

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 17, 2026.**

ROLL CALL:

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

DRAFT

Absent: Councilman Ryan T. Schock

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

Present Via Zoom: Karen Schaefer, Confidential Secretary

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:02 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 Pavese and seconded by Councilwoman Meddaugh the minutes of the March 03rd, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

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

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

2(B) SULLIVAN COUNTY LITTER PLUCK EVENT 04/01/2026 – 10/31/2026

The Town Clerk received the information and will have the litter pluck bags available 04/01/2026. It will be posted on the Town's website and social media.

ADOPT A ROAD PROGRAM

Councilman Pavese said that it appears that some of the residents that adopt roads are not picking up their road and keeping it clean, which could mean they moved away or passed away. He asked Superintendent Somers if the Parks Department was monitoring the adopters of these roads? Superintendent Somers said that when the Adopt A Road contract is signed, it is for a certain amount of time. When the time is up, a letter is mailed to them to see if they are still participating and to make them aware that bags and supplies are available. If not, the road is re-opened for adoption. The Board would like a reminder letter sent out as soon as possible to those participating in the program to make sure they wish to continue and will indeed pick up the road.

3) PETITION FOR SEWER DISTRICT EXTENSION INTO CONSOLIDATED KIAMESHA SEWER DISTRICT: EVERGREEN HILLS ESTATES, LLC. (AVI POMERANTZ), 402 HARRIS ROAD, MONTICELLO, SBL #: 8.-1-2.2

Mr. Pomerantz of Yield Consultant Group has filed a petition for extension of 402 Harris Road, Monticello, SBL# 8.-1-2.2 into the Consolidated Kiamesha Sewer District.

The Following Resolution Was Duly Adopted: Res. No. 160 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorize Town Attorney Michael B. Mednick to prepare and send a letter including a revised petition to include a statement stating that all costs for the extension itself will be bore by the developer, Evergreen Hills Estates, LLC.

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

4) KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE: ESTABLISH BID OPENING DATE – THURSDAY, 04/09/2026, 2PM

The Following Resolution Was Duly Adopted: Res. No. 161 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for the Kiamesha Lake Wastewater Treatment Plant Upgrade Project in accordance with specifications prepared and, said bids to be opened on Thursday, April 09th, 2026, at 2:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 State Route 42 North, Monticello, New York, and the Town Clerk be, and she hereby is directed to advertise for bids in the official newspaper of the Town.

C) DECLARE SURPLUS EQUIPMENT – 2017 T870 ASWT12323 BOBCAT SKID STEER

The Following Resolution Was Duly Adopted: Res. No. 164 of the Year 2026.

Resolved, that the following vehicles, equipment &/or items from the Highway Department hereby be declared surplus and that the Highway Superintendent be authorized to either sell at auction, bid or scrap said vehicles/equipment/items, whichever is best financially. The vehicles/equipment/items are listed as follows:

1) 2017 T870 ASWT12323 Bobcat Skid Steer

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

Seconded by: Councilwoman Meddaugh

D) DISCUSS: NG GILBERT TREE TRIMMING PLAN FOR THOMPSON

Superintendent Carnell said NG Gilbert is in the Town of Thompson in Emerald Green and Harris areas working for NYSEG. They will be here for approximately one month. They chip logs under 8 inches, but leave the larger pieces on the side areas of the roads. Last year, the Town received a lot of complaints when NG Gilbert was here leaving the logs next to the roads, so Superintendent Carnell wanted to advise the Board of this.

**HIGHWAY DEPARTMENT
HEAVY DUTY TRUCK LIFT**

Superintendent Carnell said that he has been looking to purchase some heavy-duty truck lifts for the new building. Rolling V Bus Corporation has sold off a few locations and consolidated. On the State Bid, the cost is \$71,000.00 for a new one. Rolling V has used ones that the Town's mechanics looked at for \$5,000.00. Typically Rolling V would provide an invoice to the Town, but they would just like a check from the Town when the heavy-duty truck lift is picked up. The former owner of Rolling V is leasing the building and is the person who signed the W-9 Form and the bill of sale. Because of the sale of Rolling V and the leaseback of the building and equipment, the former owner of Rolling V has requested a check be provided at pick up due at sale. Superintendent Carnell is requesting to have a check written after this meeting and included in the bills paid, so he can pick it up before April 8th.

The Following Resolution Was Duly Adopted: Res. No. 165 of the Year 2026.

Resolved, that the Highway Superintendent be authorized to purchase a Heavy-Duty Truck Lift in the amount of \$5,000.00. The Town Board hereby authorizes payment to not exceed \$5,000.00 to purchase said heavy duty lift made payable to Rolling V Bus Corporation or whoever is designated by the current lease and owner of the heavy-duty lift being purchased and signer of the Bill of Sale.

MHE FOR FRASER RESORTS PROJECT

The Following Resolution Was Duly Adopted: Res. No. 167 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby enter into a Construction Phase Services Agreement with MHE Engineering for the Fraser Resorts Project in the amount of \$181,556.00 and that the Town Supervisor be authorized to execute said agreement upon Town Attorney approval.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

Nays 0

Absent 1 Schock

9) APPROVE PART-TIME ASSESSOR CLERK

The Following Resolution Was Duly Adopted: Res. No. 168 of the Year 2026.

Resolved that Angela Ruggeri hereby be hired as a part-time Assessor Clerk in the Town of Thompson Assessor's Office as requested by the Town Assessor at an hourly rate of \$33.71 per hour effective immediately not to exceed 20 hours total.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

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

Nays 0

Absent 1 Schock

10) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

Supervisor Mace advised that the Engineer was not ready for action on this matter tonight.

11) DISCUSS: SCANNING GRANT

Director Weyer said that the New York State Archives has announced a Local Government Records Management Improvement Fund Grant with a deadline of April 1st. It would allow the Town to continue the scanning project. The Planning and Zoning documents and some court documents were previously done. This fund would allow for more completion of the Building Department files and some of the Town Clerk files. She would like authorization to apply for this grant.

The Following Resolution Was Duly Adopted: Res. No. 169 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the submittal of an application to the New York State Archives for the Local Government Records Management Improvement Fund Grant to continue the Town's Scanning Process and that Director Weyer, on behalf of the Records Management Officer hereby be authorized to submit said grant application.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

Nays 0

Absent 1 Schock

COMPREHESIVE PLAN – AWARD REQUEST FOR PROPOSALS (RFP) FOR PLANNING SERVICES

Supervisor Mace said that the Town did an RFP for Planning Services to implement the Comprehensive Plan back in January. There were (4) submittals which Director Weyer put together. The Economic Development funds that were going to be used to pay for these services is in the A Fund. This would be a B Fund expense, so the fund balance will need to be used. The vendor, Mud Workshop, has been very good working with the Town to lower some of the costs to get their price to fit within the budget.

	<i>Vendor #1</i>	<i>Vendor #2</i>	<i>Vendor #3</i>	<i>Vendor #4</i>
Business Name	Delaware Engineering	MUD Workshop	Laberge Group	Rupp Pfalzgraf
Location	Monticello, NY	Brooklyn, NY	Albany, NY	Albany, NY
Zoning Updates	\$ 25,000.00	\$ 50,000.00	\$ 53,000.00	\$40,000- \$75,000
Task 1 - Project Mgmt		\$ 8,000.00	\$ 45,000.00	
Task 2 - Zoning Drafts		\$ 42,000.00		
Task 3 - Public Hearing			\$ 8,000.00	
Task 4 - SEQR & Adoption				
Planning Bd Assistance				
Hourly Rate	\$ 185.00	\$ 185.00	\$ 170.00	n/a
References	Town of Windham Town of Fallsburg Village of Canajoharie	Sullivan County Bike & Ped Plan Town of Orangetown Comp Plan NYS Statewide Programs	Town of Brunswick Village of Colonie Town of Esopus	Attorney but would bring Planners in for specific tasks

The Following Resolution Was Duly Adopted: Res. No. 170 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Planning Services Proposal relating to the Comprehensive Plan submitted by MUD Workshop at a cost not to exceed \$60,000.00.

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

MONTICELLO MOTOR CLUB

Supervisor Mace said there is a conflict with the Planning Board and the Monticello Motor Club. Delaware Engineering works for Monticello Motor Club. Supervisor Mace said LaBerge Group was appointed by the Planning Board.

The Following Resolution Was Duly Adopted: Res. No. 171 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Planning Board recommendation to appoint LaBerge Group as the Planner for the Monticello Motor Club Project.

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

HARRIS SEWER DISTRICT PUMP STATION & FORCE MAIN REPLACEMENT PROJECT – GENERAL CONSTRUCTION

There were Five (5) bids received for the project as outlined in the table below.

Company Name	Bid Amount without Alternate	Bid Amount with Alternate
Boyce Excavating Co., Inc.	\$2,102,435.56	\$2,445,745.06
Hubbell, Inc.	\$2,494,900.00	\$2,941,300.00
W.M. Schultz Construction, Inc.	\$3,822,475.00	\$4,380,475.00
TAM Enterprises, Inc.	\$2,770,482.00	\$3,519,132.00
Merritt Construction, Inc.	\$2,329,791.00	\$2,585,541.00

MHE Engineering is recommending that the Bid for the General Construction portion of the project be awarded to Boyce Excavating Company, Inc. the low bidder.

The Following Resolution Was Duly Adopted: Res. No. 172 of the Year 2026.

Resolved, that the bid of Boyce Excavating for the Harris Sewer District Pump Station & Force Main Replacement Project (Construction Contract), in the amount of \$2,102,435.56, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

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

HARRIS SEWER DISTRICT PUMP STATION & FORCE MAIN REPLACEMENT PROJECT – ELECTRICAL CONSTRUCTION

There was One (1) bid received for the project as outlined in the table below.

Company Name	Base Bid Amount
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TAM Enterprises, Inc.	\$480,204.00
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MHE Engineering is recommending that the Bid for the Electrical Construction portion of the project be awarded to TAM Enterprises, Inc. the sole bidder.

The Following Resolution Was Duly Adopted: Res. No. 173 of the Year 2026.

Resolved, that the bid of TAM Enterprises for the Harris Sewer District Pump Station & Force Main Replacement Project (Electrical Contract), in the amount of \$480,204.00, be, and the same hereby is, accepted, and the Town Clerk be, and she hereby is, directed to notify the successful bidder of the award thereof.

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

12) BILLS OVER \$5,000.00 – HIGHWAY DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 174 of the Year 2026.

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

Force America Hydraulics **\$6,202.78 Total Cost**

Invoice # 2134547 – Replacement Parts

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

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

Nays 0

Absent 1 Schock

13) BUDGET TRANSFERS & AMENDMENTS

To: Town of Thompson - Supervisor and Council

From: Melissa DeMarmels - Comptroller

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

Date: Board Meeting 3/17/2026

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

- 1) Update A & B fund budgets to reflect actuals at 12/31/25

The Following Resolution Was Duly Adopted: Res. No. 175 of the Year 2026.

Resolved, that the following budgetary transfers/amendments hereby be approved as presented.

Town Of
Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 3/17/2026

Account Number	Account Description	Credit	Debit	Debit	Credit
		Revenue Increase	Revenue Decrease	Appropriation Increase	Appropriation Decrease
A000.1116.000	Cannabis Revenue	96,490.00			
A000.1255.000	Clerk Fees	285.00			
A000.1550.000	Dog Control Fees	150.00			
A000.1989.000	Other Economic Assistance				
A000.2001.000	Park & Rec Rentals	575.00			
A000.2001.110	Park & Rec Event Fees	5,790.00			
A000.2150.000	Sale of Electrical Power - EV Stations	505.00			
A000.2401.000	INTEREST & EARNINGS	109,100.00			
A000.2543.000	TARA CAT PROGRAM		850.00		
A000.2544.000	DOG LICENSES		860.00		
A000.2610.000	Fines & Forfeited Bail	127,090.00			
A000.2611.000	Fines & Penalties Dog Cases	300.00			
A000.2706.000	Grants from Other Governments	22,200.00			
A000.2770.000	MISCELLANEOUS REVENUES	30,085.00			
A000.2771.000	YOUTH-CAMP REGISTRATION FEES	8,550.00			
A000.2772.000	OVERHEAD & ADMINISTRATION	22,380.00			
A000.3005.000	Mortgage Tax	629,525.00			
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES	594,395.00			
A000.1110.100	JUSTICE COURT - PERSONNEL				7,155.00
A000.1110.200	JUDICIAL.EQUIP PURCHASE..				8,800.00
A000.1110.400	JUDICIAL.CONTRACTUAL				20,965.00
A000.1110.401	Court Scanning Expenses			27,680.00	
A000.1315.400	COMPROLLER.CONTRACTUAL				12,015.00
A000.1320.400	AUDITOR.CONTRACTUAL				5,950.00

A000.1330.100	TAX COLLECTOR - PERSONNEL				90.00	
A000.1330.400	TAX COLLECTOR.CONTRACTUAL					415.00
A000.1355.100	ASSESSOR - PERSONNEL					14,470.00
A000.1355.400	ASSESSOR.CONTRACTUAL					15,395.00
A000.1410.400	TOWN CLERK.CONTRACTUAL					17,460.00
A000.1410.401	TOWN CLERK.LEGAL (OTHER)..					525.00
A000.1420.402	LEGAL - LOCAL LAW CHANGES..					805.00
A000.1420.403	ATTORNEY.MISC EXP..				500.00	
A000.1420.404	ATTORNEY.O/S LEGAL FEES..					6,210.00
A000.1460.400	RECORDS RETENTION.CONTRACTUAL					205.00
A000.1620.201	TOWN HALL IMPROVEMENTS..					102,310.00
A000.1620.400	BUILDINGS.CONTRACTUAL				14,470.00	
A000.1680.401	SHARED COMPUTER SOFTWARE SUPPT..					8,970.00
A000.1680.402	WEB SITE CONTRACTUAL..					7,035.00
A000.3310.400	TRAFFIC CONTROL.CONTRACTUAL					5,740.00
A000.3310.401	Traffic Control - Painting					5,380.00
A000.3510.100	DOG OFFICER.PERSONAL SERVICES					5,695.00
A000.3510.400	DOG CONTROL.CONTRACTUAL					285.00
A000.3510.401	TARA PROGRAM					2,400.00
A000.3989.400	Public Safety Other - Contractual					215.00
A000.5132.200	Town Garage - Building Improvements					10,635.00
A000.5132.400	TOWN GARAGE.CONTRACTUAL					29,295.00
A000.5182.400	STREET LIGHTS.CONTRACTUAL				4,925.00	
A000.6410.400	PUBLICITY.CONTRACTUAL					4,285.00
A000.6989.400	OTHER ECONOMIC OPPORTUNITY & DEVELOPMENT.CONTRACTUAL					46,420.00
A000.7110.100	TOWN PARK.PERSONAL SERVICES					101,570.00
A000.7110.200	TOWN PARK.EQUIP PURCHASES..				87,245.00	
A000.7110.201	PARK CAPITAL IMPROVEMENTS				37,265.00	
A000.7110.202	Capital Improvements - Lake Ida Park					1,020.00
A000.7110.400	TOWN PARK.CONTRACTUAL					49,685.00
A000.7110.402	TOWN PARK.CONTRACTUAL.POWER HAND TOOLS				12,730.00	
A000.7110.405	TOWN PARK CONTRACTUAL - Programming					17,270.00

Nays 0
Absent 1 Schock

14) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 176 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

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

Absent 1 Schock

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Director Weyer

- GoGov App – Thompson Talk is scheduled to go live 04/05/2026.
- The IT Services technician started evaluating different departments.

Councilman Benjamin

- Gave deepest condolences to Superintendent Somers for the recent loss of his father. Superintendent Somers thanked everyone for their support to his family.

Attorney Mednick

- Court of Appeals with the Planning Board Re: Warehouse Approval.

Comptroller DeMarmels

- Annual Financial Reports
- Insurance Renewal
- Year End Adjustments

Superintendent Somers

- Summer Camp – (50) Campers signed up last Sunday, March 15th at the Town Hall. The next sign up is March 23rd also at the Town Hall.
- Town Park Bridge, Playground, & Dog Park are all complete.
- The Highway Department will pave a small area in the spring to comply with ADA requirements, once the ground dries up.

¹ ATTACHMENT: ORDER BILLS PAID

Superintendent Messenger

- Snow melt and rain issues.
- DEC requested to see the pump stations being built at the Village of Ateres so he brought them over to look around.
- Emerald Green Homeowners sent letter advising no sump pumps are permitted to discharge into the sewer system.
- DEC inspected Kiamesha so that report will be forthcoming.


PUBLIC COMMENT

There was no public comment given.

ADJOURNMENT

On a motion made by Councilman Benjamin and seconded by Councilwoman Meddaugh the meeting was adjourned at 7:47PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



Kelly M. Murran, Deputy Town Clerk



Town of Thompson
Warrant Report

Town of Thompson
Warrant Report

I hereby certify that the vouchers listed on the attached abstracts of prepaid and claims payable have been duly audited and are presented for payment to the Town Board of the Town of Thompson at the regular meeting there of, held on the 17th day of March 2026 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.

