

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 **April 07, 2026.**

ROLL CALL:

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

DRAFT

Also Present: Marilee J. Calhoun, Town Clerk
Kelly M. Murrin, Deputy Town Clerk
Michael B. Mednick, Attorney for the Town
Melissa DeMarmels, Town Comptroller
Jill M. Weyer, Director of Community Development
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 7:00 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilwoman Meddaugh and seconded by Councilman Pavese the minutes of the March 17th, 2026 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5 Mace, Pavese, Meddaugh, Schock, and Benjamin
 Nays 0

PUBLIC COMMENT:

Pamela Zaitchick of Glen Wild expressed concern with water and density issues, building at a high rate. She recommended a moratorium on any building in the Town, until the County completes its study.

CORRESPONDENCE:

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

- **Home Depot Rebate:** Check No. 877048 dated 03/24/26 for \$1,044.38 for the Incentive Plan for OMNIA.
- **Sullivan County Treasurer's Office:** 4th Quarter Mortgage Tax Payment, Check #3494, Dated 03/20/26 for \$197,935.30.
- **Maryjean D. Carroll, Court Clerk:** Letter dated 04/06/2026 to Supervisor Mace and Town Board Re: Notification of Retirement effective 05/18/2026.

AGENDA ITEMS:

1) ZONE CHANGE REQUEST:

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

Mr. Tyler Sweet of Sterling Environmental Engineering, P.C. was present on behalf of the applicant UMH Mobile Homes of NY, Inc. to further explain the request for the zone change from RR-1/SR Zoning District to RR-1 Zoning District. Mr. Sweet provided a current property site plan and map, which he reviewed. He gave a 12-minute presentation with discussion and answered the Board's questions.

The Following Resolution Was Duly Adopted: Res. No. 177 of the Year 2026.

Resolved, that the Zone Change Request of UMH Mobile Homes of NY, Inc., regarding SBL # 18.-1-15 located on Hamilton Road northwest of Wildcat Road, Monticello from RR-1/SR Zoning District to RR-1 Zoning District hereby be forwarded to the Planning Board for their review and recommendation.

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

B) EVERGREEN HEIGHTS, LLC. (AVI POMERANTZ), STRONG ROAD NEAR OLD ROUTE 17, HARRIS - SBL #'S: 11.-24-1 & 11.-27-1

Mr. Avi Pomerantz of Evergreen Heights, LLC had requested a zone change from SR/RR-1 Zoning District to SR Zoning District to allow for the development of residential dwellings and a hotel. He was not present tonight, but has presented in front of the Town Board previously. This request has received Planning Board approval and can be ready to introduce as a local law at the next Town Board meeting as advised by Town Attorney Mednick. However, the Town Board had questions and will need more time to review the request. Discussion was held and it was decided to table action at this time.

The Following Resolution Was Duly Adopted: Res. No. 178 of the Year 2026.

Resolved, that the Zone Change Request of Evergreen Heights, LLC., regarding SBL #'s 11.-24-1 and 11.-27-1 located on Strong Road near Old Route 17, Harris from SR/RR-1 Zoning District to SR Zoning District hereby be tabled.

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

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 5th 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.

Motion by: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

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

| | | |
|--------------------------------------|--------|-----|
| SCOTT S. MACE, SUPERVISOR | VOTING | Aye |
| JOHN A. PAVESE, COUNCILMAN | VOTING | Aye |
| MELINDA S. MEDDAUGH, COUNCILWOMAN | VOTING | Aye |
| RYAN T. SCHOCK, COUNCILMAN | VOTING | Aye |
| RICHARD L. BENJAMIN, JR., COUNCILMAN | VOTING | Aye |

The order was thereupon declared duly adopted.

* * * * *

SCHEDULE "A"

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 526.64 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.

10) ROCK HILL AMBULANCE: PROPOSAL TO IMPLEMENT DAYTIME PAID EMS COVERAGE

Dr. Eric Kaplan, President of Rock Hill Volunteer Ambulance Corps was present to explain the need for request to implement daytime paid EMS coverage. He said there was a big increase in calls with smaller crews. He would like paid crews staffed from 6:00 AM to 6:00 PM so the calls can be responded to as most of the Volunteers work during the day. A crew consists of (2) Emergency Medical Technicians. If additional help is not provided, they might not be able to continue operating. The Town Board mentioned the need to revise the agreement to allow this.

3) PROPOSED LOCAL LAW # 01 OF 2026: DEFINITIONS – SET DATE FOR PUBLIC HEARING – 05/05/2026 AT 7:00 PM

The Following Resolution Was Duly Adopted: Res. No. 181 of 2026.

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 07, 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 March 17, 2026, a proposed Local Law No. 01 of 2026, entitled "A Local Law to amend the Town of Thompson Code, Chapter 250, Part I, Article II entitled "Terminology", Section 250.2 entitled "Definitions".

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 05, 2026 at 7:00 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: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Adopted on Motion April 07, 2026

| | | |
|-------------------------------------|----------|--------|
| Supervisor 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 [] |
| Councilman RICHARD L. BENJAMIN, JR. | Yes [X] | No [] |

LOCAL LAW FILING

Town of Thompson

Proposed Local Law No. 01 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. I)]

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.

LOCAL LAW FILING

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;

LOCAL LAW FILING

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

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

CABIN, HUNTING OR FISHING

A structure designed for seasonal occupancy.

CAMP, DAY

One or more buildings and structures that may include a cafeteria and recreational facilities together with the lot or tract of land appertaining thereto, established or maintained for temporary, summer seasonal occupancy during the period or part of the period from May 1 to

October 31 in any year for the daytime supervision of children. The principal use shall be for the daily occupancy of children between the ages of four and 18. Day camps do not provide overnight accommodations. A day camp shall not include temporary or permanent shelters, buildings, or structures designed for use or occupancy by family members of the children who are attending the summer camp, or employees who work there. No building or structure within the day camp shall have a kitchen facility, with the exception of the communal kitchen/dining room, the owner's dwelling, and the caretaker's dwelling. **[Amended 1-21-2020 by L.L. No. 3-2020]**

CAMPER

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

CAMPGROUND

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

CAMP, SLEEP-AWAY

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

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

CAR WASH

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

CEMETERY

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

CERTIFICATE OF OCCUPANCY

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

CHANGEABLE-COPY SIGN

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

CLUB

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

CLUBHOUSE or LODGE

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

CLUSTER DEVELOPMENT

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

COLLEGE/UNIVERSITY

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

COMMERCIAL RECREATION

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

COMMON OPEN SPACE AREA

One or more areas of land or water within a development or planned unit development designed

or intended for the use and enjoyment of the residents therein. Such areas may contain complementary structures and improvements for active or passive recreational pursuits as are necessary and appropriate for the benefit and enjoyment of the residents of the development.

CONDOMINIUM

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

COURT

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

COURT, INNER

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

COURT, OUTER

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

DAY-CARE CENTER

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

DENSITY

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

DIRECTORY/ANNOUNCEMENT SIGN

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

DISSEMINATION

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

DISTRIBUTION CENTER

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

DOMESTIC ANIMALS

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

DORMITORY

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

DUMP

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

DUPLEX

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

DWELLING

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

DWELLING, ATTACHED

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

DWELLING, MULTI-UNIT

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

DWELLING, ONE-UNIT

A detached building containing one unit only.

DWELLING, TWO-UNIT

A detached building containing two dwelling units only.

DWELLING UNIT

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

EATING AND DRINKING ESTABLISHMENT

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

ENGINEER

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

FACILITY

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

FARMWORKER HOUSING

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

FLEX SPACE

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

FLOOD or FLOODING

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

FLOODPLAIN, 100-YEAR

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

FLOODPROOFING

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

FLOODWAY

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

FLOOR AREA

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

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

(2) However, floor area does not include:

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

FLOOR AREA, LIVABLE

See "floor area."

FLOOR AREA RATIO

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

FORESTRY

The operation of timber tracts, tree farms, forest nurseries, the gathering of forest

products, or the performing of forest services. [Added 1-21-2020 by L.L. No. 2-2020]

FUNERAL HOME

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

GARAGE, PARKING

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

GARAGE, PRIVATE

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

GARAGE, PUBLIC

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

GARDEN HOUSE

A greenhouse.

GASOLINE FILLING STATION

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

GREENHOUSE

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

GROSS LIVABLE AREA (GLA)

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

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

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

GOVERNMENT BUILDING

A building owned or used by a municipal corporation

HABITABLE FLOOR AREA

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

HEIGHT

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

HOME OCCUPATION

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

HOSPITAL

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

HOTEL

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

INCOME

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

INDUSTRIAL ESTABLISHMENT

See "manufacturing establishment."

INSTITUTION

A nonprofit corporation, or nonprofit establishment for public use.

JUNKYARD

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

KENNEL

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

LABORATORY

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

LIBRARY

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

LIGHT MANUFACTURING

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

LIVESTOCK

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

LOADING SPACE

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

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LOCAL LAW

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

LOT

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

LOT AREA

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

LOT, CORNER

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

LOT COVERAGE

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

LOT DEPTH

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

LOT LINE

Any boundary of a lot other than a street line.

LOT LINE, FRONT

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

LOT LINE, REAR

The lot line generally opposite the street line.

LOT LINE, SIDE

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

LOT WIDTH

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

MANUFACTURED HOME

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

MANUFACTURING

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

MIXED-USE DEVELOPMENT

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

MOBILE HOME

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

MOBILE HOME PARK

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

MOBILE HOME SALES LOT

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

MODULAR HOME

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

MOTEL

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

MOTOR VEHICLE RENTAL/LEASING ESTABLISHMENT

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

MOTOR VEHICLE SALES

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

MOTOR VEHICLE SERVICE STATION/GARAGE

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

MUSEUM

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

NET FLOOR AREA

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

NONCONFORMING BUILDING OR USE

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

NONCONFORMING BULK

The part of the building, structure or nonbuilding use which does not conform to one or more of

the applicable bulk regulations of this chapter.

NURSERY

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

NURSERY SCHOOL

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

NURSING HOME

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

OFFICE, BUSINESS

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

OFF-STREET PARKING AREA OR SPACE

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

OUTDOOR SALES

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

OUTDOOR VENDING MACHINES

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

PAINTED WALL DECORATIONS

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

PAINTED WALL HIGHLIGHTS

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

PARKING SPACE

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

PARK

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

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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.

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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.

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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.

LOCAL LAW FILING

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.

LOCAL LAW FILING

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.

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: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilwoman Melinda S. Meddaugh

and a roll call vote thereon as follows:

| | | |
|--|---------------|------------|
| <i>Supervisor SCOTT S. 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> |

B) SHAUL AZATCHI, RACHEL AZACHI, AHARON LAGNADO, AND SARA LAGNADO, SBL. # 2-1-6.1 (2025) \$213,000.00 to \$114,086.00

The Following Resolution Was Duly Adopted: Res. No. 184 of the Year 2026.

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: Councilman Richard L. Benjamin, Jr.
Seconded by: Councilwoman Melinda S. Meddaugh

and a roll call vote thereon as follows:

| | | |
|--|---------------|------------|
| <i>Supervisor SCOTT S. 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> |

6) PARKS & RECREATION DEPARTMENT

**A) PURCHASE REQUEST: 2026 RAM 3500 BIGHORN CREW CAB
TRADESMAN – ONONDAGA COUNTY BID FOR \$67,360.61**

The Following Resolution Was Duly Adopted: Res. No. 185 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase of (1) New 2026 RAM 3500 Bighorn Crew Cab Tradesman as budgeted to be

used by the Parks & Recreation Department from Robert Green Truck Division as follows:

- (1) 2026 RAM 3500 Bighorn Crew Cab Tradesman including additional options listed, cost is \$67,360.61, Purchase off Onondaga County Bid # 0010808.

