

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 **March 03, 2026.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Glenn Somers, Parks & Recreation Superintendent
Michael Messenger, Water & Sewer Superintendent
Hayden Carnell, Highway Superintendent

Present Via Zoom: Kelly M. Murrin, Deputy Town Clerk
Karen Schaefer, Confidential Secretary

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:00 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.

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilman Pavese the minutes of the February 19th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

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

- **Jennifer Flad, Executive Director, SC IDA:** Amended Form RP-412-a (Adelaar Developer, LLC. – Kartrite Resort & Waterpark)

- **Jennifer Flad, Executive Director, SC IDA:** Amended Form RP-412-a (Veria Lifestyle Inc. – YO-1 Wellness Center Project)
- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2922 Dated: 02/02/26 for \$156,329.57 (9 Projects)
- **Julio Garaicoechea, Project Manager, SC IDA:** 2026 Distribution of PILOT Payments – Check #2939 Dated: 02/02/26 for \$2,371.28 (1 Project-NY Thompson I)
- **Sullivan County Treasurer’s Office:** Swim, Recreation, & Sports Program, Check #317251, Dated 02/20/26 for \$13,299.96
- **State of New York:** Check No. 74634645 Dated 02/19/2026 for \$1,681.68 (Refund from Argonaut Great General Central Insurance Company)
- **NYS DEC, Environmental Permits:** Emerald Green Property Owner’s Association Re: Permit for Freshwater Wetlands: Davies Lake Eff. 04/04/2026-12/31/2030
- **Office of Real Property Tax Services:** Letter RE: 2026 Tentative Special Franchise Full Values
- **Office of Real Property Tax Services:** Letter RE: 2026 Tentative Telecommunications Ceilings – Roll Section 6

AGENDA ITEMS:

1) SACKETT LAKE WASTEWATER TREATMENT PLANT: ESTABLISH DATE FOR REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES FOR DESIGN THROUGH CONSTRUCTION

The Following Resolution Was Duly Adopted: Res. No. 141 of the Year 2026.

Request for Qualifications (RFQ) for Construction Phase Engineering Services Design through Construction Phase Engineering Services RFQ#1-26 - Sackett Lake Wastewater Treatment Plant Upgrades and Improvements

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction during February 2026 with response due in March 2026 or as required to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. **Prepare and Issue the RFQ:** Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.
2. **Advertise the RFQ:** Advertise notice of the availability of the RFQ on the Town's Website and in the Town's newspaper of record the Sullivan County Democrat, the Times Herald Record and/or NYS Contract Reporter, specifying the deadline for submissions.
3. **Receive Submissions:** Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document. Statements will be accepted until 12:00 PM on March 27, 2026.
4. **Evaluate Submissions:** Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

Motion by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

Board Member	Yes	No	Abstain	Absent
Scott S. Mace, Supervisor	X	—	—	—
Melinda S. Meddaugh, Board Member	X	—	—	—
Richard L. Benjamin, Jr., Board Member	X	—	—	—
Ryan T. Schock, Board Member	X	—	—	—
John A. Pavese, Board Member	X	—	—	—

2) EMERALD GREEN WASTEWATER TREATMENT PLANT: ESTABLISH DATE FOR REQUEST FOR QUALIFICATION FOR ENGINEERING SERVICES FOR CONSTRUCTION

**The Following Resolution Was Duly Adopted: Res. No. 142 of the Year 2026.
Request for Qualifications (RFQ) for Construction Phase Engineering Services
RFQ# 2-26 - Emerald Green Wastewater Treatment Plant Upgrades**

WHEREAS, it is recommended that the Town Board resolve to authorize the Town Clerk to publish the legal notice for Request for Qualifications for professional services for design through construction during February 2026 with response due in March 2026 or as required to meet publication and funding agency requirements.

WHEREAS, it is necessary to solicit qualifications from interested persons and/or firms to ensure a fair and open competitive process, in accordance with all applicable state and local laws and procurement procedures;

WHEREAS, the Town of Thompson Town Board has determined that a Request for Qualifications is the appropriate method for procuring these services, and as required by NYS Funding Agency (e.g., NYSEFC) A/E Guidelines;

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, County of Sullivan, and State of New York, that the Town Supervisor and Town Clerk are hereby authorized and directed to:

1. Prepare and Issue the RFQ: Prepare the Request for Qualifications document in a form approved by the General Counsel and Town board conforming to NYSEFC Guidelines.

2. Advertise the RFQ: Advertise notice of the availability of the RFQ on the Town's Website and in the Town's newspaper of record the Sullivan County Democrat, the Times Herald Record and/or NYS Contract Reporter, specifying the deadline for submissions.

3. Receive Submissions: Receive qualification statements from potential vendors no later than the date and time specified in the RFQ document. Statements will be accepted until 12:00 PM on March 27, 2026.

4. Evaluate Submissions: Authorize the Town Board review of submitted qualifications and provide recommendations for the award of a contract, as per the procurement policy.

BE IT FURTHER RESOLVED, that the qualification criteria on file in the Office of the Town of Clerk shall be utilized in making said appointments and/or selections.

Motion by: Councilman Ryan T. Schock

Seconded by: Councilwoman Melinda S. Meddaugh

Board Member	Yes	No	Abstain	Absent
Scott S. Mace, Supervisor	X	—	—	—
Melinda S. Meddaugh, Board Member	X	—	—	—
Richard L. Benjamin, Jr., Board Member	X	—	—	—
Ryan T. Schock, Board Member	X	—	—	—
John A. Pavese, Board Member	X	—	—	—

**3) REVIEW & APPROVE: JK EXPEDITING - FRASER RESORT/GIBBER HOLDINGS
REVISED DEVELOPER'S AGREEMENT**

The Following Resolution Was Duly Adopted: Res. No. 143 of the Year 2026.

Resolved, that the Town Board hereby approves the revised Developer's Agreement between YJ Estates, LLC and the Town of Thompson for the Fraser Resort Project on Ranch Road in Thompsonville for site, restoration and infrastructure work. Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said agreement as presented. A fully executed copy will be filed in the Town Clerk's Office and available for review upon request.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

**4) EMERALD GREEN PHASE II UPGRADE, WIIA PROJECT # C3-5378-07-01:
DISBURSEMENT REQUEST #2-\$328,696.00**

The Following Resolution Was Duly Adopted: Res. No. 144 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Grant Disbursement Request Form in the amount of \$328,696.00 with the New York State Environmental Facilities Corp for the Emerald Green Wastewater Treatment Plant Project (Project No.: C3-5378-07-01) as disbursement request number 2 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the Grant Disbursement Request Form as presented.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

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

Nays 0

5) APPROVE REFUND OF INSPECTION FEES – BBIS AUTO AUCTION FOR \$24,684.88 RELATING TO CONSTRUCTION COSTS FOR PHASE 2 & PHASE 3
The Following Resolution Was Duly Adopted: Res. No. 145 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the refund of Inspection Fees in the amount of \$24,684.44 for construction costs relating to BBIS Auto Auction Phase 2 and Phase 3.

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

6) PARKS & RECREATION DEPT: PURCHASE REQUESTS

A) 2026 JOHN DEERE GATOR XUV 845M - \$22,742.00 (SOURCEWELL GROUNDS MAINTENANCE 112624-DAC)

The Following Resolution Was Duly Adopted: Res. No. 146 of the Year 2026.

Resolved that purchase request of Superintendent Glenn Somers for (1) new 2026 John Deere Gator XUV845M for a total cost of \$22,742.00 off Sourcewell Grounds Maintenance 112624-DAC for the Parks & Recreation Department hereby be approved.

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

B) ZERO TURN MOWER Z997M DIESEL NA - \$25,986.73 (SOURCEWELL GROUNDS MAINTENANCE 112624-DAC)

The Following Resolution Was Duly Adopted: Res. No. 147 of the Year 2026.

Resolved that purchase request of Superintendent Glenn Somers for (1) new Zero Turn Z997M Diesel NA for a total cost of \$25,986.73 off Sourcewell Grounds Maintenance 112624-DAC for the Parks & Recreation Department hereby be approved.

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

7) ROCK HILL FIRE DISTRICT RESOLUTION OF SUPPORT FOR GRANT FUNDING OF A NEW FIRE STATION

The Following Resolution Was Duly Adopted: Res. No. 148 of the Year 2026.

INSERT FROM MICHAEL MEDNICK

Moved by: Councilman Pavese Seconded by: Councilman Benjamin
Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin

Busy Bee Septic & Excavating, LLC.

\$5,175.00 Total Cost

Invoice # 46986095 – Wastewater Hauling for Benmosche Pump Station – (Emergency Purchase).

Moved by: Councilman Benjamin

Seconded by: Councilwoman Meddaugh

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

Nays 0

13) BILLS OVER \$5,000.00 – (B) WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 155 of the Year 2026.

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

MHE Engineering

\$10,000.00 Total Cost

Invoice # 25514 – Engineering Services for the Design of the Harris Sewer District Replacement Project – Benmoche & Racetrack Pump Stations.

Moved by: Councilman Schock

Seconded by: Councilwoman Meddaugh

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

Nays 0

13) BILLS OVER \$5,000.00 – (C) WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 156 of the Year 2026.

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

Delaware Engineering

\$49,950.00 Total Cost

Invoice # 24-3143-11 – Engineering Services through January 2026 on the Emerald Green WWTP Phase 2 Plant Upgrades Project.

Moved by: Councilman Pavese

Seconded by: Councilwoman Meddaugh

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

Nays 0

14) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

15) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 157 of the Year 2026.

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

¹ ATTACHMENT: ORDER BILLS PAID

There was no public comment given.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board entered into Executive Session at 8:02PM to discuss Personnel Matters.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

The Town Board returned from Executive Session at 8:10PM. There was no action taken.

ADJOURNMENT

On a motion made by Councilman Schock and seconded by Councilman Pavese the meeting was adjourned at 8:11PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:

Kelly M. Murran, Deputy Town Clerk

State of New York

REMITTANCE ADVICE for CHECK NO. 10899383

A C-1

NOTICE: To access remittance information on any one of your NYS payments, visit <https://esupplier.sfs.ny.gov/>

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
UCS02 Admin and General Support	212/428-2850	00164028	25-26 JCAP Grant APP #6747	02/18/26	2,000.00

GOV'T ENTITIES, VENDORS, NOT-FOR-PROFITS:

Non-Negotiable	Check Total	\$2,000.00
-----------------------	--------------------	------------

Go to <http://www.osc.state.ny.us/state-vendors> for Electronic Payments information

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

00105932

\$2,000.00

State of New York

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

FEBRUARY 27, 2026 UCS02

Check No. 10899383

29-55
213

KNOW YOUR ENDORSER

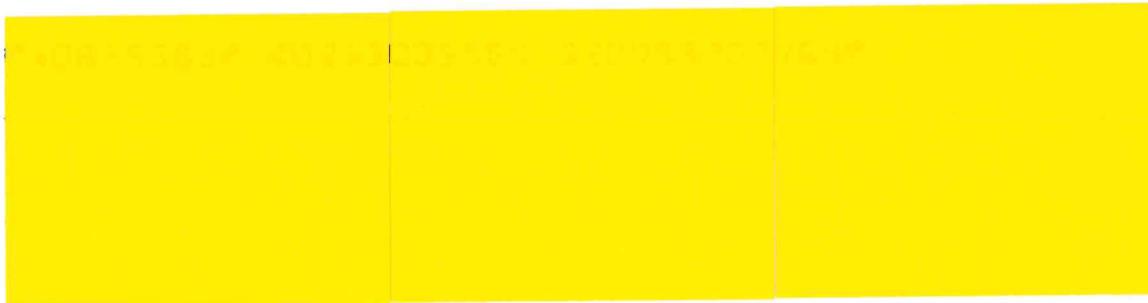
Pay to the Order of: **THOMPSON TOWN OF**

\$2,000.00

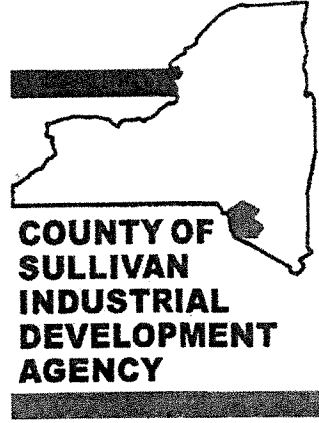
Thomas P. DiNapoli
 Thomas P. DiNapoli
 State Comptroller

KeyBank N.A.

Amanda Hiller
 Amanda Hiller
 Acting Commissioner, Taxation and Finance



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



February 27, 2026

Mr. Anthony J. Rein, Assessor
Town of Thompson
4052 Route 42
Monticello, NY 12701

Re: County of Sullivan Industrial Development Agency with Catskill Veterinary Services, PLLC and Catskill Vet. Properties LLC (Town of Thompson SBL# 32.-1-14.1)

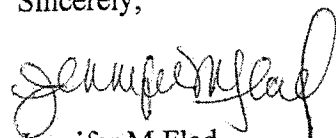
Dear Mr. Rein,

Enclosed please find the following items related to the above-referenced project located within the Town of Thompson:

- 1. Original RP-412-a Form with Attachment
- 2. Payment in Lieu of Taxation Agreement
- 3. Lease to Agency
- 4. Leaseback to Company

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

Sincerely,


Jennifer M Flad
Executive Director

enclosure

- cc: Nadia Rajs, Chairperson, Sullivan County Legislature (w/ enclosure)
- Scott S. Mace, Supervisor, Town of Thompson (w/ enclosure) ✓
- Matthew T. Evans, Ed.D., Superintendent, Monticello Central School (w/ enclosure)
- ec: Joshua Potosek, County Manager (w/ enclosure)
- Kathleen Lara, County Treasurer (w/ enclosure)
- Anna-Marie Novello, County Commissioner of Management & Budget (w/ enclosure)
- Elizabeth Terwilliger, Accountant/ Treasurer, Monticello Central School (w/ enclosure)

c. Municipal corporations to which payments will be made

	Yes	No
County <u>Sullivan</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City <u>Thompson</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village <u>Thompson N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
School District <u>Monticello</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Dr. Joseph D'Abbraccio
 Title Member, Catskill Vet. Properties LLC and Catskill Veterinary Services, PLLC
 Address 230 Rock Hill Dr., PO Box 465 Rock Hill, NY 12775

e. Is the IDA the owner of the property? Yes No (check one)
 If "No" identify owner and explain IDA rights or interest Telephone 845-796-5919
 in an attached statement. IDA leasehold interest. Please see attached Lease to Agency and Leaseback to Company.

