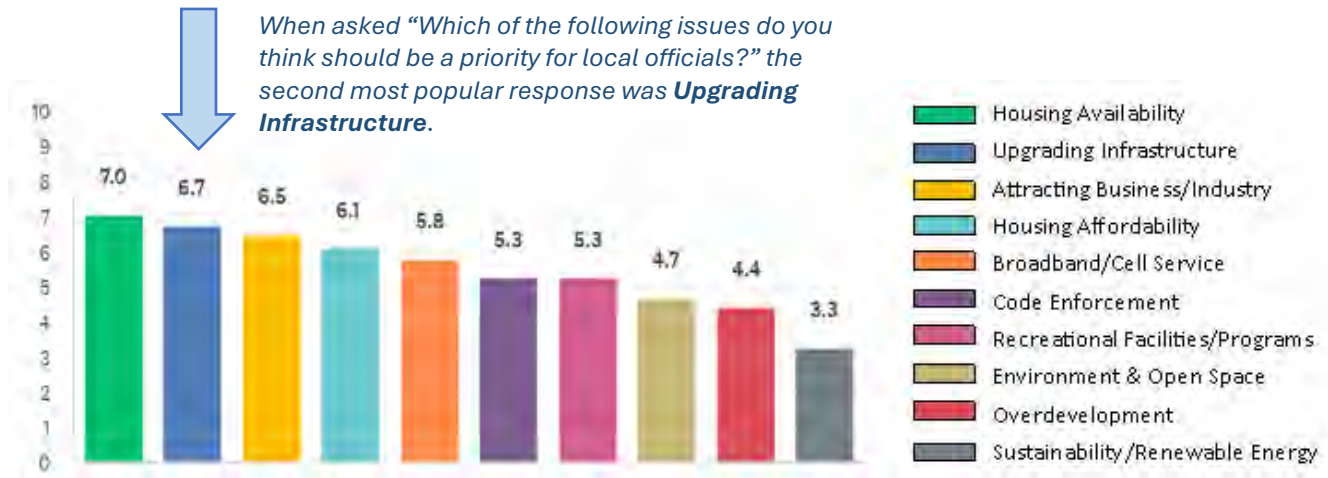
Sullivan County is currently working on a project to improve access to both broadband and cellular service, which may benefit those residents who have poor coverage.

#### CELL SERVICE

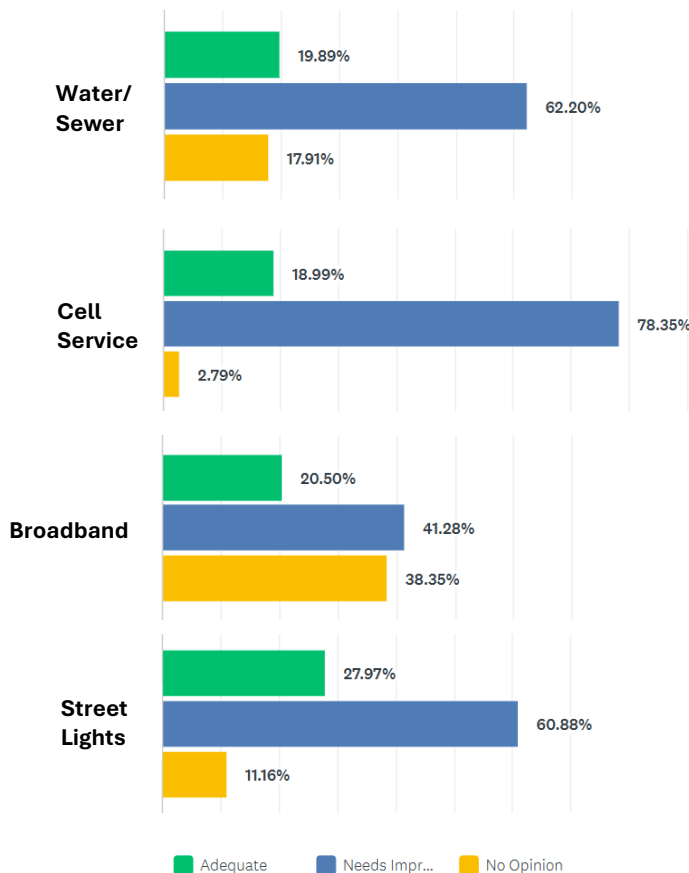
According to the Federal Communication Commission's on-line **Mobile LTE Coverage Map**, cellular coverage in the Town of Thompson is very good. Notable areas that exhibit gaps in coverage include along Cold Spring Road and Hatchery Road along the Town's southern border with Forestburg, on the western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

### 4.6.4 Community Feedback

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



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



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

- Survey Respondent

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

- Survey Respondent

#### 4.6.5 Issues and Opportunities

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

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

## 4.7 Community Facilities and Services

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

### 4.7.1 Education & Literacy

FIG 39: Monticello School Statistics

#### PUBLIC EDUCATION

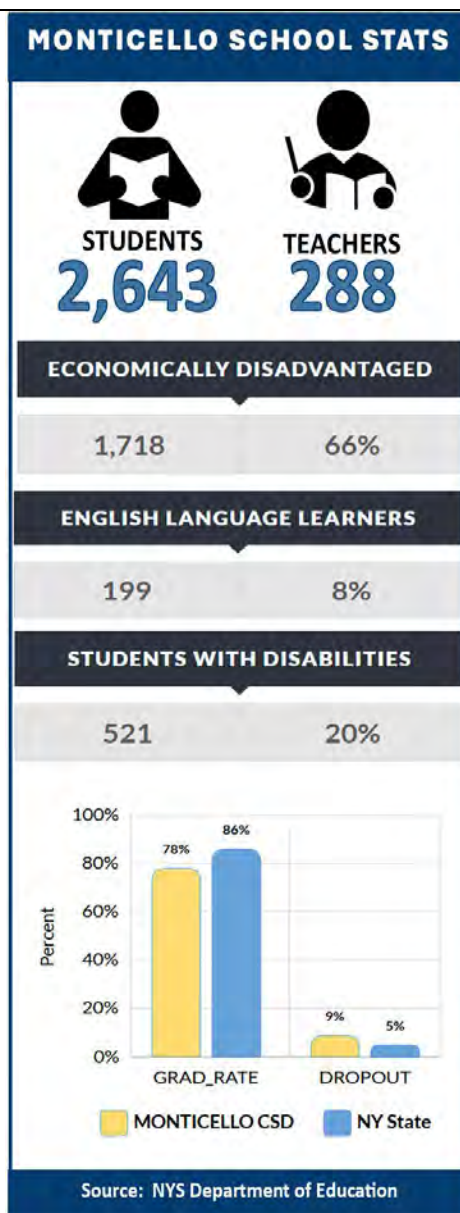
Public educational services in the Town of Thompson are provided predominantly (98.44%) by the **Monticello Central School District (MCSD)**. MCSD offers more than 725 programs and employs over 740 people. The school district encompasses almost 190 square miles and stretches into parts of Bethel, Mamakating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

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

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

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

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



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

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

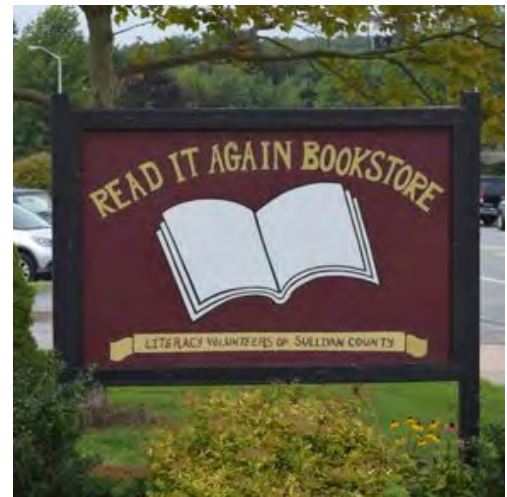
MCSD also offers a comprehensive music program that includes band, orchestra and chorus, earning designation as a “Best Community for Music Education” by the National Association of Music Merchants (NAMM) Foundation for fifteen consecutive years.

### LITERACY

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

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

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



### 4.7.2 Youth Services

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

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

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

### 4.7.3 Day Care Services

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

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



*Photo credit: Boys & Girls Club of Wallkill*

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

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

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

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

#### 4.7.4 Senior Services

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

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



*Regency Manor Apartments*

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

**4.7.5 Health Care**

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

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



*Garnet Health – Catskills in Harris*

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

**MEDICAL PROVIDERS**

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

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

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

**4.7.6 Public Safety**

**POLICE PROTECTION**

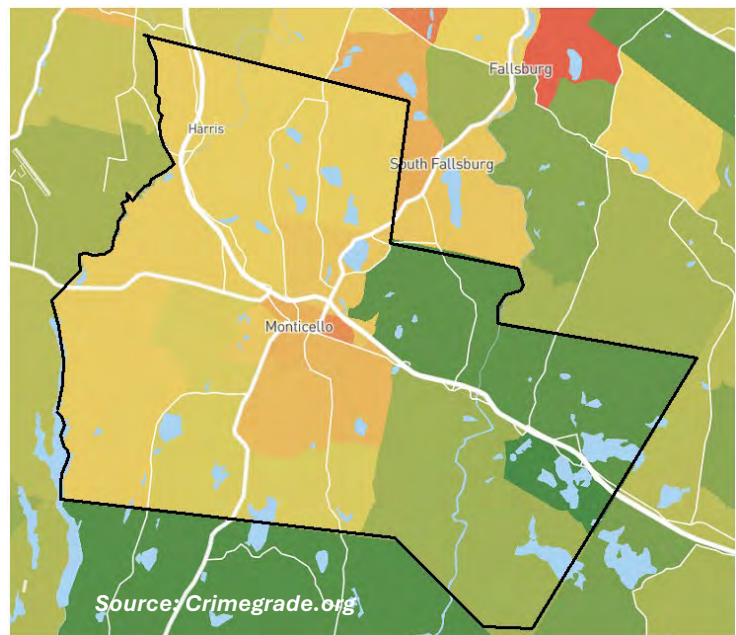
The Village of Monticello has its own Police Department, staffed by 20 sworn officers. The Department made 4,220 arrests between 2013 and 2021, or roughly 500 per year. Most of those arrests (73%) were for low level offenses (shoplifting, minor assault, trespassing, disorderly conduct, etc.) while 23%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

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

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

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

**FIG 40: OVERALL CRIME GRADE IN THOMPSON**



**OVERALL CRIME GRADE**

|    |   |   |
|----|---|---|
| A+ | C | F |
|----|---|---|

A+ (dark green) areas are safest

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

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

**FIRE PROTECTION**

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

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

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



**EMERGENCY MEDICAL SERVICES**

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

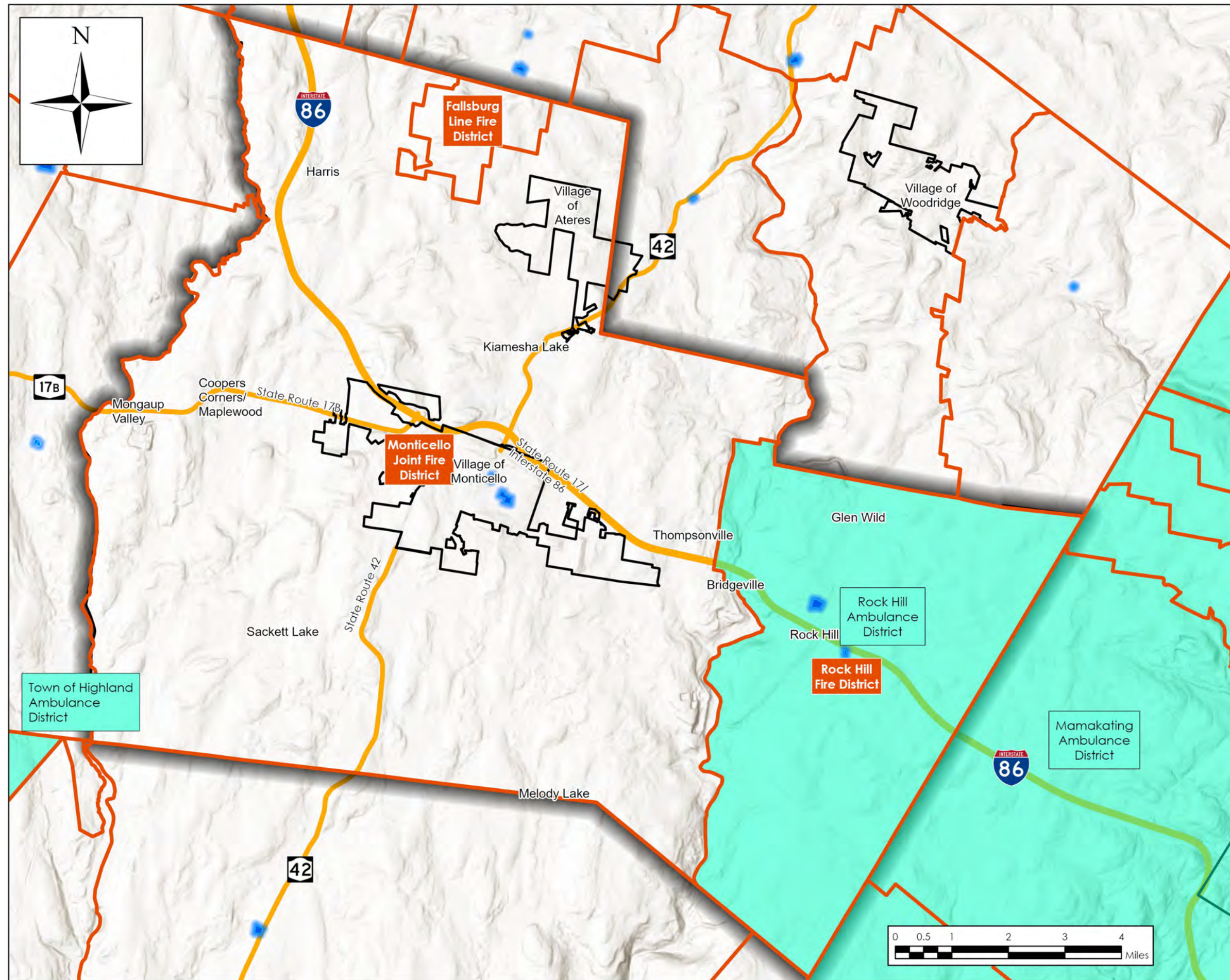
# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
NEW YORK