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

7) HIGHWAY DEPARTMENT:

A) AWARD BID - 1A LOW ABRASION NON-WAPPINGER CRUSHED LIMESTONE

There were (3) bids received as follows: JKN Trucking, Inc. \$37.70 per ton, Callanan Industries, Inc. - \$40.50 per ton, and Rieber Carting, LLC. - \$40.75 per ton. The bids were opened Thursday, April 02, 2026 at 2PM. Highway Superintendent Hayden Carnell recommended the bid for 1-A Low Abrasion Non-Wappinger Crushed Limestone be awarded to JKN Trucking, Inc. who was the low bidder.

The Following Resolution Was Duly Adopted: Res. No. 186 of the Year 2026.

Resolved, that the bid of JKN Trucking, Inc. for 1-A Low Abrasion Non-Wappinger Crushed Limestone, in the amount of \$37.70 per ton, be, and the same hereby is, accepted, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

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

B) AWARD BID – SPRAY PAVER BONDED WEARING COURSE (VARIOUS)

Highway Superintendent Hayden Carnell provided a recommendation on Spray Paver Installed Bonded Wearing Course bid that was opened on April 02nd, 2026 at 2PM. There was (1) bid received from All States Construction, Inc. dba Gorman Construction as per the attached bid price sheets. Superintendent Carnell is recommending that the Board award the bid to All States Construction, Inc. dba Gorman Construction who is the sole bidder.

The Following Resolution Was Duly Adopted: Res. No. 187 of the Year 2026.

Resolved, that the bid of All States Construction, Inc. dba Gorman Construction for Spray Paver Installed Bonded Wearing Course, in the amount as per the attached bid price sheets¹, be, and the same hereby is, accepted, and the Town Clerk be and hereby is directed to notify the successful bidder of the award thereof.

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

¹ ATTACHMENT: SPRAY PAVER INSTALLED BONDED WEARING COURSE BID PRICE LIST.

C) ESTABLISH DATE FOR BID OPENING – FIBER-REINFORCED, BITUMINOUS-MEMBRANE SURFACE TREATMENT (TUESDAY, 04/21/2026 @ 2PM)

The Following Resolution Was Duly Adopted: Res. No. 188 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson advertise for bids for Fiber Reinforced Bituminous Membrane Surface Treatment in accordance with specifications prepared, therefore, said bids to be opened on Tuesday, April 21st, 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.

Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock

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

Nays 0

8) SULLIVAN COUNTY FIBER OPTIC CABLES

Shawn Beqaj, Chief Development Officer and Michael Haney, Sr. Construction Manager of Archtop Fiber Company were present to discuss the installation of UG Fiber Optic Cables around the County and specific roadways throughout the Town. The winter months prevented them from seeding and cleaning up some of the affected areas. However, their policy is to leave the construction site the way that they found it or better. The Town Roadcut Permit process was discussed should they intend to cut any roadway surfaces or driveways. Most of the construction will be along-side of roadway. Superintendent Hayden Carnell will handle the Roadcut Permit issuance on a case-by-case basis. The list of the roads affected are: Old Liberty Rd, Glen Wild Rd, Rock Hill Dr, Cold Spring Rd, Rupp Rd, Pittaluga Dr, Adams Rd, Bridgeville Rd, Cantrell Rd, Dingle Daisy Rd, Fraser Rd, Emerald Pl, Southwoods Dr and Serenity Ln. Maps of the proposed construction areas were provided. There was no action taken. However, the Town Board received complaints regarding the construction sites in other municipalities and requested that they be maintained in an acceptable manner and condition.

9) TOWN LINE SOLAR PROJECT – 60 DAY NOTICE OF INTENT

The County is currently working on a draft Memorandum of Understanding (MOU) Agreement between the County of Sullivan, Towns of Thompson and Forestburgh. According to the Email from Sullivan County Planning Commissioner Heather Brown the Office of Sustainable Energy received a 60-Day Notice of Intent to file an application from RWE Solar Development, LLC for the Proposed Town Line Solar Project. A brief discussion was held and Attorney Mednick said once (MOU) agreement and joint counsel are in place a meeting can be arranged/scheduled between all parties. There was no action taken at this time.

11) TOWN LITTER PLUCK COMMUNITY EVENT DATES & TIMES

The Town of Thompson has scheduled (2) Litter Pluck Community Events as follows:

Rock Hill Area – Saturday, 04/25/2026, 9AM to 12PM

Exit 105 Area – Sunday, 04/26/2026, 9AM to 12PM

15) 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 4/7/2026

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

- 1) Amend Highway, Lighting, Sewer & Water Budgets to Actual Results for 2025

The Following Resolution Was Duly Adopted: Res. No. 192 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: 4/7/2026

| <u>Account Number</u> | <u>Account Description</u> | <u>Revenue</u> | | <u>Appropriation</u> | |
|-----------------------|------------------------------------|-----------------|-----------------|----------------------|-----------------|
| | | <u>Increase</u> | <u>Decrease</u> | <u>Increase</u> | <u>Decrease</u> |
| DA00.2401.000 | INTEREST & EARNINGS | 19,160.00 | | | |
| DA00.2653.000 | SALE OF FUEL TO OUTSIDE SOURCE | | 12,895.00 | | |
| DA00.2665.000 | SALES OF EQUIPMENT | 36,040.00 | | | |
| DA00.5120.400 | General Repair: Bridges & Culverts | | | | 58,175.00 |
| DA00.5130.200 | MACHINERY.EQUIP PURCHASE | | | | 21,395.00 |
| DA00.5130.400 | MACHINERY.CONTRACTUAL | | | | 53,305.00 |
| DA00.5140.400 | MISCELLANEOUS.CONTRACTUAL | | | | 3,905.00 |
| DA00.5140.401 | MISCELLANEOUS: CLOTHING REIMB.. | | | 980.00 | |
| DA00.5142.100 | SNOW REMOVAL.PERSONAL SERVICES | | | | 94,630.00 |
| DA00.5142.400 | SNOW REMOVAL.CONTRACTUAL - SALT | | | | 116,480.00 |

| | | | | | | |
|---------------|--------------------------------------|------------------------|-----------|------------|----------|------------|
| DA00.5142.402 | SNOW REMOVAL.GASOLINE & FUEL.. | | | | | 17,915.00 |
| DA00.9010.800 | STATE RETIREMENT.. | | | | 2,645.00 | |
| DA00.9030.800 | SOCIAL SECURITY.. | | | | | 6,530.00 |
| DA00.9035.800 | MEDICARE.. | | | | | 1,525.00 |
| DA00.9055.800 | DISABILITY INSURANCE.. | | | | | 205.00 |
| DA00.9060.800 | HOSPITAL & MEDICAL INSURANCE.. | | | | | 62,720.00 |
| DA00.9060.801 | MEDICARE REIMBURSEMENT | | | | | 2,220.00 |
| DA00.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 20,425.00 |
| | | | | | | |
| DB00.1001.000 | REAL PROPERTY TAXES | V of Ateres remittance | | 20,710.00 | | |
| DB00.2401.000 | INTEREST & EARNINGS | | 15,645.00 | | | |
| DB00.2590.000 | HIGHWAY ROAD PERMITS | | 1,350.00 | | | |
| DB00.2650.000 | SCRAP METAL SALES | | 680.00 | | | |
| DB00.2653.000 | SALE OF FUEL TO OUTSIDE SOURCE | | 4,385.00 | | | |
| DB00.3501.000 | CONSOLIDATED HIGHWAY AID | | | 249,263.00 | | |
| DB00.5110.100 | GENERAL REPAIR.PERSONAL SERVICES | | | | | 86,060.00 |
| DB00.5110.400 | GENERAL REPAIR.CONTRACTUAL | | | | | 129,800.00 |
| DB00.5110.401 | GENERAL REPAIR..CLOTHING ALLOWANCE | | | | | 4,725.00 |
| DB00.5110.402 | GENERAL REPAIR.GASOLINE & FUEL.. | | | | | 34,385.00 |
| DB00.5112.200 | IMPROVEMENTS.CHIPS PROGRAM | | | | | 249,263.00 |
| DB00.5112.400 | IMPROVEMENTS.CONTRACTUAL | | | | | 24,790.00 |
| DB00.5140.400 | MISCELLANEOUS.CONTRACTUAL | | | | | 4,290.00 |
| DB00.9030.800 | SOCIAL SECURITY.. | | | | | 5,875.00 |
| DB00.9060.800 | HOSPITAL & MEDICAL INSURANCE.. | | | | | 36,320.00 |
| | | | | | | |
| DD00.2401.000 | INTEREST & EARNINGS | | 10,780.00 | | | |
| DD00.8540.400 | Drainage - Contractual | | | | | 15,000.00 |
| | | | | | | |
| RD00.2401.000 | INTEREST & EARNINGS | | 3,370.00 | | | |
| RD00.5112.400 | Improvements - Contractual | | | | | |
| RD00.5140.400 | MISCELLANEOUS.CONTRACTUAL | | | | | 11,175.00 |
| | | | | | | |
| | | | | | | |

Totals 91,410.00 282,868.00 3,625.00 1,061,113.00

Net Effect To Budget (866,030.00)

FYE 12/31/25

Town Board Meeting Date: 4/7/2026

| Account Number | Account Description | Revenue Increase | Revenue Decrease | Appropriation Increase | Appropriation Decrease |
|----------------|-----------------------------|------------------|------------------|------------------------|------------------------|
| SL01.2401.000 | INTEREST EARNINGS | 440.00 | | | |
| SL01.2770.000 | Miscellaneous Revenues | 11,214.00 | | | |
| SL01.5182.400 | STREET LIGHTING.CONTRACTUAL | | | 5,260.00 | |
| SL01.9790.600 | State Loan - Principal | | | 2,560.00 | |
| SL01.9790.700 | State Loan - Interest | | | | 2,020.00 |
| SL02.2401.000 | INTEREST EARNINGS | 350.00 | | | |
| SL02.2770.000 | Miscellaneous Revenues | 2,016.00 | | | |
| SL02.5182.400 | STREET LIGHTING.CONTRACTUAL | | | 880.00 | |
| SL02.9790.600 | State Loan - Principal | | | 260.00 | |
| SL02.9790.700 | State Loan - Interest | | | | 675.00 |
| SL03.2401.000 | INTEREST EARNINGS | 560.00 | | | |
| SL03.2770.000 | Miscellaneous Revenues | 6,426.00 | | | |
| SL03.5182.400 | STREET LIGHTING.CONTRACTUAL | | | 3,580.00 | |
| SL03.9790.600 | State Loan - Principal | | | 875.00 | |
| SL03.9790.700 | State Loan - Interest | | | | 1,945.00 |
| SL04.2401.000 | INTEREST EARNINGS | 770.00 | | | |
| SL04.5182.400 | STREET LIGHTING.CONTRACTUAL | | | 5,260.00 | |
| SL04.9790.600 | State Loan - Principal | | | 590.00 | |
| SL04.9790.700 | State Loan - Interest | | | | 1,295.00 |
| SL05.2401.000 | INTEREST EARNINGS | 370.00 | | | |
| SL05.2770.000 | Miscellaneous Revenues | 1,638.00 | | | |
| SL05.5182.400 | STREET LIGHTING.CONTRACTUAL | | | 280.00 | |

| | | | | | | |
|---------------|-----------------------------|--|-----------|--|-----------|----------|
| SL05.9790.600 | State Loan - Principal | | | | 250.00 | |
| SL05.9790.700 | State Loan - Interest | | | | | 270.00 |
| SL06.2401.000 | INTEREST EARNINGS | | 2,765.00 | | | |
| SL06.2770.000 | Miscellaneous Revenues | | 6,300.00 | | | |
| SL06.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | 21,490.00 | |
| SL06.9790.600 | State Loan - Principal | | | | 32,945.00 | |
| SL06.9790.700 | State Loan - Interest | | | | | 9,285.00 |
| SL07.2401.000 | INTEREST EARNINGS | | 115.00 | | | |
| SL07.2770.000 | Miscellaneous Revenues | | 375.00 | | | |
| SL07.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | 250.00 | |
| SL07.9790.600 | State Loan - Principal | | | | 75.00 | |
| SL07.9790.700 | State Loan - Interest | | | | | 165.00 |
| SL08.2401.000 | INTEREST EARNINGS | | 200.00 | | | |
| SL08.2770.000 | Miscellaneous Revenues | | 880.00 | | | |
| SL08.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | | 420.00 |
| SL08.9790.600 | State Loan - Principal | | | | 130.00 | |
| SL08.9790.700 | State Loan - Interest | | | | | 290.00 |
| SL09.2401.000 | INTEREST EARNINGS | | 2,670.00 | | | |
| SL09.2770.000 | Miscellaneous Revenues | | 630.00 | | | |
| SL09.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | | 965.00 |
| SL09.9790.600 | State Loan - Principal | | | | 2,565.00 | |
| SL09.9790.700 | State Loan - Interest | | | | | |
| SL10.2401.000 | INTEREST EARNINGS | | 680.00 | | | |
| SL10.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | | 1,435.00 |
| SL11.2401.000 | INTEREST EARNINGS | | 14,770.00 | | | |
| SL11.2680.000 | INSURANCE RECOVERIES | | 28,175.00 | | | |
| SL11.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | | 9,060.00 |

| | | | | | | |
|---------------|-----------------------------|--|----------|--|----------|----------|
| SL12.2401.000 | INTEREST EARNINGS | | 570.00 | | | |
| SL12.2770.000 | Miscellaneous Revenues | | 7,560.00 | | | |
| SL12.5182.400 | STREET LIGHTING.CONTRACTUAL | | | | 2,240.00 | |
| SL12.9790.600 | State Loan - Principal | | | | 8,280.00 | |
| SL12.9790.700 | State Loan - Interest | | | | | 1,405.00 |