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted:
 exemption _____ assessment roll year _____

7. A copy of this application, including all attachments, has been mailed or delivered on 2-27-20 (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Jennifer Flad, Executive Director _____ of _____
 Name Title
County of Sullivan Industrial Development Agency hereby certify that the information
 Organization
 on this application and accompanying papers constitutes a true statement of facts.

2-27-20
 Date

Jennifer Flad
 Signature

FOR USE BY ASSESSOR

1. Date application filed _____
2. Applicable taxable status date _____
- 3a. Agreement (or extract) date _____
- 3b. Projected exemption expiration (year) _____
4. Assessed valuation of parcel in first year of exemption \$ _____
5. Special assessments and special as valorem levies for which the parcel is liable:

 Date

 Assessor's signature

RP 412-a Attachment

County of Sullivan Industrial Development Agency SBL# 32.-1-1.

2. Occupant (if other than IDA)

Name:	Catskill Veterinary Services, PLLC
Street:	230 Rock Hill Drive, P.O. Box 465
City, State, Zip:	Rock Hill, NY 12775
Telephone No.	845-796-5919
Contact:	Dr. Joseph D'Abbraccio
Title:	Managing Member

Name:	Catskill Vet. Properties LLC
Street:	230 Rock Hill Drive, P.O. Box 465
City, stat	Rock Hill, NY 12775
Telephor	845-796-5919
Contact:	Dr. Joseph D'Abbraccio
Title:	Managing Member

February 27, 2026

Marilee Calhoun (Town of Thompson)

From: pam@michaelmednick.com
Sent: Monday, March 2, 2026 12:18 PM
To: jweyer@thompsonny.gov
Cc: michael@michaelmednick.com; SCOTT MACE; MARILEE J. CALHOUN
Subject: RE: Zoning Definitions - Local Law
Attachments: proposed Local Law for Definitions.pdf

Please see attached proposed Local Law No. ____ of 2026 regarding Definitions (Section 250.2).

PAM

PAM J. JONES

Law Offices of Michael B. Mednick

544 Broadway, Suite 4

Post Office Box 612

Monticello, New York 12701

Phone: (845) 794-5200

Fax: (845) 794-7784

E-Mail Address: pam@michaelmednick.com

NEVER WIRE FUNDS TO THIS OFFICE OR ANY OFFICE WITHOUT VERBAL VERIFICATION. WHENEVER YOU RECEIVE AN E-MAIL FROM THIS OFFICE CONTAINING ANY TYPE OF WIRE INSTRUCTIONS YOU MUST VERBALLY VERIFY THE WIRING INSTRUCTIONS WITH THIS OFFICE AND AMOUNT BEFORE SENDING ANY WIRES.

From: Mednick Law Office <michael@michaelmednick.com>

Sent: Friday, February 27, 2026 9:49 AM

To: pam@michaelmednick.com

Subject: FW: Zoning Definitions

From: Jill Weyer (Town of Thompson) [<mailto:jweyer@thompsonny.gov>]

Sent: Friday, February 6, 2026 1:38 PM

To: Michael Mednick Esq.

Cc: mmeddaugh@thompsonny.gov; supervisor@thompsonny.gov

Subject: Zoning Definitions

Hi Michael –

Here is a redlined version and a clean version of the proposed Definition changes. There are still more to address but those will be handled with the next phase of Zoning recommendations from the Comp Plan. If this looks good, would you please let us know what is needed to move forward with adopting these and updating the code.

Thanks,

Jill

Town of Thompson

Local Law No. _____ of the year 2026

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 250, Part I, Article II, entitled 'Terminology', Section 250.2 entitled 'Definitions'."

Be it enacted by the Town Board of the Town of Thompson

- A. Words used in the present tense include the future; the singular number includes the plural, and the plural the singular; the word "lot" indicates the word "plot". The term "occupied or "used" as applied to any building shall be construed as though followed by the words "or intended, arranged, or designed to be occupied or used."
- B. Unless otherwise expressly stated, the following terms shall, for the purpose of this Part I, have the meanings indicated:

ACCESSORY

A term applied to a building, structure or use clearly incidental or subordinate to and customarily in connection with the principal building or use on the same lot.

ADULT BOOKSTORE

Has as a substantial portion of its stock-in-trade any one or more of the following, to wit, books, magazines, periodicals or other printed matter which are characterized by an emphasis upon the depiction or description of sexual activities or sexual anatomical areas or photographs, films, motion pictures, videocassettes, slides or visual representations which are characterized by an emphasis upon the depiction or description of sexual activities or sexual anatomical areas. Such establishment is customarily not open to the public because it excludes minors by reason of age.

ADULT EATING OR DRINKING ESTABLISHMENT, ADULT ENTERTAINMENT CABARET or ADULT THEATER

An establishment that may include food and/or beverage that regularly features any one or more of the following, to wit, live performances which are characterized by an emphasis on sexual anatomical areas or sexual activities or films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by an emphasis upon the depiction or description of sexual activities or sexual anatomical areas or employees who, as part of their employment, regularly expose to patrons sexual anatomical areas, and which establishments are customarily not open to the public because they exclude minors by reason of age.

ADULT ESTABLISHMENT

A commercial establishment where a substantial portion of the establishment includes an adult bookstore, adult eating or drinking establishment, adult theater or other adult commercial establishment, or any combination thereof, as defined herein.

ADULT USE

Any person involved in the dissemination of material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, including but not limited to adult bookstores, adult theaters and adult entertainment cabarets.

AGRICULTURAL BUILDING

As defined by the New York State Uniform Fire Prevention and Building Code, currently, and as same may be hereafter amended.

AGRICULTURAL DATA STATEMENT

A state required form identifying farm operations within a certified agricultural district located within five hundred feet of the boundary of property upon which an action requiring municipal review and approval by the planning board, zoning board of appeals or town board pursuant to Article 16 of New York State Town Law.

AGRICULTURAL DISTRICT, STATE DESIGNATED

The official Agricultural District recognized by the County of Sullivan and the New York State Department of Agriculture and Markets under Article 25-AA of the New York State Agricultural and Markets Law.

AGRICULTURAL TOURISM or AGRITOURISM

Activities conducted by a farmer, on-farm for the enjoyment and/or education of the public, which primarily promote the sale, marketing, production, harvesting or use of the products of the farm and enhance the public's understanding and awareness of farming and farm life. Guidelines for determining what qualifies as agricultural tourism/agritourism are also informed by resources published by the New York State Department of Agriculture and Markets, including their farm market guidance document.

AGRICULTURAL OPERATION

Any land, buildings, equipment, processing and handling facilities, and practices used in the production, preparation and marketing of crops, nursery stock, livestock and livestock products as a commercial enterprise as defined in 6 NYCRR Article 25-AA Section 301. Such farm operation may consist of one or more parcels of owned or rented land, which parcels may be contiguous or noncontiguous to each other.

AIRPORT or HELIPORT

Any area of land which is used or intended for use for the landing and taking off of aircraft; also any appurtenant areas which are used or intended for this use or other airport buildings and facilities.

ALTERATION

A change or rearrangement in the structural parts of a building or an enlargement, whether by extending to a side or by increasing the height.

ANIMAL HOSPITAL or VETERINARY CLINIC

Any building used or portion thereof designed or used for the medical or surgical care, observation or treatment of animals, including indoor boarding of such animals in the connection with and accessory to the primary medical or surgical care. [Added 9-6-2016 by L.L. No. 4-2016]

ANIMAL KENNEL

Any place where more than five animals, over six months old, are harbored, boarded, bred and/or offered for sale. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. D)]

ASSISTED LIVING

A residential facility of three or more dwelling units providing living quarters restricted to individuals who require access to services but not daily nursing or medical intervention. Incidental uses and/or services may include protective supervision, personal care, social and recreational services, assistance with medical requirements, laundry and transportation service, private or common kitchens/dining facilities, as long as such services are provided to residents only. [Added 5-15-2012 by L.L. No. 8-2012]

BANNER

A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations or ornamentations applied to paper, plastic or fabric of any kind, excluding flags and insignia of any government entity.

BASEMENT

The portion of a building that is partially underground which has more than 1/2 of its interior height, measured from floor to ceiling, above the average finished grade of the ground adjoining the building. A basement shall be considered in determining the permissible number of stories in a building and as a conditioned space for living.

BED-AND-BREAKFAST

A home occupation involving the rental of no more than six bedrooms as transient accommodations with no full service restaurant facilities and with no more than one nonresident employee.

BILLBOARD

A sign advertising products or uses not made, sold, used or served on the premises displaying such sign.

BUFFER AREA

The ground area of a lot, which shall be left in its natural state or planted, as may be required by the Planning Board. Parking, loading and storage is not allowed in a buffer area.

BUILDING

A structure wholly or partially enclosed within exterior walls and a roof, affording shelter to persons, animals or property.

BUILDING AREA

The total area of a lot covered by all buildings except for patios and similar appurtenances.

BUILDING, PRINCIPAL

A building in which is conducted the main or principal use of the lot on which said building is situated.

BULK

The size and shape of buildings, structures and nonbuilding uses; and the physical relationship of the exterior walls or construction or their location to plot lines and other buildings or structures or other walls or construction of the same building or structure; and all open spaces required in connection with a building or structure. Bulk regulations include, but are not limited to, regulations dealing with lot area, lot area per dwelling unit, frontage, width, height, depth, required yards, courts, usable open space and the length of buildings in a row.

BULLETIN BOARD

Any sign erected by a charitable, educational or religious institution or quasi-public or public body, which is erected upon the same property as said institution for purposes of announcing events which are held on the premises.

BUNGALOW COLONY

A group of seasonal dwellings, excluding mobile homes as defined in this Part 1, including rental office and recreational facilities serving the residents of such dwellings.

BUSINESS

Any commercial enterprise, association or arrangement for profit.

BUS STATION

A designated place or location a bus or coach starts or ends its scheduled route. It shall contain appropriate parking for passengers and may contain a building or structure as an office and/or waiting area for passengers. [Added 4-6-2010 by L.L. No. 3-2010]

CABIN/ BUNKHOUSE CAMP [Added 1-21-2020 by L.L. No. 3-2020]

- (1) A sleeping quarter which:
 - (a) Has a sleeping capacity of fewer than 25 occupants per room, with a total combined sleeping room floor area of 1,200 square feet or less for each sleeping room;
 - (b) Is one story;
 - (c) Is used and occupied only between May 1 and October 31;
 - (d) Has no cooking facilities, no heating systems, and no solid fuel heating or burning systems;
 - (e) Has only sleeping rooms (including the necessary area for storing occupant belongings) and bathrooms;
 - (f) Has no interior corridors or separate common area rooms;
 - (g) Has at least two exits per sleeping room which are remote from each other and which discharge directly to the building's exterior;

- (h) Has exit doors that open in the direction of, and are nonlocking against, egress; and
- (i) Has smoke alarms in each sleeping room that are interconnected such that the activation of one alarm will activate all of the alarms in the cabin.

(2) In sleeping quarters housing more than four persons, 40 square feet of floor area per occupant shall be provided, when single beds are provided. When double-deck bunk beds are provided, 30 square feet of floor area shall be provided for each occupant. Floor area includes space within the occupied structure to accommodate: the bed, storage for personal belongings, aisles and exit ways, and associated assembly space. Space for toilets, lavatories and showers shall not be used to calculate a sleeping quarter's floor space.

CABIN, HUNTING OR FISHING

A structure designed for seasonal occupancy.

CAMP, DAY

One or more buildings and structures that may include a cafeteria and recreational facilities together with the lot or tract of land appertaining thereto, established or maintained for temporary, summer seasonal occupancy during the period or part of the period from May 1 to October 31 in any year for the daytime supervision of children. The principal use shall be for the daily occupancy of children between the ages of four and 18. Day camps do not provide overnight accommodations. A day camp shall not include temporary or permanent shelters, buildings, or structures designed for use or occupancy by family members of the children who are attending the summer camp, or employees who work there. No building or structure within the day camp shall have a kitchen facility, with the exception of the communal kitchen/dining room, the owner's dwelling, and the caretaker's dwelling. [Amended 1-21-2020 by L.L. No. 3-2020]

CAMPER

A registered vehicle designed for temporary living purposes and is not provided with water and sewer connection suitable for year-round use.

CAMPGROUND

An area of land prepared to be used for two or more temporary residences, including motor vehicles, trailers, tents, boats or sleeping bags.