## MAP 11 EMERGENCY SERVICES

- Ambulance Districts
- Fire Districts
- Police/Fire Station Locations



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

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

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

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



**4.7.7 Intermunicipal Services**

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

**Table 11: Town and Village Tax Rolls (2024)**

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

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

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

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

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

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

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

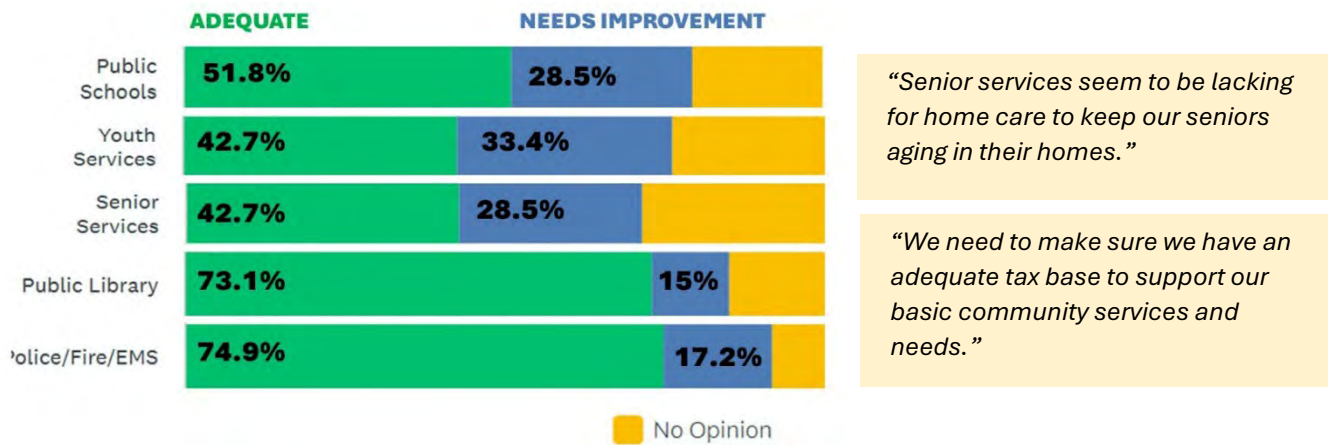
These existing agreements demonstrate a commitment to intermunicipal cooperation, enabling the Town of Thompson and the Village of Monticello to share resources, improve services, and collaborate on important initiatives. Looking ahead to the future, there will continue to be a need for intermunicipal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

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

### 4.7.8 Community Feedback

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

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



### 4.7.9 Issues and Opportunities

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

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

## 4.8 Land Use and Zoning

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

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

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

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

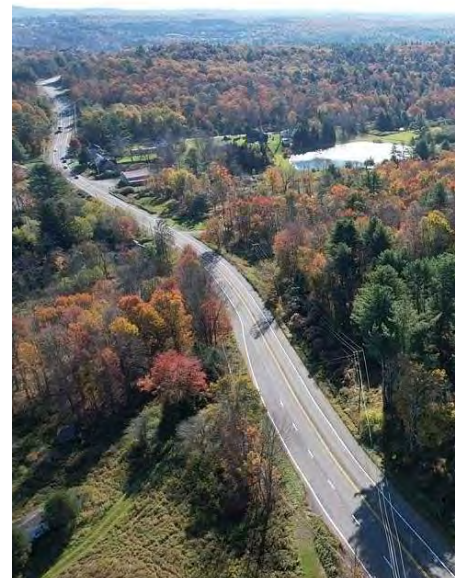
**Zoning and the Comprehensive Plan - NYS Department of State (2015)**

### 4.8.1 Existing Land Use

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

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

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



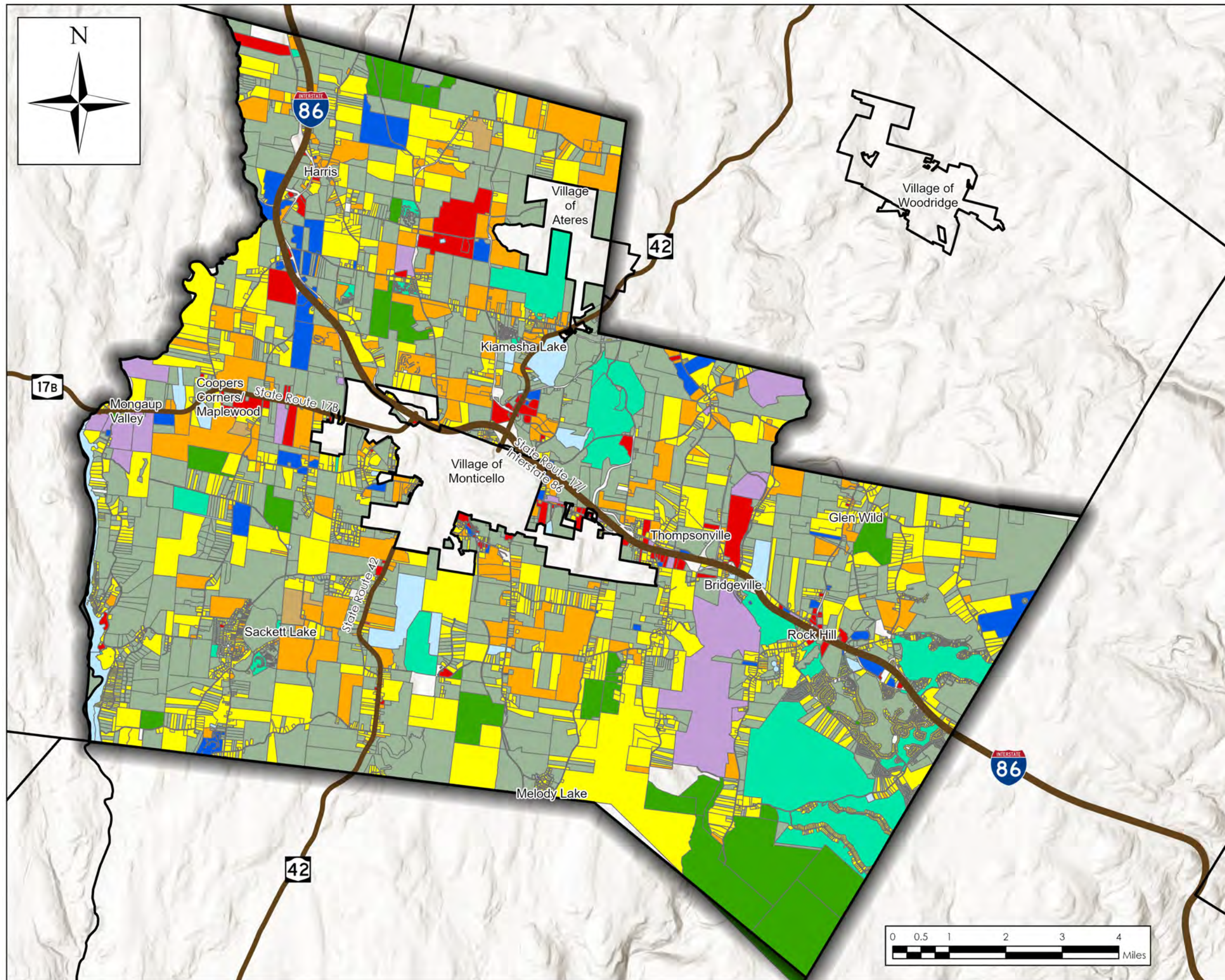
*Over 40% of the total land area in the Town of Thompson is currently vacant undeveloped land.*

# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
NEW YORK



## MAP 12 CURRENT LAND USE



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



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



**Table 12: Property Class Codes by Land Use**

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

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

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

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

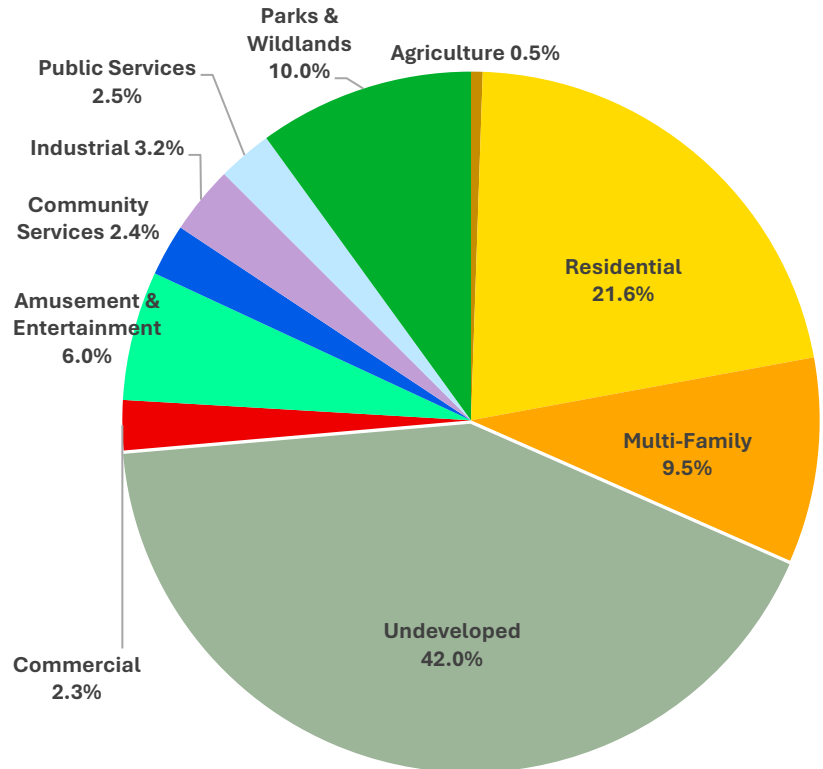
**Commercial** land makes up 2.3% of the total land area in the town or about 1,300 acres. Most of the commercial land can be found along the town’s major roads and highway corridors as well as surrounding the Village of Monticello.

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

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

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

**Existing Land Use**



### 4.8.2 Existing Regulations

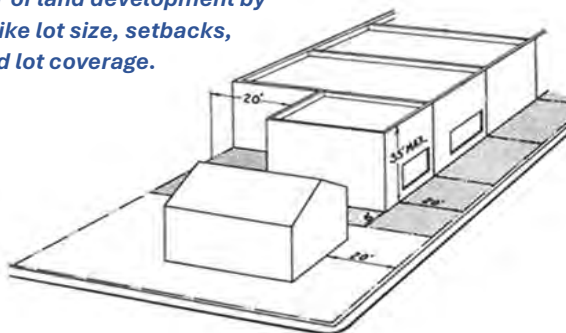
Chapter 250 of the Town Code (**Zoning and Planned Unit Development**) regulates how land can be developed and divides the Town into eleven different zoning districts as shown in **Map 13 – Current Zoning**.