Totals 89,474.00 - 87,770.00 29,230.00

Net Effect To Budget (30,934.00)

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 4/7/2026

| <u>Account Number</u> | <u>Account Description</u> | <u>Revenue Increase</u> | <u>Revenue Decrease</u> | <u>Appropriation Increase</u> | <u>Appropriation Decrease</u> |
|-----------------------|--|-------------------------|-------------------------|-------------------------------|-------------------------------|
| SSAR.2401.000 | INTEREST EARNED | 49,430.00 | | | |
| SSAR.2650.000 | Sale of Scrap & Excess Materials (Surplus) | 1,225.00 | | | |
| SSAR.8130.100 | O & M.PERSONAL SERVICES | | | | 6,350.00 |
| SSAR.8130.200 | EQUIPMENT.. | | | 13,160.00 | |
| SSAR.8130.400 | O & M.CONTRACTUAL | | | | 6,860.00 |
| SSAR.8130.401 | KIAMESHA PROCESSING EXPENSE | | | | 52,115.00 |
| SSAR.9010.800 | STATE RETIREMENT.. | | | | 15,950.00 |
| SSAR.9030.800 | SOCIAL SECURITY.. | | | | 510.00 |
| SSAR.9035.800 | MEDICARE.. | | | | 115.00 |
| SSAR.9055.800 | DISABILITY INSURANCE.. | | | | 420.00 |
| SSAR.9060.800 | HEALTH INSURANCE.. | | | | 7,705.00 |
| SSAR.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | 1,605.00 |
| SSHC.2120.100 | Sewer Rents Levied on Tax Roll | | 945.00 | | |
| SSHC.2401.000 | INTEREST EARNED | 20,905.00 | | | |
| SSHC.2650.000 | Sale of Scrap & Excess Materials (Surplus) | 1,020.00 | | | |
| SSHC.8130.100 | O & M.PERSONAL SERVICES | | | | 5,225.00 |
| SSHC.8130.200 | EQUIPMENT.. | | | 11,020.00 | |

| | | | | | | |
|---------------|--|--|-----------|-----------|------------|-----------|
| SSHC.8130.400 | O & M.CONTRACTUAL | | | | | 8,020.00 |
| SSHC.8130.401 | CONTRACTUAL - VILL/MONTICELLO.. | | | | | 54,040.00 |
| SSHC.9010.800 | STATE RETIREMENT.. | | | | 1,095.00 | |
| SSHC.9030.800 | SOCIAL SECURITY.. | | | | | 420.00 |
| SSHC.9035.800 | MEDICARE.. | | | | | 95.00 |
| SSHC.9055.800 | DISABILITY INSURANCE.. | | | | | 350.00 |
| SSHC.9060.800 | HEALTH INSURANCE.. | | | | | 6,410.00 |
| SSHC.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 1,340.00 |
| SSHC.9730.600 | B.A.N. PRINCIPAL | | | | | 50,000.00 |
| | | | | | | |
| SSKC.2122.000 | OUTSIDE USERS | | | 52,115.00 | | |
| SSKC.2401.000 | INTEREST EARNED | | 29,060.00 | | | |
| SSKC.2590.000 | PERMITS | | 560.00 | | | |
| SSKC.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 6,135.00 | | | |
| SSKC.2770.000 | MISCELLANEOUS | | 1,005.00 | | | |
| SSKC.8130.100 | O & M.PERSONAL SERVICES | | | | | 31,755.00 |
| SSKC.8130.200 | EQUIPMENT.. | | | | 65,785.00 | |
| SSKC.8130.400 | O & M.CONTRACTUAL | | | | 216,855.00 | |
| SSKC.9010.800 | STATE RETIREMENT.. | | | | 10,025.00 | |
| SSKC.9030.800 | SOCIAL SECURITY.. | | | | | 2,555.00 |
| SSKC.9035.800 | MEDICARE.. | | | | | 595.00 |
| SSKC.9055.800 | DISABILITY INSURANCE.. | | | | | 2,115.00 |
| SSKC.9060.800 | HEALTH INSURANCE.. | | | | | 38,660.00 |
| SSKC.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 8,040.00 |
| SSKC.9730.700 | BANS.INTEREST | | | | | 25,000.00 |
| | | | | | | |
| SSM0.2401.000 | INTEREST EARNED | | | 50.00 | | |
| SSM0.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 135.00 | | | |
| SSM0.8130.100 | O & M.PERSONAL SERVICES | | | | | 745.00 |
| SSM0.8130.200 | EQUIPMENT.. | | | | 1,425.00 | |
| SSM0.8130.400 | O & M.CONTRACTUAL | | | | | 10,330.00 |
| SSM0.9010.800 | STATE RETIREMENT.. | | | | | 1,760.00 |
| SSM0.9030.800 | SOCIAL SECURITY.. | | | | | 60.00 |

| | | | | | | |
|---------------|--|--|-----------|--|-----------|-----------|
| SSMO.9035.800 | MEDICARE.. | | | | | 10.00 |
| SSMO.9055.800 | DISABILITY INSURANCE.. | | | | | 45.00 |
| SSMO.9060.800 | HEALTH INSURANCE.. | | | | | 855.00 |
| SSMO.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 175.00 |
| | | | | | | |
| SSRC.2401.000 | INTEREST EARNED | | 10,285.00 | | | |
| SSRC.2590.000 | PERMITS & INSPECTIONS | | 330.00 | | | |
| SSRC.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 2,860.00 | | | |
| SSRC.2770.000 | MISCELLANEOUS | | 3,070.00 | | | |
| SSRC.8130.100 | O & M.PERSONAL SERVICES | | | | | 14,855.00 |
| SSRC.8130.200 | EQUIPMENT.. | | | | 30,935.00 | |
| SSRC.8130.400 | O & M.CONTRACTUAL | | | | 3,690.00 | |
| SSRC.8130.401 | CAPITAL IMPROVEMENTS | | | | 1,435.00 | |
| SSRC.9010.800 | STATE RETIREMENT.. | | | | | 1,650.00 |
| SSRC.9030.800 | SOCIAL SECURITY.. | | | | | 1,195.00 |
| SSRC.9035.800 | MEDICARE.. | | | | | 275.00 |
| SSRC.9055.800 | DISABILITY INSURANCE.. | | | | | 985.00 |
| SSRC.9060.800 | HEALTH INSURANCE.. | | | | | 17,955.00 |
| SSRC.9060.801 | MEDICARE REIMB.. | | | | | 5.00 |
| SSRC.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 3,750.00 |
| SSRC.9730.700 | B.A.N. - INTEREST | | | | | 20,840.00 |
| | | | | | | |
| SSSO.2401.000 | INTEREST EARNED | | 15,695.00 | | | |
| SSSO.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 1,840.00 | | | |
| SSSO.2770.000 | MISCELLANEOUS REVENUES | | 11,000.00 | | | |
| SSSO.8130.100 | O & M.PERSONAL SERVICES | | | | | 9,500.00 |
| SSSO.8130.200 | EQUIPMENT.. | | | | 19,910.00 | |
| SSSO.8130.205 | Capital Expense - Engineering | | | | | 18,485.00 |
| SSSO.8130.400 | O & M.CONTRACTUAL | | | | 21,385.00 | |
| SSSO.9010.800 | STATE RETIREMENT.. | | | | 625.00 | |
| SSSO.9030.800 | SOCIAL SECURITY.. | | | | | 765.00 |
| SSSO.9035.800 | MEDICARE.. | | | | | 175.00 |
| SSSO.9055.800 | DISABILITY INSURANCE.. | | | | | 630.00 |

| | | | | | | |
|---------------|--------------------------------------|------------|-----------|------------|------------|-----------|
| SSSO.9060.800 | HEALTH INSURANCE.. | | | | | 11,535.00 |
| SSSO.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 2,410.00 |
| SSSO.9730.700 | BANs - Interest | | | | | 10,000.00 |
| | | | | | | |
| Totals | | 154,555.00 | 53,110.00 | 397,345.00 | 455,240.00 | |

Net Effect To Budget (159,340.00)

Town Of Thompson

Budget Transfers/Amendments

FYE 12/31/25

Town Board Meeting Date: 4/7/2026

| Account Number | Account Description | Revenue Increase | Revenue Decrease | Appropriation Increase | Appropriation Decrease |
|----------------|--|------------------|------------------|------------------------|------------------------|
| SWA0.2401.000 | INTEREST EARNINGS | 19,525.00 | | | |
| SWA0.2650.000 | Sale of Scrap & Excess Materials (Surplus) | 200.00 | | | |
| SWA0.8320.100 | O & M.PERSONAL SERVICES | | | | 1,055.00 |
| SWA0.8320.200 | EQUIPMENT.. | | | 30.00 | |
| SWA0.8320.400 | O & M.CONTRACTUAL | | | | 2,045.00 |
| SWA0.8320.450 | O & M - VOM Water | | | 15,430.00 | |
| SWA0.9010.800 | STATE RETIREMENT.. | | | 460.00 | |
| SWA0.9030.800 | SOCIAL SECURITY.. | | | | 85.00 |
| SWA0.9035.800 | MEDICARE.. | | | | 20.00 |
| SWA0.9055.800 | DISABILITY INSURANCE.. | | | | 70.00 |
| SWA0.9060.800 | HEALTH INSURANCE.. | | | | 1,280.00 |
| SWA0.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | 265.00 |
| SWCO.2142.000 | UNMETERED WATER SALES | | 335.00 | | |
| SWCO.2148.000 | INTEREST & PENALTIES | 1,555.00 | | | |
| SWCO.2401.000 | INTEREST EARNINGS | 2,540.00 | | | |
| SWCO.2650.000 | Sale of Scrap & Excess Materials (Surplus) | 70.00 | | | |
| SWCO.8320.100 | O & M.PERSONAL SERVICES | | | | 370.00 |
| SWCO.8320.200 | EQUIPMENT.. | | | 10.00 | |