CAMP, SLEEP-AWAY

A site for recreation or instruction on a seasonal basis within the approximate time period of May 1 to October 31 offering access to recreational or educational facilities, which includes any or all of the following features: buildings or structures that are designed for warm weather, seasonal use, including cabins, bunkhouses, cafeterias, gymnasiums, community centers, administration buildings, and similar structures designed for use by camp attendees; ballfields, basketball courts, tennis courts, running tracks, swimming pools, horseback riding facilities, hiking or riding trails and similar recreational and/or educational facilities. The occupants of a summer camp shall be limited to the owner and his/her immediate family, the caretaker and his/her immediate family, and staff. A sleep-away camp shall not include temporary or permanent

shelters, buildings, or structures designed for use or occupancy by family members of the children who are attending the summer camp, or families of staff who work there except for the up to five maximum dwellings allowed for essential staff. No building or structure within the sleep-away camp shall have a kitchen facility, with the exception of the communal kitchen/dining room, the owner's dwelling, the caretaker's dwelling, and up to a maximum of five additional essential staff dwellings. **[Added 1-21-2020 by L.L. No. 3-2020]**

CAR WASH

An establishment for the washing and detailing of motor vehicles as a principal use. **[Added 1-21-2020 by L.L. No. 2-2020]**

CEMETERY

Land used or dedicated to the burial of human or animal remains, excluding crematories, mausoleums, columbariums and funeral homes,

CERTIFICATE OF OCCUPANCY

An official document issued by the officers and employees of the Building Department of the Town which reflects that the premises therein named and identified complied, to the best of the officer's or employee's knowledge, to the provisions of the Town's Zoning Law and Building Code, and such certificate of occupancy shall list thereon the use of the premises for which said certificate is issued. Any further modifications, be they structural or use, after the issuance of the initial certificate of occupancy, shall require, subject to the provisions of this Part 1, a further certificate of occupancy.

CHANGEABLE-COPY SIGN

A sign on which the message copy can be changed through use of attachable letters and numerals or by electronic switching of lamps or illuminated tubes.

CLUB

An organization catering exclusively to members and their guests, including premises and buildings for social, recreational, service or athletic purposes which are not conducted primarily for gain, provided that there are no vending stands, merchandising or commercial activities except as required generally for the membership and purpose of such club.

CLUBHOUSE or LODGE

A building or land area used by a membership organization for social or recreational purposes, typically as part of a residential development and incidental office space for the organization and property management.

CLUSTER DEVELOPMENT

A tract of land designed for more than two dwelling units, either attached, detached homes or apartments and providing common space from lands gained by reducing lot sizes below the minimum provided by this Part 1. Said open space shall be integrated throughout the development and made available for the use of the residents thereon.

COLLEGE/UNIVERSITY

An educational institution authorized by the state to award associate, baccalaureate, or higher degrees. See "school." [Added 1-21-2020 by L.L. No. 2-2020]

COMMERCIAL RECREATION

Facilities or equipment, exclusive of government facilities, for purposes of participant or spectator recreation or entertainment, and utilized by the public for a fee. Examples include, but are not limited to, arcades, cinemas, theaters, amusement parks, bowling alleys, billiard parlors, pool rooms, dance halls, ice/roller rinks, golf courses, driving ranges, miniature golf courses, ski hills and tennis/racquetball courts. [Added 1-21-2020 by L.L. No. 2-2020]

COMMON OPEN SPACE AREA

One or more areas of land or water within a development or planned unit development designed or intended for the use and enjoyment of the residents therein. Such areas may contain complementary structures and improvements for active or passive recreational pursuits as are necessary and appropriate for the benefit and enjoyment of the residents of the development.

CONDOMINIUM

The individual ownership in fee simple of a dwelling unit in a group of residential structures coupled with ownership if an undivided interest in the land and all other parts of the structure held in common with all other owners of such dwellings.

COURT

An unobstructed open area bounded on three or more sides by the walls of a building or buildings.

COURT, INNER

A court which is closed on all four sides, thereby not extending to a street, driveway, parking lot or required yard.

COURT, OUTER

A court which is open on one side, thereby extending to a street, driveway, parking lot or required yard.

DAY-CARE CENTER

A facility licensed by the New York State Department of Social Services pursuant to § 390 of the Social Services Law. A day-care center program provides for more than three hours and less than 24 hours per day of care away from the child's home by an individual, association, corporation, institution or agency for seven or more children. A day-care center shall not include any of the following: a day-camp; an after-school program operated for the primary purpose of religious education; or a facility operated by a public school district.

DENSITY

The number of dwelling units per acre of the site, exclusive of underwater lands, wetlands, rights-of-way or easements.

DIRECTORY/ANNOUNCEMENT SIGN

A sign that lists the names of two or more establishments, persons or agencies which exist on a premises and is located in a place or location common to all; it may consist of several components.

DISSEMINATION

The transfer of possession, custody, control or ownership of or the exhibition or presentation of any performance to a customer, member of the public or business invitee of any material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas.

DISTRIBUTION CENTER

An area and building where trucks load and unload cargo and freight, and where the cargo and freight may be transferred to other vehicles or modes of transportation. Multiple components including, storage facilities, warehouses, trucking terminals and service, that are incidental to the principal use, may also be part of a distribution center. [Added 1-21-2020 by L.L. No. 2-2020]

DOMESTIC ANIMALS

Any domesticated sheep, horse, cattle, fallow deer, red deer, sika deer or whitetail deer which is raised under license from the New York State DEC, llama, goat, swine, fowl, duck, goose, swan, turkey, confined domestic hare or rabbit, pheasant or other bird which is raised in confinement under license from the New York State DEC before release from captivity, except that the varieties of fowl commonly used for cockfights shall not be considered domestic animals for the purposes of this article.

DORMITORY

An accessory building, or part of a building to a school, containing private or semi-private units which open to a common hallway, which units are sleeping quarters for administrative staff, faculty, or students, along with bathroom, dining, cooking, laundry, lounge and recreation facilities, as required. Dormitory units shall not contain separate cooking, dining or housekeeping facilities, except that one dwelling unit with complete housekeeping facilities may be provided for use of a superintendent or supervising staff for every 50 dormitory units, or major part thereof. Single-family, two-family and/or other multiple residential facilities, other than that described above, are not to be considered as dormitories. Private units may be occupied by no more than one person and semiprivate units by no more than four persons. A dormitory unit shall provide a minimum of 50 square feet per occupant. [Added 1-21-2020 by L.L. No. 3-2020]

DUMP

An unpermitted parcel of land or part thereof used primarily for the disposal, by abandonment, dumping, burial, burning, or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof or waste material of any kind.

DUPLEX

A building designed for or occupied exclusively by two families living independently from each other.

DWELLING

A building designed or used as the living quarters for one or more families. The term "dwelling" shall include seasonal homes and mobile homes, provided that they meet all of the requirements of this Part 1, the New York State Building Code and all other regulations, ordinances or local laws applicable to dwellings.

DWELLING, ATTACHED

A series of attached one-family dwelling units, each unit located on its own individual lot.

DWELLING, MULTI-UNIT

A building or portion thereof containing more than two dwelling units, either attached homes or apartments.

DWELLING, ONE-UNIT

A detached building containing one unit only.

DWELLING, TWO-UNIT

A detached building containing two dwelling units only.

DWELLING UNIT

A building or entirely self-contained portion thereof containing housekeeping facilities for only one family, including any domestic servants employed on the premises, and having no enclosed space (other than vestibules, entrance or other hallways or porches) or cooking or sanitary facilities in common with any other dwelling unit. A, dormitory, hotel, motel, nursing home or other similar structure shall not be deemed to constitute a dwelling unit.

EATING AND DRINKING ESTABLISHMENT

Any establishment whose principal business is the sale of foods and/or beverages to the customer in a ready-to-consume state.

ENGINEER

A professional engineer licensed to practice in the State of New York.

FACILITY

A structure or place which is built, installed, or established to serve a particular purpose

FARMWORKER HOUSING

Residential accommodations provided by an agricultural employer for seasonal, migrant, or year-round farmworkers, including H-2A guest workers, that are used for living and sleeping purposes and must comply with applicable New York State health, safety, building standards and the guidelines for Review of Local Laws Affecting Farm Worker Housing established by NYS Department of Agriculture and Markets.

FLEX SPACE

A building providing its occupants the flexibility of utilizing the space, such as a configuration allowing a changeable amount of office or showroom space in combination with manufacturing, laboratory, warehouse distribution, etc. [Added 6-2-2015 by L.L. No. 2-2015]

FLOOD or FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of streams, rivers or other inland areas of water, or abnormally high-rising lake waters resulting from severe storms or hurricanes.

FLOODPLAIN, 100-YEAR

A riverine or lacustrine fringe area subject to flooding with a frequency of up to one occurrence in 100 years, as defined on a map prepared by the Federal Emergency Management Agency on February 18, 2011. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

FLOODPROOFING

Any combination of structural and nonstructural additions, changes or adjustments to properties and structures, which reduce or eliminate flood damage to lands, water and sanitary facilities, structures and contents of buildings.

FLOODWAY

The channel of a river or other watercourse and the adjacent land areas required to carry and discharge a flood of any given magnitude.

FLOOR AREA

(1) The sum of the gross horizontal area of every floor of a building, measured from the exterior faces of the exterior walls, or from the center line of party walls separating the two units, including:

- (a) Basement space.
- (b) Attic space, whether or not a floor has been laid, in which there is a structural headroom of 7 1/2 feet or more.

(2) However, floor area does not include:

- (a) A cellar space (except that cellar space within a commercial or industrial building shall be included for the purpose of calculating the required off-street loading berth).
- (b) Terraces, unroofed open porches and steps.
- (c) Partially or fully enclosed off-street parking and loading berths.

FLOOR AREA, LIVABLE

See "floor area."

FLOOR AREA RATIO

The net floor area of all buildings divided by the net lot area.

FORESTRY

The operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or the performing of forest services. [Added 1-21-2020 by L.L. No. 2-2020]

FUNERAL HOME

A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation. Funeral homes do not include crematories. [Added 1-21-2020 by L.L. No. 2-2020]

GARAGE, PARKING

A building or structure where people can leave their motor vehicles. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

GARAGE, PRIVATE

An enclosed space for the storage of one or more motor vehicles, provided that no business, occupation or service is conducted for profit therein nor space therein for more than one car is leased to a nonresident of the premises.

GARAGE, PUBLIC

Any garage other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, adjusting or equipping of automobiles or other motor vehicles.

GARDEN HOUSE

A greenhouse.

GASOLINE FILLING STATION

Any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline, oil and other fuel for the propulsion of motor vehicles. A gasoline filling station may contain a convenience retail store as an accessory use. [Amended 1-21-2020 by L.L. No. 2-2020]

GREENHOUSE

An enclosed structure of permanent or temporary nature (including high tunnels) used primarily for cultivation, propagation or production of agricultural commodities and crops such as vegetables, fruits, plants and flowers.

GROSS LIVABLE AREA (GLA)

(1) The sum of the horizontal area of every floor of a building designed for tenant occupancy and exclusive use, measured from the exterior faces of the exterior walls and from the center line of party walls separating the two units, including:

- (a) Basement space.
- (b) Mezzanine space.
- (c) Upper floor area.

(2) However, gross leasable area does not include public or common areas, such as public toilets, corridors, stairwells, elevators, machine and equipment rooms, lobbies or mall areas, whether open or closed.

GOVERNMENT BUILDING

A building owned or used by a municipal corporation

HABITABLE FLOOR AREA

The sum of the cross horizontal area of the floor or floors of a dwelling unit as measured from the interior walls of all rooms. Floor space shared in common with other dwelling units or used for storage purposes or in the operation or maintenance of the building shall not be included in computing floor area.

HEIGHT

The vertical distance measured from the average elevation of the finished grade along the side of the structure fronting on the nearest street to the highest point of such structure.

HOME OCCUPATION

Any gainful occupation conducted within a dwelling exclusively by the residents thereof, clearly secondary to the use of the dwelling for living purposes and that does not change the character of the structure as a residence or the surrounding neighborhood. Said activity shall not occupy more than 40% of the ground floor area of the dwelling, if so used, and shall not involve more than two nonresidential employees. Permissible home occupations include, but are not limited to, the following: art studio, dressmaking, office of a clergyman, lawyer, architect, engineer, chiropractor or accountant, with usage limited to two clients at any time; teaching, with musical, dancing or other instruction limited to one pupil at a time. However, home occupations shall not be construed to include uses such as the following: clinic or hospital, offices of a medical doctor or dentist (with the exception of a chiropractor), barbershop or beauty parlor, real estate office, restaurant, animal hospital or animal kennel. [Amended 4-17-2012 by L.L. No. 4-2012; at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

HOSPITAL

An institution providing health services, primarily for inpatients, and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities and staff offices.

HOTEL

A building in which lodging is provided and offered to the general public for compensation and in which ingress and egress to and from all rooms are made through an inside lobby or office, supervised by a person in charge at all hours.

INCOME

A family's total gross income from all sources, plus 10% of all assets, excluding personal property.

INDUSTRIAL ESTABLISHMENT

See "manufacturing establishment."

INSTITUTION

A nonprofit corporation, or nonprofit establishment for public use.

JUNKYARD

A permitted area of land, including buildings thereon, which is primarily for the temporary collecting, storage and sale of wastepaper, rags, scrap metal or discarded material, or for the collecting, dismantling, storage or salvaging of machinery or vehicles not in running condition and for the sale of parts thereof. Two or more motor vehicles stored outside without current, valid registration for a period of 60 days shall constitute a junkyard, except a licensed motor vehicle dealer may have more than two vehicles so long as not more than two of such vehicles are inoperable.