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

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

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

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



### Anatomy of a Zoning Law

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

Most zoning laws have the following general organization structure:

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



## ZONING DISTRICTS

### Residential Districts:

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

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

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

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

### SCHEDULE OF DISTRICT REGULATIONS

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

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

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

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

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



Scan me

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## Commercial & Industrial Districts

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

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

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**Planned Development Districts**


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

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

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

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

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

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


**WHAT ARE PLANNED DEVELOPMENT DISTRICTS?**

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

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

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

| Zoning District | Total          |
|-----------------|----------------|
| RR-2            | 40.5%          |
| RR-1            | 26.3%          |
| SR              | 17.1%          |
| HC-2            | 7.2%           |
| PRD             | 3.4%           |
| E               | 2.0%           |
| CI              | 1.8%           |
| HC-1            | 1.0%           |
| EBG             | 0.6%           |
| PBP             | 0.1%           |
| <b>Total:</b>   | <b>100.00%</b> |

### 4.8.3 Future Land Use

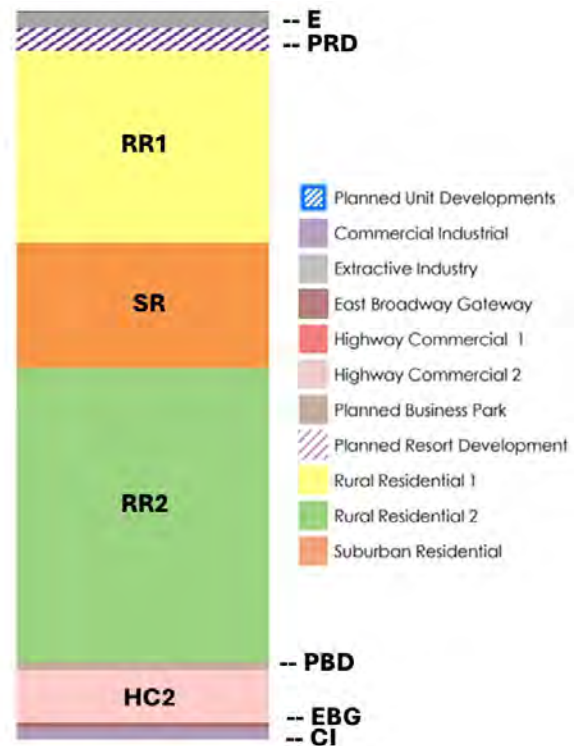
One of the primary purposes of a Comprehensive Plan is to articulate the community’s future development preferences. **Map 14 – Future Land Use** provides a visual representation of how the Comprehensive Plan Committee Town of Thompson sees land being developed and utilized in the future.

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

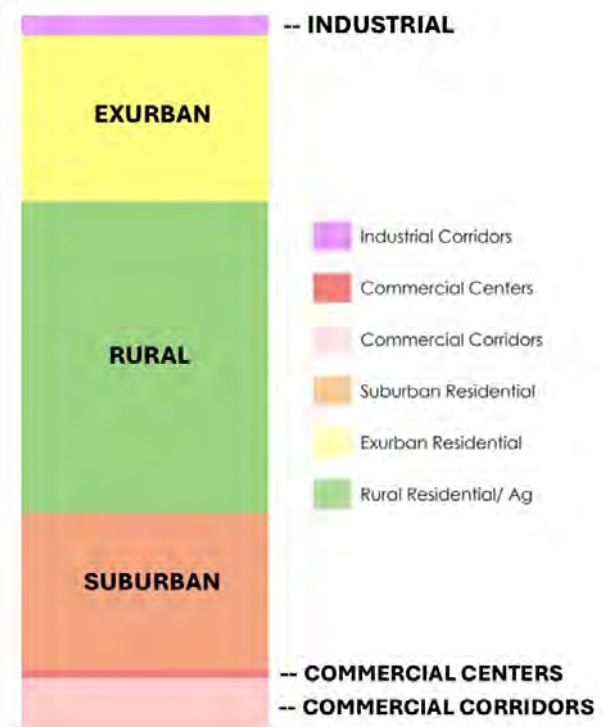
| Land Use Category             | Total          |
|-------------------------------|----------------|
| Rural Residential/Agriculture | 43.5%          |
| Exurban Residential           | 23.3%          |
| Suburban Residential          | 22.0%          |
| Commercial Corridors          | 7.5%           |
| Industrial Corridors          | 2.6%           |
| Commercial Centers            | 1.1%           |
| <b>Total:</b>                 | <b>100.00%</b> |

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

**FIG 41: Existing Zoning**



**FIG 42: Future Land Use**










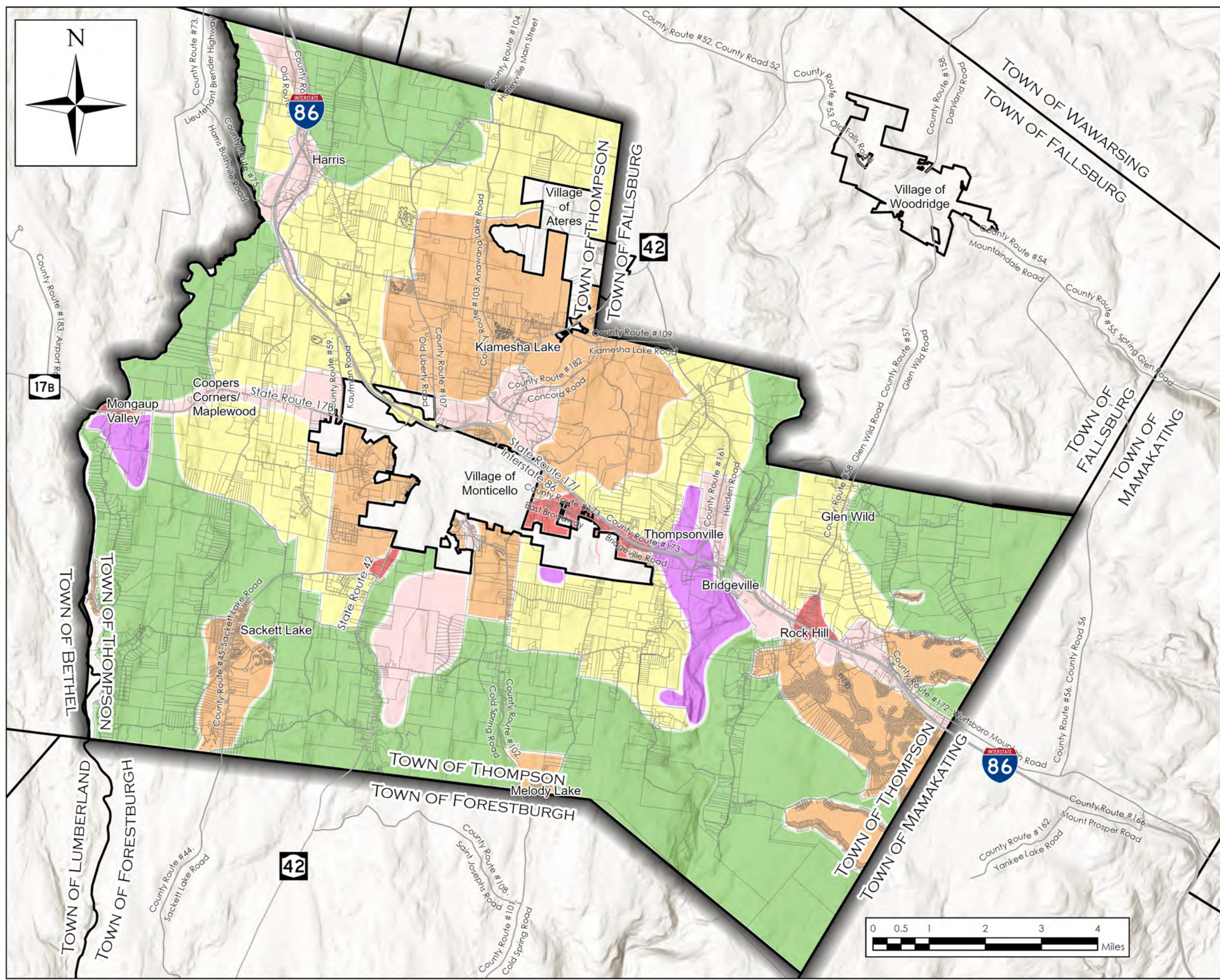
# TOWN OF THOMPSON COMPREHENSIVE PLAN

SULLIVAN COUNTY  
NEW YORK



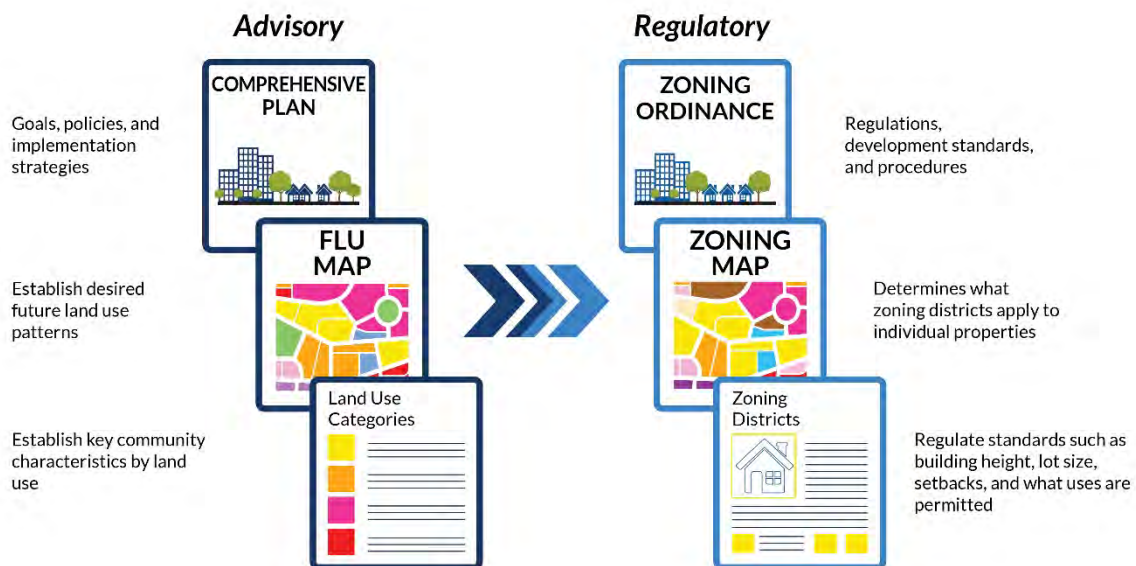
## MAP 14 FUTURE LAND USE

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



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

**FIG 43: The Role of the Future Land Use Map**



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

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

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

#### 4.8.4 Emerging Land Use Issues

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

- **Zoning Definitions**

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

- **Bungalow Colonies**

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

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



- **Cluster Developments**

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

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

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

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



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



### 4.8.5 Community Feedback

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

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

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

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

### 4.8.6 Issues and Opportunities

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

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

# CHAPTER 5

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**5.1 Vision, Goals & Objectives**

**5.2 Action Plan**

**5.3 Year One Blueprint**

**PLAN IMPLEMENTATION**







**5.1 Vision, Goals & Objectives**

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

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

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

**GOAL STATEMENTS:**

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



**VISION STATEMENT**

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

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

**CONNECT**

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

**LIVE,  
WORK  
and  
PLAY.**

## TOWN OF THOMPSON'S GOALS AND OBJECTIVES

|  |   |   |  |
|--|---|---|--|
| <p><b>1: LIVE</b></p>   | <p>Thompson will be an accessible community with a wide range of community services and housing choices available to all residents.</p>   | <p><b>2: WORK</b></p>    | <p>Thompson will be a business-friendly community, with ample infrastructure to support future growth, and where residents can access quality jobs with upward mobility.</p>             |
| <p><b>OBJECTIVES:</b></p>  |   | <p><b>OBJECTIVES:</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Improve the availability and condition of housing in the Town, and support programs that assist seniors, first-time homebuyers and working families.</li> <li>• Ensure that there are a broad range of housing options available to residents of all ages and income levels.</li> <li>• Ensure that all new housing developments are safe, active and walkable with pedestrian networks that connect people to destinations.</li> <li>• Encourage new housing in areas with access to infrastructure and adequate capacity to accommodate future growth.</li> <li>• Ensure that all residents have access to the public services they need to live healthy and productive lives.</li> </ul> |   | <ul style="list-style-type: none"> <li>• Maintain Thompson's position as a hub for economic activity and employment, and prioritize new development that will strengthen the tax base and generate full-time job opportunities at a living wage.</li> <li>• Support efforts to retain and attract small business to the community, and attract customers to our downtowns and highway commercial areas.</li> <li>• Ensure that Thompson has a skilled workforce with adequate access to housing, job training, public transportation, day care and other critical resources.</li> <li>• Improve the condition of the Town's public infrastructure and ensure there is adequate capacity to direct future growth, particularly along gateways and major travel corridors.</li> <li>• Encourage projects that promote sustainability, renewable energy, and/or climate resiliency.</li> </ul> |  |
| <p><b>3: PLAY</b></p>   | <p>Thompson will be an active and healthy community, where parks, trails and natural areas are easily accessible, and recreational programming is available for all ages and income levels.</p> | <p><b>4: CONNECT</b></p>   | <p>Thompson will be a connected community, with gateways and travel corridors that are safe, attractive and accessible; and where residents are engaged with their local government.</p> |
| <p><b>OBJECTIVES:</b></p>  |   | <p><b>OBJECTIVES:</b></p>   |  |
| <ul style="list-style-type: none"> <li>• Improve the quality and accessibility of public parks, trails and open spaces in the Town of Thompson.</li> <li>• Expand recreational programming for residents of all ages and abilities.</li> <li>• Maintain a healthy natural environment, by supporting agriculture and working landscapes, preserving open space, and protecting valuable natural resources.</li> <li>• Improve access to health care and support organizations that provide prevention services and/or are working to improve health outcomes for town and village residents.</li> </ul>  |   | <ul style="list-style-type: none"> <li>• Maintain the safety and functionality of public roads and travel corridors throughout the town for all users.</li> <li>• Improve pedestrian safety and promote walkability by expanding sidewalk networks and providing adequate street lighting.</li> <li>• Support alternative modes of transportation and expand access to public transit.</li> <li>• Encourage intermunicipal cooperation and shared services where appropriate to reduce costs and improve government efficiency.</li> <li>• Maintain government transparency, improve communication, and ensure that residents have easy access to public information.</li> </ul>  |  |