| | | | | | | |
|---------------|--|--|----------|-------|----------|-----------|
| SWCO.8320.400 | O & M.CONTRACTUAL | | | | | 3,975.00 |
| SWCO.9010.800 | STATE RETIREMENT.. | | | | | 40.00 |
| SWCO.9030.800 | SOCIAL SECURITY.. | | | | | 25.00 |
| SWCO.9035.800 | MEDICARE.. | | | | | 5.00 |
| SWCO.9055.800 | DISABILITY INSURANCE.. | | | | | 25.00 |
| SWCO.9060.800 | HEALTH INSURANCE.. | | | | | 455.00 |
| SWCO.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 90.00 |
| | | | | | | |
| SWDO.2142.000 | UNMETERED WATER SALES | | | 40.00 | | |
| SWDO.2148.000 | INTEREST & PENALTIES | | 240.00 | | | |
| SWDO.2401.000 | INTEREST EARNINGS | | 215.00 | | | |
| SWDO.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 20.00 | | | |
| SWDO.8320.100 | O & M.PERSONAL SERVICES | | | | | 100.00 |
| SWDO.8320.200 | EQUIPMENT.. | | | | 5.00 | |
| SWDO.8320.400 | O & M.CONTRACTUAL | | | | 4,120.00 | |
| SWDO.9010.800 | STATE RETIREMENT.. | | | | | 10.00 |
| SWDO.9030.800 | SOCIAL SECURITY.. | | | | | 5.00 |
| SWDO.9055.800 | DISABILITY INSURANCE.. | | | | | 5.00 |
| SWDO.9060.800 | HEALTH INSURANCE.. | | | | | 130.00 |
| SWDO.9060.802 | RETIREE HOSPITAL & MEDICAL INSURANCE | | | | | 25.00 |
| | | | | | | |
| SWKO.2142.000 | UNMETERED WATER SALES | | 335.00 | | | |
| SWKO.2148.000 | INTEREST & PENALTIES | | 120.00 | | | |
| SWKO.2401.000 | INTEREST EARNINGS | | 1,530.00 | | | |
| SWKO.2650.000 | Sale of Scrap & Excess Materials (Surplus) | | 10.00 | | | |
| SWKO.8320.100 | O & M.PERSONAL SERVICES | | | | | 65.00 |
| SWKO.8320.200 | EQUIPMENT | | | | | 41,995.00 |
| SWKO.8320.400 | O & M.CONTRACTUAL | | | | | 1,030.00 |
| SWKO.8320.401 | CAPITAL IMPROVEMENT | | | | | 15.00 |
| SWKO.9010.800 | STATE RETIREMENT.. | | | | | 5.00 |
| SWKO.9030.800 | SOCIAL SECURITY.. | | | | | 5.00 |
| SWKO.9060.800 | HEALTH INSURANCE.. | | | | | 85.00 |

Respectfully Submitted By:

Marilee J. Calhoun

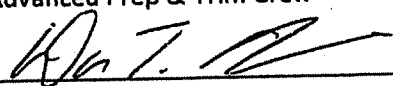
Marilee J. Calhoun, Town Clerk

Spray Paver Installed Bonded Wearing Course Bid Form

1

| <u>Item No.</u> | <u>Material</u> | <u>0-350 Tons/Day</u> | <u>351-700 Tons/Day</u> | <u>701+ Tons/Day</u> |
|-----------------|------------------------|-----------------------|-------------------------|----------------------|
| 1 | PPST Type A | \$475.00 | \$395.00 | \$365.00 |
| 2 | PPST Type B | \$470.00 | \$385.00 | \$355.00 |
| 3 | PPST Type C | \$470.00 | \$385.00 | \$355.00 |
| 4 | 9.5mm | \$295.00 | \$235.00 | \$225.00 |
| 5 | 12.5mm | \$285.00 | \$230.00 | \$220.00 |
| 6 | 6.3mm Polymer Modified | \$310.00 | \$295.00 | \$285.00 |
| 7 | Type 6 | \$275.00 | \$230.00 | \$225.00 |
| 8 | Type 7 | \$280.00 | \$235.00 | \$230.00 |
| 9 | 19.0 mm Dense Binder | \$260.00 | \$250.00 | \$240.00 |

- 7. Trucking Rate \$ 295.00 /hour
- 8. Rebate Milling – 18" \$ 50.00 /linear foot
- 9. Maintenance and Protection of Traffic \$ 7,500.00 /day
- 10. Price Per Additional Flagger \$ 1,950.00 /each
- 11. Price Per Additional Laborer \$ 1,950.00 /each
- 12. Install Riser on Sanitary Sewer \$ 275.00 /each
- 13. Install Riser on Catch Basin \$ 375.00 /each
- 14. Milling \$ 25,000.00 /day
\$ 9.75 /SY
- 15. Milling by the SY \$ 12,500.00 /day
- 16. Advanced Prep & Trim Crew

| | |
|---|-------------|
|  | Dane Mellon |
| SIGNATURE | PRINTED |
| Sales Manager | 3/30/26 |
| TITLE | DATE |

| | |
|--|--------------|
| All States Construction, Inc., dba Gorman Construction | 518-462-5401 |
| COMPANY NAME | PHONE |
| 1473 Erie Blvd Suite 301, Schenectady NY 12305 | 518-462-1296 |
| ADDRESS | FAX |

2




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 7th day of April 2020 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 |
|----------------|------------------|---------------|---------------|----------------|--------|
| Unposted Batch | Grand Totals | \$0.00 | \$0.00 | \$0.00 | \$0.00 |

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 | \$255,512.80 | \$0.00 | \$0.00 | \$0.00 | \$255,512.80 | \$0.00 | \$255,512.80 | \$0.00 |
| B000 | GENERAL TOWN OUTSIDE | \$52,949.98 | \$6,599.36 | \$0.00 | \$0.00 | \$52,949.98 | \$0.00 | \$52,949.98 | \$6,599.36 |
| DA00 | HWY#3 / 4 - TOWN WIDE | \$413,390.21 | \$0.00 | \$0.00 | \$0.00 | \$413,390.21 | \$0.00 | \$413,390.21 | \$0.00 |
| DB00 | HWY#1 - TOWN OUTSIDE | \$3,655.05 | \$0.00 | \$0.00 | \$0.00 | \$3,655.05 | \$0.00 | \$3,655.05 | \$0.00 |
| H000 | CAPITAL PROJECTS | \$25,264.60 | \$0.00 | \$0.00 | \$0.00 | \$25,264.60 | \$0.00 | \$25,264.60 | \$0.00 |
| RD00 | ADELAAR ROAD IMPROVEMENT DISTRICT | \$235.10 | \$0.00 | \$0.00 | \$0.00 | \$235.10 | \$0.00 | \$235.10 | \$0.00 |
| SL01 | ROCK HILL LIGHTING | \$457.92 | \$0.00 | \$0.00 | \$0.00 | \$457.92 | \$0.00 | \$457.92 | \$0.00 |
| SL02 | LUCKY LAKE LIGHTING | \$75.75 | \$0.00 | \$0.00 | \$0.00 | \$75.75 | \$0.00 | \$75.75 | \$0.00 |
| SL03 | LAKE LOUISE MARIE | \$234.82 | \$0.00 | \$0.00 | \$0.00 | \$234.82 | \$0.00 | \$234.82 | \$0.00 |
| SL04 | PATIO HOMES LIGHTING | \$173.03 | \$0.00 | \$0.00 | \$0.00 | \$173.03 | \$0.00 | \$173.03 | \$0.00 |
| SL05 | KIAMESHA SHORES LIGHTING | \$63.76 | \$0.00 | \$0.00 | \$0.00 | \$63.76 | \$0.00 | \$63.76 | \$0.00 |
| SL06 | EMERALD GREEN LIGHTING | \$1,216.74 | \$0.00 | \$0.00 | \$0.00 | \$1,216.74 | \$0.00 | \$1,216.74 | \$0.00 |
| SL07 | TREASURE LAKE LIGHTING | \$13.89 | \$0.00 | \$0.00 | \$0.00 | \$13.89 | \$0.00 | \$13.89 | \$0.00 |
| SL10 | EMERALD CORP. PARK LD#10 | \$101.45 | \$0.00 | \$0.00 | \$0.00 | \$101.45 | \$0.00 | \$101.45 | \$0.00 |
| SL11 | ADELAAR Lighting | \$778.59 | \$0.00 | \$0.00 | \$0.00 | \$778.59 | \$0.00 | \$778.59 | \$0.00 |
| SL12 | Route 42 N Lighting | \$279.81 | \$0.00 | \$0.00 | \$0.00 | \$279.81 | \$0.00 | \$279.81 | \$0.00 |
| SRH0 | ROCK HILL AMBULANCE DIST | \$22,500.00 | \$0.00 | \$0.00 | \$0.00 | \$22,500.00 | \$0.00 | \$22,500.00 | \$0.00 |
| SSAR | Adelaar Sewer District | \$10,960.50 | \$0.00 | \$0.00 | \$0.00 | \$10,960.50 | \$0.00 | \$10,960.50 | \$0.00 |
| SSH0 | Harris Consolidated Sewer District | \$11,480.06 | \$0.00 | \$0.00 | \$0.00 | \$11,480.06 | \$0.00 | \$11,480.06 | \$0.00 |
| SSHC | Harris Consolidated Sewer District | \$82,943.31 | \$0.00 | \$0.00 | \$0.00 | \$82,943.31 | \$0.00 | \$82,943.31 | \$0.00 |
| SSKC | Kiamesha Consolidated Sewer District | \$3,185.04 | \$0.00 | \$0.00 | \$0.00 | \$3,185.04 | \$0.00 | \$3,185.04 | \$0.00 |
| SSM0 | MELODY LAKE SEWER DISTR. | \$37,762.53 | \$0.00 | \$0.00 | \$0.00 | \$37,762.53 | \$0.00 | \$37,762.53 | \$0.00 |
| SSRC | Rock Hill Emerald Green Consolidated Sewer Dist | \$17,136.92 | \$0.00 | \$0.00 | \$0.00 | \$17,136.92 | \$0.00 | \$17,136.92 | \$0.00 |
| SSSO | SACKETT LAKE SEWER DISTR | \$1,631.80 | \$0.00 | \$0.00 | \$0.00 | \$1,631.80 | \$0.00 | \$1,631.80 | \$0.00 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$1,012.15 | \$0.00 | \$0.00 | \$0.00 | \$1,012.15 | \$0.00 | \$1,012.15 | \$0.00 |
| SWC0 | COLD SPRING WATER | \$440.95 | \$0.00 | \$0.00 | \$0.00 | \$440.95 | \$0.00 | \$440.95 | \$0.00 |
| SWD0 | DILLON WATER DISTRICT | \$284.28 | \$0.00 | \$0.00 | \$0.00 | \$284.28 | \$0.00 | \$284.28 | \$0.00 |
| SWK0 | KIAMESHA RT42 WATER | \$452.54 | \$0.00 | \$0.00 | \$0.00 | \$452.54 | \$0.00 | \$452.54 | \$0.00 |
| SWL0 | LUCKY LAKE WATER DISTR | \$1,753.44 | \$0.00 | \$0.00 | \$0.00 | \$1,753.44 | \$0.00 | \$1,753.44 | \$0.00 |
| SWM0 | MELODY LAKE WATER | \$5,325.22 | \$0.00 | \$0.00 | \$0.00 | \$5,325.22 | \$0.00 | \$5,325.22 | \$0.00 |
| T000 | TRUST & AGENCY FUND | \$36,345.11 | \$0.00 | \$0.00 | \$0.00 | \$36,345.11 | \$0.00 | \$36,345.11 | \$0.00 |