Melissa DeMarmels, Comptroller

Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
T000	TRUST & AGENCY FUND	\$0.00	\$0.00	\$856.30	\$856.30
Unposted Batch Grand Totals		\$0.00	\$0.00	\$856.30	\$856.30

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$255,549.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255,549.58	\$0.00
B000	GENERAL TOWN OUTSIDE	\$72,493.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$72,493.00	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$245,961.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$245,961.50	\$0.00
H000	CAPITAL PROJECTS	\$101.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$101.04	\$0.00
SL01	ROCK HILL LIGHTING	\$1,953.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,953.49	\$0.00
SL02	LUCKY LAKE LIGHTING	\$329.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$329.35	\$0.00
SL03	LAKE LOUISE MARIE	\$996.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$996.88	\$0.00
SL04	PATIO HOMES LIGHTING	\$679.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$679.18	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$204.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$204.59	\$0.00
SL06	EMERALD GREEN LIGHTING	\$19,932.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,932.47	\$0.00
SL07	TREASURE LAKE LIGHTING	\$75.05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75.05	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$92.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92.19	\$0.00
SL11	ADELAAR Lighting	\$1,170.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,170.47	\$0.00
SL12	Route 42 N Lighting	\$2,914.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,914.45	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$10,992.29	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,992.29	\$0.00
SSHC	Harris Consolidated Sewer District	\$11,821.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,821.15	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$69,294.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$69,294.16	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$2,613.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,613.44	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$32,371.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,371.44	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$20,467.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,467.02	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$135,766.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135,766.14	\$0.00
SWC0	COLD SPRING WATER	\$3,317.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,317.26	\$0.00
SWD0	DILLON WATER DISTRICT	\$895.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$895.06	\$0.00
SWK0	KIAMESHA RT42 WATER	\$166.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$166.16	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$223.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$223.67	\$0.00
SWM0	MELODY LAKE WATER	\$733.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$733.46	\$0.00
T000	TRUST & AGENCY FUND	\$2,957.31	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,957.31	\$0.00



Town of Thompson
Warrant Report

Posted Batch Grand Totals		\$905,436.81	\$0.00	\$0.00	\$716,899.63	\$0.00	\$1,622,336.44	\$0.00
Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	
A000	GENERAL FUND TOWN WIDE	\$0.00	\$255,549.58	\$0.00	\$0.00	\$0.00	\$255,549.58	\$0.00
B000	GENERAL TOWN OUTSIDE	\$0.00	\$72,493.00	\$0.00	\$0.00	\$0.00	\$72,493.00	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$0.00	\$245,961.50	\$0.00	\$0.00	\$0.00	\$245,961.50	\$0.00
H000	CAPITAL PROJECTS	\$0.00	\$101.04	\$0.00	\$0.00	\$0.00	\$101.04	\$0.00
SL01	ROCK HILL LIGHTING	\$0.00	\$1,953.49	\$0.00	\$0.00	\$0.00	\$1,953.49	\$0.00
SL02	LUCKY LAKE LIGHTING	\$0.00	\$329.35	\$0.00	\$0.00	\$0.00	\$329.35	\$0.00
SL03	LAKE LOUISE MARIE	\$0.00	\$996.88	\$0.00	\$0.00	\$0.00	\$996.88	\$0.00
SL04	PATIO HOMES LIGHTING	\$0.00	\$679.18	\$0.00	\$0.00	\$0.00	\$679.18	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$0.00	\$204.59	\$0.00	\$0.00	\$0.00	\$204.59	\$0.00
SL06	EMERALD GREEN LIGHTING	\$0.00	\$19,932.47	\$0.00	\$0.00	\$0.00	\$19,932.47	\$0.00
SL07	TREASURE LAKE LIGHTING	\$0.00	\$75.05	\$0.00	\$0.00	\$0.00	\$75.05	\$0.00
SL08	CONGERO ROAD LIGHTING	\$0.00	\$115.01	\$0.00	\$0.00	\$0.00	\$115.01	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$0.00	\$92.19	\$0.00	\$0.00	\$0.00	\$92.19	\$0.00
SL11	ADELAAR Lighting	\$0.00	\$1,170.47	\$0.00	\$0.00	\$0.00	\$1,170.47	\$0.00
SL12	Route 42 N Lighting	\$0.00	\$2,914.45	\$0.00	\$0.00	\$0.00	\$2,914.45	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$0.00	\$10,992.29	\$0.00	\$0.00	\$0.00	\$122,718.80	\$0.00
SSHC	Harris Consolidated Sewer District	\$0.00	\$11,821.15	\$0.00	\$0.00	\$0.00	\$9,000.00	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$0.00	\$69,294.16	\$0.00	\$0.00	\$0.00	\$256,581.20	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$0.00	\$2,613.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$0.00	\$32,371.44	\$0.00	\$0.00	\$0.00	\$159,498.82	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$0.00	\$20,467.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$0.00	\$135,766.14	\$0.00	\$0.00	\$0.00	\$131,000.00	\$0.00
SWC0	COLD SPRING WATER	\$0.00	\$3,317.26	\$0.00	\$0.00	\$0.00	\$1,829.30	\$0.00
SWD0	DILLON WATER DISTRICT	\$0.00	\$895.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SWK0	KIAMESHA RT42 WATER	\$0.00	\$166.16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$0.00	\$223.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SWM0	MELODY LAKE WATER	\$0.00	\$733.46	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
T000	TRUST & AGENCY FUND	\$0.00	\$2,957.31	\$0.00	\$0.00	\$0.00	\$36,271.51	\$856.30
Grand Totals		\$905,436.81	\$0.00	\$0.00	\$716,899.63	\$0.00	\$1,622,336.44	\$856.30



C-1

Enclosed is your rebate payout for your participation in The Home Depot's Incentive Program for OMNIA.

Program participants earn a 2% rebate of net qualifying sales completed from 01-01-25 through 12-31-25. Earned rebates that are less than \$100 are paid in the form of a The Home Depot Gift Card.

Your total net qualifying sales and earned rebate during the tracking period are:

Net Sales	Participant Rebate
\$52,218.75	\$1044.38

We used the Account IDs registered to your company to track and accrue your rebate payment.

To view or update your profile, simply visit www.homedepot.com/proloyalty.

First time visitors should contact Customer Support at (866) 333-3551 - Option 4 to gain initial entry to the site. You may also email registration requests or questions to Info@HDPROSupport.com.

We thank you for your business and participation in the program.

Sincerely,

The Home Depot Pro Business Team

PAID TO: TOWN OF THOMPSON
42 NORTH ST 4052 RT
MONTICELLO NY 12701

Check #: 877048
Check Amount: \$1,044.38
Check Date: 03/24/2026

22137-CK-CUTSHEET THIS DOCUMENT CONTAINS PROTECTION AGAINST ALTERATIONS. ABSENCE OF THESE FEATURES INDICATES A COPY. A COLORED BACKGROUND ON FACE OF DOCUMENT AND A MICROPRINT SIGNATURE LINE. AN ARTIFICIAL WATERMARK APPEARS ON THE BACK. HOLD AT AN ANGLE TO VIEW.



PO BOX 540039
EL PASO, TX 88554-0039

PAYABLE THRU
FIRST NATIONAL BANK OF OMAHA
OMAHA NE 68102
Acct # 09106073
76-1411/1049

877048

VOID 90 DAYS AFTER ISSUE DATE

DATE: 03/24/2026

PAY: One Thousand Forty Four Dollars and 38/100

\$1,044.38

1098557762

Not Valid for more than \$1,044.38

THE
C. I. DER
OF:

TOWN OF THOMPSON
42 NORTH ST 4052 RT
MONTICELLO NY 12701

Richard M. [Signature]

Authorized Signature

⑆104914115⑆ 091060730087⑈7048

County of Sullivan

MORTGAGE TAX

100 North Street, P.O. Box 5012
Monticello, N.Y. 12701

JP MORGAN CHASE MONTICELLO
ST JOHNS STREET
MONTICELLO, NY 12701

Check
Number **3494**

C-2

Vendor Number	Check Date	Check Amount
3020	03/20/2026	\$197,635.30

One Hundred Ninety-Seven Thousand Six Hundred Thirty-Five and 30/100 Dollars*****

Pay To The Order Of

3020
TOWN OF THOMPSON
4052 ROUTE 42
MONTICELLO, NY 12701

Karleen Lara

County Treasurer

County of Sullivan - MORTGAGE TAX

P.O. Box 5012 Monticello, N.Y. 12701

INVOICE DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT
03/20/2026	TREAS03202614	MORTGAGE TAX 4TH QTR 2025 PO# G/L Account: TA-00058-00237	197,635.30

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
3020	TOWN OF THOMPSON	3494	03/20/2026	\$197,635.30



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2024

Account Number	Account Description	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3005.000	MORTGAGE TAX								
YEAR FORWARD BALANCE									
Rebuild BY Journal	1	1/1/2023	BY1-1		(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q1	5	5/20/2024	CR114487	Mth 1 Total County ck# 3343	(\$250,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
Mortgage tax - Q2	9	9/30/2024	CR115130	Mth 5 Total County ck# 3364	\$0.00	\$0.00	\$147,766.53	\$0.00	(\$147,766.53)
Mortgage tax	10	10/28/2024	CR115244	Mth 9 Total County ck# 3385	\$0.00	\$0.00	\$333,311.07	\$0.00	(\$333,311.07)
Budget Transfers & Amendments - Town Board Meeting 11/07/2024	11	11/7/2024	BE115281	Mth 10 Total	(\$372,550.00)	\$0.00	\$141,474.78	\$0.00	(\$141,474.78)
MORTGAGE TAX	12	12/31/2024	BE115938	Mth 11 Total Budget Transfers & Amendments	(\$372,550.00)	\$0.00	\$0.00	\$0.00	\$0.00
Year End Revenue Accruals	12	12/31/2024	JE115986	* 4th Qtr Mortgage Tax	\$0.00	\$0.00	\$165,200.79	\$0.00	\$0.00
YTD Total for A000.3005.000				Mth 12 Total	(\$165,200.00)	\$0.00	\$165,200.79	\$0.00	(\$165,200.79)
					(\$787,750.00)	\$0.00	\$787,753.17	\$0.00	(\$787,753.17)
Total for Fund A000					(\$787,750.00)	\$0.00	\$787,753.17	\$0.00	(\$787,753.17)
Grand Total					(\$787,750.00)	\$0.00	\$787,753.17	\$0.00	(\$787,753.17)



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

Application for Change in Zoning Designation

Tax Map Number: S/B/L 18.-1-15

Current Zoning Designation: RR-1/SR

Requested Zoning Designation: RR-1

Location: Hamilton Road (north of Wildcat Road)
Street Address or Physical Location if an undeveloped parcel(s)

Owner of Record: UMH Mobile Homes of NY, Inc.

Tax Address: 3499 Rte 9 North 3-C
Freehold, NJ 07728

Reason for request: Lot is divided by Hamilton Road, with 10.08 acres on the west, and 6.16 acres on the east. The lot is split zoning with the west portion zoned RR-1 and the east zoned SR.

Manufactured housing is not a permitted use in the SR zone, but is permitted in the RR-1 zone. The Owner is planning an expansion of the adjacent manufactured housing community which will require using the entire parcel including the currently zoned SR portion.

There is an application fee of \$75.00 which must be submitted with this form. This fee has been instituted to compensate the Town for costs incurred in the processing of your request.

Fee Paid [Y] [N] Cash [] Check [] Money Order []
Check # _____ Money Order # _____

Date Received: / /

Joel Kohn reached out to the Board prior to the meeting to advise he will be running late due to a conflicting engagement.

A motion to take the agenda out of order was made by Michael Hoyt and second by Christna Cellini.
All in favor, 0 opposed

ACTION ITEM:

EVERGREEN HIEGHTS

Old Route 17, Monticello, NY
Avi Pomerantz, Property Owner
Chris Stastny, Project Engineer

This project is back in front of the Board tonight to request a recommendation for the Town Board.

Jim Carnell explained that this project petitioned the Town Board for a zone change and they referred them back to this Board for their recommendation. Seeking to change zoning district from RR-1 to the SR.

Helen Budrock went over the 3.23.26 zoning memo she submitted in regards to the zone change request.

The Board had the following comments:

- Concerned about the surrounding properties that will remain in the RR-1; less dense zone.
- Feel they are a reasonable Board who promotes smart growth.

No further questions/comments from the Board at this time.

Per Steve Vegliante, no matter which way this project goes, it will require a lot of work and a substantial environmental review.

A motion to make a recommendation to the Town Board, that this Board is in favor of the requested zone change, was made by Arthur Knapp and second by Christina Cellini.

All in favor, 0 opposed

EVERGREEN HILLS ESTATES

402 Harris Road, Monticello, NY
Avi Pomerantz, Property Owner

NOTES:

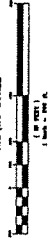
1. DIMENSIONS SHOWN ARE BASED ON AN ADJ. MANDATORY PROVIDED BY COLLETT, ADAMS & ASSOCIATES, INC. (CA&A). DIMENSIONS ARE BASED ON MOORE DATA.
2. REFERENCES:
 - MAP DATED 1987, 8/10 FOR THE CONDO MAP OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
3. DIMENSIONS SHOWN ARE BASED ON AN ADJ. MANDATORY PROVIDED BY COLLETT, ADAMS & ASSOCIATES, INC. (CA&A). DIMENSIONS ARE BASED ON MOORE DATA.

RECORD OWNER:
 JAMES W. STREICHER
 1000 S. 10TH ST.
 SUITE 100
 SULLIVAN COUNTY, NY 12158

ADJ. MANDATORY:
 COLLETT, ADAMS & ASSOCIATES, INC.
 1000 S. 10TH ST.
 SUITE 100
 SULLIVAN COUNTY, NY 12158

AREAS:
 TOTAL AREA: 1.11 AC.
 TOTAL AREA: 1.11 AC.
 TOTAL AREA: 1.11 AC.

GRAPHIC SCALE



LANCASTER
 ENGINEERING AND SURVEYING, P.C.
 1000 S. 10TH ST.
 SUITE 100
 SULLIVAN COUNTY, NY 12158

SURVEY PREPARED FOR

SEYMOUR STREICHER
 TOWN OF THOMPSON
 SULLIVAN COUNTY, NEW YORK

DATE	10/11/11
SCALE	1" = 40'
PROJECT NO.	11-001
DRAWN BY	J.W.
CHECKED BY	J.W.
DATE	10/11/11

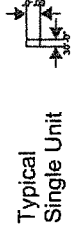
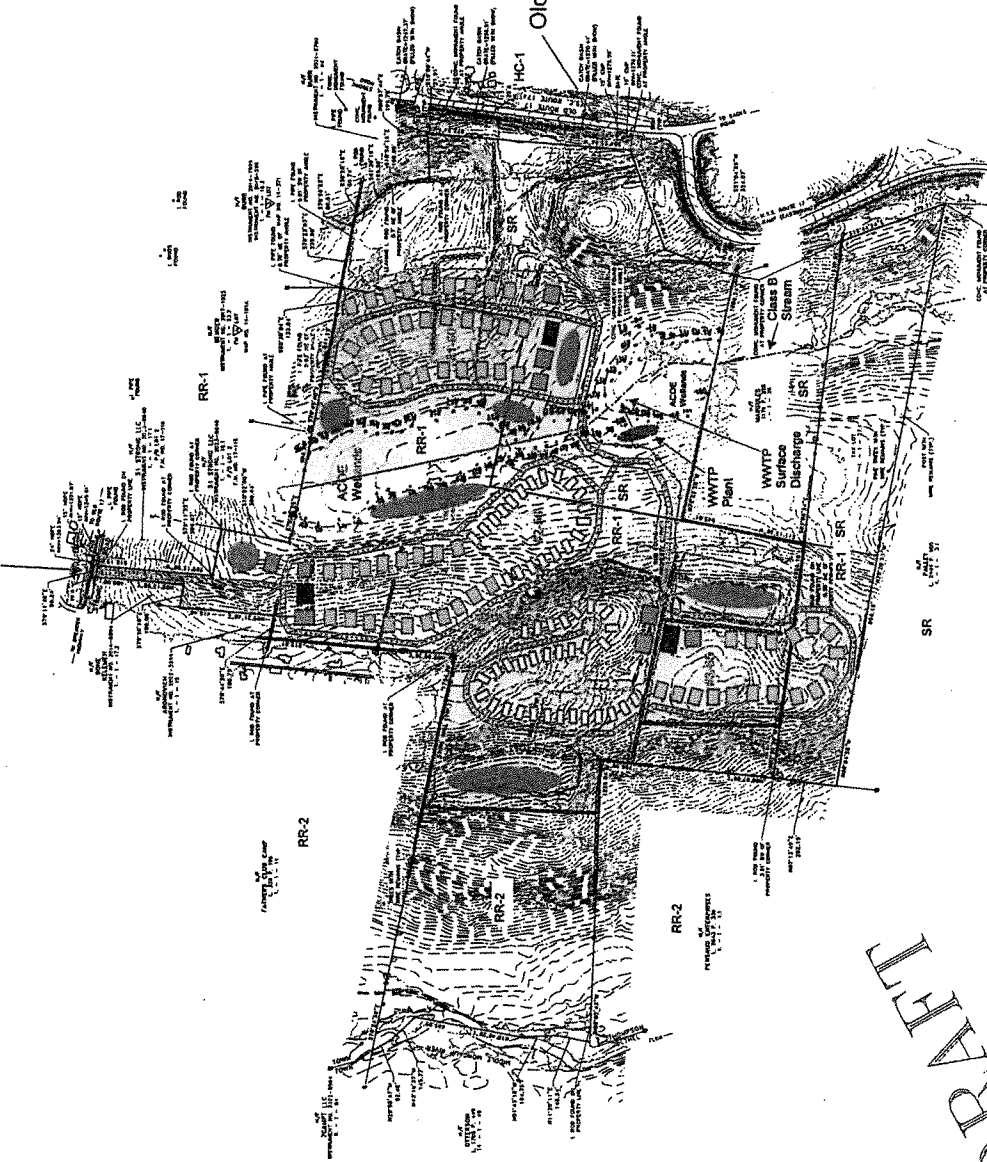
CERTIFICATION:

I, JAMES W. STREICHER, a duly Licensed Professional Engineer in the State of New York, do hereby certify that the above is a true and correct copy of the original as shown to me on October 10, 2011.