## 5.2 Action Plan

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

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

There are five broad types of recommendations as follows:

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

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

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

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



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

- Pablo Picasso

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

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

**WORK**
**GOAL #2: Thompson will be a business-friendly community, with ample infrastructure to support future growth & where residents can access quality jobs with upward mobility.**

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

**PLAY**

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

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

**CONNECT**

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

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

### 5.3 Year One Blueprint

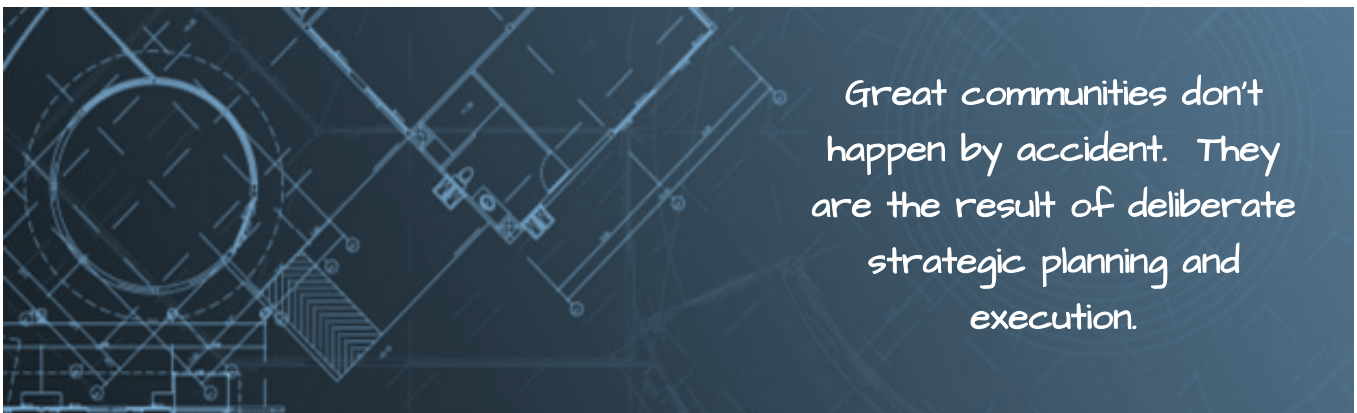
The first step in the implementation process is formal adoption of the plan by the Town Board. Within a few months of adoption, the Town Board and/or its staff should re-engage members of the Comprehensive Plan Advisory Committee to review the recommended actions targeted for implementation in year one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

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

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

### TIPS FOR SUCCESSFUL IMPLEMENTATION

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



## **TOWN OF THOMPSON'S YEAR ONE BLUEPRINT**

### **ZONING UPDATES:**

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

### **DESIGN GUIDELINES:**

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

### **ADDITIONAL STUDIES & ANALYSIS:**

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

### **POLICIES & PARTNERSHIPS:**

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



# APPENDICES

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Thompson Comprehensive Plan -  
Results Summary



# TOWN OF THOMPSON COMPREHENSIVE PLAN SURVEY

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

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

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



## RESIDENCY:

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

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

### Where is your primary residence located?

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

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

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

## COMMUNITY PREFERENCES:

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

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

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

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

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

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

**DEVELOPMENT PREFERENCES:**

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

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

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

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**HOUSING PREFERENCES:**

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

- Homeowner       Renter       Other: \_\_\_\_\_

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

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

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

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

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

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

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**COMMUNITY SERVICES/FACILITIES:**

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

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

**OTHER:**

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

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

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

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_

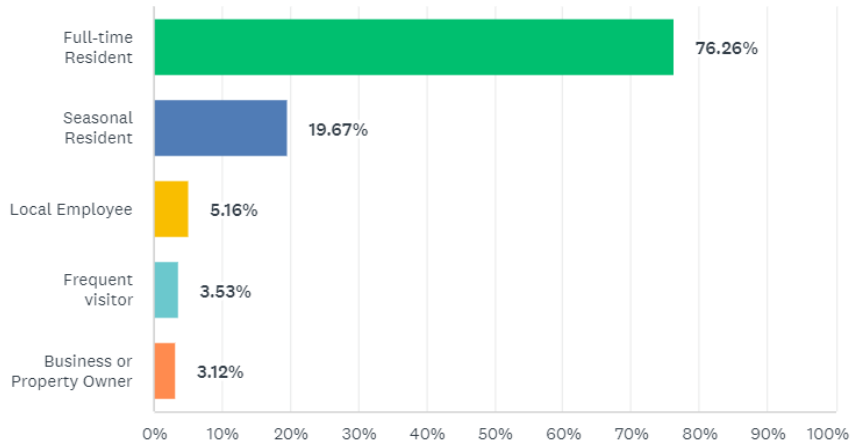
Mailing Address: \_\_\_\_\_

***Thank you for your input!***

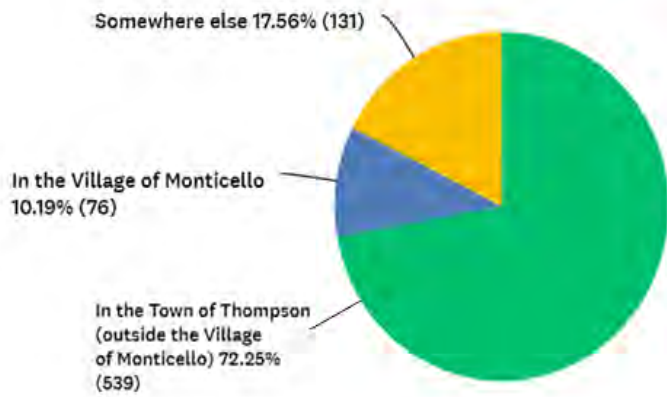
***Please visit the Town of Thompson web site at [www.townofthompson.com](http://www.townofthompson.com) to sign up for the town newsletter and e-blast!***



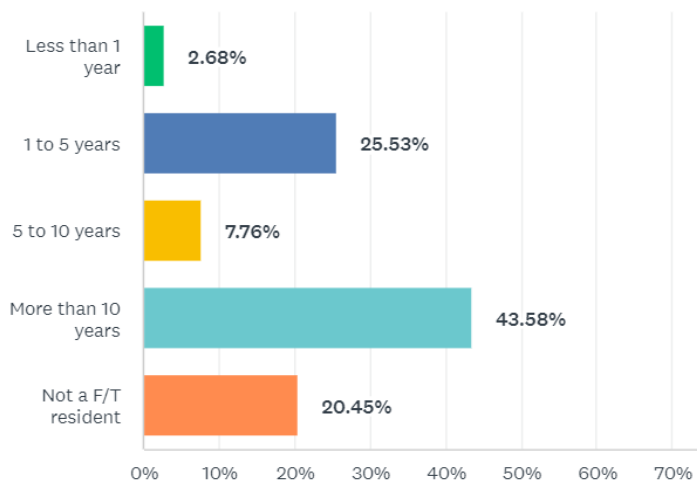
# WHO FILLED OUT THE SURVEY?



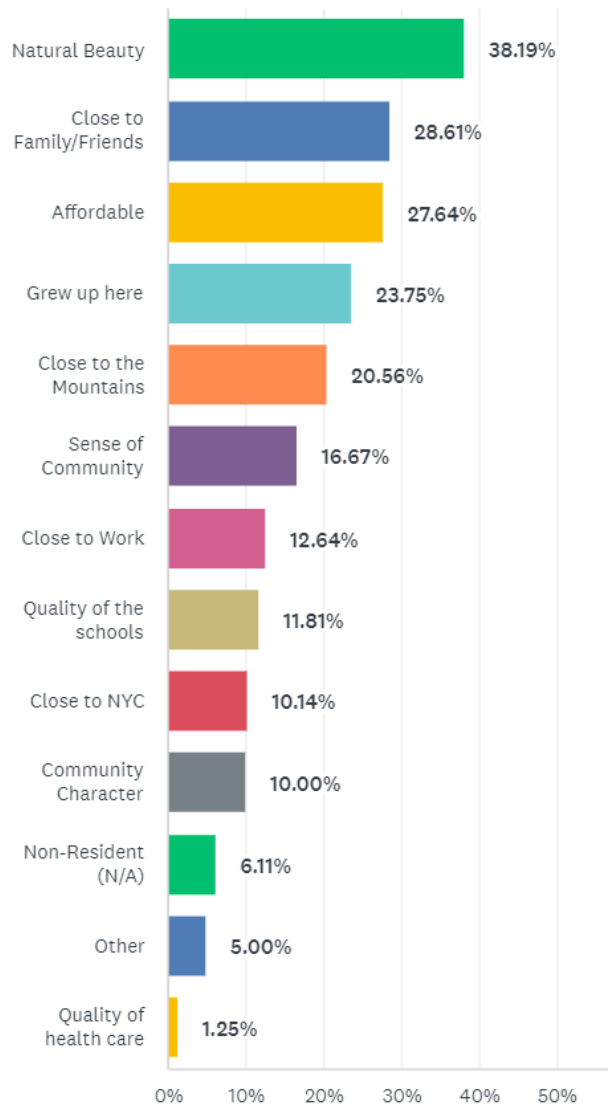
## Where is your primary residence located?



## How long have you lived in the area?



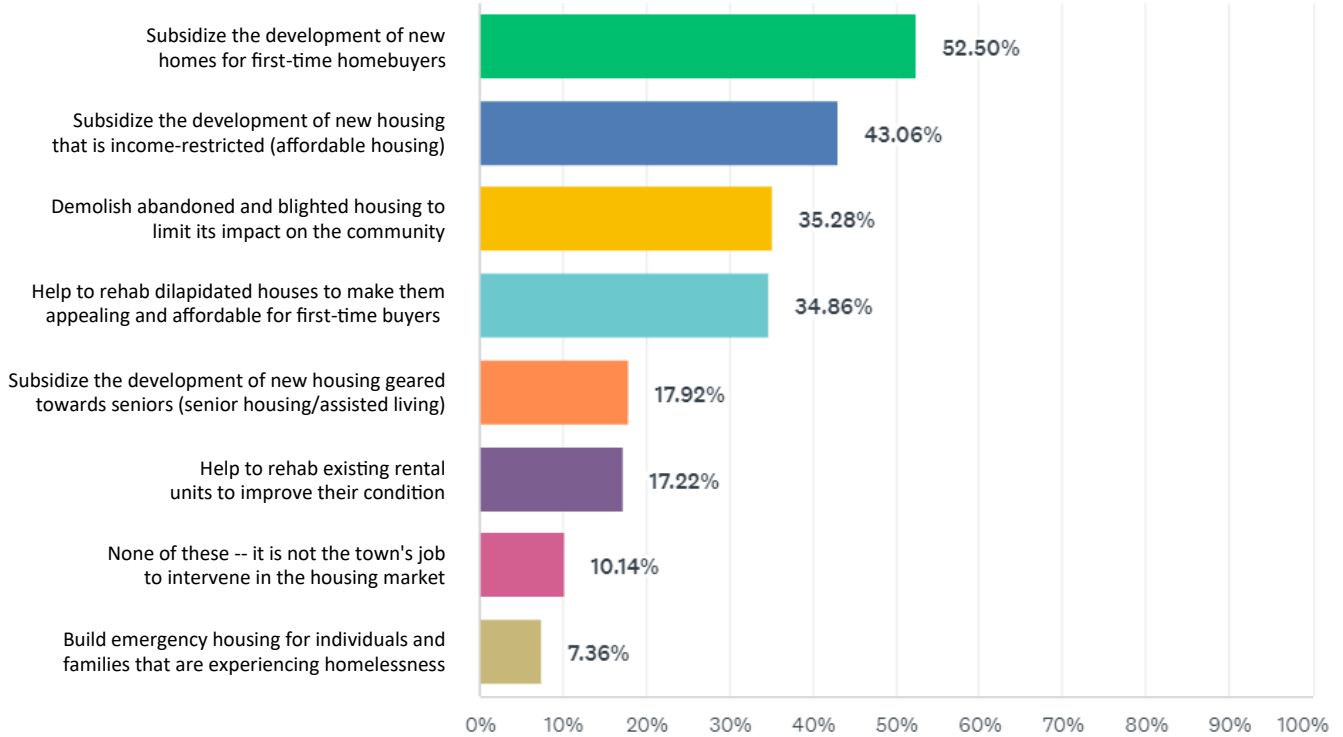
## Why do you choose to live in the Town?