Town of Thompson
Warrant Report

Posted Batch Grand Totals \$951,272.24 \$6,599.36 \$0.00 \$0.00 \$519,302.19 \$0.00 \$1,470,574.43 \$6,599.36

| Fund | Fund Description | Invoice Batch | | Manual Checks | | Purchase Cards | | Total |
|---------------------|---|---------------------|-------------------|---------------|---------------|---------------------|---------------|-----------------------|
| | | Paid | Unpaid | Paid | Unpaid | Paid | Unpaid | |
| A000 | GENERAL FUND TOWN WIDE | \$255,512.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$255,512.80 |
| B000 | GENERAL TOWN OUTSIDE | \$52,949.98 | \$6,599.36 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$52,949.98 |
| DA00 | HWY#3 / 4 - TOWN WIDE | \$413,390.21 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$413,390.21 |
| DB00 | HWY#1 - TOWN OUTSIDE | \$3,655.05 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,655.05 |
| H000 | CAPITAL PROJECTS | \$25,264.60 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$25,264.60 |
| RD00 | ADELAAR ROAD IMPROVEMENT DISTRICT | \$235.10 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$235.10 |
| SL01 | ROCK HILL LIGHTING | \$457.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$457.92 |
| SL02 | LUCKY LAKE LIGHTING | \$75.75 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$75.75 |
| SL03 | LAKE LOUISE MARIE | \$234.82 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$234.82 |
| SL04 | PATIO HOMES LIGHTING | \$173.03 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$173.03 |
| SL05 | KIAMESHA SHORES LIGHTING | \$63.76 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$63.76 |
| SL06 | EMERALD GREEN LIGHTING | \$1,216.74 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,216.74 |
| SL07 | TREASURE LAKE LIGHTING | \$13.89 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$13.89 |
| SL10 | EMERALD CORP. PARK L/D#10 | \$101.45 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$101.45 |
| SL11 | ADELAAR Lighting | \$778.59 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$778.59 |
| SL12 | Route 42 N Lighting | \$279.81 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$279.81 |
| SRH0 | ROCK HILL AMBULANCE DIST | \$22,500.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$22,500.00 |
| SSAR | Adelaar Sewer District | \$10,960.50 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,960.50 |
| SSHC | Harris Consolidated Sewer District | \$11,480.06 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$11,480.06 |
| SSKC | Kiamesha Consolidated Sewer District | \$82,943.31 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$82,943.31 |
| SSM0 | MELODY LAKE SEWER DISTR. | \$3,185.04 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$3,185.04 |
| SSRC | Rock Hill Emerald Green Consolidated Sewer Dist | \$37,762.53 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$37,762.53 |
| SSSO | SACKETT LAKE SEWER DISTR | \$17,136.92 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$17,136.92 |
| SWA0 | ADELAAR RESORT WATER DISTRICT | \$1,631.80 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,631.80 |
| SWC0 | COLD SPRING WATER | \$1,012.15 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,012.15 |
| SWD0 | DILLON WATER DISTRICT | \$440.95 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$440.95 |
| SWK0 | KIAMESHA RT42 WATER | \$284.28 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$284.28 |
| SWL0 | LUCKY LAKE WATER DISTR | \$452.54 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$452.54 |
| SWM0 | MELODY LAKE WATER | \$1,753.44 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$1,753.44 |
| T000 | TRUST & AGENCY FUND | \$5,325.22 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$5,325.22 |
| Grand Totals | | \$951,272.24 | \$6,599.36 | \$0.00 | \$0.00 | \$519,302.19 | \$0.00 | \$1,470,574.43 |
| | | | | | | | | \$6,599.36 |

C

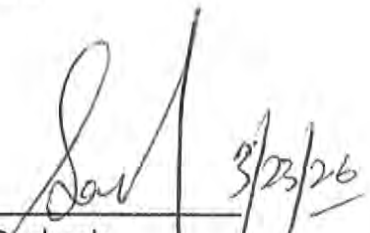
Sidelines 2 Silhouettes Inc.
462 State Route 17B
Monticello, NY 12701
845-794-9266
Spraka3@yahoo.com

RECEIVED
APR 10 2026
TOWN CLERK
TOWN OF THOMPSON

Feb.06/2026

Town Clerk Office Town of Thompson 4052 Route 52 Monticello, NY 12701 RE:
Community Board/ Municipality Notification Serial Number 2191738 To Whom It
May Concern, Upon the Requirement of State Liquor Authority, Sidelines 2
Silhouettes Inc. Is Submitting a renewal application for 2191738, year of
20/01/2026 to 01/31/2028, of alcoholic beverage control retail license (On
Premise).

Thanks



Sat Parkash
Sidelines 2 Silhouettes Inc.

Marilee Calhoun (Town of Thompson)

From: Helen Budrock <hbudrock@delawareengineering.com>
Sent: Wednesday, April 15, 2026 3:49 PM
To: Dave Ohman; John Peterson
Cc: Michael; Scott Mace (supervisor@thompsonny.gov); Marilee Calhoun (Town of Thompson); Michael Messenger - Town of Thompson
Subject: RE: Kiamesha Lake Rebid - Town Board Handout & Resolution
Attachments: Kiamesha Bid Summary Handout for TB.docx; Thompson KL Resolution to Rebid.docx
Importance: High

Dave:

Per our conversation earlier today, I've revised the draft handout for the Town Board meeting next week and drafted a Town Board resolution authorizing re-bidding the Kiamesha Lake WWTP project. Since this is time-sensitive and I will be out in the field most of tomorrow, I have copied the Supervisor and Town staff on this e-mail chain.

Please review the attached documents and if you have any suggested changes, please make sure Scott and his staff are in the loop as they need to finalize the 4/21 Town Board meeting agenda tomorrow.

Thanks,

Helen



**DELAWARE
ENGINEERING, D.P.C.**

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

Resolution Authorizing the Reissuance of Bid Documents for the
KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT

WHEREAS, the Town of Thompson has identified the need for the **KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**, including all associated labor, materials, equipment, and incidentals necessary to complete the work in accordance with applicable standards; and

WHEREAS, the Town of Thompson advertised the issuance of bid documents on March 20, 2026 and established a bid opening date of April 9, 2026 at which time bids were publicly opened and read aloud; and

WHEREAS, upon tabulating and analyzing the bids it was determined that the total bid price exceeds the Town's available financing for the project, and scope reduction was recommended by Delaware Engineering DPC; and

WHEREAS, the Town finds it to be in the best interest of the Municipality to modify and reissue the bid documents to ensure cost-effective and timely completion of the project; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby authorizes Delaware Engineering, PLLC to amend and reissue the necessary bid documents, including plans, specifications, and contract requirements, for the **KIAMESHA LAKE WASTEWATER TREATMENT PLANT UPGRADE PROJECT**; and

BE IT FURTHER RESOLVED, that the Town Clerk is authorized to advertise the project for public bid in accordance with applicable laws and municipal procurement policies; and

BE IT FURTHER RESOLVED, that sealed bids shall be received, opened, and publicly read at a date and time to be established by the Town Clerk, and that a recommendation for award shall be presented to the Town Board following review of all responsive bids; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.



**Town of Thompson
Kiamesha WWTP Upgrade - Bid Summary**

1. SUMMARY

- Bids were received from four prime contracts on April 9, 2026.
- Bid prices came in \$15M higher than the estimate (\$25.3M estimate vs. \$40.3M for construction portion)
- After conferring with the Town Supervisor, Water & Sewer Superintendent and Town Attorney a scope reduction and re-bid is recommended.

| Item | | Estimate | Bid Results |
|--------------|----------------------------|----------------------|----------------------|
| 1.) | Construction | | |
| | General Contract | \$ 21,800,799 | \$ 33,793,000 |
| | Electrical Contract | \$ 2,916,114 | \$ 4,805,000 |
| | HVAC Contract | \$ 429,872 | \$ 1,147,000 |
| | Plumbing Contract | \$ 121,434 | \$ 635,900 |
| | SUBTOTAL | \$ 25,268,219 | \$ 40,380,900 |
| 2.) | Other Costs | \$ 3,565,085 | \$ 3,565,085 |
| | Subtotal 1 +2 | \$ 28,833,304 | \$ 43,945,985 |
| 3.) | Project Contingency | \$ 5,962,141 | \$ 6,594,898 |
| | % of 1+2 | 21% | 15% |
| TOTAL | Sum of 1 + 2 + 3 | \$ 34,795,445 | \$ 50,540,883 |

2. SCOPE REDUCTION

- Recommended to eliminate the ATAD (sludge digester) portion of the project, as that could potentially save up to \$13M and bring the total project cost within the original estimate and bond resolution amount.
- This process will take 1-2 months but is the best option for keeping the project on schedule
- DE has discussed the bid results, budget overage/rebid plan and engineering contract amendment with NYSEFC

3. NEXT STEPS

- Town Board passes resolution to reject the bids received and authorize redesign/rebidding and associated work.
- Continue with close coordination with NYSEFC
- DE prepares PER amendment and updates bid package to reflect change in scope & sends to NYSEFC for review and approval.
- Re-bid project (Set bid opening date, publish legal notice, etc.)
- Send updated/anticipated project schedule to NYSEFC (financing) and NYSDEC (regulatory compliance).

Marilee Calhoun (Town of Thompson)

From: pam@michaelmednick.com
Sent: Wednesday, April 15, 2026 1:17 PM
To: MARILEE J. CALHOUN
Cc: 'Michael Mednick'; SCOTT MACE
Subject: RE: Cold Spring Water District Extension - 220 Cold Spring Road LLC
Attachments: ColdSpring WD Ext #___ (220 Cold Spring Road LLC) Resolution Map Plan & Report.docx

Please see attached Resolution for the Map Plan & Report in connection with this Cold Spring Water District Extension

PAM

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

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

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 21, 2026

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
_____ OF THE COLD SPRING WATER DISTRICT IN THE TOWN OF THOMPSON**

WHEREAS, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”) has made a request to the Town Board of the Town of Thompson to extend the Cold Spring Water District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 29-1-22.1, 29-1-25.1, 29-1-24, 29-1-15, 29-1-34.1 and 29-1-45; and

WHEREAS, the said area to be included in the Cold Spring Water 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 water 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 applicants, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”).

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 water facilities and services in the area of the Town of Thompson now serviced by the Cold Spring Water 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 applicants. Said monies shall be deposited by the applicants 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 applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris Sewer District.

4. Legal fees incurred by the Town in connection with the extension of the Cold Spring Water District are to be paid by the applicants.

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 applicants.

7. That in the event that the said Cold Spring Water 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:

Seconded by:

The Members voted on the foregoing Resolution as follows:

| | |
|-------------------------------------|----------------|
| Supervisor SCOTT MACE | Yes [] No [] |
| Councilman JOHN A. PAVESE | Yes [] No [] |
| Councilwoman MELINDA S. MEDDAUGH | Yes [] No [] |
| Councilman RYAN T. SCHOCK | Yes [] No [] |
| Councilman RICHARD L. BENJAMIN, JR. | Yes [] No [] |

STATE OF NEW YORK: COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution for proposed Extension No. _____ of the Cold Spring Water 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 April 21, 2026, 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 April _____, 2026.

Town Clerk

STATE OF NEW YORK)

COUNTY OF SULLIVAN) SS.:

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO
HEREBY CERTIFY:

That I have compared the annexed extract of the Minutes of the meeting of the Town Board of said Town, including the Resolution contained therein, held on April 21, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 99 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused a Public Notice of the time and place of said meeting to be given to the following newspapers and/or news media as follows:

Newspaper and/or other news media

Date given

Sullivan County Democrat

WSUL Radio

WVOS Radio

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused Public Notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

Designated Location(s)

Date of Posting of posted notice

Town Hall

Village Hall

Sullivan County Courthouse

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town
this ____ day of April, 2026.

Town Clerk

(CORPORATE SEAL)

NOTICE OF ADOPTION

PLEASE TAKE NOTICE, that the Town Board of the Town of Thompson, did duly adopt on the 21st day of April, 2026, a Resolution pursuant to the Town Law authorizing an appropriation for the preparation of maps and plans and other services for Extension No. ____ of the Cold Spring Water District in the Town of Thompson, and further retaining MHE Engineering, D.P.C. to prepare a general map and plan for providing increased sewer services and facilities to the Cold Spring Water District; that all maps and plans so prepared are to be filed with the Town Clerk; that the expenses incurred by the Town for such maps and plans and other services, including legal services, shall be a Town charge and shall be assessed, levied and collected in the same manner as other Town charges, except that the charges incurred will be paid for by the applicants; that in the event that the said district is approved, that the charges incurred by the Town for such maps and plans and other services shall be charged back to the said District when formed, and which Resolution is subject to a permissive referendum.

Copies of the Resolution containing the full text thereof are available for inspection and review during normal business hours in the office of the Town Clerk of the Town of Thompson, 4052 Route 42, Monticello, New York.