DATE: 10/11/11
 BY: JAMES W. STREICHER, P.E.

Strong Rd Entrance

Old-Rt 17 Rd Entrance



Cluster Development To be subdivided at site-plan approval...

- 1: RR-1/SR +/-21ac +/- 60 Units + Amenities
- 2: RR-1 +/-30ac +/- 56 Units + Amenities
- 3: RR-1 +/-37ac +/- 65 Units + Amenities

DRAFT

UDIG-NY
 URBAN DESIGN INCORPORATED
 1000 S. 10TH ST.
 SUITE 100
 SULLIVAN COUNTY, NY 12158



DRAFT

MAP, PLAN AND REPORT

FOR

EXTENSION NO. 4 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT

TOWN OF THOMPSON SULLIVAN COUNTY, NEW YORK

Client:

Town of Thompson
4052 Route 42
Monticello, NY 12701

Prepared by:

MHE Engineering, D.P.C.
33 Airport Center Drive, Suite 202
New Windsor, New York 12553

ANY UNAUTHORIZED ALTERATION OR
ADDITION TO THIS DOCUMENT IS A
NEW YORK STATE EDUCATION LAW.

Job No.: 95-55.1, 24-100
Dated: August 5, 2025

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

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I. Ownership & Maintenance.....	4
J. Conclusion	4

Attachment 1	Correspondence
Attachment 2	District Extension Map
Attachment 3	Description of District Extension
Attachment 4	Property Development Sketch Plans
Attachment 5	Schematic Estimate of Probable Cost
Attachment 6	2020 Schedule of Points
Attachment 7	Local Law 4 of 2024 Sewer Rents FY 2025

A. **INTRODUCTION**

Saddle Lane LLC has petitioned the Town of Thompson Town Board in correspondence from their agent, Mr. Joel Kohn, dated March 14, 2024, for the consideration of an extension to the Consolidated Kiamesha Sewer District to include property which they own. The Town Board, therefore, authorized MHE Engineering D.P.C. at the August 20, 2024 Town Board meeting to prepare the following Map, Plan and Report for the District Extension. The correspondence and authorization are provided as Attachment 1 to this report.

B. **BENEFIT AREA**

The area to be benefited consists of tax parcel ID 13.-3-36.1. The parcel is located at the end of Saddle Lane, and extends along the Route 17/I-86 and Route 42 north interchange. The total area of the parcel is approximately 35.86 acres and it is within the Town Zoning district HC-2.

The District extension is more formally shown on the map in Attachment No. 2. A description of the parcel to be annexed, prepared by Howard W. Weeden, P.L.S., P.C., is provided in Attachment No. 3.

C. **PROJECT DESCRIPTION**

The property owner has indicated that they intend to develop the property with a 65 unit row home project. Each unit will include 5 bedrooms. Utilizing a flow rate of 110 gallons per day (gpd) per bedroom, the project is anticipated to generate up to 35,750 gpd of wastewater.

Additional features proposed include a community building and swimming pools. The project will be accessed from Saddle Lane with a potential emergency access onto Route 42 North.

A Concept Plan prepared for the applicant by MNTM Engineering – Land Surveying is provided in Attachment 4.

This report will identify improvements necessary for the connection of the subject property to the Consolidated Kiamesha Sewer District and costs associated to provide service to the properties.

D. **EXISTING FACILITIES**

1. **KIAMESHA WWTP CAPACITY:**

The Kiamesha Lake Sewage Treatment Plant has a rated capacity of 2,000,000 gallons per day. The plant is located on Rock Ridge Drive approximately 3,500 feet north-east of the project site. The existing average daily flow to the Sewage Treatment Plant was approximately 327,000 gallons per

day from June 2021 to April 2022. The maximum monthly average flow observed in this time frame was 402,700 gpd. There are additional projects within the district that have committed flow to the plant. A summary of these flows is provided below:

a.	Plant Flow Current	402,700 gpd
b.	Adelar/EPR Casino	373,100 gpd
c.	Concord Future	350,000 gpd
d.	Lakeview Estates	33,000 gpd
e.	District Extension No. 1	47,000 gpd
f.	District Extension No. 2*	80,000 gpd
g.	District Extension No.3	66,000 gpd
	Total flow:	1,351,800 gpd
	Available Capacity:	648,200 gpd

*Extension No. 2 is proposed but not yet adopted by the Town Board.

Based on the permitted capacity at the Kiamesha Lake Sewage Treatment Plant, and committed flows for the Casino/Resort, other project developments and previous District extensions, the sewage treatment plant has adequate capacity to treat the wastewater generated from the proposed Extension No. 4 of the Kiamesha Consolidated Sewer District. The extension is projected to add an estimated 66,000 gpd of additional flow while the available capacity at the WWTP is 648,200 gpd.

2. COLLECTION MAINS:

The existing sewer district collection system consist of a series of gravity sewer mains, pump stations and sewer force mains. The closest gravity sewer main to the project site is located at the intersection of NYS Route 42 and Anawana Lake Road. This sewer main is located approximately 700 feet north of the project site. The gravity sewer main flows west to the Anawana Lake pump station. Discussions with the Town Water and Sewer Superintendent indicate that this pump station does not have capacity to handle the additional flows generated by the proposed project.

E. PROPOSED IMPROVEMENTS

1. ON-SITE IMPROVEMENTS

A series of gravity sewer mains will be installed on the project site to collect flows from the Row house development. An on-site pump station and force main will be required to convey flows from the project to the existing district collection system. The pump station will need to be designed to handle a peak flow rate of approximately 100 gpm. The force main will need to be sized to maintain a velocity of at least two feet per second. Pump selection and force main sizing will be dependent upon the ultimate location of the connection to the existing District system as described in the following sections.

2. DISTRICT COLLECTION SYSTEM IMPROVEMENTS

The following sections will describe the three potential alternatives for connecting the project to the existing District collection system.

- 1- The first alternative consists on installing a new force main from the on-site pump station along Route 42 to the gravity collection system at the intersection of Route 42 and Golden Ridge Road. Flow would then be by gravity to the existing Anawana Lake Road pump station. Flows are then pumped across Route 42 and along Golden Ridge Road to the head of the WWTP. The existing pump station is at capacity and will require replacement under this alternative. The estimated cost of this alternative, not including the on-site pump station, is \$2,763,000.00.
- 2- The second alternative consists of installing a new force main along Rock Ridge Drive from the on-site project pump station to the head of the WWTP. There are currently multiple sewer mains that discharge to the manhole at the head of the plant. A new influent receiving structure will need to be constructed to accommodate the addition of another main. The estimated cost of this alternative, not including the on-site pump station, is \$1,616,250.00.
- 3- The Village of Monticello currently owns and operates a pump station on Thompson Road just east of the intersection with Rock Ridge Drive adjacent to Route 17/86 westbound. This station currently receives residential sewer flows from a portion of the Village and filter backwash water from the Village water treatment plant located at Kiamesha lake. The Village is currently planning to construct a new pump station on adjacent to the eastbound Route 17/86 lanes which will then accept the majority of the flow tributary to the existing station. The Village and Town have discussed the Town then taking ownership of the existing pump station on Thompson Road and treating the remaining flows at the Kiamesha WWTP under an Intermunicipal Agreement.

Under this alternative, the on-site pump station from the development would discharge to the existing gravity sewer system at the intersection of Rock Ridge drive and Thompson Road. Flow would then be by gravity to the existing pump station. The existing force main conveying the Village filter backwash water would be intercepted in front of the WWTP and backwash flows directed to the head of the plant. The remaining portion of the forcemain would then be utilizes to convey flows from the Thompson Road pump station back to the head of the Kiamesha WWTP. This would require replacement of the existing pumps in the Thompson Road Pump Station and the construction of a new inlet structure at the head of the WWTP. The estimated cost for this alternative is \$1,245,000.00.

Concept plans for the three alternatives are provided in Attachment 4 of this report.

F. **APPROVALS REQUIRED**

The construction of the proposed collection system, pump station and force main will require New York State Department of Environmental Conservation (DEC) approval for sewer main extension under all connection alternatives. The force main will also cross a stream which will require a DEC stream disturbance permit under alternatives 1 and 2. New York State Department of Transportation approval will be required for the work within the Route 42 Right-of-way described in alternative 1. As the total earth disturbance associated with the project will exceed 5 acres, a Storm Water Pollution Prevention Plan will be required to obtain coverage under the NYS SPDES permit for construction related activities will also be required for all alternatives..

G. **PROJECT COSTS**

The project developers will be responsible for all design, permitting and construction costs associated with the installation of infrastructure improvements for the collection of waste water within the proposed property. The project developer will also be responsible for the costs associated with the improvements required to connect to the existing District collection system and WWTP as described in Section E. Those costs, depending upon the alternative selected, are estimated to be between \$1,245,000 and \$2,763,000, depending upon the alternative selected.

Properties requesting to be annexed into the District are required to pay a fee for the existing capacity that they will be using. The current fee for reserve capacity in the district is \$22 per gallon per day. The total capacity cost for the requested 33,000 gpd is therefore \$726,000.00.

H. **ANNUAL COSTS**

The Consolidated Kiamesha Sewer District assesses Annual Debt Costs and Operation and Maintenance (O&M) Costs on a point system, which is based upon Property Use Classification. The current Schedule of Points for the District is provided in Attachment 5.

The Town of Thompson Town Board has adopted Local Law 4 of 2024, provided in Attachment 7, which establishes the following rates for the 2025 Consolidated Kiamesha Sewer District assessment:

Capital Debt Service = \$10.06/Point

Annual O&M Cost = \$49.35/Point

The Annual Sewer Fee for a parcel in the District Extension will be calculated by multiplying the sewer points for the property classification by the rates noted above.

The project is proposing single-family residences with 5-bedrooms. The property classification of 210 with 5 bedrooms would be assessed the following annual cost:

O&M (Rent) 20 Points (\$49.35/Point) = \$987.00
Capital Debt 20 Points (\$10.06/Point) = \$201.02
Total Annual Cost = \$1,188.20

A typical 4 bedroom dwelling within the District is assessed 10 Rent and 10 Debt points. The resulting Annual Cost for a 4 bedroom dwelling is therefore \$594.10 per year.

These costs were calculated utilizing the 2025 budget for the District. Sewer Rents are calculated and adjusted annually by the Town Board and the cost estimated above would be recalculated and assessed annually.

I. **OWNERSHIP AND MAINTENANCE**

The property owner/developer will own and be responsible for the maintenance of the sewage pump station, collection system and force main within the project property. Any off site improvements described in Section E will be dedicated to the Consolidated Sewer District which will then own and maintain them.

J. **CONCLUSION**

The costs associated with Extension No.4 of the existing Kiamesha Sewer District to service the benefit area are described above. The extension will not result in increased costs for existing District users.

Respectfully submitted,

MHE Engineering, D.P.C.

DRAFT

Matthew J. Sickler, P.E.
Associate

ATTACHMENT 1
CORRESPONDENCE

ATTACHMENT 2

DISTRICT EXTENSION MAP

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION

ATTACHMENT 4

PROPERTY DEVELOPMENT SKETCH PLANS

ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST

ATTACHMENT 6
2020 SCHEDULE OF POINTS

ATTACHMENT 7

LOCAL LAW 4 OF 2024 SEWER RENTS FY 2025

ATTACHMENT 1
CORRESPONDENCE

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO Box 869

MONTICELLO, NY 12701

PHONE 845-796-9110

March 14, 2024

Town Board of the Town of Thompson
4052 Route 42
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension
Town of Thompson Tax Map No. 13.-3-36.1
Saddle Ln. / Rock Ridge Dr.

Dear Supervisor Rieber and Town Board Members;

I represent the owner of the property mentioned above in the matter of working with the Town on annexing the property into the Consolidated Kiamesha Sewer District, so that the property can be served by municipal sewer.

The parcel is currently a vacant parcel with some wetlands on it. The owner is proposing to construct a 65-unit Row Housing Development with amenities.

The property has road frontage to Saddle Ln. and to Rock Ridge Dr. It also has frontage on State Route 42, which most likely will only be allowed for emergency access to the property.

The projected flow for this project would be 35,750 gallons per day (65 homes x 5 bedrooms x 110 gpd per bedroom).

Attached is a preliminary sketch for a 65-unit Row Housing Development.

Also attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

If you have any questions, please do not hesitate to contact me at 845-796-9110 or by email at joel@jkexpediting.com

Truly yours,

Joel Kohn

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on August 20,
2024

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
04 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT IN THE TOWN OF
THOMPSON**

WHEREAS, JK Expediting Services Corp., on behalf of Saddle Lane LLC, has made a request to the Town Board of the Town of Thompson to extend the Consolidated Kiamesha Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcel of property, namely SBL 13-3-36.1 (State Route 42); and

WHEREAS, the said area to be included in the Consolidated Kiamesha Sewer District is totally located within the Town of Thompson and outside any incorporated village; and

WHEREAS, the said Town Board is desirous of preparing a general map and plan for providing sewer facilities in the aforesaid area of said Town and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in connection therewith; the costs of which shall be borne by said applicant, Saddle Lane LLC.

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

1. That the Town Board does hereby authorize MHE Engineering, D.P.C. of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553 to prepare a general map and plan for the extension of the sewer facilities and services in the area of the Town of Thompson now serviced by the Consolidated Kiamesha Sewer District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate the sum of \$11,000.00 to pay the cost of preparing the general map and plan for the extension of the sewer facilities, as well as all legal expenses incurred by the district to complete any district extension, and all costs and disbursements incurred by the district in processing the extension. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to MHE Engineering, D.P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the extension.

3. That MHE Engineering, D.P.C., of 33 Airport Center Drive, Suite 202, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$5,000.00, of which

said monies are to be paid by the developer, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Kiamesha Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Consolidated Kiamesha Sewer District are to be paid by the applicant.

5. That all maps and plans prepared by MHE Engineering, D.P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

6. That the map, plan and report shall be prepared once monies are placed in escrow by the applicant.

7. That in the event that the said Consolidated Kiamesha Sewer District shall be extended as herein proposed, and shall thereafter be approved pursuant to the provisions of the Town Law, the expense incurred by the Town for the preparation of the maps and plans and other services therefor shall be deemed to be part of the cost of such improvement, and the Town shall be reimbursed the amount paid therefor, or such portion of that amount which the Town Board at the public hearing held pursuant to the Town Law shall allocate against such District.

8. That this resolution is subject to a permissive referendum pursuant to and in accordance with the provisions of Sections 209-b and 90 of the Town Law.

9. That within ten (10) days from the date of this resolution, the Town Clerk shall post and publish a notice which shall set forth the date of the adoption of the resolution, shall contain an abstract of such resolution concisely setting forth the purpose and effect thereof, shall specify that this resolution was adopted subject to a permissive referendum, and shall publish such notice in the Sullivan County Democrat, the official newspaper of the Town, and in addition, that the Town Clerk shall post or cause to be posted on the signboard of the Town of Thompson a copy of such notice within ten (10) days after the date of the adoption of this resolution.