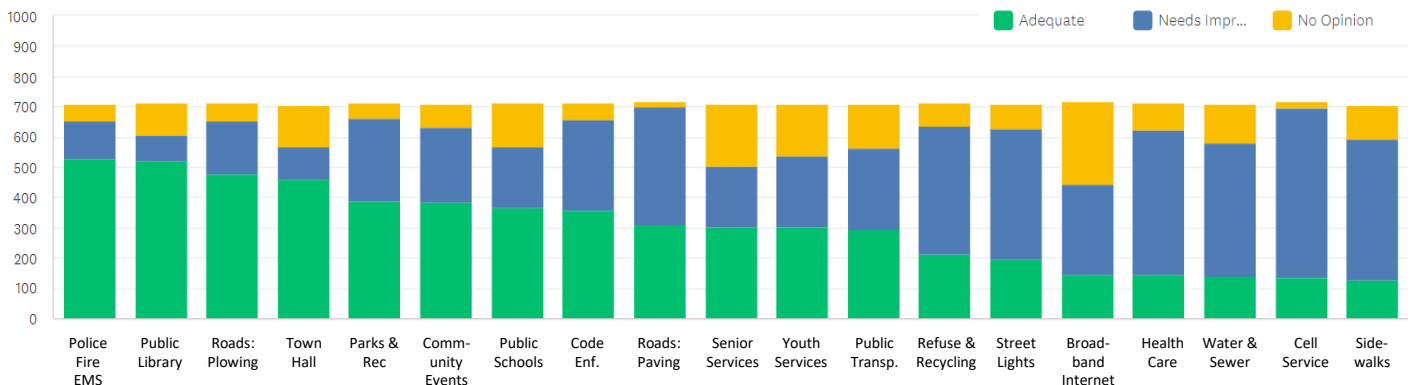
## HOUSING PREFERENCES CONTINUED

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



## COMMUNITY SERVICES & PUBLIC FACILITIES

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



To view the full survey results, including feedback and answers to the open ended questions, please go to [www.thompsonstogether.com](http://www.thompsonstogether.com) or scan the QR code a right.



SCAN ME

# APPENDICES

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## Schedule of Existing District Regulations

# APPENDIX B



ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 1

Town of Thompson

Schedule of District Regulations  
SR Suburban Residential District

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

SR Suburban Residential District

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

THOMPSON CODE

SR Suburban Residential District

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

ZONING AND PLANNED UNIT DEVELOPMENT

SR Suburban Residential District

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

THOMPSON CODE

SR Suburban Residential District

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

**NOTES:**

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

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

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

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

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

<sup>5</sup> These figures are used for each individual townhouse lot owned in fee simple.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 2

Town of Thompson

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

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

RR-1 Rural Residential-1 District

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

THOMPSON CODE

RR-1 Rural Residential-1 District

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

ZONING AND PLANNED UNIT DEVELOPMENT

RR-1 Rural Residential-1 District

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

THOMPSON CODE

RR-1 Rural Residential-1 District

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

**NOTES:**

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

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

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

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

<sup>4</sup> Percentage only applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 3

Town of Thompson

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

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

RR-2 Rural Residential-2 District

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

THOMPSON CODE

RR-2 Rural Residential-2 District

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

ZONING AND PLANNED UNIT DEVELOPMENT

RR-2 Rural Residential-2 District

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

**NOTES:**

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

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

THOMPSON CODE

**RR-2 Rural Residential-2 District**

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

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

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

<sup>4</sup> Percentage only applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 4

Town of Thompson

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

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

HC-1 Highway Commercial-1 District

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

THOMPSON CODE

HC-1 Highway Commercial-1 District

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

ZONING AND PLANNED UNIT DEVELOPMENT

HC-1 Highway Commercial-1 District

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

THOMPSON CODE

HC-1 Highway Commercial-1 District

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

**NOTES:**

\* Twenty thousand square feet with central sewer and water; 40,000 square feet without central sewer and water.

<sup>1</sup> The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.

<sup>2</sup> These figures are used for each individual townhouse lot owned in fee simple.

<sup>3</sup> Percentage applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 5

Town of Thompson

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

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

HC-2 Highway Commercial-2 District

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

THOMPSON CODE

HC-2 Highway Commercial-2 District

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

ZONING AND PLANNED UNIT DEVELOPMENT

HC-2 Highway Commercial-2 District

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

THOMPSON CODE

**HC-2 Highway Commercial-2 District**

**NOTES:**

\* Twenty thousand square feet with central sewer and water; 40,000 square feet without central sewer and water.

<sup>1</sup> The Planning Board may give special consideration to allowing 3 stories subject to Planning Board review of firefighting capability and character of neighborhood.

<sup>2</sup> These figures are used for each individual townhouse lot owned in fee simple.

<sup>3</sup> Percentage only applies to buildings and structures.

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 6

Town of Thompson

Schedule of District Regulations  
CI Commercial Industrial District

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

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

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 7

Town of Thompson

Schedule of District Regulations  
E Extractive Industry District

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

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

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 8

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

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

THOMPSON CODE

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

ZONING AND PLANNED UNIT DEVELOPMENT

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

THOMPSON CODE

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

ZONING AND PLANNED UNIT DEVELOPMENT

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

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

ZONING AND PLANNED UNIT DEVELOPMENT

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

ZONING AND PLANNED UNIT DEVELOPMENT

250 Attachment 9

Town of Thompson

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

EBG East Broadway Gateway District

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

THOMPSON CODE

EBG East Broadway Gateway District

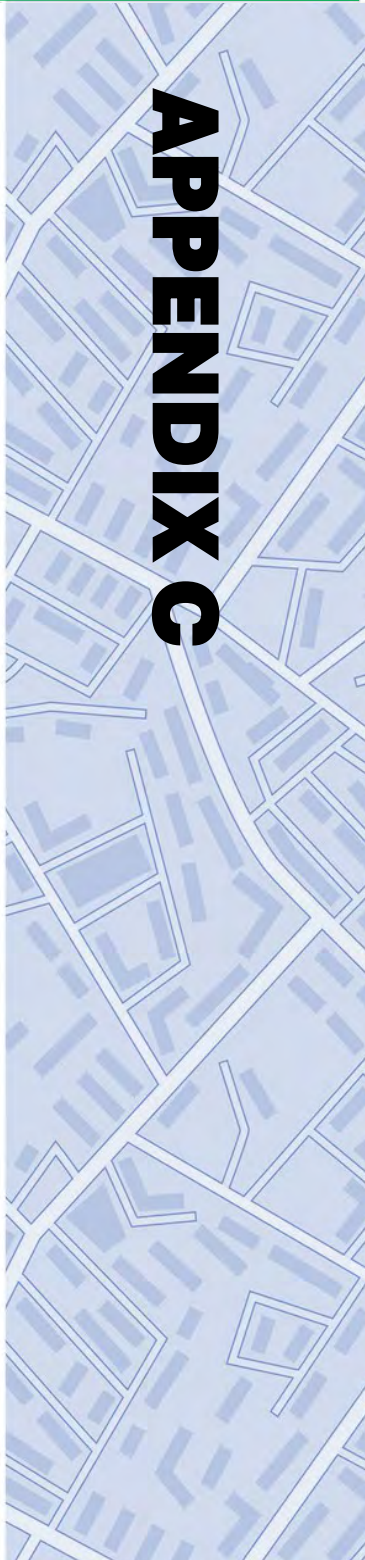
| Accessory Uses | Permitted Uses   | Uses Subject to Site Plan Review and Special Use Permit | Uses Subject to Site Plan Review by Planning Board | Minimum Required |   |                  |                   |                  |                      |                        |                       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



# APPENDICES

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## Public Hearings and GML-239 Referral Recommendations



## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing shall be held before the Town Board of the Town of Thompson at Town Hall located at 4052 Route 42, Monticello, on **Tuesday, September 16, 2025 starting at 7:00 p.m.** The purpose of this hearing is to hear comments on the draft comprehensive plan for the Town of Thompson.

Printed copies of the draft plan may be viewed at Town Hall or the Ethelbert B. Crawford Public Library in Monticello. Digital copies can be viewed and downloaded from the Town of Thompson web site (<https://thompsonny.gov/government/public-documents/>) or the Comprehensive Plan website (<https://thompsontogether.com/>).

At such time anyone wishing to speak upon this matter shall be heard. Residents may also submit comments on this matter in writing by a letter or email to the Town Clerk at [marilee@thompsonny.gov](mailto:marilee@thompsonny.gov). Written comments on the draft plan will be accepted until the close of business on Tuesday, September 30, 2025.

By Order of the Thompson Town Board

Marilee J. Calhoun  
Town Clerk

Dated: August 21, 2024



# DRAFT COMPREHENSIVE PLAN

Public Hearing  
September 16, 2025



# WHAT IS A COMPREHENSIVE PLAN?

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

## NYS TOWN LAW § 272-a Town Comprehensive Plan

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

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

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

# WHAT WAS THE PLANNING PROCESS?



# HOW IS THE PLAN ORGANIZED?

## Chapters 1-3

- Introduction
- Public Participation
- Community Profile

## Chapter 4

### Issues & Opportunities

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

## Chapter 5

### Action Plan

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







# VISION STATEMENT

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



# GOALS + OBJECTIVES

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



# GOALS + OBJECTIVES

## 1: LIVE



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

### OBJECTIVES:

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

## 2: WORK



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

### OBJECTIVES:

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



# GOALS + OBJECTIVES

## 3: PLAY



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

### OBJECTIVES:

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

## 4: CONNECT



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

### OBJECTIVES:

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

# RECOMMENDED PROJECTS



- Regulations that will guide future development



- Policies and procedures that will guide future decisions



- Capital projects requiring grants or the expenditure of funds



- Studies to determine the appropriate solution to a particular problem



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

## 58 Recommended Projects

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

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

# NEXT STEPS

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



# QUESTIONS?



DELAWARE  
ENGINEERING, D.P.C.

---

**HELEN BUDROCK**

**SENIOR PLANNER**

Delaware Engineering, DPC

548 Broadway

Monticello, NY 12701

Phone: (845) 791-7777

[hbudrock@delawareengineering.com](mailto:hbudrock@delawareengineering.com)

**Minutes of a Regular Meeting** of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **September 16, 2025.**

**ROLL CALL:**

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

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

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

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

**REGULAR MEETING – CALL TO ORDER**

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

**PUBLIC HEARING: DRAFT COMPREHENSIVE PLAN**

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

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

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

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

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

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

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

### **APPROVAL OF MINUTES:**

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

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

### **PUBLIC COMMENT:**

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

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

### **CORRESPONDENCE:**

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

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

## Town of Thompson Draft Comprehensive Plan Summary of Written Comments Received

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

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

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

**Municipality:**     Town of \_\_\_\_\_     Village of \_\_\_\_\_  
Referring Agency:  Town/Village Board     Planning Board     Zoning Board of Appeals

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

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

**Type of Action:**

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

**Project Name:** \_\_\_\_\_

Applicant: \_\_\_\_\_

Project Location: \_\_\_\_\_

County Tax Parcel Number(s): \_\_\_\_\_

Parcel Size: \_\_\_\_\_ Current Zoning: \_\_\_\_\_

**Project Description:** (attach additional pages if necessary) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**State Environmental Quality Review (SEQR) Status:**     Type I     Unlisted Action     Type II  
**Determination of Significance:**     Positive Declaration     Negative Declaration     Not issued

**Public Hearing:**     Yes     No    Hearing Date: \_\_\_\_\_

Date Response Requested (if less than 30 days) \_\_\_\_\_

**Supporting Documentation Included With This Referral:**

- Location Map
- Municipal Application Form
- Project Narrative
- Site Plan
- Subdivision Plat
- Environmental Assessment Form Parts: \_\_\_ I \_\_\_ II \_\_\_ III
- Environmental Impact Statement
- Other \_\_\_\_\_

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

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Received Stamp (Internal Use Only)

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

HEATHER BROWN  
COMMISSIONER

HEATHER JACKSY  
DIRECTOR OF PLANNING



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

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

October 14, 2025

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

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

Dear Mr. Rieber,

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

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

The proposed comprehensive plan aligns with County goals.

VII. **Technical Comments:**

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

- **Figures, Charts and Graphs**

- o Add descriptors for all data to show what geography it covers - it is not always clear if data displayed/discussed is for Thompson and/or Monticello.
- o All maps, tables and graphs graphics should have appropriate titles, figure numbers or captions to provide a clear connection between the figure and the content of the plan.
- o Ensure figures are not blurry and the colors used for symbology are easy to differentiate between one another.