KENNEL

See "animal kennel." [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

LABORATORY

A building or part of a building devoted to the testing and analysis of any products or biological samples. No manufacturing is conducted on the premises, except for experimental or testing purposes. [Amended 1-21-2020 by L.L. No. 2-2020]

LIBRARY

A place containing books, newspapers, periodicals, and/or audio-visual materials for reading, viewing, study, and research. [Added 1-21-2020 by L.L. No. 2-2020]

LIGHT MANUFACTURING

Manufacturing activity where all processing, fabricating, assembly, or disassembly of items takes places wholly within an enclosed building, utilizing materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, fashion accessories and jewelry, household items and decor, instruments, consumer electronics, medical equipment, and pharmaceutical and cosmetic products. [Added 6-2-2015 by L.L. No. 2-2015]

LIVESTOCK

Animals bred and raised for food or kept for productive purposes including cattle, sheep, hogs, goats, horses, poultry, ratites (such as ostriches, emus, rheas and kiwis), farmed deer, farmed buffalo, fur-bearing and wool-bearing animals (such as alpacas and llamas).

LOADING SPACE

An exterior off-street space available for the loading or unloading of goods and having direct usable access to a street.

LOCAL LAW

The Zoning Local Law of the Town of Thompson, New York, including all amendments to said Zoning Local law and all local laws amending said Zoning Local Law.

LOT

A parcel or portion of land separated from other parcels or portions for purpose of sale, lease or separate use by means of a description as indicated by a subdivision plat, a recorded map or deed or by metes and bounds or separated by a public street or railroad right-of-way. Two or more nonconforming contiguous lots under the same ownership shall be considered as one lot whether or not this combination creates a conforming lot.

LOT AREA

The total area of a lot as computed from a survey by a licensed surveyor or as calculated by multiplying the average distance between side lot lines measured along the street line and the rear lot line, by the average distance between the street line and the rear lot line measured along the side lot lines.

LOT, CORNER

A lot at the junction of and fronting on two or more intersecting streets.

LOT COVERAGE

The percentage of the area of the lot covered by a building or buildings.

LOT DEPTH

The minimum distance from the street line of a lot to the rear lot line of such lot.

LOT LINE

Any boundary of a lot other than a street line.

LOT LINE, FRONT

The lot line coinciding with the right-of-way or street line of a public or private road providing access to the lot.

LOT LINE, REAR

The lot line generally opposite the street line.

LOT LINE, SIDE

Any lot line that is not a front lot line or a rear lot line.

LOT WIDTH

The distance between side lot lines measured at the required minimum yard depth or at a point of the principal structure closest to the front lot line measured along a line parallel to a line connecting the end points of the front lot line.

MANUFACTURED HOME

A structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term does not include a recreational vehicle.

MANUFACTURING

Any process whereby the nature, size or shape of articles or raw materials are changed, or where articles are assembled or packaged in quantity.

MIXED-USE DEVELOPMENT

A mixed-use development (MUD) is a unified project, with a minimum gross lot area of 10 acres, and is permitted as a special use in the East Broadway Gateway District (EBG), and is designed in accordance with the special permit design standards of § **250-60G** and the subdivision standards of Chapter **255**. The developed portion of a MUD consists of a mix of residential uses including one-family and two-family dwellings and compatible commercial, office and service uses. Any nonresidential use permitted in the EBG Districts, which is scaled to serve the day-to-day needs of the MUD residents as well as the larger community, may be included in a MUD. It is designed to encourage walking, reduce automobile trips, and prevent commercial strip development. A MUD permits flexibility of design and layout to protect environmental resources and create attractive places for people to work, live, and congregate. A minimum of 30% and a maximum of 45% of the total floor area of all buildings in any MUD shall be devoted to nonresidential uses. [Added 1-21-2020 by L.L. No. 2-2020]

MOBILE HOME

Manufactured homes built prior to June 15, 1976. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. I)]

MOBILE HOME PARK

An area of land under single ownership which has been planned and improved for the placement of two or more mobile homes for nontransient dwelling purposes.

MOBILE HOME SALES LOT

Any area of land upon which mobile homes/manufactured homes are placed for purposes of sale or display.

MODULAR HOME

A factory-built dwelling without a chassis or running gear constructed and installed in accordance with the regulations of the New York State Building Code.

MOTEL

Any establishment consisting of a building or group of buildings providing living or sleeping accommodations with individual bathrooms, and designed for use by transient automobile travelers.

MOTOR VEHICLE RENTAL/LEASING ESTABLISHMENT

An establishment engaged in the short-term rental or long-term leasing of passenger cars, vans or trucks without drivers.

MOTOR VEHICLE SALES

A premises, including open area and showrooms enclosed within a building used for the display or sale of new or used motor vehicles, provided that such establishment is a franchised dealer or a factory-owned dealership.

MOTOR VEHICLE SERVICE STATION/GARAGE

A building or lot or part thereof where refueling and related services, including washing or motor vehicles, are offered for gain, but not including the storing, holding or display of the same for sale, resale, lease or retail except as to the holding of a vehicle for not more than 60 days for insurance appraisal purposes covering property damage claims, and except as to the holding of a vehicle for the required period to perfect or protect a garageman's lien pursuant to statute.

MUSEUM

A building in which objects of historical, scientific, artistic, or cultural interest are stored and exhibited. [Added 1-21-2020 by L.L. No. 2-2020]

NET FLOOR AREA

All occupiable area within the perimeter walls of each space, excluding common area, floor openings, stairs, elevator shafts, flues, pipe shafts, vertical ducts, columns, balconies, mechanical spaces, outdoor sales areas, cooking spaces, incinerating area, janitorial closets, electrical closets, washrooms, exiting and service corridors, storage, offices and such areas not available for the sale of merchandise or service. "Net floor area" shall include outdoor sales and permanent kiosk areas.

NONCONFORMING BUILDING OR USE

A building or use that does not conform to the regulations prescribed for the district in which it is situated.

NONCONFORMING BULK

The part of the building, structure or nonbuilding use which does not conform to one or more of the applicable bulk regulations of this chapter.

NURSERY

A business that involves the growing, cultivation, storage and sale of garden plants, flowers, trees, shrubs and fertilizers, as well as the sale of garden tools and similar accessory and ancillary products, to the general public.

NURSERY SCHOOL

An instructional facility for preschool children, usually between ages three and five, providing care for less than three hours a day. Schools may hold two sessions daily.

NURSING HOME

A home for the aged, where chronically ill or incurable persons are received, kept or provided with food, shelter and care for compensation, but not including hospitals, clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

OFFICE, BUSINESS

A building wherein business sales, service and professional activities are conducted, which activities may include but are not limited to administrative and executive functions, but shall exclude any retail stores, manufacturing and processing. Offices for medical and dental clinics are permitted subject to adherence to the minimum provisions applicable to said use as provided by this chapter.

OFF-STREET PARKING AREA OR SPACE

An area of a lot separated from a street and available for the parking of one or more motor vehicles, having direct access to a street or alley. Each parking space shall provide at least two feet of clearance on all sides of any vehicle to be parked.

OUTDOOR SALES

The sale of merchandise or food conducted outside of a building, on either a temporary or a permanent basis, but excluding garage sales when conducted by the occupant of a residential property no more than two days per year and the sale of farm or garden produce, when conducted as an accessory use as provided in Article IV of this Part 1.

OUTDOOR VENDING MACHINES

Any unattended self-service device that upon receipt of currency, or other means, dispenses anything of value without an attendant and is located outside of a building.

PAINTED WALL DECORATIONS

Displays painted directly on a wall and designed and intended as a decorative or ornamental feature and providing no advertising of any kind.

PAINTED WALL HIGHLIGHTS

Painted areas which highlight a building's architectural or structural features.

PARKING SPACE

An off-street space available for the parking of one licensed motor vehicle on a transient basis and having direct usable access to a street.

PARK

A protected area in public ownership that is set aside for recreation and enjoyment. It may or may not have developed recreational facilities such as playgrounds, tennis courts, baseball fields, picnic areas and/or bath facilities. Public recreational facilities shall not include commercial recreation facilities.

PERSON

A natural person and any corporation, partnership, association, limited liability company or limited liability partnership or any other entity and, where applicable, any principal or agent of the same and any governmental entity other than the Town.

PERSONAL SERVICE SHOP

An establishment which provides work done or duties performed for the general public, such as a barbershop, beauty parlor, tailor shop, dressmaker shop, shoe repair shop, etc. See also "Service Shop".

PET

Any domestic animal that is kept or treated with affection and may properly and safely be permitted within a dwelling unit.

PETTING ZOO

A commercial establishment where a collection of animals is kept for the express purpose of viewing, touching, holding and petting by patrons and visitors.

PHILANTHROPIC INSTITUTION

An institution which is charitable, benevolent, generous and humane; one that is interested in the general human welfare, especially through gifts to charities and endowments for human advancement.

PLACE OF WORSHIP

A building or structure used for people to gather for religious services or practices, including administrative rooms accessory thereto.

PLANNED BUSINESS PARK

A tract of land that may provide for more than one type of commercial use, which is designed to be developed and maintained, through covenants and restrictions that run with the land, as a unit in order to provide for quiet, clean, well-maintained professional, administrative, research and design uses.

PLANNED RESORT DEVELOPMENT

A tract of land having various commercial, retail, lodging, entertainment and recreational facilities and complementary one-family dwellings and multifamily dwellings through comprehensive planning and maximum flexibility of design.

PLANNED UNIT DEVELOPMENT

A tract of land which may provide more than one type of residential land use and ancillary or commercial use and designed to be maintained and operated as a unit, in single ownership or control, and sharing certain facilities in common, such as open space, yards, off-street parking and recreation facilities.

PLANNING BOARD

The Planning Board of the Town of Thompson.

POULTRY

Domestic fowl, which shall include but not be limited to chickens, turkeys, ducks, geese, pigeons, pheasant and guinea hens.

PUBLIC SEWER

Sewage disposal systems accepted by the Town Board as meeting the standards required for municipal operations and operated by the Town of Thompson. A district must be formed and accepted by the Town Board.

PUBLIC UTILITY

Any corporation, authority, or other entity that provides electric, telephone, cable television, or other service, including telecommunications service, to the residents of the Town of Thompson.

PUBLIC WATER

Water supply systems accepted by the Town Board as meeting the standards required for municipal operations by the Town of Thompson. A district must be formed and accepted by the Town Board.

QUARRY or QUARRYING OPERATIONS

Any place where stone, sand, gravel, minerals or other natural material, except topsoil, is removed for the purpose of sale or any other commercial purpose other than such as may be incidental to excavating or regrading in connection with or in anticipation of building or landscaping on a lot.

RECREATIONAL VEHICLE

A vehicle which is: A. Built on a single chassis; B. Four hundred square feet or less when measured at the largest horizontal projections; C. Designed to be self-propelled or permanently towable by a light-duty truck; and D. Not designed primarily for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

RESEARCH FACILITY

A facility which conducts studies and investigations in a particular field of knowledge, which is undertaken to establish facts or principles.

RESIDENCE

A building or part thereof which contains one or more dwelling units for permanent occupancy, but not including dormitory, group housing, motel, hotel or bungalow colony.

RETAIL SHOP

A use devoted exclusively to the retail sale of commodities directly to consumers.

ROOM, HABITABLE

(1) A living room (as specified in § 4 of the New York State Multiple Dwelling Law) within a dwelling unit, except that, for the purpose of determining lot area, requirements for a habitable room shall not include any of the following:

- (a) Kitchen.
- (b) Foyers, bathrooms, toilets, public or private halls, corridors or passageways.
- (c) Dining alcoves, dinettes or other dining spaces (without limit as to size) when not separated by walls or doors from other habitable rooms, or cooking spaces.

(2) As a guide, an efficiency apartment contains one habitable room, a one-bedroom apartment contains two habitable rooms; a two-bedroom apartment contains three habitable rooms; and a three-bedroom apartment contains four habitable rooms.

SALVAGE YARD

The collection, storage, dumping, disassembling, dismantling, salvaging, sorting or otherwise handling or arranging for sale or resale for profit, the storage or disposal of any secondhand or used property of whatever material it may be composed, whether of wood, paper, cloth, cardboard, plastic, metal, stone or concrete.

SCHOOL

Any public or private school under the jurisdiction of the Commissioner of Education of the State of New York; any parochial school operated and maintained by any religious corporation *authorized* to perform its corporate functions in the State of New York; or any school chartered by the Board of Regents of the University of the State of New York. [Amended 1-21-2020 by L.L. No. 3-2020]

SCREENING

The blocking, shielding or concealment of views, vistas and noise through a proper and well-designed scheme of planting trees, shrubs, hedges or vines, or the installation of a fence approved by the Planning Board.

SELF STORAGE

A public facility for the storage of household and business belongings in separate, individual, secure compartments or rooms.

SERVICE SHOP

An establishment which provides work done or duties performed for others, such as maintenance, installation, repairs, etc., that are provided by a dealer. See also "personal service shop."

SEXUAL ACTIVITIES

For purpose of defining "adult establishment," sexual activities include, but are not limited to, depictions of human genitals in the state of sexual stimulation or arousal or actual or simulated acts of human sexual activities, such as sexual intercourse or sodomy or fondling or other erotic touching of human genitals, pubic regions, buttocks, anus or female breasts.

SEXUAL ANATOMICAL AREAS

For purpose of defining "adult establishment," sexual anatomical areas are less than completely and opaquely concealed human genitals or pubic regions, human buttocks, anus or female breasts below a point immediately above the top of the areola or human male genitals in a discernibly turgid state, even if completely and opaquely concealed.

SHED

An accessory structure or building used primarily for storage purposes.

SHOPPING CENTER

A group of commercial establishments planned, constructed and managed as a total entity, consisting of four or more separate commercial establishments or 25,000 square feet or more of floor area, with customer and employee parking provided on site, regardless of whether said establishments occupy separate structures.