Moved by: Councilman Ryan T. Schock

Seconded by: Councilman John A. Pavese

The Members voted on the foregoing Resolution as follows:

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

STATE OF NEW YORK:

COUNTY OF SULLIVAN SS.:

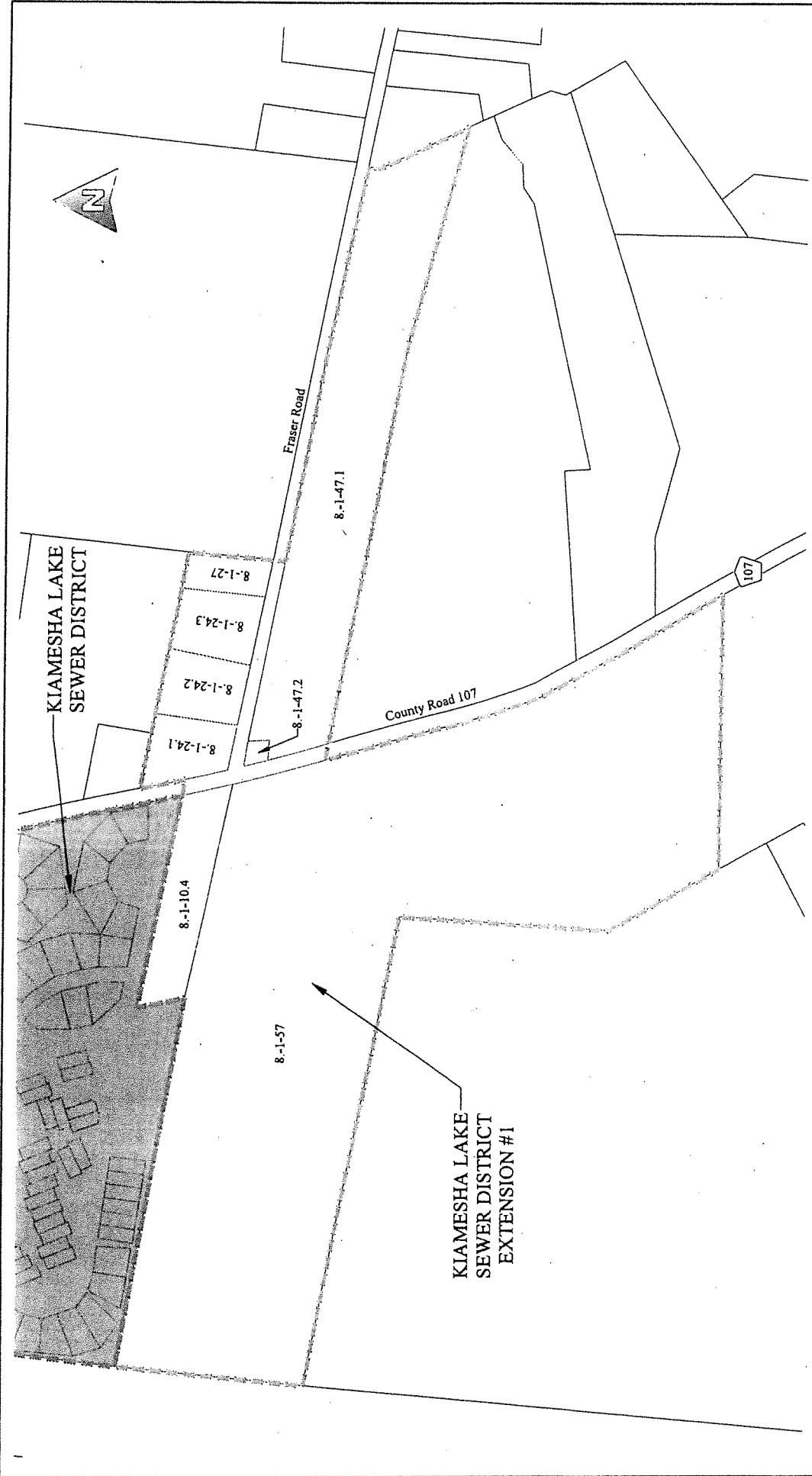
The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution for proposed Extension No. 04 of the Consolidated Kiamesha Sewer District in the Town of Thompson and authorization of a map, plan and report with respect to the extension of a municipal district was adopted by said Town Board on August 20, 2024, a majority of all Town Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 22, 2024.

Marilee J. Calhoun
Marilee J. Calhoun, Town Clerk

ATTACHMENT 2

DISTRICT EXTENSION MAP



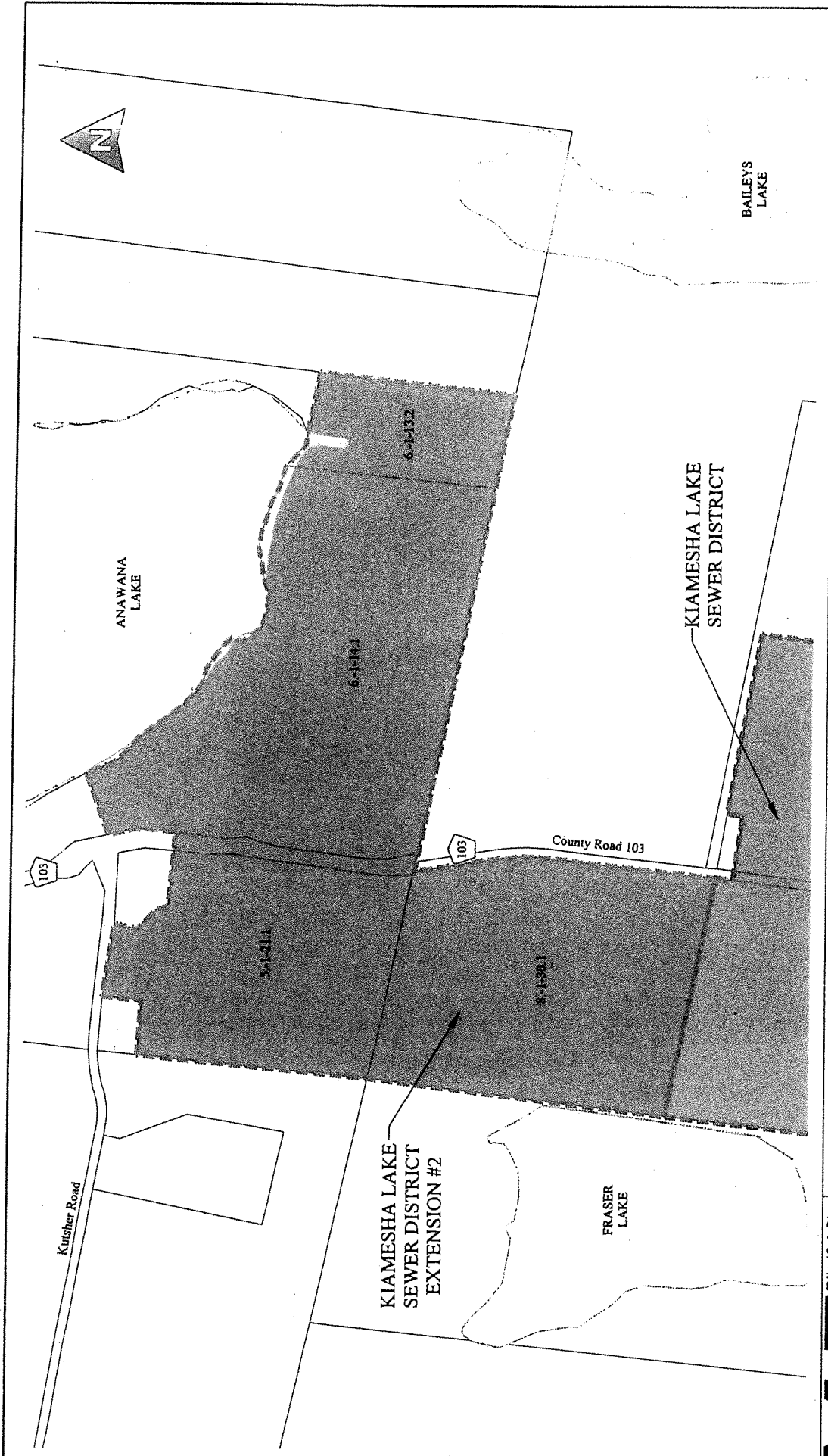
MFE
ENGINEERING

33 Airport Center Drive
Suite 202
Catskill, NY 12025
(518) 847-3100

111 Wynton Road Drive
Mifflin, PA 15537
(814) 298-2785

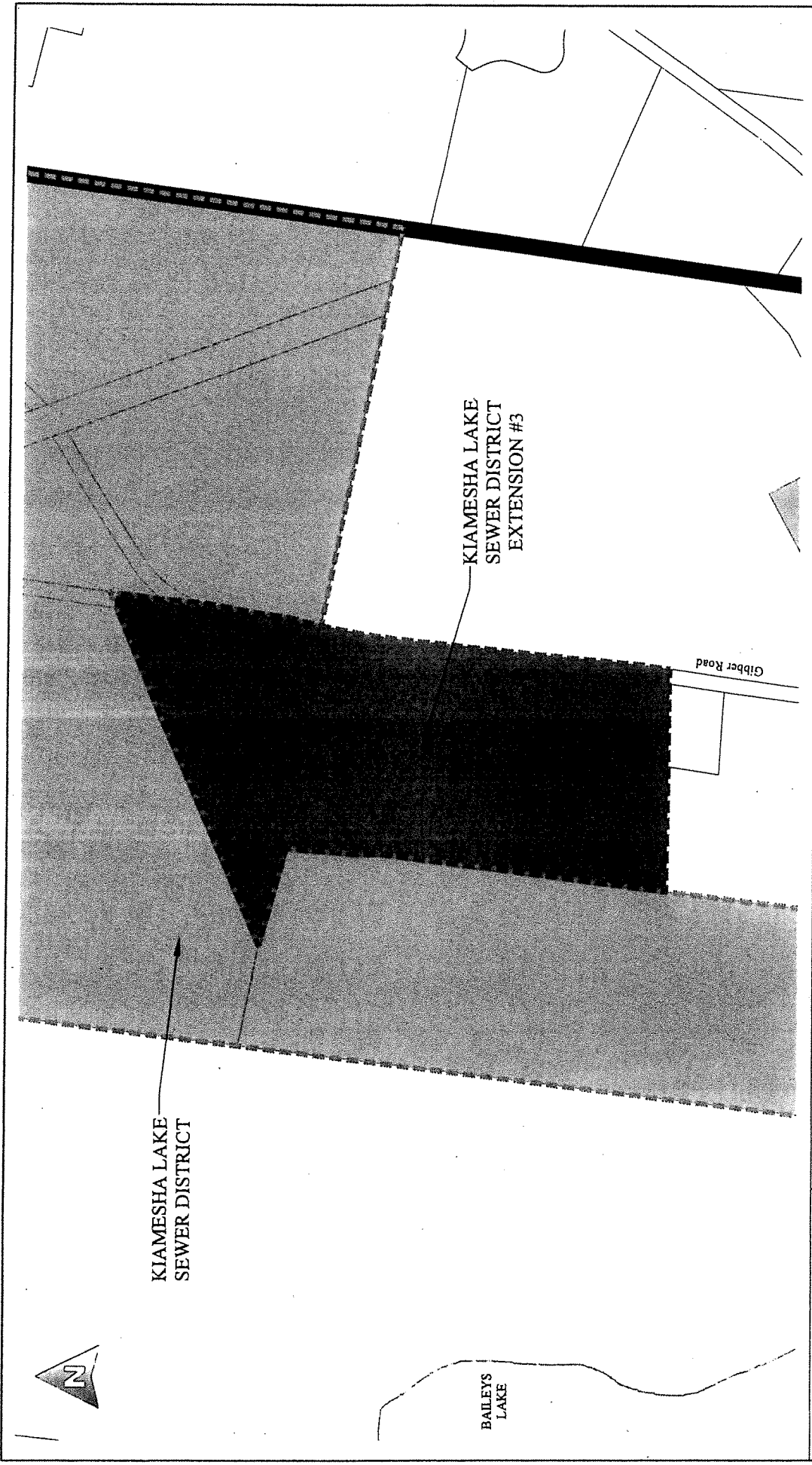
**KIAMESHA LAKE SEWER DISTRICT
EXTENSION #1**
SCALE: 1" = 300'

DRAWN BY: JF	SK-1
REVIEWED BY: MS	
PROJECT # 24-100	
PHASE #	ISSUED DATE: 21 April, 2025



MFE ENGINEERING	33 Alford Center Drive Suite 302 York, PA 17403 (717) 897-3100	DRAWN BY: JJ REVIEWED BY: MS	SK-2
	111 Wheeland Drive Millersburg, PA 16837 (817) 268-3765	PROJECT # 24-100 PHASE #	ISSUED DATE: 21 April, 2025

KIAMESHA LAKE SEWER DISTRICT
EXTENSION #2
 SCALE: 1" = 500'



DRAWN BY: JJ	SK-3
REVIEWED BY: MS	
PROJECT # 24-100	
PHASE #	

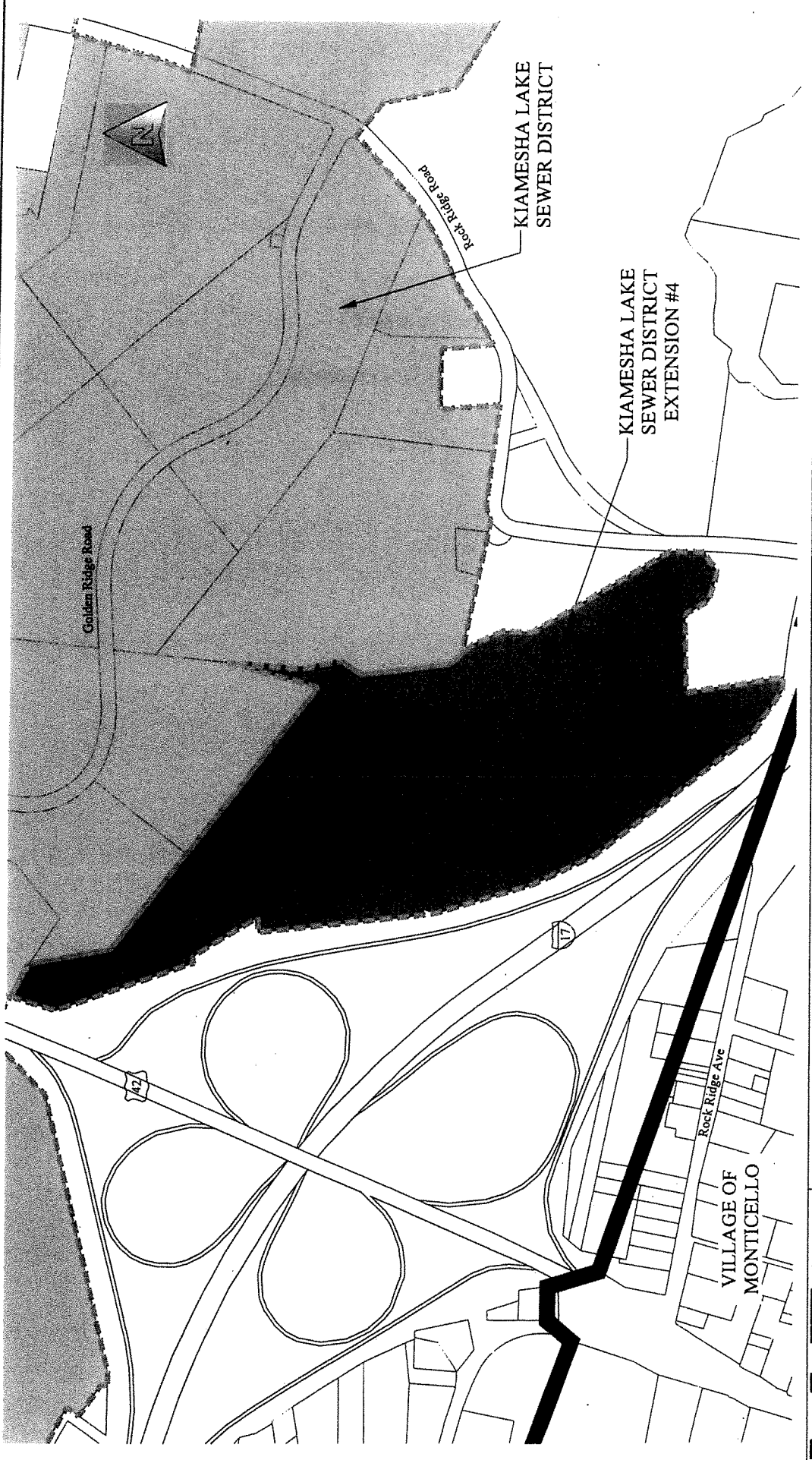
KIAMESHA LAKE SEWER DISTRICT
EXTENSION #3
 SCALE: 1" = 300'

38 Mount Center Drive
 Suite 202
 New Windsor, NY 12553
 (845) 687-3100
 111 Wineshead Drive
 Suite 1
 New Windsor, NY 12557
 (845) 687-3100