- **Geographical References**

- o "Unincorporated" is used throughout the plan to reference areas outside of the Village of Monticello, but still within the Town of Thompson. However, these areas are considered incorporated since they are under the control of the Town. "Unincorporated" refers to an

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

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

- **Glossary and Capitalization**

- It may be helpful to include a list of technical terms and names in a glossary to increase comprehension. For example:

- Adelaar resort (now referred to as Resorts World)
- Principal Aquifer
- Primary Aquifer
- Natural Communities
- Non-Community Water System
- Transient and Non-transient Water Systems

- There are several conventions for when to capitalize "Town" and "Village". The document should be consistent in applying style.

- **Inclusion of Additional Information**

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

Sincerely,



Heather Jacksy, AICP  
Director of Planning

HJ/cc/gn

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

Attachments: 1. Report of Final Local Action Form

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

### LIST OF COMMENTS BY OCCURRENCE

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

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

## NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing shall be held before the Town Board of the Town of Thompson at Town Hall located at 4052 Route 42, Monticello, on **Tuesday, December 2, 2025 starting at 7:00 p.m.** The purpose of this hearing is to hear comments on the final comprehensive plan for the Town of Thompson.

Printed copies of the final plan may be viewed at Town Hall and digital copies can be downloaded from the Town of Thompson web site (<https://thompsonny.gov/government/public-documents/>) or the Comprehensive Plan website (<https://thompsonstogether.com/>).

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

By Order of the Thompson Town Board

Marilee J. Calhoun  
Town Clerk

Dated: November 19, 2025

**Minutes of a Regular Meeting** of the Town Board of the Town of Thompson held at the Town Hall, 4052 State Route 42, Monticello, New York and held remotely via Zoom on **December 02, 2025.**

**ROLL CALL:**

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

**DRAFT**

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

**Present Via Zoom:** Michael G. Messenger, Water & Sewer Superintendent

**Absent:** Marilee J. Calhoun, Town Clerk  
John A. Pavese, Councilman

**REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:06PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

**PUBLIC HEARING: FINAL COMPREHENSIVE PLAN**

Supervisor Rieber opened the Public Hearing at 7:07 PM. Deputy Town Clerk, Kelly M. Murrin read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on November 22, 2025 with same being posted at the Town Hall and Town Website on November 19, 2025.

Ms. Helen Budrock, Planner from Delaware Engineering, DPC. provided a brief explanation of the Final Comprehensive Plan including some clarifications and highlighted changes.

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

1. Ms. Jessica Lansdale of Rock Hill
2. Mr. Harry Weisel (via Zoom) of Monticello/Beaver Lake Estates
3. Mr. Chaim Cohen (via Zoom) of Monticello

Councilwoman Meddaugh and Ms. Budrock clarified the difference between a land use map and a zoning map.

The next steps are if the Board has any substantive changes tonight, the Board would need to do those changes and re-do the Public Hearing and re-send it to the County for GML-239 Review. If the Board feels the Plan is good to go, the next step would be adoption and the Board can instruct the Town Attorney to prepare the documents (SEQRA and the Adoption documents) needed for Adoption at the next Town Board Meeting.

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

A motion to close the Public Hearing at 7:25PM was made by Councilman Mace and seconded by Councilman Schock.

Note: Later in the meeting, Councilwoman Meddaugh asked if the Board was ready to move forward with the Adoption of the Final Comprehensive Plan. The comments made tonight do not require substantive changes to the plan and most are already addressed in the plan. The Board agreed to move forward. Attorney Mednick will prepare the SEQRA Resolution for the Neg Dec and a Resolution to Approve for the next meeting.

**PUBLIC HEARING: PROPOSED LOCAL LAW NO. 04 TO AMEND TOWN CODE  
CH.194 TO ESTABLISH SEWER RENTS FY-2026**

Supervisor Rieber opened the Public Hearing at 7:26 PM.

Deputy Town Clerk, Kelly M. Murrann read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on November 22, 2025 with same being posted at the Town Hall and Town Website on November 20, 2025.

**TOWN OF THOMPSON  
NOTICE OF PUBLIC HEARING  
ON PROPOSED LOCAL LAW**

**NOTICE IS HEREBY GIVEN** that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on November 18, 2025, a proposed Local Law No. 04 of 2025, entitled "A Local Law to amend the Town of Thompson Code, Chapter 194, entitled "Sewers".

The proposed Local Law will establish and impose in the various sewer districts of the Town of Thompson, sewer rents for the year 2026.

Suggestions (in bold) based on information taken from the Comprehensive Plan

The Comprehensive Plan states that The Grow the Gateways Corridor Study was initiated based on the assumption that Resorts World Casino would spur future investment in the community. Zoning was changed along Route 17 between exits 104 and 107 to encourage development that improved public image and perception, used blighted, vacant property, and increased vibrancy and activity. **Since Resorts World, however, has struggled financially, and the boom in public-facing, vibrant development has not happened, these goals and related zoning need to be reassessed. The Gateways zoning along exits 104-107 encourages some development that is not at all community-facing or improving public image.**

One way to encourage downtown revitalization in Monticello is **offer free rent for two years to entrepreneurs who rent storefront between Jefferson and Monticello and establish artisanal businesses. At first glance, free rent might suggest a lack of understanding about basic economics, but Poole, England, did exactly that, and now their downtown is vibrant and filled with shoppers. China also does this with tech entrepreneurs.**

Access to vocational training is stated as a pressing need. **SUNY runs Educational Opportunity Centers (EOCs) that offer vocational training for free. It would be a good idea to approach SUNY about opening a location in Monticello.**

Developing the Monticello Spur is an excellent opportunity to encourage people to walk or to use bicycles and scooters to get to work. **A paved trail would become extremely popular.**

**Public transportation is limited and needs to be expanded. Monticello has a high poverty level. Many people cannot afford cars and struggle to get to work. Move Sullivan has limited routes. Adding additional stops, or maybe a Monticello, Rock Hill, Wurtsboro, Middletown loop would help a population that doesn't have cars move around.**

The soil in the Town of Thompson is mostly glacial till, meaning it's very hard and compact with low permeability. The plan states that glacial till does not support septic fields which limits development not connected to public sewers. **This should be factored into any zoning changes.** Glacial till areas are also prone to flooding and constructing impermeable surfaces only makes things worse. Rich, fertile soil is located mostly along the river valleys and needs to remain permeable as these areas are flood plains. Flood plains store excess water, slow down its flow and filter pollutants. Since we are having more heavy rain events in the north east, **the Town of Thompson should consider expanding the flood zone boundary beyond the minimal FEMA designation along the Neversink and Mongaup.** This could be part of the recommended Local Resiliency Plan.

The Comprehensive Plan states that 97% of Thompson is in the Upper Delaware Watershed, which is home to the finest wild trout fishing in the country and is one of the most important natural resource tourist destinations in the state. The Delaware River watershed supplies drinking water to 15 million people. The Neversink River and Mongaup River are part of the Delaware River system. North of Route 17 along the Neversink is one of two primary aquifers in the Town of Thompson. The aquifers are recharged by precipitation, susceptible to contamination, and at danger of being depleted from heavy pumping. The Neversink River near Fallsburg has become stressed with dissolved oxygen, high PH, and elevated levels

of aluminum. The Neversink Management Plan has made a direct connection between high density development in Fallsburg along the river and the compromised river water quality. **The need for fresh clean water must dictate stricter zoning along river watersheds.**

Some of the top 1% of New York State's forests in terms of quality as per the NYSDEC Forest Condition Index are located south of Route 17 along the Neversink River...where we have Industry zoning. These forests are important carbon sinks and wildlife habitats. The Neversink is also an area extremely rich in biodiversity according to the NY Natural Heritage Program and should be protected from over development. **Thompson should proactively incentivize development away from the Neversink River and change zoning so it no longer allows industry and large commercial developments.**

**Special Use Permits can be an effective tool to control inappropriate development, but the permitting of these needs to be more judicious.** SUPs are necessary where there is a strong possibility a use might not be compatible with the character of the area, and only granted if the use is proved compatible. But, if every use within a zoning category requires a Special Use Permit, then the requirement is meaningless. There is nothing "special" about the use, and so the use is always approved.

Sidewalks are needed along local roads. Developers should not be allowed to take over a right of way to widen a road (for their trucks) instead of installing a sidewalk. Pedestrian safety must take priority when considering large developments in a hamlet or village. We do need to aim for meeting the requirements of the Complete Streets Act of 2011, as the design standards allow for all mobilities (cars, pedestrians and bikes), and traffic-calming measures. **Perhaps developers should be responsible for constructing nearby roadways according to the Complete Streets Act design standards.**

The busiest traffic areas are exit 104 and the intersection of 17B and 17, and State Highway 42 at exit 105. **Commercial / Industrial development could be encouraged along 17B and State Highway 42.**

Electricity is extremely expensive and some businesses that would like to establish in Thompson cannot due to lack of power. Solar fields can be incentivized since the technology and the cost for solar has improved dramatically in the past two years. We will have to plan for the inevitability of more solar in the future. **Solar fields should be allowed in areas that are open fields or blighted areas, but not allowed where it means clear-cutting forest or harming sensitive areas.**

Insufficient water capacity is a problem, as is aging infrastructure in Monticello. Recent developments in and around the village have brought demand for water beyond what Monticello can produce. Monticello's sewer system is aging and is subject to "I and I" so peak flows are above capacity. **The sewer and water systems need to be upgraded and capacity increased or there will be a chilling effect on development.**

**Zoning ambiguities in the zoning code should to be clarified to avoid work-arounds by developers where the letter of the law is followed but not the intent.**

**There are a number of pending studies (listed below) in the Town of Thompson and Sullivan County. Results should influence zoning changes:**

1. Sullivan county (SC) has recently issued an RFP for a county-wide ground water study. Sullivan County is seeking grant funding for a comprehensive ground water assessment and capacity study. This should be completed before large, water-intensive developments get approved.
1. A *Parks & Recreation Study* in 2017 resulted in the adoption of the *Recreation Development Plan* in 2019. A follow-up survey of recreational needs was released in 2023. The existing parks inventory, baseline of recreational needs, and the *Recreation Development Plan* should be updated based on the survey results and then considered in the Comprehensive Plan.
1. SC has started an assessment of the potable and wastewater infrastructure.
1. Monticello has hired an engineer to evaluate existing wells and see if the wells can produce more water.
1. Sullivan county is working on a Bicycle and Pedestrian Masterplan and updating the Coordinated Transit Plan.

**From:** Harry Wiesel <[president@beaverestatesny.com](mailto:president@beaverestatesny.com)>

**Sent:** Thursday, December 4, 2025 4:05 PM

**To:** [marilee@thompsonny.gov](mailto:marilee@thompsonny.gov)

**Cc:** Information (Town of Thompson) <[info@thompsonny.gov](mailto:info@thompsonny.gov)>

**Subject:** Public Comment on the Town of Thompson Comprehensive Plan

My name is Harry Wiesel, and I am submitting this as a **public comment** in my capacity as President of the Beaver Lake Estates Association. These comments also reflect extensive conversations with many of our neighbors and friends throughout the community. I participated, via zoom, at the Dec 2 Town Board Meeting to express my views but I also wanted to document them to you.

First, I would like to express sincere appreciation for the development of such a thoughtful Comprehensive Plan. The document is complete, thorough and well organized, addressing the full range of issues that matter to the future of Thompson. It clearly outlines meaningful direction for the Town's next steps and reflects a high level of professionalism and community engagement.

I want to particularly commend the Plan for striking the right balance between preserving open space and natural resources while still allowing for managed, responsible, and appropriately scaled development. This balance is essential to maintaining the Town's character, protecting its environmental assets, and supporting sustainable growth. The Plan presents this balance exceptionally well.

In light of this, I must also reiterate significant concerns regarding the County's proposal for an incinerator in the heart of our town. As I discussed at the Board Meeting, such a facility is in direct conflict with the core goals and strategies outlined in the Comprehensive Plan. The Plan emphasizes environmental protection, public health, quality of life, and community character, yet an incinerator would undermine each of these priorities. It would also disrupt the thoughtful balance between green space preservation and responsible development that the Plan seeks to guide.

For these reasons, the County's incinerator proposal stands in clear opposition to the long-term vision articulated in this Comprehensive Plan. Its advancement would significantly impair the Town's ability to implement this strategy effectively.

Thank you for considering this comment and for the extensive work that went into preparing the Comprehensive Plan. The Town's commitment to thoughtful, forward-looking planning is evident and deeply appreciated.

Sincerely,

**Harry Wiesel**

President, Beaver Lake Estates



# APPENDICES

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SEQR Documents

Adoption Resolution



**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:  |        |            |
| Project Location (describe, and attach a general location map):     |        |            |
| Brief Description of Proposed Action (include purpose or need):     |        |            |
| Name of Applicant/Sponsor:  |        | Telephone: |
|   |        | E-Mail:    |
| Address:  |        |            |
| City/PO:  | State: | Zip Code:  |
| Project Contact (if not same as sponsor; give name and title/role): |        | Telephone: |
|   |        | E-Mail:    |
| Address:  |        |            |
| City/PO:  | State: | Zip Code:  |
| 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, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |
| b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |
| c. City, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |
| d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |
| e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |
| f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |
| g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |
| h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |
| i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1542 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 892 1542 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> <li data-bbox="121 924 1542 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</li> </ul> |  |  |

**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):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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?