SIGN

Any letter, word, model, banner, pennant, insignia, device or representation used as or which is in the nature of an advertisement, attraction or directive when located out of doors or on the exterior of any building.

SIGN AREA

Includes all faces of a sign measured as follows:

- (1) When such sign is on a plate or framed or outlined, all of the area of such plate or the area enclosed by Such frame or outline shall be included;
- (2) When such sign consists of only letters, designs or figures engraved, painted or projected or in any manner affixed on a wall, the total area of such sign shall be deemed the area within which all of the matter of which such sign consists is inscribed.

SIGN COVERAGE RATIO

The quotient of the first floor area of a building divided by its lot area.

SIGN, FLASHING

An illuminated sign on which artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use.

SIGN, DIRECTLY ILLUMINATED

Any sign constructed to provide light either through exposed lighting on the sign face or through transparent or translucent material from a light source within the sign.

SIGN, ILLUMINATED

A sign lighted by electricity, gas or other artificial light, either from the interior or exterior of the sign.

SIGN, INDIRECTLY ILLUMINATED

Any sign which is lighted from a light source that is separate from the sign face or cabinet and is directed so as to shine on the sign.

SIGN, OFF-SITE

A sign which directs attention to a business, commodity, service, entertainment or attraction sold, offered or existing elsewhere than upon the same lot where such sign is displayed, provided that an off-site sign may also display a noncommercial message.

SIGN, ON-SITE

A sign which directs attention to a business, commodity, service or entertainment or attraction sold, offered or existing on the same lot where such sign is displayed, provided that an on-site sign may also display a noncommercial message.

SIGN, PORTABLE

A sign not permanently affixed to the ground, a building or other structure, which may be moved from place to place.

SIGN, REAL ESTATE

A sign pertaining to the sale, lease or rent of the premises or a portion of the premises on which the sign is located.

SIGN STRUCTURE

Any structure which supports or is capable of supporting any sign. A sign structure may be a single pole and may or may not be an integral part of the building.

SOLAR POWER ENERGY SYSTEM

An electrical generating system composed of a combination of both solar panels and solar energy equipment.

SPECIFIED ANATOMICAL AREAS

- (1) Less than completely and opaquely covered human genitals, pubic region or female breast below a point immediately above the top of the areola.
- (2) Human male genitals in a discernibly turgid state even if completely and opaquely covered.

SPECIFIED SEXUAL ACTIVITIES

- (1) Human genitals in a state of sexual stimulation or arousal.
- (2) Acts of human masturbation, sexual intercourse or sodomy.
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

STORY

That part of any building, exclusive of cellars but inclusive of basements, comprised between the level of the next higher finished floor, or, if there is no higher finished floor, then that part of the building comprised between the level of the highest finished floor and the top of the roof beams.

STREET

A public or private way for vehicular traffic, whether designated as a street, highway, parkway, thruway, road, avenue, boulevard, lane, place or however else designated. The term "street" includes the land between the street right-of-way lines, whether improved or unimproved, and may comprise pavement, shoulders, gutters, sidewalks, planted strips, parking areas and areas within such street lines.

STREET LINE

The dividing line between a lot and the right-of-way of a street or, where no right-of-way has been established, the dividing line between a lot and a street.

STRIPPING OF LAND

The excavation, to any depth and for any purpose, of any area of over 1,000 square feet, not including trenches for installation or maintenance of public utilities.

STRUCTURE

A combination of materials forming a construction that is safe and stable, including, among other things, stadiums, platforms, radio towers, sheds, storage bins, billboards and display signs.

SUBSTANTIAL CONNECTION

- (1) In a sole proprietorship, an individual who owns, operates, controls or conducts, directly or indirectly, any premises, building or location upon which any adult use takes place.
- (2) In a partnership, limited or general, an individual who shares in any potential profits or losses of the business or who operates, controls or conducts, directly or indirectly, any premises, building or location upon which any adult use takes place or who shares in the ownership of any of the assets of the partnership business.
- (3) In a corporation, an individual who is an officer, director or holder, either directly, indirectly or beneficially, or owns more than 20% of any class of stock or who operates, controls or conducts, directly or indirectly, any premises, building or location upon which any adult use takes place.
- (4) Any person who furnishes more than 20% of the capital financing or assets of such business, whether in cash, goods or services.

SUBSTANTIAL OR SIGNIFICANT PORTION

Includes a place with only a portion or section of its area set aside for the display or sale to adults of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas, except that any place otherwise included within this definition that can prove that not more than 10% of its square footage is devoted to the display of or sale of material characterized by an emphasis on the depiction or description of specified sexual activities or specified anatomical areas shall be exempt from the provisions of this Part 1 so long as such material is kept out of the reach and visibility of minors.

SURVEYOR

A land surveyor licensed to practice in the State of New York.

SWIMMING POOL

An artificially created body of water having a depth, at any given point, greater than two feet, used or intended to be used for swimming or bathing, and constructed, installed or maintained in or above the ground.

TOWNHOUSE

A building consisting of a series of noncommunicating one-family sections, each owned in fee simple, having a common wall between each two adjacent sections.

TRAILER, CONSTRUCTION

Any type of portable structure standing on wheels, skids or rollers, towed or hauled by another vehicle and used on a construction site for temporary office space or to store materials and equipment, but not being used for living or sleeping purposes.

TRAILER, TRUCK

Any type of portable structure standing on wheels, skids or rollers, towed or hauled by another vehicle and used for carrying materials, goods or objects, but not being used for living or sleeping purposes.

TRUCKING TERMINAL

See "distribution center." [Added 1-21-2020 by L.L. No. 2-2020]

TURBIDITY

The measurement of suspended solids in a water body, measured in milligrams per liter, during average low flow conditions.

UNDER CANOPY

Projecting sign placed at a ninety-degree angle to the building facade or a business establishment and attached to the ceiling of a canopy or covered walkway or attached to the storefront or building facade to facilitate identification of the particular business establishment.

USE

The specific purposes for which land or a building is used or occupied or maintained.

USE, ACCESSORY

A structure or use incidental to a permitted use authorized within a zoning district and subject to approval by the officers and employees of the Building Department.

USE, NONCONFORMING

A use of a building and/or land which was lawfully established but which does not conform to the use regulations for the district in which it is located. It may or may not involve any principal building.

USE, PERMITTED

A use of land specifically authorized within a zoning district and subject to approval by the officers and employees of the Building Department.

USE, PRINCIPAL

The primary purpose or function that a lot serves or is intended to serve.

USE, SPECIAL

A use of land specifically authorized within a zoning district and subject to the approval of the Planning Board in accordance with the standards provided for such use.

WADING POOL

An artificially created body of water having a depth, at any given point, not exceeding two feet.

WAREHOUSE

A building or structure utilized for the storage of various goods including but not limited to equipment, food products, furniture, vehicles, appliances, clothing, wood products and related items, but not including materials classified as hazardous in the Fire Code of New York State. [Added 1-21-2020 by L.L. No. 2-2020]

WETLAND, PROTECTED

An area subject to continued marginal inundation or saturation of soil such that it contains specific indicator vegetation types, as defined on a map prepared by the New York State Department of Environmental Conservation (NYSDEC), and all land within 100 feet of such wetland boundary or defined by the United States Army Corps of Engineers (ACOE).

WHOLESALE ESTABLISHMENT

An establishment which generally sells goods in large quantities and at reduced prices, especially the sale of goods to retainers who in turn sell to consumers.

YARD, FRONT

An unoccupied ground area, open to the sky, within and extending the full width of the lot between the street line and the principal building located on such lot.

YARD, REAR

An unoccupied ground area, open to the sky, between the rear lot line and a line drawn parallel thereto at the rear of the principal building.

YARD, REQUIRED

Open and unobstructed ground area of a lot, extending inward from the lot line the distance specified in the regulations for the district in which the lot is located.

YARD, REQUIRED FRONT

The ground between the street line and the front of a building nearest the street line.

YARD, SIDE

An unoccupied ground area, open the sky, between any property line other than a front or rear lot line, and a line drawn parallel thereto, and between the front and rear yards at the principal building.

3. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.
4. If any clause, sentence, paragraph, subdivision, section or part thereof this local law shall be adjudged by any court of competent jurisdiction to be invalid, such judgment, decree or order shall not affect, impair or invalidate the remainder thereof but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section or part thereof directly involved in the controversy in which such judgment, decree or order shall have been rendered and the remainder of this local law shall not be affected thereby and shall remain in full force and effect.
5. This local law shall take effect immediately.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

I hereby certify that the local law annexed hereto ascribed as local law No. ____ of 2026 of the Town of Thompson was duly passed by the Town Board on _____, 2026 in accordance with the applicable provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by Elective Chief Executive Officer*)

I hereby certify that the local law annexed, ascribed as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____ and was deemed duly adopted on _____ 20__, in accordance with the applicable provisions of law.

3. (Final adoption by referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was submitted to the people by reason of a (mandatory) (permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general) (special) (annual) election held on _____ 20__, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum, and final adoption because no valid petition filed requesting referendum)

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20__ of the County/City/Town/Town/Village of _____ was duly passed by the _____ on _____ 20__ and was (approved) (not approved) (repassed after disapproval) by the _____ on _____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20__ in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, chairman of the county legislative body, the mayor of a city or village or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

LOCAL LAW FILING

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

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the City of _____ having submitted to referendum pursuant to the provisions of sections (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20___ became operative.

6. (County local law concerning adoption of Charter)

I hereby certify that the local law annexed hereto, ascribed as local law No. ___ of 20___ of the County of _____, State of New York, having been submitted to the electors at the General Election of November ___ 20___, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide the appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1 above.

~~Clerk of the county legislative body, city, Town, village clerk or officer designated by local legislative body~~

Date: _____, 2026

(Certification to be executed by County Attorney, Corporation Counsel, Town Attorney, Village Attorney or other authorized Attorney of locality)

**STATE OF NEW YORK
COUNTY OF SULLIVAN**

I, the undersigned, do hereby certify that the foregoing local law contains the correct text and that all proper proceeding have been had or taken for the enactment of the local law annexed hereto.

Date: _____, 2026

Attorney for Town of Thompson

Marilee Calhoun (Town of Thompson)

From: Martin, AnnMarie <AnnMarie.Martin@sullivanny.gov>
Sent: Tuesday, March 10, 2026 1:43 PM
To: Martin, AnnMarie
Subject: FW: Municipal Cleanup 2026
Attachments: 2026 Municipal Cleanup Agreement and Checklist.pdf; 2026 Tonnage Allocation.pdf; Cleanup Guidance 2026.pdf; Manifest for Private Haulers.pdf

This message was sent securely using Zix®

Supervisors, Town Clerks, Village Mayors and Village Clerks,

Please see attached information from Public Works Deputy Commissioner Mark Witkowski regarding the Municipal Cleanup for 2026.

Thank you!

AnnMarie

AnnMarie Martin

Clerk to the Legislature

Office of the County Legislature

Liaison to the County Ethics Board

FOIL Appeals Officer

County of Sullivan

100 North Street

Monticello, NY 12701

office: 845-807-0435 | fax: 845-807-0447

annmarie.martin@sullivanny.gov | www.sullivanny.gov



Confidentiality Notice: This e-mail message, including attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message and attachments. Do NOT forward it to a third party without the written consent of the sender. The County of Sullivan is a public entity; consequently, this email may be subject to disclosure under the Freedom of Information Law. Thank you.

From: Witkowski, Mark A <Mark.Witkowski@sullivanny.gov>
Sent: Tuesday, March 10, 2026 1:38 PM
To: Martin, AnnMarie <AnnMarie.Martin@sullivanny.gov>
Subject: Municipal Cleanup 2026

We are pleased to announce that the Sullivan County Legislature has adopted the Municipal Cleanup initiative again for 2026.

Sullivan County Municipal Cleanup Program is an opportunity for municipalities to offer bulk disposal to residents free of charge to clean-up debris and unwanted items on their property. The municipality determines when, where and how the cleanup program will be held within the designated program dates. Spring Cleanup dates are set for April 15 thru May 15, 2026 and Fall Cleanup dates are September 15 thru October 15, 2026. The allocations for each municipality is attached. Your municipality must complete and return the following items and e-mail them to mark.witkowski@sullivanny.gov.

- Municipal Agreement
- Checklist
- Resolution passed by the Municipality

If you have any questions please reach out to me,

Mark Witkowski

Deputy Commissioner
Division of Public Works

County of Sullivan

100 North Street

Monticello, NY 12701

office: 845-807-0303 | mobile: 845-645-1184

mark.witkowski@sullivanny.gov | www.sullivanny.gov

This message was secured by **Zix®**.



COUNTY OF SULLIVAN
DEPARTMENT OF SOLID WASTE AND RECYCLING
100 NORTH STREET, P.O. Box 5012
MONTICELLO, NY 12701

MUNICIPAL CLEANUP AGREEMENT

This agreement is made on _____, 2026 between the County of Sullivan, a municipal corporation with offices at 100 North Street, Monticello, New York 12701 (County), and the Town/Village of _____, a municipal corporation with offices at _____ (Municipality).