Dated: Monticello, New York
April ____, 2026

Marilee J. Calhoun, Town Clerk

CERTIFICATE OF POSTING

I, MARILEE J. CALHOUN, Town Clerk of the Town of Thompson, do hereby certify that I posted a copy of the annexed Notice of Adoption of a Resolution for Extension No. ____ of the Cold Spring Water District pursuant to the Town Law on the bulletin board located in the Town Hall, 4052 Route 42, Monticello, New York, on April ____, 2026.

Dated: Monticello, New York
April ____, 2026

Marilee J. Calhoun, Town Clerk

Marilee Calhoun (Town of Thompson)

From: pam@michaelmednick.com
Sent: Wednesday, April 15, 2026 12:21 PM
To: MARILEE J. CALHOUN
Cc: 'Michael Mednick'; SCOTT MACE
Subject: Cons. Harris Sewer Dist Extension - 220 Cold Spring Road LLC
Attachments: Harris SD Extension #__ (220 Cold Spring Road LLC) Resolution Map Plan & Report.docx

Please see attached Resolution for the Map Plan & Report in connection with this Consolidated Harris Sewer District Extension

PAM

PAM J. JONES
Law Offices of Michael B. Mednick
544 Broadway, Suite 4
Post Office Box 612
Monticello, New York 12701
Phone: (845) 794-5200
Fax: (845) 794-7784
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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 21, 2026

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

WHEREAS, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”) has made a request to the Town Board of the Town of Thompson to extend the Consolidated Harris Sewer District, a Special Improvement District heretofore created in said Town, to include certain parcels of property, namely SBL 29-1-22.1, 29-1-25.1, 29-1-24, 29-1-15, 29-1-34.1 and 29-1-45; and

WHEREAS, the said area to be included in the Consolidated Harris 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 applicants, 220 Cold Spring Road LLC and Cold Spring Road LLC (collectively “Prestige”).

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 Harris 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 applicants. Said monies shall be deposited by the applicants 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 applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris Sewer District.

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

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 applicants.

7. That in the event that the said Consolidated Harris 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:

Seconded by:

The Members voted on the foregoing Resolution as follows:

| | |
|-------------------------------------|----------------|
| Supervisor SCOTT MACE | Yes [] No [] |
| Councilman JOHN A. PAVESE | Yes [] No [] |
| Councilwoman MELINDA S. MEDDAUGH | Yes [] No [] |
| Councilman RYAN T. SCHOCK | Yes [] No [] |
| Councilman RICHARD L. BENJAMIN, JR. | Yes [] No [] |

STATE OF NEW YORK: COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution for proposed Extension No. _____ of the Consolidated Harris 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 April 21, 2026, 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 April _____, 2026.

Town Clerk

STATE OF NEW YORK)

COUNTY OF SULLIVAN) SS.:

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the Minutes of the meeting of the Town Board of said Town, including the Resolution contained therein, held on April 21, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 99 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused a Public Notice of the time and place of said meeting to be given to the following newspapers and/or news media as follows:

| Newspaper and/or other news media | Date given |
|-----------------------------------|------------|
| Sullivan County Democrat | |
| WSUL Radio | |
| WVOS Radio | |

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused Public Notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

| Designated Location(s) |
|----------------------------------|
| Date of Posting of posted notice |
| Town Hall |
| Village Hall |
| Sullivan County Courthouse |

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town
this ____ day of April, 2026.

Town Clerk

(CORPORATE SEAL)

NOTICE OF ADOPTION

PLEASE TAKE NOTICE, that the Town Board of the Town of Thompson, did duly adopt on the 21st day of April, 2026, a Resolution pursuant to the Town Law authorizing an appropriation for the preparation of maps and plans and other services for Extension No. _____ of the Consolidated Harris Sewer District in the Town of Thompson, and further retaining MHE Engineering, D.P.C. to prepare a general map and plan for providing increased sewer services and facilities to the Consolidated Harris Sewer District; that all maps and plans so prepared are to be filed with the Town Clerk; that the expenses incurred by the Town for such maps and plans and other services, including legal services, shall be a Town charge and shall be assessed, levied and collected in the same manner as other Town charges, except that the charges incurred will be paid for by the applicants; that in the event that the said district is approved, that the charges incurred by the Town for such maps and plans and other services shall be charged back to the said District when formed, and which Resolution is subject to a permissive referendum.

Copies of the Resolution containing the full text thereof are available for inspection and review during normal business hours in the office of the Town Clerk of the Town of Thompson, 4052 Route 42, Monticello, New York.

Dated: Monticello, New York
April _____, 2026

Marilee J. Calhoun, Town Clerk

CERTIFICATE OF POSTING

I, MARILEE J. CALHOUN, Town Clerk of the Town of Thompson, do hereby certify that I posted a copy of the annexed Notice of Adoption of a Resolution for Extension No. ___ of the Consolidated Harris Sewer District pursuant to the Town Law on the bulletin board located in the Town Hall, 4052 Route 42, Monticello, New York, on April ____, 2026.

Dated: Monticello, New York
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 April 21, 2026

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

WHEREAS, Evergreen Hills Estates 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 a certain parcel of property, namely SBL 8-1-2.1; 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, Evergreen Hills Estates 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 Harris 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 applicants. Said monies shall be deposited by the applicants 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 applicants, to prepare a general map and plan for the extension of the sewer facilities and services to the area known as the Consolidated Harris 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 applicants.

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 applicants.

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:

Seconded by:

The Members voted on the foregoing Resolution as follows:

| | |
|----------------------------------|----------------|
| Supervisor SCOTT MACE | Yes [] No [] |
| Councilman JOHN A. PAVESE | Yes [] No [] |
| Councilwoman MELINDA S. MEDDAUGH | Yes [] No [] |
| Councilman RYAN T. SCHOCK | Yes [] No [] |
| Councilman RICHARD BENJAMIN, JR. | Yes [] No [] |

STATE OF NEW YORK: COUNTY OF SULLIVAN SS.:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution for proposed Extension No. _____ 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 April 21, 2026, 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 April _____, 2026.

Town Clerk

STATE OF NEW YORK)

COUNTY OF SULLIVAN) SS.:

I, the undersigned Clerk of the Town of Thompson, Sullivan County, New York, DO HEREBY CERTIFY:

That I have compared the annexed extract of the Minutes of the meeting of the Town Board of said Town, including the Resolution contained therein, held on April 21, 2026, with the original thereof on file in my office, and that the same is a true and correct transcript therefrom and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that all members of said Board had due notice of said meeting.

I FURTHER CERTIFY that, pursuant to Section 99 of the Public Officers Law (Open Meetings Law), said meeting was open to the general public.

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused a Public Notice of the time and place of said meeting to be given to the following newspapers and/or news media as follows:

| Newspaper and/or other news media | Date given |
|-----------------------------------|------------|
| Sullivan County Democrat | |
| WSUL Radio | |
| WVOS Radio | |

I FURTHER CERTIFY that PRIOR to the time of said meeting, I duly caused Public Notice of the time and place of said meeting to be conspicuously posted in the following designated public location(s) on the following dates:

| Designated Location(s) | Date of Posting of posted notice |
|----------------------------|----------------------------------|
| Town Hall | |
| Village Hall | |
| Sullivan County Courthouse | |

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town
this ____ day of April, 2026.

Town Clerk

(CORPORATE SEAL)

NOTICE OF ADOPTION

PLEASE TAKE NOTICE, that the Town Board of the Town of Thompson, did duly adopt on the 21st day of April, 2026, a Resolution pursuant to the Town Law authorizing an appropriation for the preparation of maps and plans and other services for Extension No. ____ of the Consolidated Kiamesha Sewer District in the Town of Thompson, and further retaining MHE Engineering, D.P.C. to prepare a general map and plan for providing increased sewer services and facilities to the Consolidated Kiamesha Sewer District; that all maps and plans so prepared are to be filed with the Town Clerk; that the expenses incurred by the Town for such maps and plans and other services, including legal services, shall be a Town charge and shall be assessed, levied and collected in the same manner as other Town charges, except that the charges incurred will be paid for by the applicants; that in the event that the said district is approved, that the charges incurred by the Town for such maps and plans and other services shall be charged back to the said District when formed, and which Resolution is subject to a permissive referendum.

Copies of the Resolution containing the full text thereof are available for inspection and review during normal business hours in the office of the Town Clerk of the Town of Thompson, 4052 Route 42, Monticello, New York.

Dated: Monticello, New York
April ____, 2026

Marilee J. Calhoun, Town Clerk

CERTIFICATE OF POSTING

I, MARILEE J. CALHOUN, Town Clerk of the Town of Thompson, do hereby certify that I posted a copy of the annexed Notice of Adoption of a Resolution for Extension No. ____ of the Consolidated Kiamesha Sewer District pursuant to the Town Law on the bulletin board located in the Town Hall, 4052 Route 42, Monticello, New York, on April ____, 2026.

Dated: Monticello, New York
April ____, 2026

Marilee J. Calhoun, Town Clerk



Memo:

To: Thompson Planning Board
From: Helen Budrock, AICP
Cc: Kathleen Lara, Jim Carnell, Steve Vegliante, Matt Sickler
Date: March 23, 2026
Re: Evergreen Heights (SBL: 1.-1-24.1 & 27.1)
Zoning Request and Consistency with Comprehensive Plan

Background:

Evergreen Heights, LLC recently requested that the Town Board consider changing the zoning of approximately 122 acres from Rural Residential (RR-1) to Suburban Residential (SR). A preliminary concept plan for a 181-unit "bungalow colony" was presented to the Planning Board on February 11, 2026 at which time a work session was recommended. At the work session with Town staff and consultants, questions were raised regarding whether a new residential development built for year-round occupancy would fit the definition of a bungalow colony under the current zoning. Since approximately 34 acres of the 148 acre-site is currently zoned SR, the applicant updated the concept plan to accommodate a 185-unit "cluster development" and has requested that the entire site be re-zoned to SR. There is no public infrastructure in the immediate vicinity, so any future development would need to be serviced by private water & sewer systems.

Current Zoning:

The project site is located in the hamlet of Harris, with frontage on Old Route 17. Zoning in the vicinity of the project site is mixed, with parcels immediately to the north zoned RR-1, to the east and south zoned SR, and to the east zoned RR-2. Parcels in the vicinity with frontage along Old Route 17 are predominantly SR, but some parcels larger further north are zoned Commercial-Industrial, and a few smaller parcels to the east and southeast are zoned Highway Commercial.



- Zoning District**
- Commercial Industrial
 - Extractive Industries
 - East Broadway Gate
 - Highway Commercial-1
 - Highway Commercial-2
 - Planned Business Park
 - Planned Resort Development
 - Rural Residential-1
 - Rural Residential-2
 - Suburban Residential

Consistency with Adopted Comprehensive Plan:

TWN § 272-a requires that "All town land use regulations must be in accordance with a comprehensive plan adopted pursuant to this section." Per the Town Board's request, I have reviewed the Comprehensive Plan adopted in December of 2025 to identify any sections that would demonstrate whether the proposed rezoning is consistent with or in conflict with the plan.

ISSUES & OPPORTUNITIES

The following "Issues and Opportunities" identified in the Comprehensive Plan are relevant to determining whether the proposed rezoning would be consistent with or in conflict with the plan:

4.1.7 Housing (Page 4-8)

"High-density housing should be limited to areas with access to public infrastructure, and installation of privately owned and maintained water/sewer infrastructure to accommodate such uses should be discouraged."

"A large percentage of the new housing constructed in Thompson over the past ten years has been within multi-unit master-planned residential communities (often 70+ units or more) with shared recreational amenities. These new developments are often proposed as "Bungalow Colonies" or "Cluster Developments" for zoning purposes, but they don't closely align with the definitions for those uses found in the current zoning code."

4.6.5 Infrastructure (Page 4-54)

"Construction of new privately-owned water and sewer infrastructure should be discouraged, and if permitted, it should be built to Town standards."

4.7.6 – Land Use & Zoning (Page 4-76)

"The town should continue to use zoning to protect environmentally sensitive areas by limiting density in rural areas of the Town and steering higher-density development to areas with access to public infrastructure."