\_\_\_\_\_

\_\_\_\_\_

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? \_\_\_\_\_

b. What police or other public protection forces serve the project site?  
\_\_\_\_\_

c. Which fire protection and emergency medical services serve the project site?  
\_\_\_\_\_

d. What parks serve the project site?  
\_\_\_\_\_  
\_\_\_\_\_

**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)?  
\_\_\_\_\_

b. a. Total acreage of the site of the proposed action? \_\_\_\_\_ acres  
b. Total acreage to be physically disturbed? \_\_\_\_\_ acres  
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? \_\_\_\_\_ acres

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

d. Is the proposed action a subdivision, or does it include a subdivision?  Yes  No  
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)  
\_\_\_\_\_

ii. Is a cluster/conservation layout proposed?  Yes  No

iii. Number of lots proposed? \_\_\_\_\_

iv. Minimum and maximum proposed lot sizes? Minimum \_\_\_\_\_ Maximum \_\_\_\_\_

e. Will 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 \_\_\_\_\_

ii. Dimensions (in feet) of largest proposed structure: \_\_\_\_\_ height; \_\_\_\_\_ width; and \_\_\_\_\_ length

iii. Approximate extent of building space to be heated or cooled: \_\_\_\_\_ 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:
 

- 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)
- Describe types of new point sources. \_\_\_\_\_  
 \_\_\_\_\_
- 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:
 

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)  
 \_\_\_\_\_
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)  
 \_\_\_\_\_
- Stationary sources during operations (e.g., process emissions, large boilers, electric generation)  
 \_\_\_\_\_

---

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit?  Yes  No  
 If Yes:
 

- 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
- In addition to emissions as calculated in the application, the project will generate:
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide (CO<sub>2</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Nitrous Oxide (N<sub>2</sub>O)
  - \_\_\_\_\_ Tons/year (short tons) of Perfluorocarbons (PFCs)
  - \_\_\_\_\_ Tons/year (short tons) of Sulfur Hexafluoride (SF<sub>6</sub>)
  - \_\_\_\_\_ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (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: \_\_\_\_\_

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

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

---

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

|   |  |
|---|--|
| <p><i>i.</i> During Construction:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> | <p><i>ii.</i> During Operations:</p> <ul style="list-style-type: none"> <li>• Monday - Friday: _____</li> <li>• Saturday: _____</li> <li>• Sunday: _____</li> <li>• Holidays: _____</li> </ul> |
|---|--|

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both?  Yes  No  
 If yes:  
 i. Provide details including sources, time of day and duration:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

n. Will the proposed action have outdoor lighting?  Yes  No  
 If yes:  
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:  
 \_\_\_\_\_  
 \_\_\_\_\_

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen?  Yes  No  
 Describe: \_\_\_\_\_  
 \_\_\_\_\_

---

o. Does the proposed action have the potential to produce odors for more than one hour per day?  Yes  No  
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

---

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage?  Yes  No  
 If Yes:  
 i. Product(s) to be stored \_\_\_\_\_  
 ii. Volume(s) \_\_\_\_\_ per unit time \_\_\_\_\_ (e.g., month, year)  
 iii. Generally, describe 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: \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 • Operation : \_\_\_\_\_ tons per \_\_\_\_\_ (unit of time)  
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 iii. Proposed disposal methods/facilities for solid waste generated on-site:  
 • Construction: \_\_\_\_\_  
 \_\_\_\_\_  
 • Operation: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

s. Does the proposed action include construction or modification of a solid waste management facility?  Yes  No  
 If Yes:  
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): \_\_\_\_\_  
 ii. Anticipated rate of disposal/processing:  
 • \_\_\_\_\_ Tons/month, if transfer or other non-combustion/thermal treatment, or  
 • \_\_\_\_\_ Tons/hour, if combustion or thermal treatment  
 iii. If landfill, anticipated site life: \_\_\_\_\_ years

t. Will 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): \_\_\_\_\_  
 ii. If mix of uses, generally describe:  
 \_\_\_\_\_  
 \_\_\_\_\_

b. Land uses and covertypes on the project site.

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

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): \_\_\_\_\_  
 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? \_\_\_\_\_ 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: \_\_\_\_\_ %  
 \_\_\_\_\_ %  
 \_\_\_\_\_ %

d. What is the average depth to the water table on the project site? Average: \_\_\_\_\_ feet

e. Drainage status of project site soils:  Well Drained: \_\_\_\_\_ % of site  
 Moderately Well Drained: \_\_\_\_\_ % of site  
 Poorly Drained \_\_\_\_\_ % of site

f. Approximate proportion of proposed action site with slopes:  0-10%: \_\_\_\_\_ % 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 \_\_\_\_\_ Classification \_\_\_\_\_
- Lakes or Ponds: Name \_\_\_\_\_ Classification \_\_\_\_\_
- Wetlands: Name \_\_\_\_\_ Approximate Size \_\_\_\_\_
- Wetland No. (if regulated by DEC) \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_

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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: \_\_\_\_\_

|   |  |
|---|--|
| m. Identify the predominant wildlife species that occupy or use the project site: _____<br>_____<br>_____   |  |
| n. Does the project site contain a designated significant natural community? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____<br>_____<br><i>ii.</i> Source(s) of description or evaluation: _____<br><i>iii.</i> Extent of community/habitat:<br><ul style="list-style-type: none"> <li>• Currently: _____ acres</li> <li>• Following completion of project as proposed: _____ acres</li> <li>• Gain or loss (indicate + or -): _____ acres</li> </ul> |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing (endangered or threatened): _____<br>_____<br>_____  |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Species and listing: _____<br>_____  |  |
| q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If yes, give a brief description of how the proposed action may affect that use: _____<br>_____   |  |
| <b>E.3. Designated Public Resources On or Near Project Site</b>   |  |
| 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes, provide county plus district name/number: _____   |  |
| b. Are agricultural lands consisting of highly productive soils present? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br><i>i.</i> If Yes: acreage(s) on project site? _____<br><i>ii.</i> 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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature<br><i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____<br>_____<br>_____  |  |
| d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span><br>If Yes:<br><i>i.</i> CEA name: _____<br><i>ii.</i> Basis for designation: _____<br><i>iii.</i> Designating agency and date: _____  |  |

|   |
|---|
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p> |
| <p>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? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>  |
| <p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>   |
| <p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>   |
| <p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <span style="float: right;"><input type="checkbox"/> Yes <input type="checkbox"/> No</span></p>   |

**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 \_\_\_\_\_ Date \_\_\_\_\_

Signature  \_\_\_\_\_ Title \_\_\_\_\_

**Full Environmental Assessment Form**  
**Part 2 - Identification of Potential Project Impacts**

Project :

Date :

**Part 2 is to be completed by the lead agency.** Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

**Tips for completing Part 2:**

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

| <b>1. Impact on Land</b>  |                             |                               |                                    |
|---|-----------------------------|-------------------------------|------------------------------------|
| Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)                          |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
| <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>   |                             |                               |                                    |
|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may involve construction on land where depth to water table is less than 3 feet.   | E2d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may involve construction on slopes of 15% or greater.  | E2f                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.                  | E2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.  | D2a                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may involve construction that continues for more than one year or in multiple phases.  | D1e                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides). | D2e, D2q                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action is, or may be, located within a Coastal Erosion hazard area.   | B1i                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____<br>_____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>2. Impact on Geological Features</b><br>The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. Identify the specific land form(s) attached: _____<br>_____  | E2g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark.<br>Specific feature: _____   | E3c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. Other impacts: _____<br>_____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>3. Impacts on Surface Water</b><br>The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br><i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i> |                                    |                                      |   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may create a new water body.  | D2b, D1h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.   | D2b                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.  | D2a                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.   | E2h                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.  | D2a, D2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.   | D2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).   | D2d                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.   | D2e                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.   | E2h                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| j. The proposed action may involve the application of pesticides or herbicides in or around any water body.  | D2q, E2h                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.   | D1a, D2d                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| I. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>4. Impact on groundwater</b><br>The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br>(See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)<br><i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.  | D2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.<br>Cite Source: _____  | D2c                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may allow or result in residential uses in areas without water and sewer services.   | D1a, D2c                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may include or require wastewater discharged to groundwater.   | D2d, E2l                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.   | D2c, E1f, E1g, E1h                 | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.  | D2p, E2l                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.  | E2h, D2q, E2l, D2c                 | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| h. Other impacts: _____<br>_____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>5. Impact on Flooding</b><br>The proposed action may result in development on lands subject to flooding. <span style="float: right;"><input type="checkbox"/> NO <input type="checkbox"/> YES</span><br>(See Part 1. E.2)<br><i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may result in development in a designated floodway.  | E2i                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in development within a 100 year floodplain.  | E2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may result in development within a 500 year floodplain.  | E2k                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may result in, or require, modification of existing drainage patterns.   | D2b, D2e                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may change flood water flows that contribute to flooding.  | D2b, E2i, E2j, E2k                 | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?  | E1e                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|                                  |  |                          |                          |
|----------------------------------|--|--------------------------|--------------------------|
| g. Other impacts: _____<br>_____ |  | <input type="checkbox"/> | <input type="checkbox"/> |
|----------------------------------|--|--------------------------|--------------------------|

| <b>6. Impacts on Air</b>  |  |  |  |
|---|--|--|--|
| The proposed action may include a state regulated air emission source.<br>(See Part 1. D.2.f., D.2.h, D.2.g)<br><i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>   |  | <input type="checkbox"/> NO  | <input type="checkbox"/> YES   |
|   | Relevant Part I Question(s)            | No, or small impact may occur  | Moderate to large impact may occur   |
| a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:<br>i. More than 1000 tons/year of carbon dioxide (CO <sub>2</sub> )<br>ii. More than 3.5 tons/year of nitrous oxide (N <sub>2</sub> O)<br>iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)<br>iv. More than .045 tons/year of sulfur hexafluoride (SF <sub>6</sub> )<br>v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions<br>vi. 43 tons/year or more of methane | D2g<br>D2g<br>D2g<br>D2g<br>D2g<br>D2h | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |
| b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.  | D2g                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.   | D2f, D2g                               | <input type="checkbox"/>   | <input type="checkbox"/>   |
| d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.  | D2g                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.   | D2s                                    | <input type="checkbox"/>   | <input type="checkbox"/>   |
| f. Other impacts: _____<br>_____  |  | <input type="checkbox"/>   | <input type="checkbox"/>   |

| <b>7. Impact on Plants and Animals</b>   |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
| The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.)<br><i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>  |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.                  | E2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.  | E2o                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site. | E2p                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.  | E2p                         | <input type="checkbox"/>      | <input type="checkbox"/>           |

|   |     |                          |                          |
|---|-----|--------------------------|--------------------------|
| e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.                               | E3c | <input type="checkbox"/> | <input type="checkbox"/> |
| f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community.<br>Source: _____                                  | E2n | <input type="checkbox"/> | <input type="checkbox"/> |
| g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.              | E2m | <input type="checkbox"/> | <input type="checkbox"/> |
| h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat.<br>Habitat type & information source: _____ | E1b | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.  | D2q | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Other impacts: _____   |     | <input type="checkbox"/> | <input type="checkbox"/> |

| <b>8. Impact on Agricultural Resources</b>   |                             |                               |                                    |
|--|-----------------------------|-------------------------------|------------------------------------|
| The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)   |                             | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
| <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>  |                             |                               |                                    |
|  | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.   | E2c, E3b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).  | E1a, E1b                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.   | E3b                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District. | E1b, E3a                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may disrupt or prevent installation of an agricultural land management system.  | E1 a, E1b                   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.   | C2c, C3, D2c, D2d           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.   | C2c                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other impacts: _____  |                             | <input type="checkbox"/>      | <input type="checkbox"/>           |

|  |                                    |  |  |                             |                              |
|--|------------------------------------|--|--|-----------------------------|------------------------------|
| <b>9. Impact on Aesthetic Resources</b><br>The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)<br><i>If "Yes", answer questions a - g. If "No", go to Section 10.</i> |                                    |  |  | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b>                 | <b>Moderate to large impact may occur</b>            |                             |                              |
| a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.  | E3h                                | <input type="checkbox"/>                             | <input type="checkbox"/>                             |                             |                              |
| b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.  | E3h, C2b                           | <input type="checkbox"/>                             | <input type="checkbox"/>                             |                             |                              |
| c. The proposed action may be visible from publicly accessible vantage points:<br>i. Seasonally (e.g., screened by summer foliage, but visible during other seasons)<br>ii. Year round   | E3h                                | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |                             |                              |
| d. The situation or activity in which viewers are engaged while viewing the proposed action is:<br>i. Routine travel by residents, including travel to and from work<br>ii. Recreational or tourism based activities   | E3h<br>E2q,<br>E1c                 | <input type="checkbox"/><br><input type="checkbox"/> | <input type="checkbox"/><br><input type="checkbox"/> |                             |                              |
| e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.   | E3h                                | <input type="checkbox"/>                             | <input type="checkbox"/>                             |                             |                              |
| f. There are similar projects visible within the following distance of the proposed project:<br>0-1/2 mile<br>1/2 -3 mile<br>3-5 mile<br>5+ mile   | D1a, E1a,<br>D1f, D1g              | <input type="checkbox"/>                             | <input type="checkbox"/>                             |                             |                              |
| g. Other impacts: _____<br>_____   |                                    | <input type="checkbox"/>                             | <input type="checkbox"/>                             |                             |                              |