The parties, wishing to cooperate in conducting a municipal cleanup to improve the appearance of Sullivan County, agree as follows:

- a. The County shall accept at the Monticello Transfer Station free of charge, an amount of solid waste from the Municipality not exceeding the allotment set forth in the attached schedule under the heading "**2026 Tonnage Allocation**".
- b. In delivering solid waste pursuant to this agreement, the Municipality shall adhere to the attached "**Municipal Cleanup Guidance 2026**" guidance and shall bear the entire cost of collection and delivery.
- c. The Municipality shall pay to the County \$105 per ton for that solid waste delivered in excess of its allotment.
- d. The allotment is for the sole benefit of the Municipality. The right to deliver solid waste pursuant to this agreement may not be transferred or assigned to any other individual or entity, municipality or otherwise.
- e. If the Municipality intends to use a central collection point, the Municipality shall monitor the location to prevent the dumping of improper materials. The Municipality shall be responsible for any costs incurred by the County due to the delivery of improper materials to County solid waste facilities and deposit of materials at unauthorized locations.
- f. All municipal cleanups must be held during the periods April 15th thru May 15th, 2026 and September 15th thru October 15th, 2026. Our waste tonnages triple in summer so we cannot accommodate cleanups during this time and stay in compliance with our mandatory NYSDEC operating permit. Please respect this request.
- g. This agreement shall not be effective unless it is properly executed and returned to Sullivan County Division of Public Works prior to the commencement of the cleanup event.
- h. This agreement is authorized by Resolution adopted by the Sullivan County Legislature and by a resolution of the governing body of the Municipality, a copy of which is attached.

Municipality: _____

Name of Supervisor/Mayor: _____

Signature of Supervisor/Mayor: _____

Date Signed: _____

2026 Municipal Cleanup Program Application Checklist

Please complete **ALL** items below and return entire completed Municipal Cleanup Application **including this form** to the Sullivan County Department of Solid Waste and Recycling at your earliest convenience:

MUNICIPALITY NAME: _____

Please check box if complete:

- MUNICIPAL CLEANUP AGREEMENT ENCLOSED
- ATTACH COPY - ADOPTED MUNICIPAL RESOLUTION TO AUTHORIZE PARTICIPATION IN THE SULLIVAN COUNTY MUNICIPAL CLEANUP PROGRAM FOR YEAR
- DATE(S) OF YOUR MUNICIPALITY'S CLEANUP EVENT(S): _____
- IS A PRIVATE HAULER TRANSPORTING WASTE FOR MUNICIPALITY (circle one) YES or NO
- IF YES:
NAME OF PRIVATE HAULER: _____
***NON-HAZARDOUS SOLID WASTE MANIFESTS must accompany **each load delivered**
- IS MUNICIPALITY'S **SOLID WASTE USER PERMIT** CURRENT WITH SULLIVAN COUNTY TREASURERS DEPARTMENT FOR **2026** (circle)? YES or NO

IF NO: Contact Cheryl Goetschius at 845-807-0214 to submit a 2026 Application. Each Municipality must have a Current Solid Waste User Permit to receive their Municipal Cleanup Allocation



COUNTY OF SULLIVAN
DEPARTMENT OF SOLID WASTE AND RECYCLING
100 NORTH STREET, P.O. Box 5012
MONTICELLO, NY 12701

SULLIVAN COUNTY MUNICIPAL CLEANUP
2026 TONNAGE ALLOCATION

<u>TOWN</u>	<u>2025 ALLOCATION</u>
BETHEL	101
CALLICOON	84
COCHECTON	16
DELAWARE	61
FALLSBURG	115
FORESTBURGH	12
FREMONT	7
HIGHLAND	24
LIBERTY	70
LUMBERLAND	19
MAMAKATING	64
NEVERSINK	93
ROCKLAND	42
THOMPSON	96
TUSTEN	25
<u>VILLAGE</u>	
ATERAS	3
BLOOMINGBURG	6
JEFFERSONVILLE	3
LIBERTY	42
MONTICELLO	79
WOODRIDGE	10
WURTSBORO	31
<u>TOTAL:</u>	1003 tons

Municipal Cleanup Guidance 2026:

1. All tonnage received over and above the municipality's allotment will be billed at the rate of \$105 per ton.
2. Items received but not covered by the Municipal Clean-up program shall be billed to the municipality in accordance to our posted billing rates
3. All deliveries must be accompanied by a Sullivan County "**Non-Hazardous Solid Waste Manifest**" form (blank attached), signed by authorized municipal representative. Deliveries not accompanied by a Manifest **will be charged directly to the hauler** making the delivery. Original signature is required.
4. All cleanups must be held during the periods **April 15 thru May 15, 2026 and/or September 15 thru October 15, 2026.** Our summer tonnages triple so we cannot accommodate municipal clean-up in summertime and stay in compliance with our NYSDEC permit – please respect this request.
5. All deliveries shall be made to the Monticello Transfer Station during the normal operating hours, please see our website at <https://sullivanyny.gov/departments/solidwasterecycling> for operating hours
6. **Certain items are not allowed under this program, including:**
 - a. Items over (4) feet in length.
 - b. Fuel tanks, oil drums or large propane tanks.
 - c. Cans containing paint, petroleum products, pesticides or any other hazardous waste.
 - d. Brush, yard wastes, bags of leaves, stumps or rocks.
 - e. Explosives, ammunitions, radioactive material, medical waste, medications or car batteries.
 - f. Household garbage or commercial wastes.
 - g. Asbestos or liquids.
7. All materials must be delivered by either municipal vehicle, or municipally authorized private hauler vehicles (MUST be licensed by the County, please check with us before you contract with a private hauler for this service as **NON PERMITTED HAULERS MAY NOT USE OUR TRANSFER STATION**).
8. **The Municipality must have a 2026 Solid Waste User Permit application filed with Sullivan County at least 1 week prior to first delivery.**
9. **Mandatory Recycling** remains in effect. Please separate all recyclable materials from waste accordingly, in order to conserve our natural resources.

ITEMS ACCEPTED DURING MUNICIPAL CLEAN UP

Bulky items such as:

Wooden Furniture
Plate glass
Plastic toys
Plastic appliances
Scrap wood & building debris
Ceramic toilets, sinks
Mattresses

ITEMS NOT ACCEPTED FOR CLEANUP PROGRAM, BUT FREE AT TRANSFER STATIONS

Textiles
Scrap Metal
Electronics
Recyclables/bottles/cans/glass containers/office paper/newsprint
Cardboard
Small batteries
Paint
Food Scraps
Motor Oil
Anti-Freeze

ITEMS THE MUNICIPALITY WILL BE CHARGED FOR IF FOUND IN CLEANUP LOADS

Tires (\$3 for small \$30 for large)
Freon Units/Appliances (AC, refrigerators, dehumidifiers etc.) (\$15 each)
Household garbage (1 coupon per bag, coupon book purchase required)
Propane tanks (20 lbs. or smaller \$2 each)
"NO TARP" fee (\$10) or (\$100 loads 4 yards or greater)

ITEMS NEVER ACCEPTED DURING CLEAN UP OR AT TRANSFER STATION

Yard Waste
Liquids
Hazardous Waste
Household Hazardous Waste (collection days available)
Tanks and drums unless cleaned and open
Asbestos
Explosive/Ammunition
Car batteries
Radioactive Material
Medical Waste/Sharps
Prescription Medication

**** All Loads Must Be Tarped ****

**** All items must be 4' or smaller sections/lengths****

SULLIVAN COUNTY
DIVISION OF PUBLIC WORKS
100 NORTH STREET, P.O. BOX 5012
MONTICELLO, NEW YORK 12701
TEL: 845-807-0261
FAX: 845-807-0335

NON-HAZARDOUS SOLID WASTE MANIFEST

(No Photocopies of Signed, Completed Manifest Accepted)

A copy of this Manifest with an **original signature** as authorized by Municipal Resolution shall accompany each load of Municipal Cleanup material bound for disposal at County facilities. This Manifest ensures only municipality's cleanup waste is accepted and credited under the Program.

Program: **Municipal Cleanup 2026**

Date: _____ Generator's Acct #: _____

Name of Municipality: _____

Authorized by: _____ Signature: _____

Hauling Co: _____ Signature: _____

SCDPW Scale Operator: _____ Signature: _____

Scale Transaction Ticket #: _____

Solid Waste shall NOT include any designated recyclables, yard waste, radioactive, volatile, liquids, asbestos, highly flammable, explosives, toxic or hazardous materials restricted by the NYSDEC and any unacceptable wastes defined by Sullivan County Solid Waste Management Rules, including the Municipal Cleanup guidance specified herein. The generator agrees to hold harmless and indemnify the County of Sullivan against all losses and claims as a result of shipment of any material(s) not listed on this manifest.



Sullivan County

Annual Litter Pluck

April 1st through **October 31st, 2026**



Litter Plucked from public Sullivan County Roadsides, Trails, Water bodies and Shorelines accepted "FREE" at County operated Transfer Stations.

The required Free Disposal Coupons and Guidelines may be obtained at the following locations:

- **Town and Village Halls throughout the County**
- **County Operated Transfer Stations**
- **Sullivan County Parks and Recreation Office: scparks@sullivanny.gov**
- **Upper Delaware Council: info@upperdelawarecouncil.org**
- **Catskill Mountainkeeper: beth@catskillmountainkeeper.org**
- **Mamakating Environmental Education Center: Jackie.Broder@mamakating.org**
- **Smallwood Civic Association: smallwoodcivic@gmail.com**
- **Town of Liberty Parks and Recreation: p.r.dept@townofliberty.org**

For further information contact:

Sullivan County Parks, Recreation & Beautification Department

Email: scparks@sullivanny.gov or Call: (845) 807-0287

The County of Sullivan would like to thank you for participating in last year's Litter Pluck Event!

In 2025, 429 bags, 71 tires and 2.3-ton of loose material were cleared from our County roads and trails.

We are hoping you will participate again in this year by promoting the event, passing out coupons to participants and setting up litter plucks in your area.

If you need more Disposal Coupons, or have any questions, please contact the Sullivan County Parks, Recreation & Beautification Department at scparks@sullivanny.gov or call (845) 807-0287.

Event Dates: April 1, 2026 through October 31, 2026

Event Information:

- Please take this opportunity to reach out to organizations, businesses, volunteer groups, schools, Adopt-a-Road participants, Adopt-a-Trail participants, etc. to organize litter pluck events in your area.
- Please distribute the enclosed disposal coupons to participants.
- Participants can litter pluck roadsides and/or public trails, water bodies and shorelines within Sullivan County.
- Participants must bring the litter filled bags to any County operated Transfer Station, during operating hours, and present the enclosed coupon (one per bag/item) for Free Disposal. Please inform them to fill out the back of the card prior to disposal.

Included in the packet:

- **Disposal Coupons for Litter Filled Bags/items.** Depending on group size, you may divide them up as you deem necessary. Coupons are only valid during event dates.
- **Flyers for the event.**
- **Litter Plucking Safety Checklist** – Please review with participants to keep everyone safe.

Important NYSDOT Roadside Guidelines:

- **Litter Plucking is prohibited on State Route 17 (future I-86).**
- **A permit from NYSDOT is required if litter plucking on any New York State DOT Roadside, for example State Routes 52, 17B, 97, 209.** For questions and submittal, please contact Paul Hahn, Senior Engineering Technician at paul.hahn@dot.ny.gov.

Trails: Please inform the trail owner/operator of any organized events.

Water bodies and Shorelines: Participants must wear a U.S. Coast Guard approved Lifejackets.

County Transfer Station hours & locations: <http://sullivanny.us/Departments/SolidWasteRecycling>

Litter Plucking SAFETY

Please review with all participants

- ✓ NO HORSEPLAY!
- ✓ Workers will wear a hard hat, proper footwear, long pants, gloves and a safety vest or an orange shirt for the duration of the activity.
- ✓ Stay well away from pavement areas and traffic.
- ✓ No vehicles should stop or park on roadways or roadway shoulders.
- ✓ Do not pick up anything that could be hazardous to your health.
This includes, but is not limited to, **Needles (DO NOT TOUCH)**, jagged glass or other sharp objects, animal carcasses and heavy objects. If in doubt, contact DOT.
- ✓ Ensure children are supervised – Minimum: 1 supervisor for every 6 children.
- ✓ Proper hearing protection shall be worn when appropriate.
- ✓ No activity that will compromise your safety or distract motorists shall be done.
- ✓ Groups should have a first aid kit and transportation available for the group at all times in case of an emergency.
- ✓ Someone in the group should be familiar with CPR techniques in case of emergency.
- ✓ Avoid overexertion and make arrangements to provide drinking water in hot weather.
- ✓ Do not walk on guiderail(s).
- ✓ Stay off the underside of overhead bridge structures.
- ✓ Do not lean over bridge railings.
- ✓ No crossing of pavement when traffic would have to slow down to accommodate the crossing shall be done.
- ✓ When working close to the roadway, always have one person watching traffic; work shall progress facing traffic.
- ✓ Stop working in inclement weather.
- ✓ Participants should wear sunscreen and bug spray to avoid burns and ticks.
- ✓ If litter plucking on or near water, a U.S. Coast Guard approved Lifejacket MUST be worn.

**** Remember, you are working in a dangerous environment! ****

Scott Mace (Town of Thompson Supervisor)

From: Avi Pomerantz [Redacted]
Sent: Monday, March 9, 2026 9:27 AM
To: Marilee (Town of Thompson); deputyclerk@thompsonny.gov
Cc: Scott Mace (Town of Thompson Supervisor); Christopher Stastny; Dan Griffiths
Subject: RE: 402 Harris rd petition for sewer district extension
Attachments: SKonicac45426030909230.pdf

Hi Scott, Marilee,
See attached updated petition for sewer extension.
Please confirm if all is in order, if so we would like to be placed on the next available agenda.

Thank You!