VISION, GOALS & OBJECTIVES

The following "Goals and Objectives" identified in the Comprehensive Plan are relevant to determining whether the proposed rezoning would be consistent with or in conflict with the plan:

GOAL #1: LIVE – Thompson will be an accessible community with a wide range of community services and housing is available for all ages and income levels.

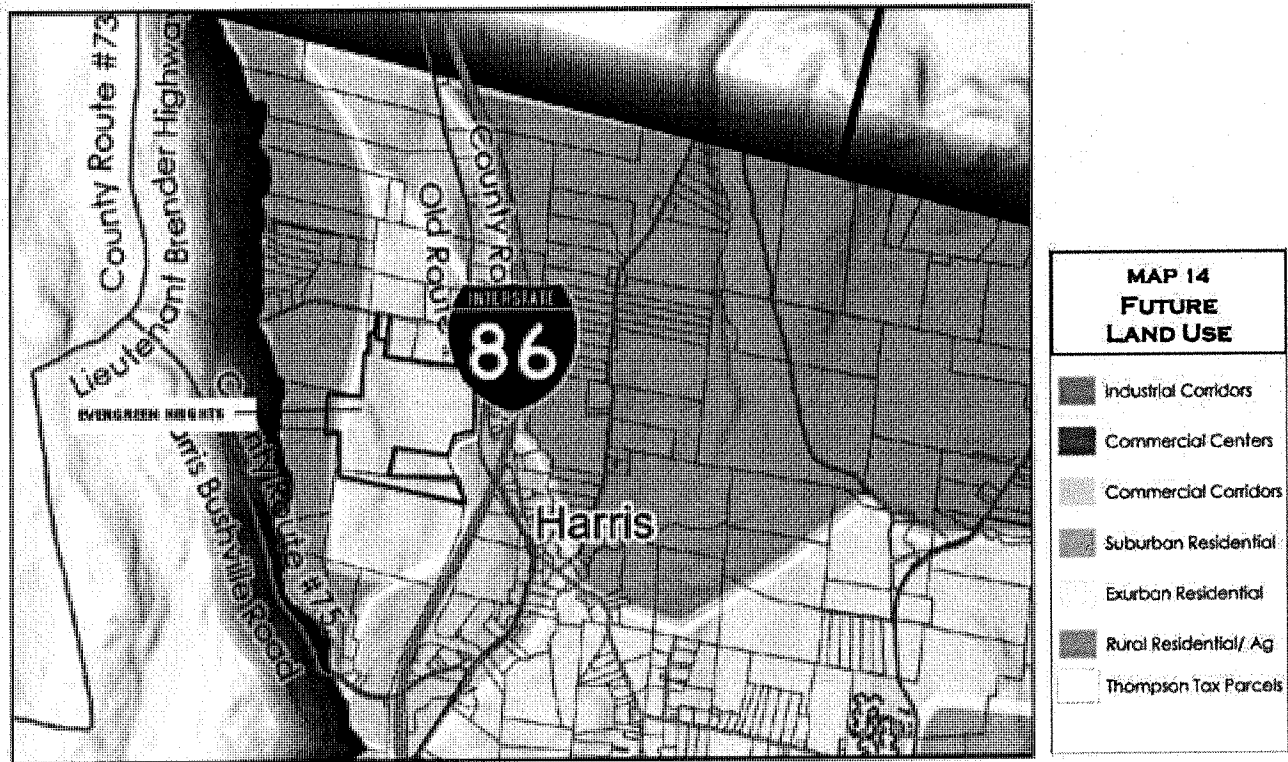
Objectives:

Ensure that there are a broad range of housing options available to residents of all ages and income levels.

Encourage new housing in areas with access to infrastructure and adequate capacity to accommodate future growth.

FUTURE LAND USE (MAP 14)

One of the primary purposes of a Comprehensive Plan is to articulate the community's future development preferences. Map 14 – Future Land Use provides a visual representation of how Town officials see land being developed and utilized in the future. Shown in more detail on the following page, the Future Land Use map shows the subject property being rural residential in nature, rather than suburban, due to the lack of available public water and sewer infrastructure in the immediate vicinity.



As explained in the Comprehensive Plan, while the land use categories and colors used in the Future Land Use Map are similar to the Town's official Zoning Map for ease of comparison, the Future Land Use map does not establish future zoning district boundaries and it is not a regulatory map. Rather, it is an advisory document that should be used to guide decision-making on future zoning amendments and development decisions.

As is stated on page 4-73 of the adopted Comprehensive Plan:

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

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

The parcel in question is indeed located in a "transitional area" between more populated suburban areas and lower density rural areas. The fact that the site is not currently serviced by public water or sewer service will not change if the property is re-zoned. In addition, under both the current zoning and the proposed zoning, the parcel could theoretically be developed with roughly the same number of units as either a "bungalow colony" or a "cluster development."

Although the proposed cluster development may yield a higher number of units (181 versus 185), the definition of a cluster development is less ambiguous and such developments must be designed to encourage the management of open space, enhance wildlife habitats and protect water quality, among other things.

Delaware Engineering, D.P.C.

In addition, Cluster Developments are subject to issuance of a Special Use Permit by the Planning Board, and as such are subject to a higher level of review and reasonable conditions deemed appropriate to ensure that the proposed use will be in harmony with surrounding properties.

It should be reiterated that the Comprehensive Plan is clear in recommending that higher-density development should be steered to areas with access to public infrastructure, and construction of new privately-owned water and sewer infrastructure should be discouraged. Consistency with the Comprehensive Plan is one of the impact areas that will be examined during the SEQR environmental process, in addition to potential environmental impacts associated with any proposed private water and sewer facilities.

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 21st 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 L. BENJAMIN, JR., Councilman

-----X

In the Matter of the Proposed Creation of the
ROCK HILL EMERALD SPRINGS WATER 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 creation of the Rock Hill Emerald Springs Water 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 October 7, 2025 (revised February 5, 2026), 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 Rock Hill Emerald Springs Water District, as created, consists of providing a means by which residential properties may secure water service by becoming part of the said Rock Hill Emerald Springs Water 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 all property owners of the newly created Water District. The cost to a typical property in the newly created Water District will be *Nine Hundred Sixty-Seven and 25/100 (\$967.25) Dollars*, per year, and

WHEREAS, it is now desired to call a Public Hearing for the purpose of considering said Map, Plan and Report, and creating said Rock Hill Emerald Springs Water 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. The Town Clerk shall mail Notice of Public Hearing to each property owner to be included in said Water District at the address of such property owner as same appears on the tax roll of the Town of Thompson within the time allowed for publication as provided in Section 2.

Section 4. 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.

* * * * *

MEMORANDUM OF UNDERSTANDING

By and Between

**THE COUNTY OF SULLIVAN, through its Division of Planning, Community
Development and Environmental Management**

-and-

TOWN OF THOMPSON

-and-

TOWN OF FORESTBURGH

This Memorandum of Understanding (“MOU”) is entered into by and between Sullivan County, the Town of Thompson, and the Town of Forestburgh (collectively, the “Participating Governments,” and individually, a “Party”) for the purposes set forth herein.

RECITALS

WHEREAS, the Townline Solar Project (“Project”) is proposed to be located within the Town of Thompson and the Town of Forestburgh, Sullivan County, New York; and

WHEREAS, the Project will be subject to review by the New York State Office of Renewable Energy Siting (“ORES”) pursuant to Executive Law § 94-c and its implementing regulations; and

WHEREAS, the Participating Governments each have an interest in ensuring that the Project is reviewed in a coordinated manner that protects environmental, land use, public health, safety, and community interests; and

WHEREAS, ORES regulations provide for the availability of local agency account (“intervenor”) funds to assist municipalities and local parties in participating in the permitting process; and

WHEREAS, the Participating Governments desire to jointly engage legal counsel and environmental/planning consultants to assist with the coordinated review of the Project and to maximize the potential to obtain and efficiently use intervenor funds;

NOW, THEREFORE, the Participating Governments agree as follows:

1. Purpose

The purpose of this MOU is to establish a cooperative framework for the joint review of the Project, including the joint engagement of legal counsel and environmental/planning consultants, and to outline the mutual understandings regarding cost-sharing, coordination, and decision-making.

2. Coordination Committee

- a. The Participating Governments shall establish a Coordination Committee consisting of one designated representative from each Party.

- b. The Coordination Committee shall oversee the activities described in this MOU, make joint recommendations regarding consultant selection and work scope, and serve as the primary point of contact with retained professionals.

3. Engagement of Counsel and Consultants

- a. The Participating Governments shall jointly select and engage:
 - i. Legal counsel to represent their collective interests in the ORES proceeding and related matters; and
 - ii. Environmental/planning consultants to provide technical review and expert input.
- b. The contracts with such professionals shall identify the Participating Governments as joint clients.

4. Intervenor Fund Applications

- a. The Participating Governments shall jointly apply for intervenor funds made available by ORES under 19 NYCRR § 900-5.
- b. If intervenor funds are awarded, they shall be allocated to pay for the jointly retained legal counsel and consultants in accordance with the approved work plan and budget.

5. Cost-Sharing

- a. It is the intent of the Participating Governments that the joint engagement of legal counsel and consultants will be revenue neutral, with all such costs to be paid from local agency account intervenor funds awarded by ORES pursuant to 19 NYCRR § 900-5.
- b. To the extent that professional fees are not fully covered by intervenor funds, the Participating Governments shall confer through the Coordination Committee to determine whether to proceed with the expenditure and, if so, agree upon a written allocation of any uncovered costs.
- c. No Party shall be obligated to expend funds beyond the amount authorized by its governing body.

6. Decision-Making

Decisions regarding consultant work scope, strategic positions, and expenditures shall be made by consensus of the Coordination Committee. If consensus cannot be reached, each Party retains the right to act independently.

7. Term and Termination

This MOU shall become effective upon execution by all Parties and shall remain in effect until the conclusion of the ORES permitting process for the Project, unless terminated earlier by mutual written agreement. Any Party may withdraw upon thirty (30) days' written notice to the other Parties.

8. Non-Binding Nature

This MOU is intended to express the mutual understandings of the Parties regarding cooperation on the Project review. Except as otherwise expressly provided herein, it does not create legally binding obligations and shall not be construed as a contract for services.

9. Execution in Counterparts

This MOU may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Memorandum of Understanding as of the dates set forth below.

Dated: April ____, 2026

SULLIVAN COUNTY, NEW YORK

By: _____
Joshua Potosek, County Manager

Dated: April ____, 2026

TOWN OF THOMPSON, NEW YORK

By: _____
Scott Mace, Town Supervisor

Dated: April ____, 2026

TOWN OF FORESTBURGH, NEW YORK

By: _____
Daniel S. Hogue, Jr., Town Supervisor



April 14, 2025

Zone Sgt. Mary A. Kadet
New York State Police- Troop F
5754 State Route 55
Liberty, New York 12754

Michael A. Schiff, Sheriff
Sullivan County Sheriff's Department
58 Old Route 17
Monticello, New York 12701

Station Commander Sergeant Edward N.
Donohue
New York State Police- Wurtsboro
2948 State Route 209
Wurtsboro, NY 12790

Mr. Neil Meddaugh
Rock Hill Volunteer Ambulance Corp
P.O. Box 1
Rock Hill, New York 12775

Chief Brendan Pavese
Town of Fallsburg Police
19 Railroad Plaza
South Fallsburg, NY 12779

Mr. Hayden Carnell, Highway Superintendent
Town of Thompson Highway Department
33 Jefferson Street
Monticello, New York 12701

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

Sullivan County Division of Public Works
Mr. Edward McAndrew, P.E., Commissioner
100 North Street PO Box 5012
Monticello, NY 12701

Mr. Ed Mall
New York State DOT
165 East Broadway
Monticello, NY 12701

Re: Rhulen Rock Hill Run and Ramble 5K (@Holiday Mt, Monticello)
Saturday, June 20, 2025 (@8 AM – 10:15 AM) PLEASE HOLD THE DATE/REQUEST FOR RESOURCES

Dear R4 Logistics Partners,

As we head into our 34th year of staging the Rhulen Rock Hill Run 5K, we thank you for being our partners in executing a safe 5K event. With your help, we make a difference to patients in our region battling acute catastrophic illnesses. **None of this could happen without your support. Thank You!**

This year will be our third year staging the race at **Holiday Mountain**. Last year the logistics worked really well with parking, traffic, and most importantly, participant safety.