|   |                                    |                                      |   |                             |                              |
|---|------------------------------------|--------------------------------------|---|-----------------------------|------------------------------|
| <b>10. Impact on Historic and Archeological Resources</b><br>The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)<br><i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>   |                                    |                                      |   | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |                             |                              |
| a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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. | E3e                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                             |                              |
| b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.  | E3f                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                             |                              |
| c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory.<br>Source: _____   | E3g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |                             |                              |

|  |                            |                          |                          |
|--|----------------------------|--------------------------|--------------------------|
| d. Other impacts: _____<br>_____   |                            | <input type="checkbox"/> | <input type="checkbox"/> |
| e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3: |                            |                          |                          |
| i. The proposed action may result in the destruction or alteration of all or part of the site or property.   | E3e, E3g, E3f              | <input type="checkbox"/> | <input type="checkbox"/> |
| ii. The proposed action may result in the alteration of the property’s setting or integrity.   | E3e, E3f, E3g, E1a, E1b    | <input type="checkbox"/> | <input type="checkbox"/> |
| iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.   | E3e, E3f, E3g, E3h, C2, C3 | <input type="checkbox"/> | <input type="checkbox"/> |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>11. Impact on Open Space and Recreation</b>  |                                    |                                      |   |
| The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.<br>(See Part 1. C.2.c, E.1.c., E.2.q.)<br><i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i> |                                    | <input type="checkbox"/> NO          | <input type="checkbox"/> YES              |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.   | D2e, E1b E2h, E2m, E2o, E2n, E2p   | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in the loss of a current or future recreational resource.   | C2a, E1c, C2c, E2q                 | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may eliminate open space or recreational resource in an area with few such resources.  | C2a, C2c E1c, E2q                  | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may result in loss of an area now used informally by the community as an open space resource.  | C2c, E1c                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. Other impacts: _____<br>_____  |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>12. Impact on Critical Environmental Areas</b>  |                                    |                                      |   |
| The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)<br><i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i> |                                    | <input type="checkbox"/> NO          | <input type="checkbox"/> YES              |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.                                       | E3d                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.  | E3d                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. Other impacts: _____<br>_____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>13. Impact on Transportation</b><br>The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.j)<br><i>If "Yes", answer questions a - f. If "No", go to Section 14.</i> |                                    |                                      |   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. Projected traffic increase may exceed capacity of existing road network.  | D2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.  | D2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action will degrade existing transit access.   | D2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action will degrade existing pedestrian or bicycle accommodations.   | D2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. The proposed action may alter the present pattern of movement of people or goods.   | D2j                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| f. Other impacts: _____<br>_____   |                                    | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|   |                                    |                                      |   |
|---|------------------------------------|--------------------------------------|---|
| <b>14. Impact on Energy</b><br>The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.k)<br><i>If "Yes", answer questions a - e. If "No", go to Section 15.</i> |                                    |                                      |   |
|   | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action will require a new, or an upgrade to an existing, substation.  | D2k                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.  | D1f, D1q, D2k                      | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.   | D2k                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.   | D1g                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| e. Other Impacts: _____<br>_____  |                                    |                                      |   |

|  |                                    |                                      |   |
|--|------------------------------------|--------------------------------------|---|
| <b>15. Impact on Noise, Odor, and Light</b><br>The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES<br>(See Part 1. D.2.m., n., and o.)<br><i>If "Yes", answer questions a - f. If "No", go to Section 16.</i> |                                    |                                      |   |
|  | <b>Relevant Part I Question(s)</b> | <b>No, or small impact may occur</b> | <b>Moderate to large impact may occur</b> |
| a. The proposed action may produce sound above noise levels established by local regulation.   | D2m                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.   | D2m, E1d                           | <input type="checkbox"/>             | <input type="checkbox"/>                  |
| c. The proposed action may result in routine odors for more than one hour per day.   | D2o                                | <input type="checkbox"/>             | <input type="checkbox"/>                  |

|   |          |                          |                          |
|---|----------|--------------------------|--------------------------|
| d. The proposed action may result in light shining onto adjoining properties.                           | D2n      | <input type="checkbox"/> | <input type="checkbox"/> |
| e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions. | D2n, E1a | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Other impacts: _____<br>_____  |          | <input type="checkbox"/> | <input type="checkbox"/> |

### 16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)  
*If "Yes", answer questions a - m. If "No", go to Section 17.*

NO

YES

|   | Relevant Part I Question(s) | No, or small impact may occur | Moderate to large impact may occur |
|---|-----------------------------|-------------------------------|------------------------------------|
| a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.   | E1d                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The site of the proposed action is currently undergoing remediation.   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).   | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.                               | E1g, E1h                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health. | D2t                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action involves construction or modification of a solid waste management facility.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. The proposed action may result in the unearthing of solid or hazardous waste.  | D2q, E1f                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.  | D2r, D2s                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.  | E1f, E1g<br>E1h             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.   | E1f, E1g                    | <input type="checkbox"/>      | <input type="checkbox"/>           |
| l. The proposed action may result in the release of contaminated leachate from the project site.  | D2s, E1f,<br>D2r            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| m. Other impacts: _____<br>_____  |                             |                               |                                    |

| <b>17. Consistency with Community Plans</b>   |                                   |                               |                                    |
|---|-----------------------------------|-------------------------------|------------------------------------|
| The proposed action is not consistent with adopted land use plans.<br>(See Part 1. C.1, C.2. and C.3.)<br><i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i> |                                   | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|   | Relevant Part I Question(s)       | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).   | C2, C3, D1a<br>E1a, E1b           | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.                              | C2                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action is inconsistent with local land use plans or zoning regulations.   | C2, C2, C3                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action is inconsistent with any County plans, or other regional land use plans.   | C2, C2                            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.          | C3, D1c,<br>D1d, D1f,<br>D1d, E1b | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.                                | C4, D2c, D2d<br>D2j               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)                             | C2a                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| h. Other: _____<br>_____  |                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |

| <b>18. Consistency with Community Character</b>   |                                |                               |                                    |
|---|--------------------------------|-------------------------------|------------------------------------|
| The proposed project is inconsistent with the existing community character.<br>(See Part 1. C.2, C.3, D.2, E.3)<br><i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i> |                                | <input type="checkbox"/> NO   | <input type="checkbox"/> YES       |
|   | Relevant Part I Question(s)    | No, or small impact may occur | Moderate to large impact may occur |
| a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.  | E3e, E3f, E3g                  | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)  | C4                             | <input type="checkbox"/>      | <input type="checkbox"/>           |
| c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.  | C2, C3, D1f<br>D1g, E1a        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.   | C2, E3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| e. The proposed action is inconsistent with the predominant architectural scale and character.  | C2, C3                         | <input type="checkbox"/>      | <input type="checkbox"/>           |
| f. Proposed action is inconsistent with the character of the existing natural landscape.  | C2, C3<br>E1a, E1b<br>E2g, E2h | <input type="checkbox"/>      | <input type="checkbox"/>           |
| g. Other impacts: _____<br>_____  |                                | <input type="checkbox"/>      | <input type="checkbox"/>           |

Project :

Date :

***Full Environmental Assessment Form***  
***Part 3 - Evaluation of the Magnitude and Importance of Project Impacts***  
***and***  
***Determination of Significance***

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

**Reasons Supporting This Determination:**

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

**Determination of Significance - Type 1 and Unlisted Actions**

SEQR Status:             Type 1                       Unlisted

Identify portions of EAF completed for this Project:    Part 1             Part 2             Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the \_\_\_\_\_ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

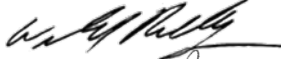
Name of Action:

Name of Lead Agency:

Name of Responsible Officer in Lead Agency:


Title of Responsible Officer:

Signature of Responsible Officer in Lead Agency:



Date:

Signature of Preparer (if different from Responsible Officer)



Date:

**For Further Information:**

Contact Person:

Address:

Telephone Number:

E-mail:

**For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:**

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

**TOWN OF THOMPSON, NEW YORK****COMPREHENSIVE PLAN UPDATE****FEAF PART 3 EVALUATION OF POTENTIAL IMPACTS****Background**

The Town of Thompson’s updated Comprehensive Plan is the culmination of nearly three years of study and public input. The Comprehensive Plan was prepared by an 11-member volunteer-based advisory committee appointed by the Town Board on November 1, 2022 with the help and support from Town staff and consultants familiar with the Town’s character, policies and patterns of development.

The committee began the planning process with development of eight broad topic areas (Housing, Economic Development, Parks & Recreation, Natural Resources, Transportation, Infrastructure, Community Facilities & Services, and Land Use & Zoning). For each topic area, empirical data and information gleaned from other planning reports and studies were used to identify key issues and opportunities. Based on this analysis and information gleaned from a public survey and community workshops, a draft Comprehensive Plan was completed on July 13, 2025. A public hearing was held on September 16, 2025 to gather input from members of the community, and the draft plan was submitted to the Sullivan County Division of Planning and Community Development for preliminary review and comment.

Having assembled and carefully considered the verbal and written comments received during the review process, the Town Board directed that the draft Comprehensive Plan be revised into a final Comprehensive Plan addressing all appropriate comments. The Town Board received the final Comprehensive Plan on November 5, 2025 including Part 1 of the Full Environmental Assessment Form (FEAF) required by the New York State Environmental Quality Review Act (SEQRA).

The Comprehensive Plan contains general goals and policies designed to guide future development in the Town of Thompson, and which are intended to improve the physical and community environment over the next decade or more. Once adopted, any future site-specific actions subject to SEQR review will be required to evaluate whether and how the proposed action is consistent with the Comprehensive Plan.

**Evaluation of Potential Impacts**

The Town Board as Lead Agency under SEQRA, has carefully reviewed the final Comprehensive Plan, along with Part 1 of the Full EAF. In consideration of the fact that the plan is a general policy document and any specific development proposals requiring local approval will be subject to their own site-specific evaluation of environmental impacts, the Town Board responded “No or small impact may occur” for each of the environmental impact evaluation questions listed in Part 2 of the EAF.

The following is a reasoned explanation supporting this conclusion:

- Adoption of the Comprehensive Plan will not directly cause any physical disturbance to land that would negatively impact any geologic features, water resources, or air quality.
- The Vision Statement articulated in the plan emphasizes encouraging responsible development and preserving the Town’s natural beauty and rural setting.
- One of four primary goals identified in the plan includes an objective to “maintain a healthy natural environment, by supporting agriculture and working landscapes, preserving open space, and protecting valuable natural resources.”
- The plan recognizes the importance of the Town’s location within the Neversink River Watershed and advocates for improved public access to and preservation of this valuable natural resource.
- The plan emphasizes preservation of existing farmland and protection of open space, and encourages projects that promote sustainability, renewable energy, and/or climate resiliency.
- The plan calls for improving the condition of the Town’s public infrastructure and includes policy recommendations designed to limit potentially adverse environmental impacts associated with on-site water and sewer systems in locations that are distant from existing infrastructure.
- The plan recommends improving pedestrian safety through the adoption of “complete streets” principles, promoting the build out of parks and trails, and improving access to recreation sites through public transportation.
- Finally, the Town currently has zoning regulations (Chapter 250 of the Town Code) in place governing the use, location and intensity of future development. The Comprehensive Plan contains several specific recommendations to amend the current zoning regulations including updating and clarifying key definitions, strengthening architectural design standards, restricting high-density development outside of established water and sewer districts, addressing emerging land use issues, and enabling conservation subdivisions.

### **Statement of Findings**

Based on the foregoing, and on the Final Comprehensive Plan dated November 5, 2025 which is incorporated herein by reference in its entirety, the Thompson Town Board finds, as Lead Agency under SEQR, that the adoption of the Comprehensive Plan will have no significant adverse environmental impacts. Therefore, an Environmental Impact Statement is not required for the proposed action, and the Town hereby issues a negative declaration.

At a regular meeting of the Town Board of the Town  
of Thompson held at the Town Hall, 4052 Route 42,  
Monticello, New York on December 16, 2025

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

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

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

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

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

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

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

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

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

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

**RESOLVED**, that this Resolution shall be effective immediately.

Moved by:

Seconded by:

The Members voted on the foregoing Resolution as follows:

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

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York on December 16, 2025

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

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

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

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

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

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

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

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

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

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

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

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

**RESOLVED**, that this Resolution shall be effective immediately.

Moved by:

Seconded by:

The Members voted on the foregoing Resolution as follows:

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