From: Avi Pomerantz
Sent: Tuesday, February 24, 2026 3:00 PM
To: Marilee (Town of Thompson) <marilee@thompsonny.gov>; deputyclerk@thompsonny.gov
Cc: Scott Mace (Town of Thompson Supervisor) <supervisor@thompsonny.gov>; Christopher Stastny <cstastny@griffithsengineering.com>; Dan Griffiths <dan@griffithsengineering.com>
Subject: 402 Harris rd petition for sewer district extension

Hi Marilee.
This project has been in front of the planning board for close to a year with a proposed on site WWTP.
The PB consultants have requested that they would rather us tap-in to the Harris wood's sewer district.

Please find attached property deed, site-plans and executed petition to extend the Sewer district.

We request to be placed on the next town board agenda.
Please let me know if anything else is needed.

Thank you!



Avi Pomerantz
P. 347.406.3256
E. [Redacted]
[Redacted]

PETITION FOR EXTENSION OF THE KIAMESHA SEWER DISTRICT

TO: Town Clerk/Town Board

Town of Thompson

4052 Route 42


Monticello, New York 12701


The undersigned, being the owner of taxable real property located in the Town of Thompson, Sullivan County, New York, hereby respectfully petition the Town Board to extend the boundaries of the Consolidated Kiamesha Sewer District to include the property described below and to permit connection to and service from the municipal sewer system pursuant to New York Town Law §192.

1. Petitioner Information

Owner Name: Evergreen Hills Estates LLC

Mailing Address: 95 Chestnut Ridge Rd #314, Montvale NJ, 07645

Phone Number: 

Email Address: 

2. Property Description

Property Address: 402 Harris rd, Monticello, NY, 12701

Section-Block-Lot (SBL): 8.-1-2.1 (located south of Harris rd)

Zoning District: RR-1

The property is more particularly described in Schedule A (legal description from deed), attached hereto and made a part hereof.

3. Project Description

The petitioner seeks inclusion in the Consolidated Kiamesha Sewer District in order to support the proposed bungalow colony development of 21 Duplex units, with an estimate daily flow of 25,000 gallons per day.

4. Statement of Public Interest and Benefit

The proposed extension is in the public interest and can be beneficial by providing access to municipal sewer infrastructure, promoting public health, environmental protection, and orderly development.

5. Acknowledgements

The petitioner acknowledges and agrees as follows:

- a. The Town Board may require preparation of a Map, Plan and Report in accordance with Town Law §192.
- b. Petitioner agrees to fund any required escrow deposits for engineering, legal, and administrative costs associated with the proposed extension.
- c. Petitioner understands that the extension process may require a public hearing, environmental review, and adoption of resolutions subject to permissive referendum.
- d. Petitioner agrees to comply with all Town regulations, connection permit requirements, and applicable fees.

WHEREFORE, the undersigned respectfully requests that the Town Board initiate the process to extend the Consolidated Kiamesha Sewer District to include the above-described property and to schedule such proceedings as may be required by law.

Dated: 3/9/20

[Handwritten Signature]

Signature

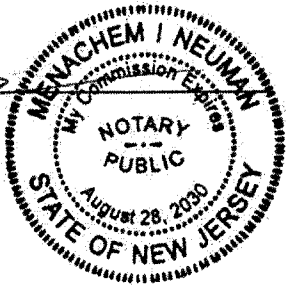
Print Name: Avi Pomerantz

Notary Acknowledgment

STATE OF NEW YORK)
NEW JERSEY)
COUNTY OF Bergen) ss.:

On the 9 day of MARCH, 2020 before me, the undersigned, personally appeared Avi Pomerantz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Handwritten Signature]
Notary Public



Marilee Calhoun (Town of Thompson)

From: Helen Budrock <hbudrock@delawareengineering.com>
Sent: Friday, March 6, 2026 3:02 PM
To: Marilee Calhoun (Town of Thompson)
Cc: Michael; John Peterson; Michael Messenger - Town of Thompson
Subject: RE: Kiamesha WWTP Bid Opening Date

Marilee:

I just confirmed with John that we would like to set the bid opening date for the Kiamesha WWTP upgrade for **Thursday, April 9th at 2PM**. If that still works for you, please go ahead and queue up the Town Board resolution with that date.

John will follow up with Mike Messenger next week to confirm the date/time for the pre-bid conference, and we should be all set!

Thanks and have a great weekend,

Helen



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

ADVERTISEMENT FOR BIDS

Sealed Bids will be received until **April 9, 2026**, at the offices of the Town Clerk, Town of Thompson, 4052 New York State Route 42, Monticello, N.Y. 12701, until **2:00 PM** local time at which time they will be publicly opened and read aloud for:

**TOWN OF THOMPSON
SULLIVAN COUNTY, NEW YORK
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**

Contract # TT1 – G – 26 – General Construction

Work includes general upgrades to the WWTP, including improvements to the influent channel/flow splitter box, oxidation ditches, tertiary sand filters, sludge holding tank, RAS/WAS pumps, sludge dewatering system and drying beds, an existing pump station, and various existing buildings. Work also includes construction of a new pump station, new UV disinfection building, new aerobic sludge digester and building, new WWTP workshop/maintenance building, yard piping, site work, and other related miscellaneous work.

Contract # TT1 – E – 26 – Electrical Construction

Work includes electrical construction associated with the WWTP upgrade, including improvements to the electrical service, oxidation ditches, tertiary sand filters, sludge holding tank, RAS/WAS pumps, sludge dewatering system, an existing pump station, and various existing buildings. Work also includes electrical construction for the new pump station, new UV disinfection building, new aerobic sludge digester and building, WWTP workshop/maintenance building, and other related miscellaneous work.

Contract # TT1 – H – 26 – HVAC Construction

Work includes HVAC construction associated with the WWTP upgrades, including improvements to various existing buildings, and HVAC system for the new aerobic sludge digester building, and WWTP workshop/maintenance building, and other related miscellaneous work.

Contract # TT1 – P – 26 – Plumbing Construction

Work includes Plumbing construction associated with the upgrades to the WWTP upgrades, including new plumbing for the new UV disinfection building, new aerobic sludge digester building, new WWTP workshop/maintenance building, and other related miscellaneous work.

A Pre-Bid conference will be held on **March 25, 2026 at 10:00 AM for all Contracts** at the Town of Thompson Kiamesha Lake WWTP, 128 Rock Ridge Dr, Monticello NY, 12701 and will be followed by a brief walkthrough of the project site. Bidding contractors are strongly encouraged to have an authorized representative of their firm present at this meeting.

Copies of the Contract Documents, including Advertisement For Bids, Information For Bidders, Labor and Employment, Additional Instructions, Bid Documents, Agreement, General Conditions, General Requirements, Specifications, Contract Drawings and any Addenda, may be examined at no expense online at the following website: www.debiddocuments.com, or at the office of Delaware Engineering, D.P.C., 55 South Main Street, Oneonta, NY, 13820 on or after **March 10, 2026**.

Digital copies of the Contract Documents may be obtained online as a download for a non-refundable fee of One Hundred Dollars (\$100.00) from the website: <https://de.biddyhq.com>. Complete hardcopy sets of bidding documents may be obtained by making arrangements through the bid website. Any Bidder requiring hard copies of documents shall make arrangements with [biddyhq.com](https://de.biddyhq.com) and pay any required costs, including all packaging and shipping costs.

Please note that www.debiddocuments.com is the designated location and means for distributing and obtaining all bid package information. All Bidders are urged to register to ensure receipt of all necessary information including bid addenda. All bid addenda will be transmitted to registered plan holders via email and will be available at www.debiddocuments.com. Plan holders who have paid for hard copies of the bid documents will need to make the determination if hard copies of the addenda are required for their use, and coordinate directly with REV for hard copies of addenda to be issued. There will be no charge for registered plan holders to obtain hard copies of the bid addenda.

Each bid must be accompanied by security in an amount not less than five percent (5%) of the amount of the bid in the form and subject to the conditions provided in the Information for Bidders. No Bidder may withdraw his bid within forty-five (45) days after the actual date of opening thereof.

This is an exempt capital improvement project, and Bidders shall not include in their bid any sales and/or compensating use taxes on the cost of materials which are to be incorporated into the work.

The Owner reserves the right to waive any informalities or irregularities in the Bids received, or to reject any or all Bids without explanation, and to select the Bid, the acceptance of which, in its judgment, will best assure the efficient performance of the work.

Bidders are advised that Labor and Material and Performance Bonds, each in the amount of 100% of the contract prices, as well as a Certificate of Insurance demonstrating required coverage, shall be provided by the successful bidder(s). In addition, the successful bidder(s) shall provide a one-year maintenance bond in the amount of 100% of the contract price at the completion of work.

The bidder(s), and /or significant subcontractor(s) shall have the requisite experience to perform the project work. Bidder(s) and subcontractor(s) shall provide a list a minimum of five (5) similar projects on-going and/or completed over the last ten (10) years with their bid. Those bidders lacking adequate experience will be deemed non-responsive and are encouraged to not submit a bid.

Bidders are responsible for the timely delivery of their bid proposal to the proper person and location as indicated in this "Invitation to Bid". Bidders are advised not to rely on the Postal Service or any other mail delivery service for the timely and proper delivery of their bid proposal. Bid proposals received after the date and time specified in this invitation shall be considered unresponsive and will be returned to the Bidder unopened.

The project will be funded by New York State Environmental Facilities Corporation (NYSEFC) under the Clean Water State Revolving Fund program (CWSRF) and a New York State Water

Infrastructure Acts (WIIA) Grant. Bidders shall comply with CWSRF requirements, including Minority/Women Owned Business requirements 20% M/WBE combined goal. Grant funding from the Environmental Facilities Corporation (EFC) through the federal Infrastructure Investment and Jobs Act of 2021, also known as the Bipartisan Infrastructure Law (BIL)

The Contractors must also be aware that they must comply with the State wage rates under New York State Department of Labor **PRC# 2024013064** (www.labor.state.ny.us) **10/15/2024** and Federal wage rates under U.S. Department of Labor **NY20260007 01/30/2026**, and pay the higher of the two wage rates shall be on a case by case, trade by trade basis. In addition, the Contractor must comply with Labor Law 220, section 220-h, which requires that on all public work projects of at least \$250,000.00, **all laborers, workers and mechanics on the site be certified as having successfully completed the OSHA 10-hour construction safety and health course.**

Bidders are responsible for the timely delivery of their Bid proposal to the proper department as indicated in this "Invitation to Bid". Bid proposals received after the date and time specified in this Invitation shall be considered unresponsive and will be returned to the Bidder unopened.

Bids may be held by the Owner for a period not to exceed forty-five [45] days from the date of the opening of Bids for the purpose of reviewing the bids and investigating the qualifications of the bidder(s) and the subsequent approval of the bids and related documents by the Owner. The Owner reserves the right to reject any and all bids, or waive any informalities in the bidding, without explanation, and to select the Bid, the acceptance of which, in its judgment, will best assure the efficient performance of the work.

Technical questions and requests for information shall be provided in writing to John Peterson, at Delaware Engineering, D.P.C.'s Oneonta office; 55 South Main Street, Oneonta NY 13820, Phone: (607) 432-8073, Fax: (607) 432-0432, Email: jpeterson@delawareengineering.com.

**LEGAL NOTICE
NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive bids in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following item:

1-A Low Abrasion Non-Wappinger Crushed Limestone – For Town-wide use, the Department of Highways and Participation by a Political Subdivision.

Said bids shall be mailed or delivered so that they shall be received at the office of the said Town Clerk on or before 2:00 o'clock P.M., Prevailing Time, on Thursday, April 02, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
Dated Monticello, New York
March 17, 2026
Marilee J. Calhoun
Town Clerk

**LEGAL NOTICE
NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Thompson will receive bids in accordance with specifications prepared therefore which may be obtained without charge at the Office of the Town Clerk of the Town of Thompson, Town Hall, 4052 State Route 42, Monticello, New York for the following item:

Spray Paver Installed Bonded Wearing Course (Various) – For Department of Highways and Participation by a Political Subdivision within the State of New York.

Said bids shall be mailed or delivered so that they shall be received at the office of the said Town Clerk on or before 2:00 o'clock P.M., Prevailing Time on Thursday, April 02, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
Dated Monticello, New York
March 17, 2026
Marilee J. Calhoun
Town Clerk

FACILITIES

Parks

- *East Mongaup Park*
- *Lake Ida Park*
- *Neversink River Access Park*

Facilities

The Town of Thompson offers several facilities that are available for rental detailed below. Reservations for use of Town Park facilities shall be made on a first-come, first-served basis. All private parties or organizations renting Town Park facilities shall pay in advance as per the fee schedule, along with appropriate security and cleaning deposit. The deposit will be held to cover damage, improper care, and clean up. The amount will be refunded after use if the premises are left clean and undamaged. Clean up is the responsibility of the lessee who filed the applications. The deposit will be returned via Town of Thompson voucher system (approximately 15-30 days) pending notification by Park staff that facilities were left in satisfactory condition and clean up completed before the lessee leaves the premises. Failure to do so may result in forfeiture of deposit. Pool is closed to the public and is only used for YMCA Swim Lessons. No outside vendors are allowed on park property unless you obtain a permit. Vendors must be used for catering purposes only.

General Use Restrictions (applies to all facilities)

- **No political events:** No rallies, campaign events, petition drives, political fundraisers, or partisan meetings of any kind.
- **No fundraising events:** No ticket sales, raffles, donation drives, or other revenue-generating activities unless specifically approved in writing by the Town Board.
- **No commercial or for-profit events:** No vendor fairs, sales events, paid classes, or business promotions unless a separate commercial-use permit is issued.
- **No events open to the general public** without prior written approval from the Town Board.
- **No adult-themed events:** No adult sexual content parties, adult performers, or similar activities.
- **No illegal activity of any kind** on Town property.
- **Children must be supervised at all times** by an adult.
- **The lessee must remain on-site for the entire event** and is responsible for all actions of guests and invitees.
- **Town staff may inspect the facility at any time** during the event.
- **The Town reserves the right to deny, cancel, or terminate any reservation** for safety, rule violations, or other good cause.