MFE

ENGINEERING

ISSUED DATE: 21 April, 2025



DRAWN BY:	JJ
REVIEWED BY:	MS
PROJECT #	24-100
PHASE #	-

SK-4

**KIAMESHA LAKE SEWER DISTRICT
EXTENSION #4**

SCALE: 1" = 300'

MFE
ENGINEERING

33 Arnot Center Drive
Suite 202
Pottsville, PA 17865
(610) 867-3100

111 Wheelfield Drive
Suite 100
Pottsville, PA 17867
(610) 294-2785

ISSUED DATE: 21 April, 2025

ATTACHMENT 3

DESCRIPTION OF DISTRICT EXTENSION



Howard W. Weeden, PLS, PC
Professional Land Surveying Services since 1991

62 Main Street, Walden, New York 12586
tel.: 845.778.7643 fax.: 845.778.7307
hwwpls@yahoo.com



November 9, 2023

SURVEY DESCRIPTION FOR LEBOVITS

All that certain plot, piece, or parcel of land situate, lying and being in the Town of Thompson, County of Sullivan, and State of New York and being more particularly bounded and described as follows;

Beginning at a point on the easterly side of New York State Route 42, said point being the southwesterly most corner of the lands reputedly of Banta; thence from said point or place of beginning and along the lands reputedly of said Banta; South 56 degrees 58 minutes 25 seconds East a distance of 163.42 feet; thence the following three (3) courses and distances along the lands reputedly of Rayhar LLC, 1) South 10 degrees 09 minutes 13 seconds East a distance of 268.47 feet; 2) South 51 degrees 53 minutes 10 seconds East a distance of 1095.78 feet; 3) North 14 degrees 22 minutes 00 seconds East a distance of 309.20 feet; thence along the lands reputedly of La Dirot Associates, South 06 degrees 31 minutes 22 seconds West a distance of 227.44 feet; thence continuing along the lands reputedly of said La Dirot Associates and along the lands reputedly of EPR Concord II, LP, South 10 degrees 32 minutes 25 seconds East a distance of 826.34 feet; thence continuing along the lands reputedly of said EPR Concord II, LP, and passing over an iron pin found on line at 486.63 feet, South 30 degrees 14 minutes 19 seconds East a distance of 528.64 feet; thence through the pavement of Rock Ridge Drive, South 02 degrees 38 minutes 47 seconds West a distance of 85.57 feet; thence the following five (5) courses and distances along the

lands reputedly of Blyakher, 1) South 57 degrees 55 minutes 35 seconds West a distance of 73.42 feet; 2) North 71 degrees 20 minutes 25 seconds West a distance of 73.31 feet; 3) North 28 degrees 16 minutes 25 seconds West a distance of 82.72 feet; 4) South 87 degrees 13 minutes 35 seconds West a distance of 269.12 feet to an iron pipe found; 5) along the general line of an old stone wall. South 00 degrees 58 minutes 25 seconds East a distance of 319.98 feet; thence the following twelve (12) courses and distances along the easterly assumed road taking line of Interstate Route 86, 1) North 74 degrees 27 minutes 40 seconds West a distance of 144.89 feet; 2) North 46 degrees 51 minutes 18 seconds West a distance of 422.55 feet; 3) North 26 degrees 51 minutes 24 seconds West a distance of 574.73 feet to a monument found; 4) North 15 degrees 19 minutes 30 seconds West a distance of 247.68 feet to a monument found; 5) North 10 degrees 03 minutes 28 seconds West a distance of 75.72 feet to a monument found; 6) North 04 degrees 54 minutes 14 seconds East a distance of 51.02 feet to a monument found; 7) North 84 degrees 35 minutes 32 seconds West a distance of 24.46 feet to a monument found; 8) North 05 degrees 49 minutes 32 seconds West a distance of 539.50 feet to a monument found; 9) North 83 degrees 03 minutes 17 seconds East a distance of 45.35 feet to a monument found; 10) North 31 degrees 12 minutes 45 seconds West a distance of 259.74 feet to a monument found; 11) North 23 degrees 59 minutes 41 seconds West a distance of 274.58 feet; 12) North 13 degrees 53 minutes 11 seconds West a distance of 200.46 feet to a monument found; thence along the easterly side of said New York State Route 42, North 11 degrees 15 minutes 52 seconds East a distance of 172.81 feet to the point or place of beginning, as surveyed by Howard W. Weeden, P.L.S., P.C., Walden, New York, on 3 November 2023 and containing 35.862 acres of land, more or less.

ATTACHMENT 4

PROPERTY DEVELOPMENT SKETCH PLANS

JK EXPEDITING SERVICES CORP.

63 LIBERTY STREET - PO BOX 369

MONTICELLO, NY 12701

PHONE 845-796-9110

March 14, 2024

Town Board of the Town of Thompson
4052 Route 42
Monticello NY 12701

RE: Request for consideration of a Sewer District Extension
Town of Thompson Tax Map No. 13.-3-36.1
Saddle Ln. / Rock Ridge Dr.

Dear Supervisor Rieber and Town Board Members;

I represent the owner of the property mentioned above in the matter of working with the Town on annexing the property into the Consolidated Kiamesha Sewer District, so that the property can be served by municipal sewer.

The parcel is currently a vacant parcel with some wetlands on it. The owner is proposing to construct a 65-unit Row Housing Development with amenities.

The property has road frontage to Saddle Ln. and to Rock Ridge Dr. It also has frontage on State Route 42, which most likely will only be allowed for emergency access to the property.

The projected flow for this project would be 35,750 gallons per day (65 homes x 5 bedrooms x 110 gpd per bedroom).

Attached is a preliminary sketch for a 65-unit Row Housing Development.

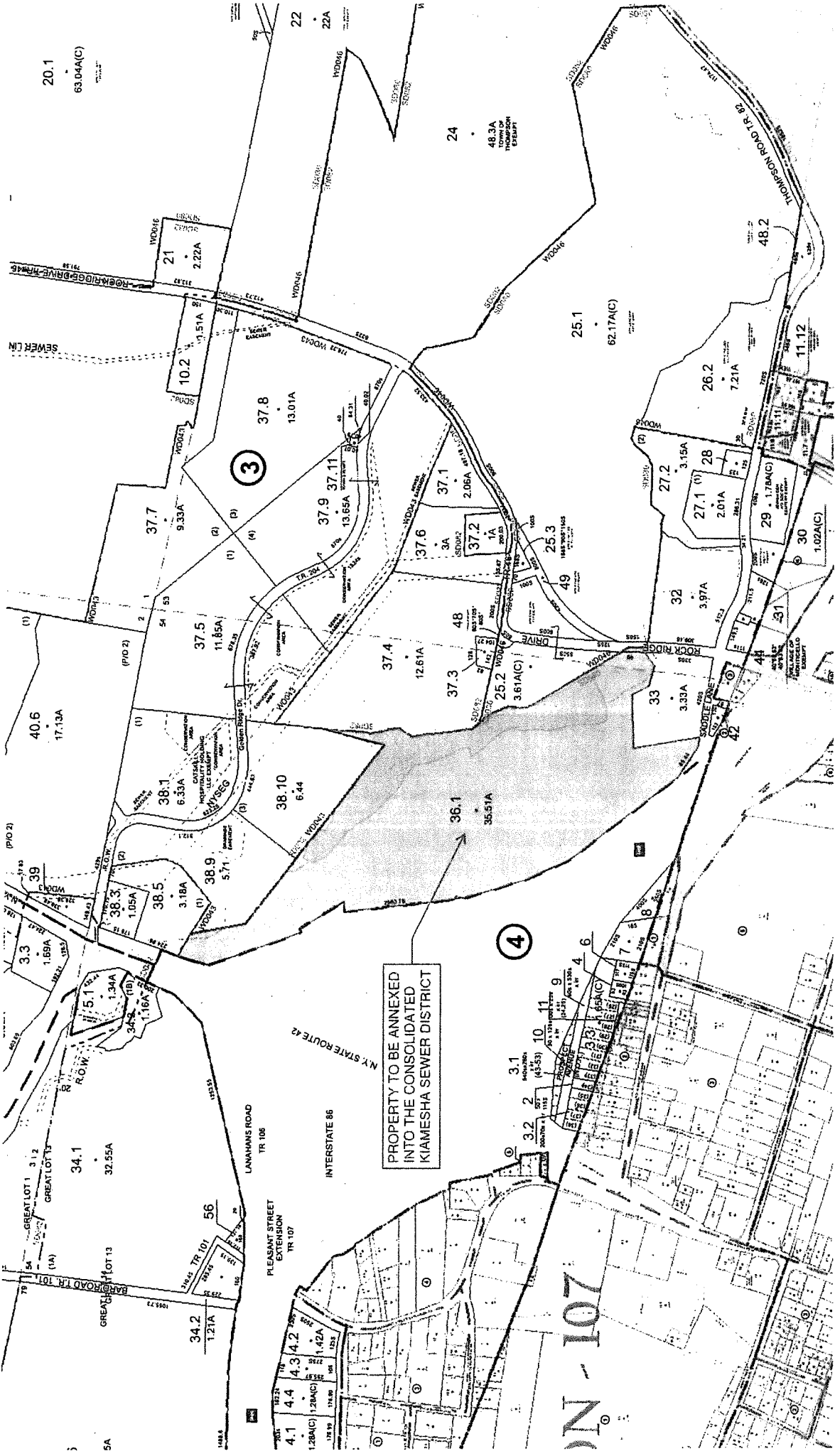
Also attached is a tax map showing the parcel to be annexed into the Kiamesha Sewer District.

With this letter I would like to ask the Board to consider this request and take any action as appropriate to authorize the completion of a Map, Plan and Report by the Town Engineer.

If you have any questions, please do not hesitate to contact me at 845-796-9110 or by email at joel@jkexpediting.com

Truly yours,

Joel Kohn



20.1
63.04A(C)

24
48.3A
TOWN OF
KIAMESHA

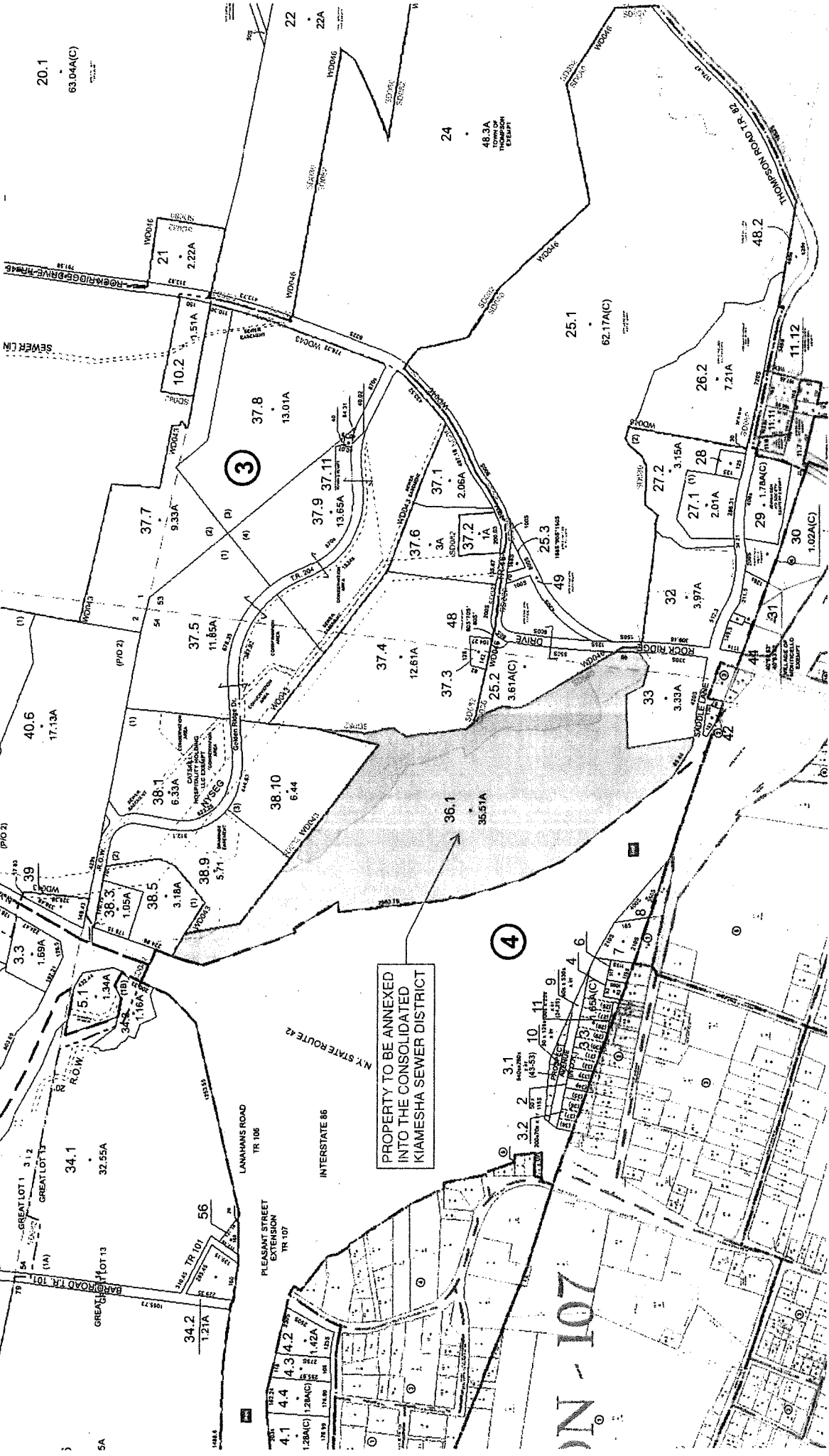
25.1
62.17A(C)

3

4

PROPERTY TO BE ANNEXED
INTO THE CONSOLIDATED
KIAMESHA SEWER DISTRICT

ON-107



20.1
63.04A(C)

24
48.3A
TOWN OF
KIAMESHA

25.1
62.17A(C)

3

4

PROPERTY TO BE ANNEXED
INTO THE CONSOLIDATED
KIAMESHA SEWER DISTRICT

ON-107

ATTACHMENT 5

SCHEMATIC ESTIMATE OF PROBABLE COST



Town of Thompson
 Sullivan County, NY
 Kiamasha Sewer District Extension
 Alternative 2
 Estimate of Probable Construction Cost

Last Revised:
 2-Sep-25
 Revised By:
 MJS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXT. PRICE	TOTALS
Construct New FM to Head of WWTP						
1	General Conditions 5%	1	LS	\$ 50,000.00	\$ 50,000	
2	6" SDR 26 PVC Forcemain	3,450	LF	\$ 250.00	\$ 862,500	
3	Cleanouts	5	LS	\$ 8,000.00	\$ 40,000	
4	New Plant Influent Structure	1	LS	\$ 125,000.00	\$ 125,000	
	<i>Subtotal</i>					\$ 1,077,500
	<i>Construction Contingencies (25%)</i>					\$ 269,375
	<i>Estimated Total Construction Cost</i>					\$ 1,346,875
	<i>Engineering, legal, admin, construction services 20%</i>					\$ 269,375
	<i>Total Design and Construction Cost</i>					\$ 1,616,250

* Note(s): 1) This is an "Estimate of Probable Construction Cost," for estimating purposes only.

ATTACHMENT 6

2020 SCHEDULE OF POINTS

Part 2
Sewer Rents

ARTICLE VIII
Consolidated Harris Sewer District
[Amended 8-17-2021 by L.L. No. 8-2021]

§ 194-35. Imposition of rents.

Pursuant to the authority of Article 14-F of the General Municipal Law, known as the "Sewer Rent Law of the State of New York," and any and all amendments thereto, there are hereby established and imposed sewer rents as a means of producing revenue for the Consolidated Harris Sewer District in the Town of Thompson.

§ 194-36. Definitions and word usage.

- A. Definitions. As used in this article, the following terms shall have the meanings indicated:

CONSOLIDATED HARRIS SEWER DISTRICT — As previously constituted, has within its bounds all premises and buildings or structures and subject parcels currently existing in the formerly established Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, and a number of other parcels of vacant or unimproved land.

SEWER DISTRICT — The Consolidated Harris Sewer District, Town of Thompson, as heretofore established by the Town Board of said Town.

SEWER RENT FUND — The fund established by the Supervisor upon authorization of the Town Board of the Town of Thompson, into which fund shall be deposited the sewer rents established, imposed and collected in accordance with the provisions of this article.

SEWER SYSTEM — Includes all collection and disposal systems constructed by and for the former Harris Sewer District, Dillon Farms Sewer District and Cold Spring Road Sewer District, consisting of, but not limited to, a gravity interceptor, two wastewater pumping stations and a force main interceptor sewer system, through and by which waste water from the Consolidated Harris Sewer District will flow to the Village of Monticello sewer system at Jefferson Street for treatment at the existing Village sewage treatment plant until completion and operation of a joint Town of Thompson-Village of Monticello wastewater regional treatment facility, when the wastewater from the Consolidated Harris Sewer District will be treated at the latter facility.

- B. Terms generally. The terms "sewer rents," "sewer system," part," "sewage," "industrial waste" and "other wastes" shall be as defined in § 451 of the General Municipal Law.

§ 194-37. Disposition of sewer rent fund.

- A. Revenue derived from sewer rents, including penalties and interest, shall be credited to a special fund, to be known as the "Sewer Rent Fund." Moneys in such fund shall be used in the following order:
- (1) For the payment of the costs of operation, maintenance and repairs of the sewer system, or such part or parts thereof for which sewer rents have been established and imposed.
 - (2) For the payment of the interest on and amortization of, or payment of, indebtedness which has been or shall be incurred for the construction of the sewer system or such part or parts thereof for which sewer rents have been established and imposed (other than indebtedness, and the interest thereon, which is to be paid in the first instance from assessments upon benefited real property).
 - (3) For the construction of sewage treatment and disposal works with necessary appurtenances, including pumping stations, or for the extension, enlargement or replacement of, or additions to, such sewer systems, or part or parts thereof.
- B. Such revenues from sewer rents shall not be used to finance the cost of any extension of any part of a sewer system (other than any sewage treatment and disposal works with necessary appurtenances, including pumping stations) to serve unsewered areas if such part has been constructed wholly or partly at the expense of real property especially benefited or for the payment of the interest on and the amortization of, or payment of, indebtedness which is to be paid in the first instance from assessments upon benefited real property.

§ 194-38. Computation of sewer rentals.

The Town Board, prior to December 31 of each year, shall cause to be prepared a statement setting forth as sewer rentals the estimated amounts as required for the ensuing fiscal year for the purposes constituting the Sewer Rent Fund and which shall be used for the purposes and in the order provided in § 453 of the General Municipal Law. The same shall be based upon a formula using the master sewer readings for the district. The Town Board shall levy the amounts, as so adopted, against the real property liable at the same time and in the same manner as Town taxes, and such amounts shall be set forth in the annual tax rolls.

§ 194-39. Review and revision of costs and charges.

- A. The Town shall annually review the total cost of operation and maintenance of the treatment works and revise the charges in order to accomplish the following:
- (1) Generate sufficient revenue to pay the total operation and maintenance costs necessary to the proper operation and maintenance (including replacement) of the treatment works; and
 - (2) Apply excess revenues collected to the cost of operation and maintenance for the next year and adjust the rate accordingly.

- B. The annual bill shall give a breakdown of the rate and portion of the charges attributable to wastewater treatment services.
- C. The user charge system shall take precedence over any terms or conditions of agreements or contracts between the Town and users (including industrial users, special districts, other municipalities or federal agencies or installations) which are inconsistent with the requirements of Section 204(b)(1)(A) of the Act and these regulations.

§ 194-40. Rents to constitute lien.

Sewer rents shall constitute a lien upon the real property served by the sewer system or such part or parts thereof for which sewer rents are hereby established and imposed. The lien shall be prior and superior to every other lien or claim, except for the lien of an existing tax assessment or other lawful charge imposed by or for the State of New York or political subdivision or district thereof.

§ 194-41. Cooperation of owners of real property.

The Sewer and Water Superintendent may require every owner and/or occupant of real property within the Sewer District to furnish him with such information as may be necessary and reasonable in order to carry out the provisions of this article. It shall be permissible for the Sewer and Water Superintendent or other properly authorized person employed by the Sewer District to enter upon real property at reasonable times for the purpose of obtaining such information as may be necessary to carry out the provisions of this article.

§ 194-42. Collection authority.

The Town Board of the Town of Thompson shall have the authority to collect sewer rents as provided in Subdivisions 3 and 4 of § 452 of the General Municipal Law.

At a regular meeting of the Town Board of the Town of Thompson, Sullivan County, New York, held at the Town Hall, in Monticello, New York, on the 7th day of **April, 2026**, at 7:00 o'clock P.M., Prevailing Time.

PRESENT:

- SCOTT MACE, Supervisor
- JOHN A. PAVESE, Councilman
- MELINDA S. MEDDAUGH, Councilwoman
- RYAN T. SCHOCK, Councilman
- RICHARD BENJAMIN, JR., Councilman

-----X
 In the Matter of
 Proposed Extension No. 4 of the **CONSOLIDATED
 KIAMEHSA SEWER DISTRICT** in the Town of
 Thompson, Sullivan County, New York.
 -----X

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension # 4 of the Consolidated Kiamesha Sewer District within said Town, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

WHEREAS, said Map, Plan and Report was prepared on behalf of the Town, by MHE Engineering, DPC, dated August 5, 2025, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

WHEREAS, the boundaries of the proposed extended district are more fully set forth and described in Schedule "A" annexed hereto and made a part hereof; and

WHEREAS, the improvement proposed for the said Consolidated Kiamesha Sewer District, as extended, consists of providing a means by which Saddle Lane LLC (T/O Thompson

Tax Map Parcel # 13-3-36.1) may dispose of sewage by becoming part of the said Consolidated Kiamesha Sewer District, and

WHEREAS, the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said landowners, namely, Saddle Lane LLC, and

WHEREAS, the annual average cost for a typical single family residence with four (4) bedrooms would be *Five Hundred Ninety-Four and 10/100 (\$594.10) Dollars*, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and extending said Consolidated Kiamesha Sewer District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 209-d of the Town Law;

NOW, THEREFORE, IT IS HEREBY

ORDERED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 19th day of May, 2026, at 7:00 o'clock, P.M., Prevailing Time, to consider said Map, Plan and Report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 2. That a copy of this Order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 209-d of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date

designated for the hearing as aforesaid.

Section 3. This order shall take effect immediately.

The question of the adoption of the foregoing Order was duly put to a vote on roll call, which resulted as follows:

SCOTT MACE	VOTING	Aye
JOHN A. PAVESE	VOTING	Aye
MELINDA S. MEDDAUGH	VOTING	Aye
RYAN T. SCHOCK	VOTING	Aye
RICHARD L. BENJAMIN, JR.	VOTING	Aye

The order was thereupon declared duly adopted.

* * * * *

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 of 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. D)]

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. D)]

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 ___ 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

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, Section 108 entitled "Time for Development".

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

1. §250-108 is amended to add the following language to the end of the section.

In the event that the development is not started within three years from the date of adoption of this Part 2, then this Part 2 shall automatically and without further action necessary on the part of the Town Board of the Town of Thompson, expire and the status heretofore granted as a planned unit development to the Phase 3 development of this Part shall automatically be included as part of the district in which the planned unit development was wholly included.

2. Except as herein specifically amended, the remainder of Chapter 194 of such code shall remain in full force and effect.

3. 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.

4. 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 April ____, 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: April _____, 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: April _____, 2026

Attorney for Town of Thompson

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on April ____,
2026

**RESOLUTION TO AUTHORIZE A PUBLIC HEARING FOR THE ADOPTION OF A
LOCAL LAW**

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on April ____, 2026, a proposed Local Law No. 3 of 2026, entitled "A Local Law to amend the Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development".

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on May ____, 2026 at 7:30 P.M., or as soon thereafter as said Public Hearing shall be convened, at the Town Hall, 4052 Route 42, Monticello, New York, and at least three (3) days' notice of such Public Hearing be given by the Town Clerk of the Town of Thompson by due posting thereof on the bulletin board of the Town of Thompson and by publishing such Notice at least once in the official newspaper of said Town.

Moved by _____

Seconded by _____

Adopted on Motion April ____, 2026

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

Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto authorize a Public Hearing on proposed Local Law No. 3 of 2026 was adopted by said Town Board on April _____, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on April _____, 2026.

MARILEE J. CALHOUN, TOWN CLERK

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

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on April ____, 2026, a proposed Local Law No. 3 of 2026, entitled "A Local Law to amend the Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on May ____, 2026 at 7:30 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

Copies of the Local Law described above are on file in the office of the Town Clerk of the Town of Thompson, where the same are available to public inspection during regular office hours.

PLEASE TAKE FURTHER NOTICE, that all interested persons will be given an opportunity to be heard on said proposed Local Law at the place and time aforesaid.

NOTICE IS HEREBY GIVEN, pursuant to the requirements of the Open Meetings Law of the State of New York, that the Town Board of the Town of Thompson will convene in public meeting at the place and time aforesaid for the purpose of conducting a Public Hearing on the proposed Local Law described above and, as deemed advisable by said Board, taking action on the enactment of said Local Law.

Dated: April ____, 2026

BY ORDER OF THE TOWN BOARD

TOWN OF THOMPSON

MARILEE J. CALHOUN, TOWN CLERK

CERTIFICATE OF POSTING

The undersigned, Town Clerk of the Town of Thompson, Sullivan County, New York under the penalties of perjury does hereby certify that on April ____, 2026, I posted:

Notice of Public Hearing with respect to proposed Local Law No. 3 of 2026
together with a copy of said proposed local law

on the bulletin board of the Town of Thompson located at the Town Hall, 4052 Route 42,
Monticello New York 12701.

Dated: April ____, 2026

MARILEE J. CALHOUN
Town Clerk

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on May _____,
2026

RESOLUTION TO ENACT LOCAL LAW NO. _____ of 2026

WHEREAS, proposed Local Law No. 3 of the year 2026 entitled, "A Local Law to amend the Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development" was introduced to the Town Board at a meeting held April _____, 2026, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

WHEREAS, said Local Law was duly adopted after a Public Hearing.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. _____ for the year 2026, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by _____

Seconded by _____

Adopted on Motion May _____, 2026

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

Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []
Yes [] No []

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto to enact Local Law No. ___ of 2026 was adopted by said Town Board on May ____, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May ____, 2026.

MARILEE J. CALHOUN, TOWN CLERK

Marilee Calhoun (Town of Thompson)

From: pam@michaelmednick.com
Sent: Tuesday, March 31, 2026 9:33 AM
To: MARILEE J. CALHOUN
Cc: 'Michael Mednick'
Subject: E/O Freda Gimple - 2024 Tax Certiorari
Attachments: Gimple Settlement Resolution.doc; Stipulation of Settlement.pdf; Order & Judgment.pdf

Please see attached Resolution, copy of proposed Settlement Stipulation and proposed Order & Judgment in connection with the Estate of Freda Gimple v. T/O Thompson Tax Cert for tax year 2024

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.

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

WHEREAS, The Estate of Freda P. Gimple has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel 2-1-6.1 and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. E2024-1243; and

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

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

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioner’s **2024** assessment, to wit, a reduction in the assessment of Petitioner’s real property, **SBL 2-1-6.1** from \$213,000.00 to \$137,250.00; and

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

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

Moved by: _____
Seconded by: _____

and a roll call vote thereon as follows:

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

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto approving the settlement of the Tax Certiorari proceedings commenced by The Estate of Freda P. Gimple for tax year 2024 was adopted by said Town Board on April _____, 2026, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on April ____, 2026.

MARILEE J. CALHOUN, Town Clerk

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

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

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

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

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

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

**Dated: Monticello, New York
April _____, 2026**

MICHAEL D. ALTMAN, ESQ.
Attorney for Petitioner

ANTHONY J. REIN
Assessor, Town of Thompson

MICHAEL B. MEDNICK, ESQ.
Attorney for Respondent

SCHEDULE "A"

DETAILS AND SPECIFICATIONS OF SETTLEMENT

TAX MAP PARCEL: SECTION 2 BLOCK 1 LOT 6.1

ASSESSMENT ROLL YEAR: 2024

ASSESSMENT: \$213,000.00

ASSESSMENT REDUCED TO: \$137,250.00

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

**In the Matter of the Application of THE ESTATE OF FREDA
P. GIMPLE, Town of Thompson Tax Map No: 2-1-6.1**

Index No: E2024-1243

Petitioner,

-against-

**ORDER &
JUDGMENT**

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

Assigned to: Hon

Respondent. x

The above-entitled Petitioner, having duly brought on proceedings to review the assessment made by Respondent for the purpose of real estate taxation for the 2024-2025 Assessment Year on real property assessed to the Petitioner under tax map number for the Town of Thompson 2-1-6.1, which is situated in the Town of Thompson, County of Sullivan, State of New York, and the Petitioner and the Respondent having stipulated and agreed to settle the aforesaid proceedings by Stipulation, and the same having been agreed to by the Town Board of the Town of Thompson as reflected by Resolution of the Town Board of the Town of Thompson adopted on April ____, 2026, a copy of which Stipulation of Settlement and Resolution are attached here as Exhibits "A" and "B", and due deliberation having been had hereon,

UPON reading and filing the annexed Stipulation, it is hereby

ORDERED, ADJUDGED and DECREED, that Town of Thompson Tax Parcel #2-1-6.1 on the Assessment Roll prepared and filed by Respondent in the year 2024 be corrected, so as to reduce the total taxable assessment from \$213,000.00 to a total taxable assessment of \$137,250.00, and it is further

ORDERED, ADJUDGED and DECREED, that the Court shall retain jurisdiction of this Order and hereby orders that upon service of a copy of this Order and Judgment, together with Notice of Entry

thereof upon the Sullivan County Treasurer, the Town of Thompson Assessor, the Town of Thompson Tax Collector and the Monticello Central School District which collected and received taxes based upon the 2024 Assessment of the Respondent in excess of that which would have been due if the Assessments had been affixed in the amounts set forth above, shall pay refunds to the Petitioner, and it is further

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

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

ORDERED, ADJUDGED and DECREED, that upon the full payment of any amount due pursuant to this Order and Judgment, the above captioned matters are discontinued with prejudice, without costs to any party, and no further claim can be made by any party against the Respondents, or any taxing municipality, for tax payments made on the Assessment Rolls challenged.

Dated: Monticello, New York
April _____, 2026

ENTER IN SULLIVAN COUNTY

HON.
Justice of the Supreme Court

Marilee Calhoun (Town of Thompson)

From: pam@michaelmednick.com
Sent: Tuesday, March 31, 2026 9:36 AM
To: MARILEE J. CALHOUN
Cc: 'Michael Mednick'
Subject: Azatchi 2025 Tax Certiorari
Attachments: Azatchi-SettlementResolution.doc; Stipulation of Settlement.pdf; Order & Judgment.pdf

Attached please find Resolution, copy of proposed Settlement Stipulation and proposed Order & Judgment in connection with Azatchi v. T/O Thompson 2025 Tax Cert proceeding.

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.

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

WHEREAS, Shaul Azatchi, Rachel Azachi, Aharon Lagnado and Sara Lagnado have instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel 2-1-6.1 and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. E2025-1483; and

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

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

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to Petitioner’s **2025** assessment, to wit, a reduction in the assessment of Petitioner’s real property, **SBL 2-1-6.1** from \$213,000.00 to \$114,086.00; and

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

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

Moved by: _____
Seconded by: _____

and a roll call vote thereon as follows:

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

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto approving the settlement of the Tax Certiorari proceedings commenced by Shaul Azatchi, Rachel Azachi, Aharon Lagnado and Sara Lagnado for tax year 2025 was adopted by said Town Board on April _____, 2026, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on April ____, 2026.