General Use Restrictions (applies to all facilities)

- Parking is allowed only in designated areas; no parking on grass or sidewalks
- Emergency access routes must remain clear at all times.
- No generators, external power equipment, or fuel-powered devices without prior written approval.
- No tents, stages, or large structures may be erected without prior approval
- All exits and pathways must remain unobstructed.
- Maximum occupancy limits must be followed; violation may result in immediate closure of the event.

East Mongaup Park Facilities

Community Building

Rules:

- The building is normally available between 7:30 AM and dusk Monday through Sunday.
- Alcohol is not permitted on Town park property unless proper liability insurance is provided as indicated in the insurance clause contained in the agreement.

- Smoking is not allowed anywhere on park grounds.
- Gambling or games of chance are not permitted.
- Pets are not allowed in the Community Building under any circumstances.
- Birdseed must be used in lieu of throwing rice at weddings
- No candles or open flames except on a cake.
- No taping or tacking anything to the floors or Ceilings
- No hanging anything from the ceilings.
- Garbage must be taken out and put in dumpster. Must replace liners with new one.
- Must fold up all tables and chairs and stack on racks.
- Floors must be swept and mopped.
- Bathroom: flush all toilets, remove garbage (replace liners), sweep, and mop floors.
- Clean out refrigerator and wipe up any spills (do not leave any food in refrigerator)
- Rinse out mop and bucket when finished.
- Make sure all doors are closed.

Capacity (includes deck area): 50 people for parties, dinners, showers, etc. | 75 people for meetings

Residency Requirements: **Town Residents ONLY**

Fee: **\$200, Deposit/Cleaning Fee: \$300**

Pavilions

Rules:

- No camping, hunting, trapping, firearms and or explosives.
- No snowmobiles, motorcycles, terrain vehicles.
- No horseback riding
- No open fires, collecting or cutting firewood, picking of flowers, collecting plants or animal specimens
- No obscene or abusive language
- No loud music
- No smoking anywhere on park grounds
- No bounce houses, slides, or other inflatables
- No tabletop grills; no portable grills or cooking devices on picnic tables.
- Alcohol is not permitted on Town park property unless proper liability insurance is provided as indicated in the insurance clause contained in the agreement.
- Trash must be thrown out. (insert rules for getting money back)
- No fishing without a license
- Pets must be leashed at all times and must clean up after your pet.

Gunther Pavilion

Residency Requirements: None

Fee: \$150 Residents, \$300 Non-Residents (Groups over 300, fee set by Board)

Small Lower Pavilion

Residency Requirements: None

Fee: \$100 Residents, \$200 Non-Residents (Groups over 300, fee set by Board)

Upper Pavilion

Residency Requirements: None

Fee: \$150 Residents, \$300 Non-Residents (Groups over 300, fee set by Board)

Marilee Calhoun (Town of Thompson)

From: Jim Carnell (Town of Thompson) <jcarnell@thompsonny.gov>
Sent: Thursday, March 12, 2026 3:30 PM
To: Scott Mace
Cc: Marilee (Town of Thompson)
Subject: FW: fraser and construction projects
Attachments: 95-56 Town of Thompson- Frasier Resort - Authorization 22-10.pdf

Scott,

Please find the attached Inspection services agreement with MHE for the Fraser Resorts project.

Please place this item on the next Town board agenda for approvals.

Sincerely,

James Carnell Jr.

Code Enforcement Officer
 Town of Thompson
 4052 State Route 42
 Monticello, NY 12701
 Phone: (845) 794-2500 ext. 325
 Fax: (845) 794-8600

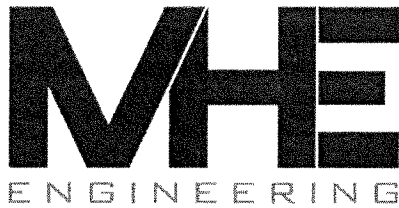
Town of Thompson is an equal opportunity provider and employer.



THOMPSON
NEW YORK

From: Matthew Sickler <msickler@mhepc.com>
Sent: Thursday, March 12, 2026 2:08 PM
To: 'Jim Carnell' <jcarnell@thompsonny.gov>
Subject: fraser and construction projects

Jim,
 I've attached the work order for Fraser for your review. We have the pre-con meeting set for 10 on Tuesday. Do you want to get together before or after that to go over some of the other construction projects?
 Thanks,
 Matt



12 March 2026

Town of Thompson
4052 Route 42
Monticello, NY 12701

ATTENTION: SCOTT MACE, TOWN SUPERVISOR

REFERENCE: FRASIER RESORT (22-10) - CONSTRUCTION PHASE SERVICES

Dear Supervisor Mace,

In accordance with our 2019 Site Work Construction Review Agreement, MHE will provide the required site work construction review services for Frasier Resort given the following:

1. By execution of this document the Town authorizes MHE to perform the services described in the aforementioned Agreement.
1. The construction cost estimates accepted by the Town, which is the basis of establishing fees, are: **\$6,051,868.90**.
2. Fees payable to MHE by the Town shall be a Lump Sum fee of 3% of the above cost estimate. This equates to **\$181,556.00** which will be invoiced monthly based on the approximate percentage of completed construction.

Respectfully submitted,

MHE Engineering, D.P.C.

A handwritten signature in black ink, appearing to read 'Michael J. Lamoreaux', written over a horizontal line.

Michael J. Lamoreaux, P.E.
Principal

Scott Mace
Town Supervisor

ATTACHMENT

Construction Cost Estimate

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhepa@mhepc.com

FRASIER RESORT

PROJECT NO: 0179-01

MUNICIPALITY: TOWN OF THOMPSON

DATE: 2025/07/02, Revised 2025/08/13

Prepared By:Lucyk

Checked By:Mike

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	% COMPLETE	REVISED TOTAL COST
A	STORMWATER MANAGEMENT						
1	CATCH BASIN	EA	8	\$ 4,900.00	\$39,200.00	0%	\$39,200.00
2	DRAINAGE MANHOLE	EA	5	\$ 5,400.00	\$27,000.00	0%	\$27,000.00
3	12"HDPE	LF	1,125	\$ 65.00	\$73,125.00	0%	\$73,125.00
4	15"HDPE	LF	1,000	\$ 75.00	\$75,000.00	0%	\$75,000.00
5	18"HDPE	LF	200	\$ 92.00	\$18,400.00	0%	\$18,400.00
6	24"HDPE	LF	500	\$ 101.00	\$50,500.00	0%	\$50,500.00
7	48" Aluminum Culvert	LF	1,000	\$ 172.00	\$172,000.00	0%	\$172,000.00
8	18"x24"x1/2" Arch Culvert	LF	263	\$ 110.00	\$28,930.00	0%	\$28,930.00
9	15"x21"x1/2" Arch Culvert	LF	192	\$ 107.00	\$20,544.00	0%	\$20,544.00
10	PLASTIC END SECTION	EA	68	\$ 600.00	\$40,800.00	0%	\$40,800.00
11	SEDIMENT BASIN	EA	9	\$ 6,500.00	\$58,500.00	0%	\$58,500.00
12	BIO-RETENTION	EA	16	\$ 25,000.00	\$400,000.00	0%	\$400,000.00
13	SWALES	LS	8	\$ 15,000.00	\$120,000.00	0%	\$120,000.00
B	EROSION & SEDIMENTATION CONTROL						
1	CONSTRUCTION ENTRANCE	EA	1	\$ 3,500.00	\$3,500.00	0%	\$3,500.00
2	18" SILT FENCE	LF	5,800	\$ 4.00	\$23,200.00	0%	\$23,200.00
3	STONE INLET PROTECTION	EA	8	\$ 200.00	\$1,600.00	0%	\$1,600.00
4	CHECK DAM	EA	96	\$ 150.00	\$14,400.00	0%	\$14,400.00
5	SEEDING (TEMPORARY)	SF	961,000	\$ 0.05	\$48,050.00	0%	\$48,050.00
6	RIP-RAP W/ GEOTEXTILE	TON	3,200	\$ 26.00	\$83,200.00	0%	\$83,200.00
C	EARTHWORK						
1	CLEARING & GRUBBING	AC	22	\$ 13,500.00	\$297,000.00	0%	\$297,000.00
2	EARTHWORK	CY	42,000	\$ 8.00	\$336,000.00	0%	\$336,000.00
D	ROADWAY						
1	SUBBASE (8" THICK) (ROADS, PARKING LOTS)	SY	19,000	\$ 15.00	\$285,000.00	0%	\$285,000.00
2	TOP PAVEMENT COURSE (1.5" THICK)	SY	19,000	\$ 17.00	\$323,000.00	0%	\$323,000.00
3	BINDER COURSE (2.5" THICK)	SY	19,000	\$ 29.00	\$551,000.00	0%	\$551,000.00
4	STRIPING	LS	1	\$ 3,000.00	\$3,000.00	0%	\$3,000.00
5	SIDEWALK	SY	4,000	\$ 60.00	\$240,000.00	0%	\$240,000.00
E	SANITARY SEWER						
1	8" PVC PIPE	LF	5,600	\$ 115.00	\$644,000.00	0%	\$644,000.00
2	4" PVC SERVICE LATERAL	EA	60	\$ 2,600.00	\$156,000.00	0%	\$156,000.00
3	PRECAST MH W/WATERTIGHT FRAME & COVER, 0-6'	EA	25	\$ 6,000.00	\$150,000.00	0%	\$150,000.00



AI-9

4052 Route 42, Monticello, NY 12701 | Phone: (845) 794-2500 | E-mail: assessor@thompsonny.gov

Office of The Assessor Town of Thompson

March 4, 2026

Town of Thompson Board;

Town Supervisor

Scott Mace

Town Board Members

Melinda Meddaugh Deputy Supervisor

Ryan Schock

Richard Benjamin

John Pavese

Request to The Town Board;

I am writing a request to have Angela Ruggerio to work on a part time bases in the Assessor's Office. The time would be for no more than 20 Hours of paid work.

Her duties would be the processing of exemptions, errors, pro rats, omits and other office duties that come with over 20 years as assessor clerk, this knowledge is invaluable.

Thank you for your consideration

Anthony J Rein

Town of Thompson Assessor

A handwritten signature in black ink, appearing to read "Anthony J Rein", written over the typed name and title.

Town of Thompson Highway Dept

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

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

February 25, 2026

Bills Over,

Invoice #2134547 for \$6202.78 to Force America Hydraulics for replacement parts.

Thanks,

Hayden



SULLIVAN COUNTY DEPARTMENT OF PUBLIC HEALTH

FREE

RABIES CLINIC

FOR DOGS, CATS, AND FERRETS



Public Health
Prevent. Promote. Protect.
Sullivan County
Department of Public Health

Thursday, April 2nd 2026 6:00-7:30 PM
Town of Rockland, Liv. Manor Fire House
93 Main St. Livingston Manor, NY

Wednesday, June 3rd 2026 6:00-7:30 PM
Town of Fallsburg, Morningside Park Pavilion
638 Brickman Rd. Hurleyville, NY

Thursday, August 13th 2026 6:00-7:30 PM
Town of Liberty, Hanofee Park Pavilion
136 Sunset Lake Rd. Liberty, NY

Sullivan County Residents Only!

- Please bring photo ID as proof of Sullivan County Residency.
- No Pre-registration at this time, there maybe pre-registration at future clinics.

If you have any questions, please call:
Sullivan County
Department of Public Health
at : 845-292-5910, Ext. 0.

- ♦ All pet owners must clean up after their pets.
- ♦ All pets must be at least 3 months old.
- ♦ All pets must be in a carrier or on a leash.
- ♦ Aggressive dogs should be muzzled to prevent any biting incidents.
- ♦ Bring proof of prior rabies vaccination to receive a 3-year



SULLIVAN COUNTY DEPARTMENT OF PUBLIC HEALTH

GRATIS

**CLINICA VACUNAS DE RABIA
PARA PERROS, GATOS, AND HURONES**



Public Health
Prevent. Promote. Protect.
Sullivan County
Department of Public Health

**Jueves 2 de Abril de 2026 6:00-7:30 PM
Ciudad de Rockland, Liv. Manor Fire House
93 Main St. Livingston Manor, NY**

**Miercoles 3 de Junio de 2025 6:00-7:30 PM
Ciudad de Fallsburg, Morningside Park Pavilion
638 Brickman Rd. Hurleyville, NY**

**Jueves 13 de Agosto de 2025 6:00-7:30 PM
Ciudad de Liberty, Hanofee Park Pavilion
136 Sunset Lake Rd. Liberty, NY**

Residentes del Condado solamente!

- Se requiere prueba de
• identificación
- No hay preinscripcion en este momento. Podra haber preinscripcion en las clinicas del future

Si tienes alguna pregunta, por favor llame a la departamento de salud pública del condado de Sullivan al: 845-292-5910, Ext. 0.

- Todos los dueños de mascotas deben limpiar después de sus mascotas.
- Todas las mascotas deben tener al menos 3 meses de edad.
- Todas las mascotas deben estar en una jaula o con correa.
- Los perros agresivos deben estar con bozal para evitar cualquier incidente de mordida.
- Traiga prueba de vacunación contra la rabia anterior para recibir una vacunación de 3 años.
- Si no tiene prueba de vacunación contra la rabia anterior, su mascota recibirá una vacunación de 1 año.