MARILEE J. CALHOUN, Town Clerk

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

**In the Matter of the Application of SHAUL AZATCHI, RACHEL
AZACHI, AHARON LAGNADO and SARA LAGNADO,**

Index No: E2025-1483

Petitioner,

-against-

**STIPULATION OF
SETTLEMENT**

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

Assigned to: Hon

Respondent. x

WHEREAS, the above entitled proceedings, having been duly instituted pursuant to Article 7 of the Real Property Tax Law, to review the Respondent's assessment of Petitioner's real property, and

WHEREAS, the settlement of the above entitled proceedings has been duly authorized by Resolution of the Town Board of the Town of Thompson at a regularly scheduled meeting thereof, a copy of which Resolution is annexed hereto and made a part hereof, and

WHEREAS, the terms and provisions of said settlement are more particularly set forth in Schedule "A" annexed hereto and made a part hereof, and

WHEREAS, the parties hereto are desirous of settling the above entitled proceedings in accordance with the terms of Schedule "A",

NOW, THEREFORE,

IT IS HEREBY STIPULATED AND AGREED, by and between the undersigned, Petitioner, Respondent, and the attorneys of record for all parties herein, that the above entitled proceedings instituted pursuant to Article 7 of the Real Property Tax Law, be, and the same hereby are settled and discontinued upon the terms and conditions hereinafter set forth:

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

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

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

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

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

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

**Dated: Monticello, New York
April _____, 2026**

MICHAEL D. ALTMAN, ESQ.
Attorney for Petitioner

ANTHONY J. REIN
Assessor, Town of Thompson

MICHAEL B. MEDNICK, ESQ.
Attorney for Respondent

SCHEDULE "A"

DETAILS AND SPECIFICATIONS OF SETTLEMENT

TAX MAP PARCEL: SECTION 2 BLOCK 1 LOT 6.1

ASSESSMENT ROLL YEAR: 2025

ASSESSMENT: \$213,000.00

ASSESSMENT REDUCED TO: \$114,086.00

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

x

**In the Matter of the Application of SHAUL AZATCHI, RACHEL
AZACHI, AHARON LAGNADO and SARA LAGNADO**

Index No: E2025-1483

Petitioner,

-against-

**ORDER &
JUDGMENT**

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

Assigned to: Hon

Respondent. x

The above-entitled Petitioner, having duly brought on proceedings to review the assessment made by Respondent for the purpose of real estate taxation for the 2025-2026 Assessment Year on real property assessed to the Petitioner under tax map number for the Town of Thompson 2-1-6.1, which is situated in the Town of Thompson, County of Sullivan, State of New York, and the Petitioner and the Respondent having stipulated and agreed to settle the aforesaid proceedings by Stipulation, and the same having been agreed to by the Town Board of the Town of Thompson as reflected by Resolution of the Town Board of the Town of Thompson adopted on April ____, 2026, a copy of which Stipulation of Settlement and Resolution are attached here as Exhibits "A" and "B", and due deliberation having been had hereon,

UPON reading and filing the annexed Stipulation, it is hereby

ORDERED, ADJUDGED and DECREED, that Town of Thompson Tax Parcel #2-1-6.1 on the Assessment Roll prepared and filed by Respondent in the year 2025 be corrected, so as to reduce the total taxable assessment from \$213,000.00 to a total taxable assessment of \$114,086.00, and it is further

ORDERED, ADJUDGED and DECREED, that the Court shall retain jurisdiction of this Order and hereby orders that upon service of a copy of this Order and Judgment, together with Notice of Entry

thereof upon the Sullivan County Treasurer, the Town of Thompson Assessor, the Town of Thompson Tax Collector and the Monticello Central School District which collected and received taxes based upon the 2025 Assessment of the Respondent in excess of that which would have been due if the Assessments had been affixed in the amounts set forth above, shall pay refunds to the Petitioner, and it is further

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

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

ORDERED, ADJUDGED and DECREED, that upon the full payment of any amount due pursuant to this Order and Judgment, the above captioned matters are discontinued with prejudice, without costs to any party, and no further claim can be made by any party against the Respondents, or any taxing municipality, for tax payments made on the Assessment Rolls challenged.

Dated: Monticello, New York
April _____, 2026

ENTER IN SULLIVAN COUNTY

HON.
Justice of the Supreme Court

**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:

Fiber-Reinforced, Bituminous-Membrane Surface Treatment – 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 Tuesday, April 21, 2026 at which date and hour all bids shall be publicly opened and read.

By Order of the Town Board
Dated Monticello, New York
April 07, 2026
Marilee J. Calhoun
Town Clerk

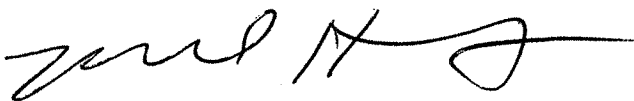
Hi Town of Thompson,
Hayden Cornell, Highway Superintendent.

Archtop Fiber is working with Sullivan County to place UG fiber optic cables around the county connecting their 12 towers sites and providing residential internet service along the route to pre-determined locations. This is possible through a state grant the county received through Conical (see attached)

Our plans call for us to place UG Fiber Optic Cables along the roads below in the town of Thompson. (Note: Most of the roads listed will not be placing fiber on the entire road just on sections See attached maps)

- | | | |
|-----------------|------------------|-----------------|
| Old Liberty Rd | Pittaluga Dr. | Fraser Rd. |
| Glenn Wild Rd | Adams Rd. | Emerald Pl. |
| Rock Hill Dr. | Bridgeville Rd. | Southwood's Dr. |
| Cold Spring Rd. | Cantrell Rd. | Serenity Ln |
| Rupp Rd. | Dingle Daisy Rd. | |

Our intent is to place the fiber optic cables in Conduit on the shoulder of the said roads with a min cover of 18" our method of placing will be decided on the geological conditions and available green space. (stitch boring, trenching, or plowing) will be the methods used. There will also be several locations where we will need to place UG Vaults to service the community, typically the vaults are no larger than 17"X30". We do not intend to cut any road surface or driveways as we will be directionally bored under these locations. When there is an obstruction preventing us from going under a road /driveway we will discuss our options with the highway department and or homeowner prior to taking any action.



Michael Haney
Sr. construction Manager
845-820-7510

New York State ConnectALL Project Fact Sheet



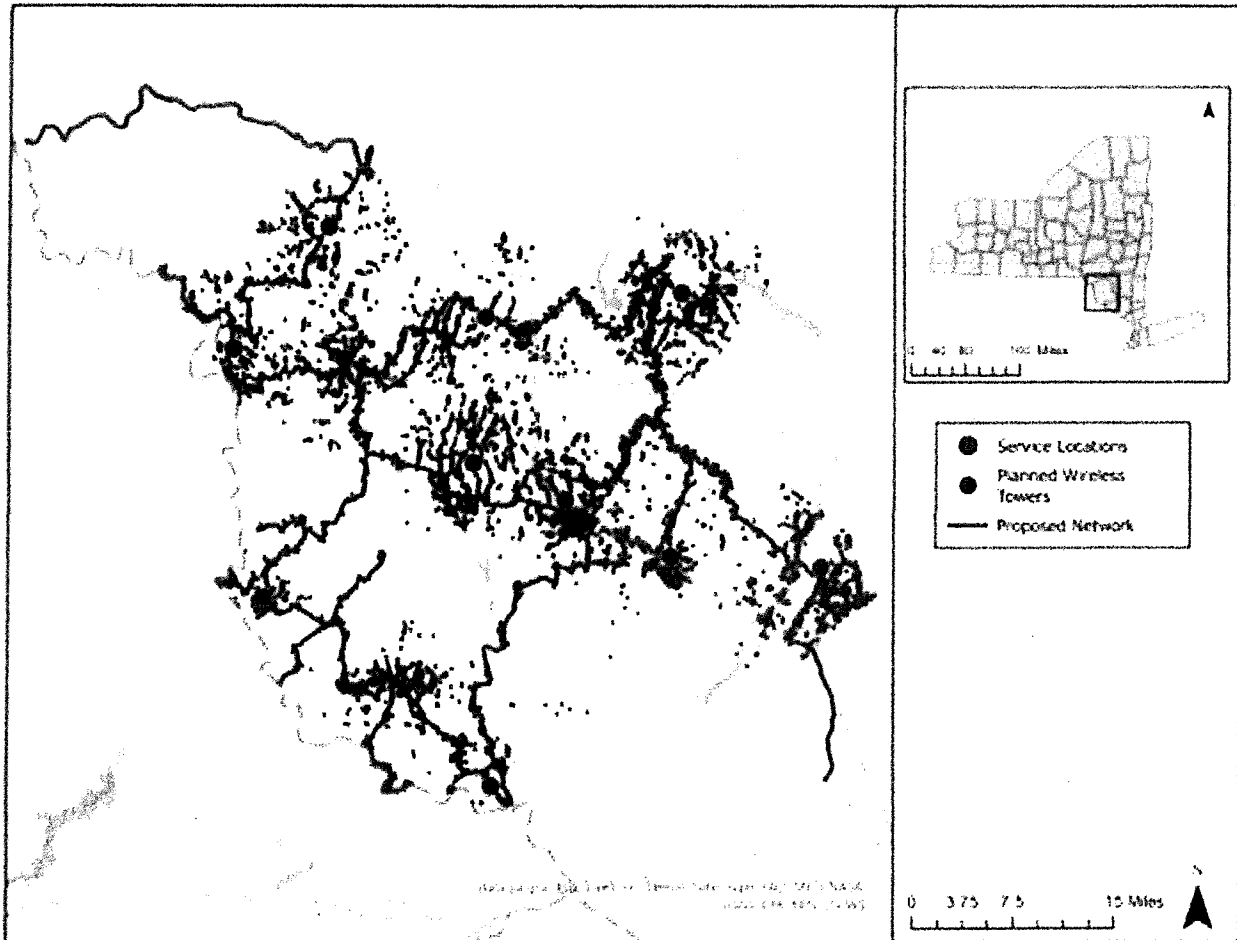
Project Name: Catskills Open Access Network for Sullivan County
Applicant and Partner(s): County of Sullivan
Committed ISP(s): Archtop Fiber, LLC & Hudson Valley Wireless

Grant Amount: \$7,500,000
Program: Universal Infrastructure
Funding Source: U.S. Department of the Treasury
Competition: Capital Project Fund

Villages / Towns / Cities: Bethel, Callicoon, Cochection, Delaware, Fallsburg, Forestburgh, Fremont, Highland, Liberty, Lumberland, Mamakating, Neversink, Rockland, Thompson, Tusten
County(ies): Sullivan

New York Region: Mid-Hudson
Assembly District: 100, 101, 121
Congressional District: 19
Senate District: 51

Total Locations: 22,480
Construction Miles (Fiber): 253
Wireless Hubs: 12
Square Mileage (Wireless): 480



Project Summary:

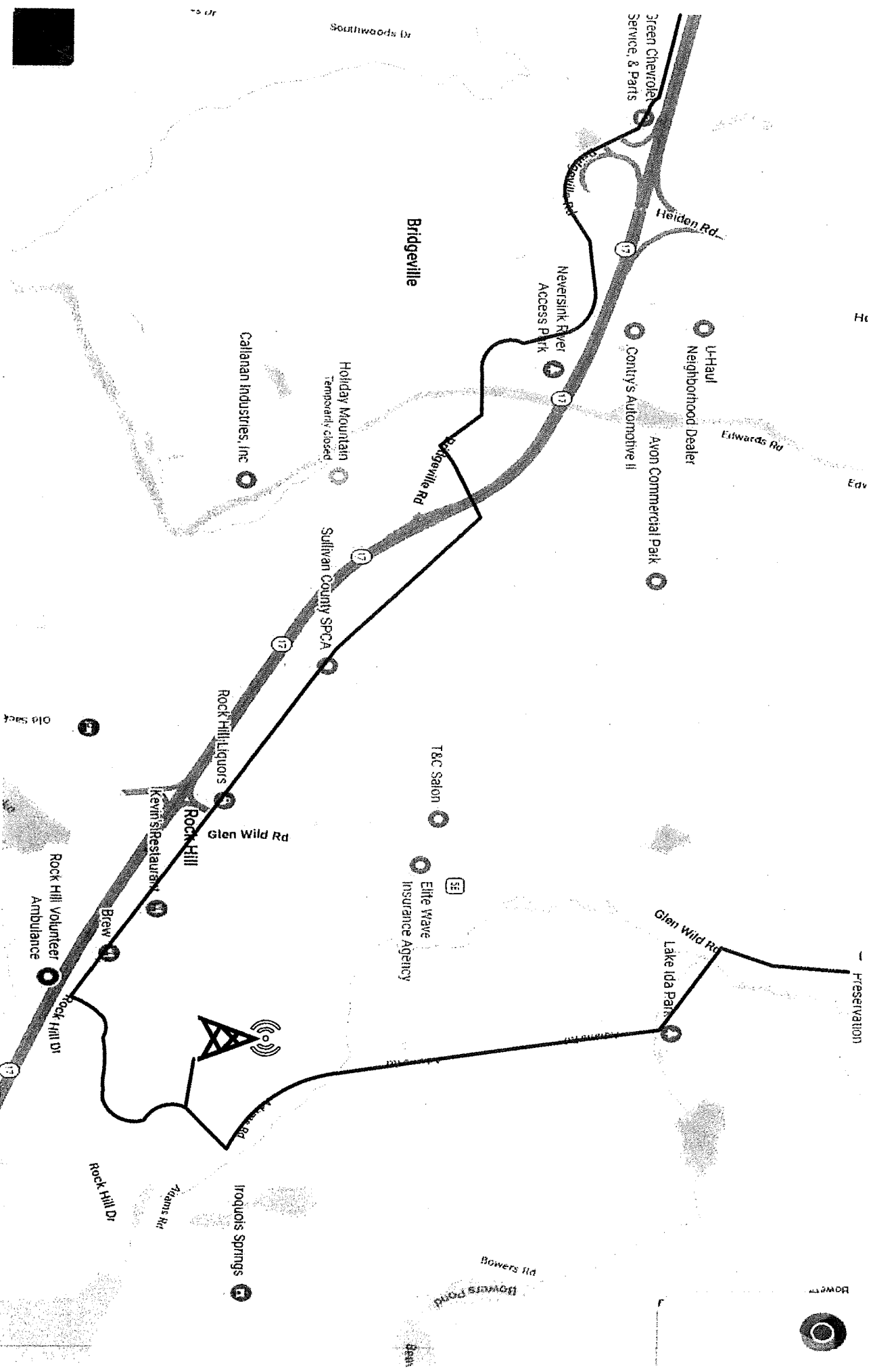
Sullivan County faces unique challenges due to its rural, mountainous terrain, low population density, and status as the most distressed of the seven counties represented by the Hudson Valley Regional Council that have long deterred broadband deployment in the county. This initiative reverses that trend through a partnership between Sullivan County and Archtop Fiber LLC to serve over 22,000 homes and businesses, creating new opportunities for economic development and improvements in health and education. The County will leverage 11 towers it owns, expand its presence on an existing tower, and build 253 miles of fiber to extend broadband service to unserved and underserved locations in some of the hardest to serve areas. Archtop Fiber will construct and own a new data center that is vital to the network infrastructure and ensuring reliable service to customers. Sullivan County will own the infrastructure and Archtop Fiber will serve as internet service provider with advisory support from Hudson Valley Wireless.

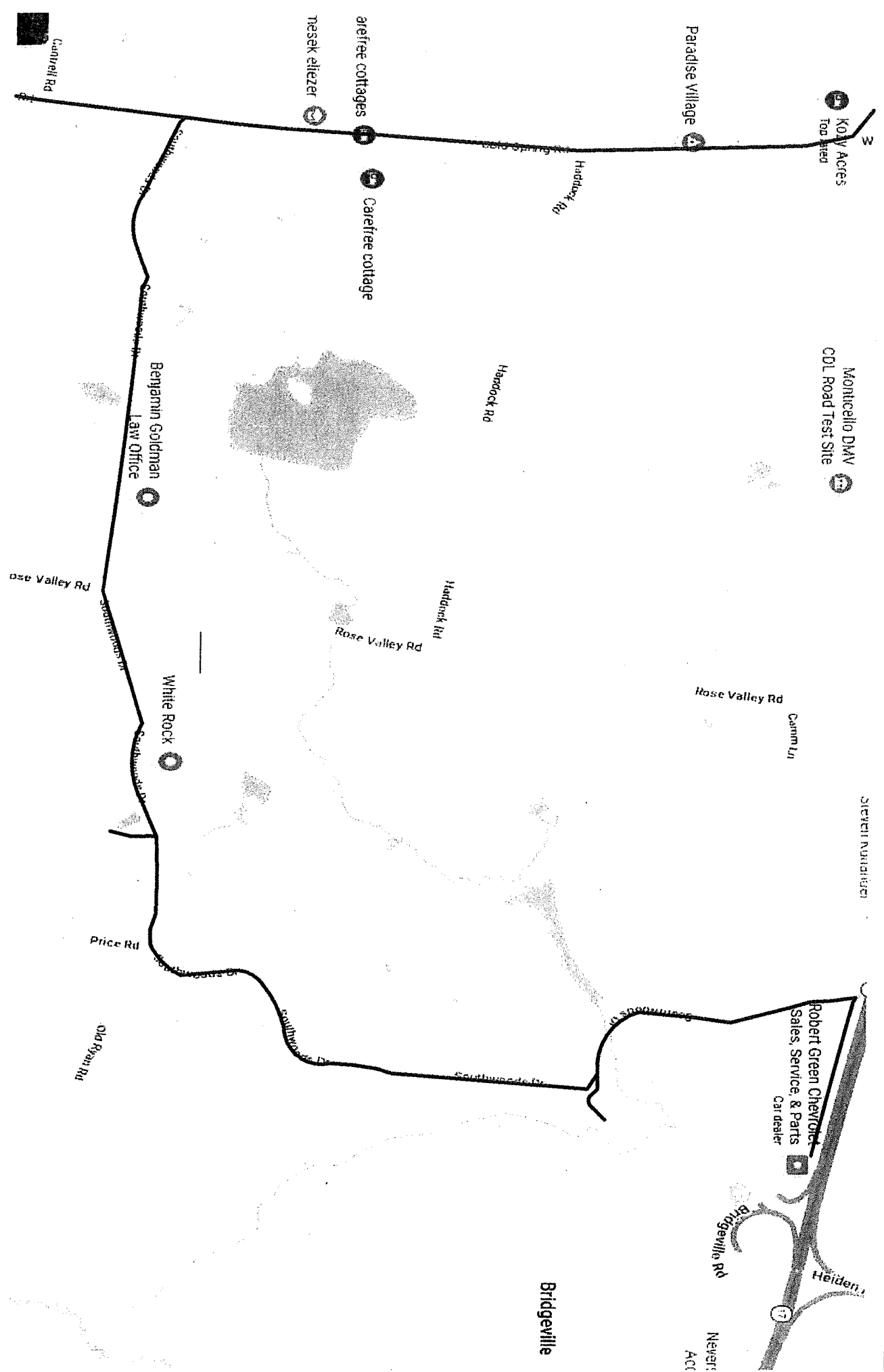
Service Offerings

100/100 Mbps \$85/month (Wireless)
 500/500 Mbps \$59.99/month

1000/1000 Mbps \$69.99/month
 2000/2000 Mbps \$89.99/month

8000/8000 Mbps \$239.99/month





KOLV ACRES
Top Field

Paradise Village

mesek eliezer
carefree cottages

Carefree cottage

Monticello DMV
CDL Road Test Site

Benjamin Goldman
Law Office

Rose Valley Rd

White Rock

Rose Valley Rd

Rose Valley Rd

Price Rd

Old Ryan Rd

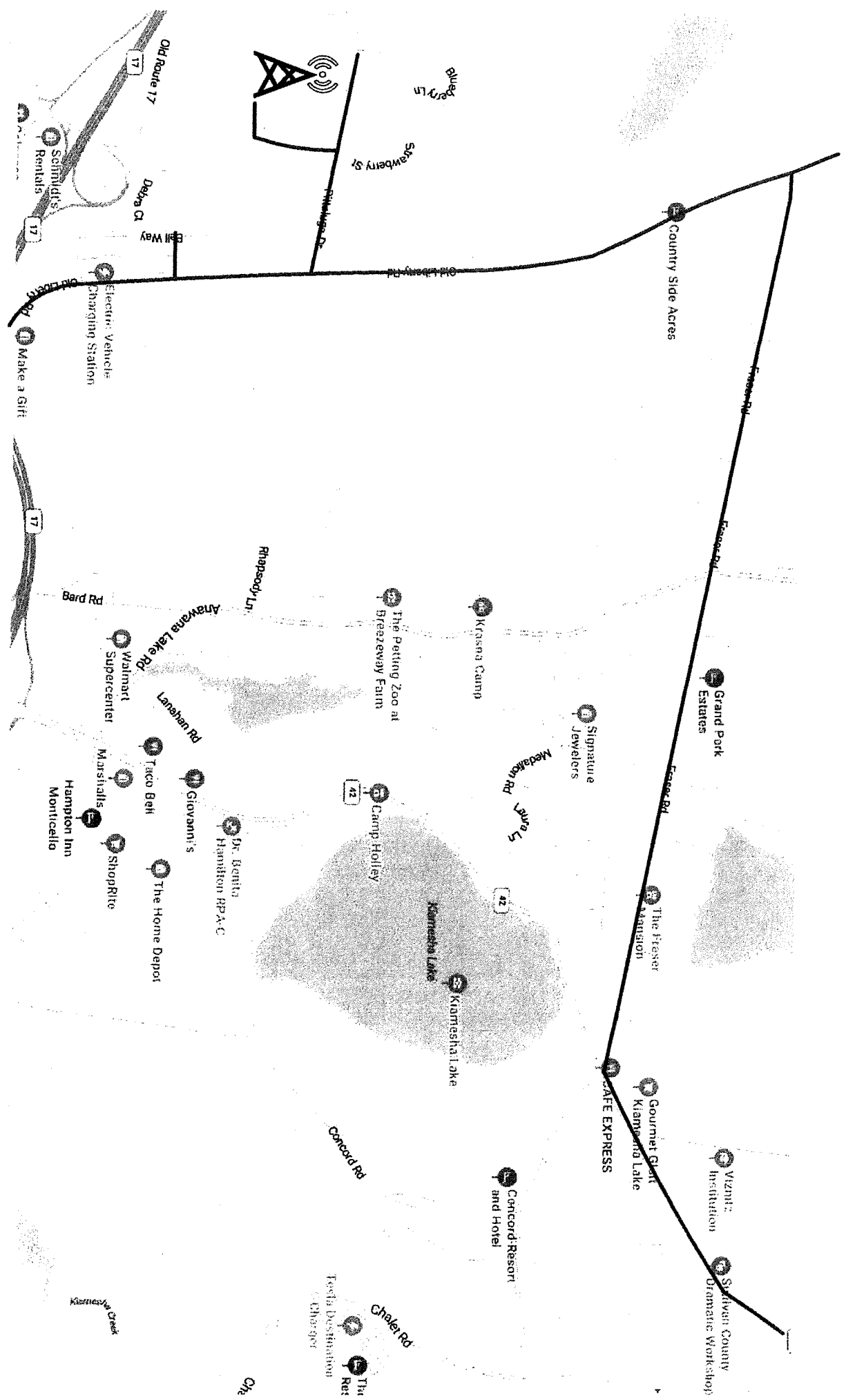
Robert Green Chevrolet
Sales, Service, & Parts
Car dealer

Bridgerville

Bridgerville Rd

Heiden

New Brunswick
ACT



17

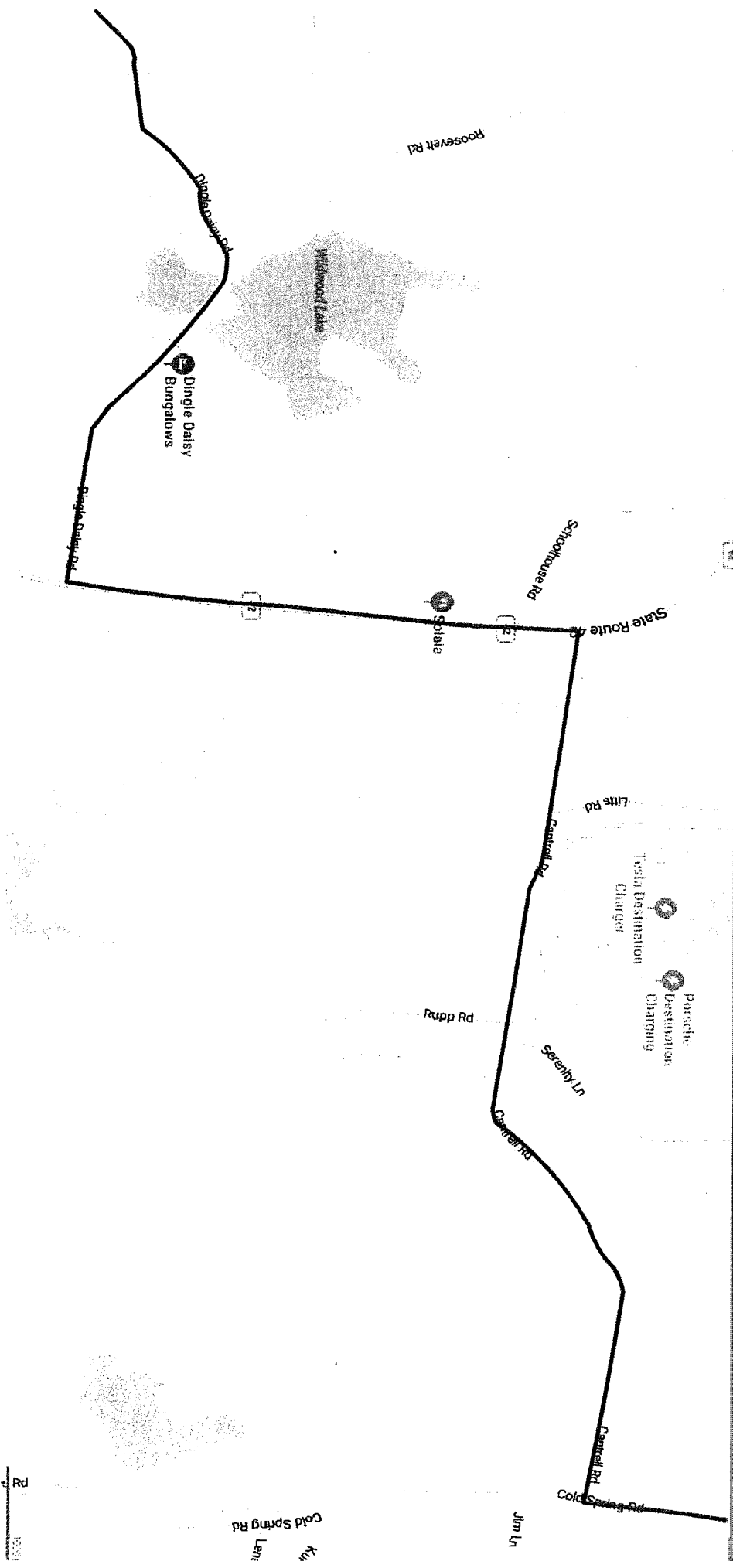
17

17

42

42

Town of Thompson



Scott Mace (Town of Thompson Supervisor)

From: Brown, Heather E. <Heather.Brown@sullivanny.gov>
Sent: Tuesday, March 31, 2026 10:19 AM
To: 'forestburghsupervisor@gmail.com'; supervisor@thompsonny.gov
Subject: Town line solar 60 Day Notice of Intent
Attachments: Townline Solar Review DRAFT MOU.docx; Resolution 390-25 Forestburgh-Thompson IMA.pdf; 60-Day Notice_Town Line Solar.pdf

This message was sent securely using Zix

Good morning, Dan and Scott.

This morning the Office of Sustainable Energy received a 60 Day Notice of Intent to File An Application from RWE Solar Development, LLC for the Town Line Solar project in the Towns of Forestburgh and Thompson. Here is a recap of what was discussed last year:

"In 2025 I participated in a meeting with Dan and Bill Rieber, along with Javid Afzali who is a partner at Harris Beach Murtha, Attorneys at Law with regard to the proposed Town Line Solar project, which is a utility scale solar development proposed for the area adjacent to the Neversink Unique Area spanning the town line between Thompson and Forestburgh. There is a \$200,000 "Intervenor Fund" which will be made available (upon filing of a formal application by the developer) to agencies interested in participating in the formal siting and permitting process, 75% of which is reserved for impacted municipalities. In this case, Forestburgh, Thompson and Sullivan County would each be entitled to \$50,000 should we all decide to intervene separately. Early on we agreed it would make sense to pool the available resources and work together in a united front to maximize the impact we could make with the available funding. These funds could be used for environmental/community impact/economic impact studies, as well as to negotiate host community benefits with the developer should the project move forward.

Harris Beach Murtha have a wealth of knowledge in the solar development field and could potentially represent the municipalities in this process. Bill and Dan both indicated that they were comfortable and would like to move forward with HBM as representatives for the municipal intervention in the approval process through NYS Office of Renewable Energy Siting (ORES). The attached proposed agreement was sent to Bill, Dan and I for review and discussion."

The Sullivan County Legislature passed Resolution 390-25 authorizing the County to execute a MOA with both municipalities for the purpose of coordinating usage of intervenor funding which will become available for a window of 30 days upon filing of the application (on or about May 29, 2026). In order to ensure we are well positioned to make an application for intervenor funds upon filing of the application, I would like to move forward with the finalization and execution of the agreement.

I am awaiting instruction on next steps from our County Attorney, but in the meantime I wanted to circulate the attached draft MOA (provided via Harris Beach last year), the County's authorizing resolution, and the 60 day notice. Additionally, I am providing the following information to recap what was discussed last year (cut and pasted from a previous chain of e-mails). Please review, and then we can schedule time to coordinate our next steps collectively.

Please feel free to call me, or to reach out via this e-mail thread to coordinate next steps. I would imagine that a meeting will be in order some time in the coming weeks to finalize our approach.

Thank you,

Heather Brown

Rock Hill Volunteer Ambulance Corps
96 Lake Louise Marie Rd.
Rock Hill, NY 12775

Eric Kaplan
President
Rock Hill Volunteer Ambulance Corps
RHVAC27@gmail.com
(845) 794-6985

March 25, 2026

Scott Mace
Supervisor, Town of Thompson
4052 State Route 42
Monticello, NY 12701

Dear Supervisor Mace and Members of the Town Council,

Subject: Proposal to Implement Daytime Paid EMS Coverage (Hybrid Model)

On behalf of the Rock Hill Volunteer Ambulance Corps, I respectfully submit this proposal requesting consideration to transition from a fully volunteer EMS system to a hybrid model incorporating paid daytime staffing.

Our agency is currently being **toned out to approximately 70 calls per month**, with the majority occurring during daytime hours. We respond to roughly **50% of these calls (~35 calls per month)** due to staffing limitations. As call volume has increased, maintaining reliable coverage—especially between 6:00 AM and 6:00 PM—has become increasingly difficult for a volunteer-only system. Many of our members work full-time, making consistent daytime response a growing challenge.

To ensure dependable emergency medical coverage during peak demand hours, we propose implementing a **12-hour paid BLS ambulance shift from 6:00 AM to 6:00 PM.**

Proposed Staffing Model

- Two EMTs per shift
- Compensation: \$20 per hour per EMT

Estimated Additional Cost of Daytime Coverage

The proposed 12-hour BLS ambulance shift would be staffed by two EMTs at a rate of \$20 per hour:

- Staffing cost:
\$20/hour × 12 hours × 2 EMTs = **\$480 per shift**
- Additional operational expenses, including fuel, medical supplies, maintenance, and insurance, are estimated at approximately **\$220 per shift**

This results in a **total estimated additional cost of approximately \$700 per day**, above and beyond our current operational expenses, to provide reliable daytime EMS coverage.

Revenue Offset Through EMS Billing

A critical component of this proposal is the ability for the Rock Hill Volunteer Ambulance Corps to bill patient insurance for ambulance transports, including reimbursement from Medicare, Medicaid, and private insurers.

Based on our current experience, the Corps has received an **average reimbursement of approximately \$660 per billed transport**. Currently, we are only billing **mutual aid calls**. If permitted to bill **in-district calls**, our current billing revenue would likely **double**, providing a substantial offset to these additional operational costs and further reducing the net financial impact to the Town.

For perspective: with an average reimbursement of \$660 per call, **just one in-district transport per day would nearly cover the total additional cost of a 12-hour staffed shift**, and two or more daily transports could fully offset it. This demonstrates the financial viability of the proposed hybrid model while ensuring reliable daytime EMS coverage.

Benefits of the Hybrid Model

- Reliable daytime EMS coverage during peak call hours
- Reduced reliance on mutual aid services
- Improved response times for residents and visitors
- Decreased burnout among volunteer members
- Improved recruitment and retention of both paid and volunteer personnel

This proposal is not intended to replace our volunteers, but rather to support them and ensure the long-term sustainability of emergency medical services in our community.

We respectfully request the opportunity to meet with the Town Board to present a detailed financial plan and implementation strategy, including projected additional costs, anticipated billing revenue, and a phased rollout approach.

Thank you for your continued support and commitment to the safety and well-being of our community.

Sincerely,
Eric Kaplan

President
Rock Hill Volunteer Ambulance Corps



Town Supervisor
Scott Mace

#14
Town Board Members
Deputy Supervisor Melinda Meddaugh
John Pavese
Ryan Schock
Richard Benjamin

March 19, 2026

Bills over \$5,000.00

We are requesting permission to pay MHE Engineering for engineering services for the design of the Harris Sewer District Replacement Project –Benmoche & Racetrack Pump Stations

MHE

Invoice #25849

\$20,000.00

APPROVED BY TOWN BOARD _____

This institution is an equal opportunity provider and employer.

APPROVED

By Michael Messenger at 11:12 am, Mar 18, 2026

MHE
ENGINEERING
33 Airport Center Drive, Suite 202
New Windsor, NY 12553

Town of Thompson
4052 ROUTE 42
THOMPSON,, NY 12701-3221

Invoice number 25849
Date 02/25/2026

Project **20-703.10 Harris SD PS Replacement-
Pump Stations Ben Moche & Racetrack**

For Professional Services Through January, 31, 2026

H. 8120.200

Description	Contract Amount	Prior Billed	Current Billed
Preliminary Design	119,000.00	51,900.00	20,000.00
Final Design	204,000.00	0.00	0.00
Bidding Phase	17,000.00	0.00	0.00
Construction Administration	160,000.00	0.00	0.00
Total	500,000.00	51,900.00	20,000.00

Invoice total **20,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
25514	01/28/2026	10,000.00	10,000.00				
25849	02/25/2026	20,000.00	20,000.00				
Total		30,000.00	30,000.00	0.00	0.00	0.00	0.00

Payment is expected within 30 days of the date of the invoice.

Past due accounts will be subject to a 1.50% finance charge per month.

Please remit payment to:
MHE Engineering, DPC
33 Airport Center Drive Suite 202
New Windsor, NY 12553