We would be so grateful if you would **HOLD THE DATE IN YOUR CALENDAR** and **ALLOCATE RESOURCES** to help us on Saturday, June 20th, 2026. Take a look at the chart below which reflects what we believe will be our support needs will be this year. **Please let me know if this works for your agency/entity.**



| # | KEY TRAFFIC POSITIONS | TIME | DESCRIPTION | COVERAGE LAST YEAR 2025 |
|----|---|--------------------|---|---------------------------------|
| 1 | EXIT 108 | 8:30 AM – 10:15 AM | Cars coming off Exit 108 will be routed towards Rock Hill – they won't be able to turn right and go down the hill towards Holiday Mt | NY STATE POLICE |
| 2 | EXIT 107 | 8:30 AM – 10:15 AM | Most participants for the race, as well as trucks that need to go to Callanan Industries (across river from Holiday Mt. on Sullivan Rd.) will use Exit 107. Not a problem as long as we don't allow through traffic past Sullivan Rd (no going over the bridge) | NY STATE POLICE |
| 3 | CR 173 – BRIDGE-SULLIVAN RD (CALLANAN) | 8:30 AM – 10:15 AM | Prevent cars from heading across bridge towards the race-course | SULLIVAN COUNTY SHERIFF |
| 4 | CR 173- INTERSECTION EDWARDS RD/HOLIDAY MT. RD. | 8:30 AM – 10:15 AM | Prevent any through traffic on Bridgeville Rd that tries to go across the intersection between Holiday Mt. Rd. and Edwards Rd during the race. (Right turns only for cars leaving Holiday Mt.) | SULLIVAN COUNTY SHERIFF |
| 5 | MARSH & EDWARDS RD | 8:30 AM – 10:15 AM | Prevent cars coming from Marsh towards Edwards. The race turnaround point is 212 Edwards Rd. See Course Map attached. | FALLSBURG POLICE |
| 6 | TRAILING LAST PARTICIPANT | 9:00 AM – 10:30 AM | UTV | NY STATE POLICE |
| 7 | HOLIDAY MT. TRAIL/KATRINA FALLS RD | 8:30 AM – 10:15 AM | Cars are prevented from turning from Katrina Falls on to Holiday Mt. Trail | VOLUNTEER (THOMPSON SANITATION) |
| 8 | CR 173/SULLIVAN RD. | 7 AM – 9AM | Prevent cars from turning onto Sullivan Rd and parking there. NO CARS ALLOWED TO PARK ON SULLIVAN RD | VOLUNTEER |
| 9 | FINISH LINE | 8:30 AM – 10:30 AM | Position EMS at finish line- Near #2 Chairlift (which is also the start line) | ROCK HILL AMBULANCE |
| 10 | TURNAROUND- ½ WAY POINT | 8:30 AM – 10:30 AM | Position EMS at ½ way point | ROCK HILL AMBULANCE |

Beyond Grateful,

Suzy

Suzanne Rhulen Loughlin
 Race Director, Rhulen Rock Hill Run & Ramble
 President, Trevor Loughlin Foundation, Inc. (a 501(c)(3) corporation)
 845 313 0777 cell/text; suzy@rockhillrun.com

Glenn Somers (Town of Thompson)

From: Keva Niver <ourboheme@gmail.com>
Sent: Saturday, March 21, 2026 12:59 PM
To: parksandrecreation@thompsonny.gov
Subject: Partnership Opportunity with Boheme Retreats at E. Mongaup River Park
Attachments: Boheme-Park.jpg

Glenn & Town of Thompson Team,

My name is Keva Niver, and I'm the founder of Boheme Retreats, an outdoor hospitality company that has been proudly operating in Sullivan County for the past four years. Our mission is to create inclusive, design-forward glamping experiences that bring new and diverse audiences into nature while supporting the local economy.

I'm reaching out regarding the property at (Parcel # 5.-1-1.2), which we understand currently has right-of-way access and is connected to E. Mongaup River Park. We see a unique opportunity to partner with the Town to thoughtfully activate this area through a long-term lease that would allow for improved access, a defined entrance, and the use of additional acreage within or adjacent to the park. We've attached an image highlighting the specific area we're interested in leasing for your reference.

Boheme Retreats specializes in low-impact, high-design outdoor accommodations using renovated vintage campers. Our model is intentionally built to complement and enhance natural spaces, not disrupt them. By situating our retreat alongside the park, we would:

- Increase visitation and awareness of E. Mongaup River Park
- Drive consistent tourism revenue to the surrounding area
- Encourage longer stays and deeper engagement with local businesses
- Introduce new audiences to Sullivan County's outdoor offerings

Over the past four years, we've built a strong community of guests who travel specifically for our experiences, many of whom are discovering the Catskills for the first time. We are deeply committed to remaining in Sullivan County and continuing to grow here in a way that aligns with the Town's vision for sustainable tourism and land stewardship.

To make this vision viable, we would be seeking a long-term lease structure that allows us to invest in infrastructure such as access improvements, guest amenities, and site enhancements while ensuring a stable, mutually beneficial partnership with the Town.

We would love the opportunity to discuss this idea further and explore how we can collaborate to bring thoughtful, inclusive outdoor hospitality to this location.

Thank you for your time and consideration. I'd be happy to set up a call or visit to walk the site together.

Warmly,
Keva Niver

--

Keva Niver

[Boheme Retreats](#)

347.415.9890

ourboheme@gmail.com





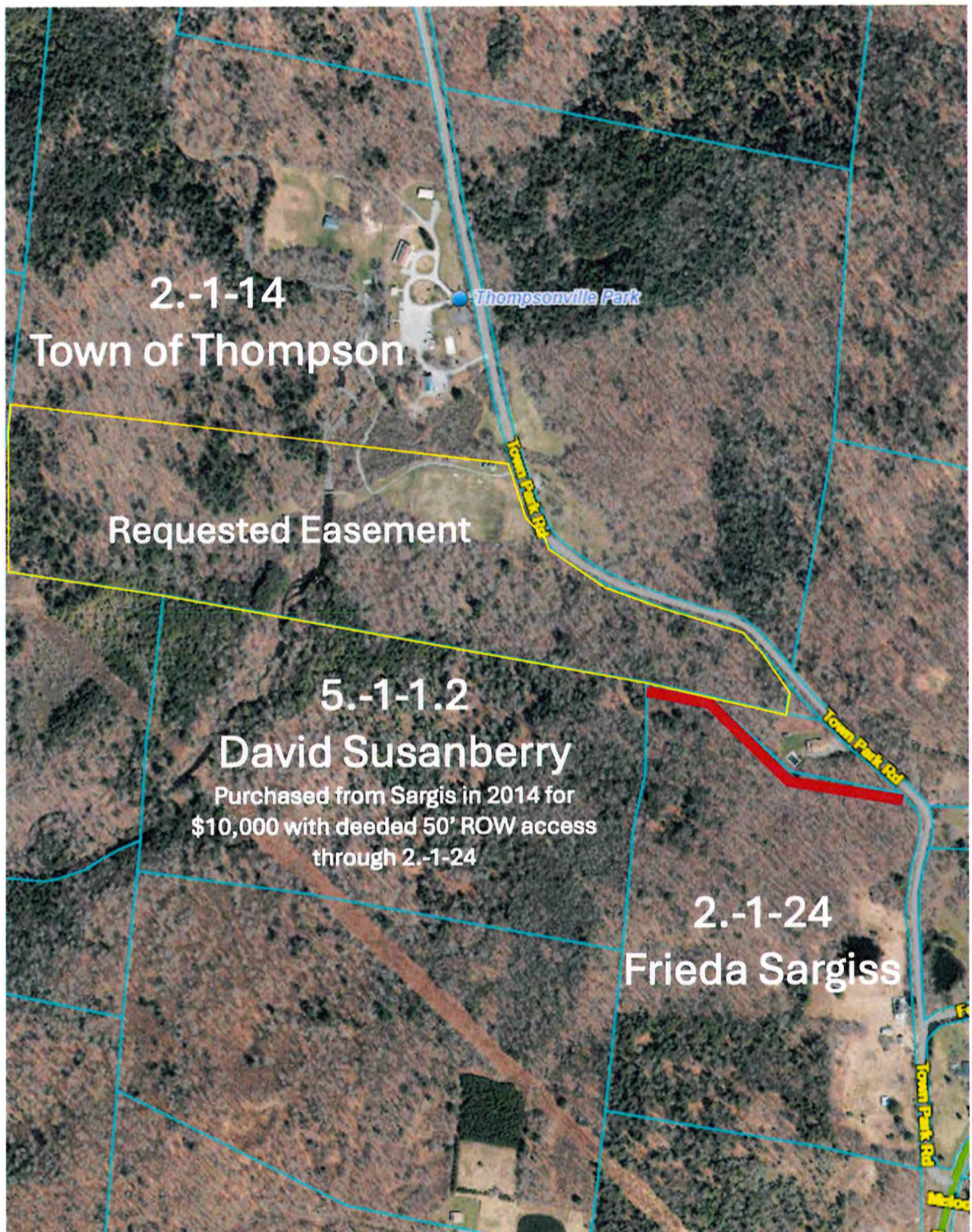
TOWN OF THOMPSON

GREENSHER JOSEPH

GREENSHER JOSEPH

1200ft

Easement Request – Boheme Retreats



2.-1-14

Town of Thompson

Thompsonville Park

Requested Easement

5.-1-1.2

David Susanberry

Purchased from Sargis in 2014 for \$10,000 with deeded 50' ROW access through 2.-1-24

2.-1-24

Frieda Sargiss

Town Park Rd

Town Park Rd

Town Park Rd

McLoe

#12

Marshall Machinery - Middletown

3207 Rt. 6
Middletown NY 10940
United States
845-343-6683



Printed 2026-04-15

Customizable Customer Report

Page 1 of 1

| | | |
|--|---------------------------------------|--------------------------------|
| Name/Company TOWN OF THOMPSON PARKS | | Telephone 845-798-0571 |
| Address 179 TOWN PARK RD | | Account Manager David Boniface |
| City/Town, State/Province MONTICELLO, NY | Location Middletown | Quote No. 80897 |
| Postal/Zip Code 12701 | Quote Date 2026-04-15 | In Effect Until 2026-04-30 |
| Quantity | Description | Price \$ |
| | Sales Items | |
| 2025 - New - RockHound RH72B Rake/Landscape | | |
| Stock No.: 89998 Serial No.: VT2572B034 | | |
| 1 | RH72B ROCK HOUND RH72B LANDSCAPE RAKE | 11820.00 |
| | Sub-Total | \$11,820.00 |
| | SET UP | 150.00 |
| | Sub-Total | \$11,970.00 |
| | Sale Items Subtotal | \$11,970.00 |
| | Total Price of Sale Items | \$11,970.00 |
| | Discount | (\$2,470.00) |
| | Balance | \$9,500.00 |
| | Contract Amount | \$9,500.00 |
| Account Manager _____ | | Accepted by _____ |

David Boniface
Email: davidb@marshall-machinery.com



Photos (8)




2026 ROCKHOUND 72B

 Options

Rock Rakes

USD **USD \$11,495.00**

 [Financial Calculator](#) 

Payments as low as USD \$244.23* 

 [Email Seller](#)

Item Location: [4001 Towpath Road Broadview Heights, Ohio 44147](#) 

SELLER INFORMATION

Cleveland Equipment LLC

Contact: Jeff Von lehmden


Phone: (440) 627-6366

Broadview Heights, Ohio 44147

 (440) 627-6366 

 Messenger 

 Video Chat 

 Get Shipping Quotes

CURRENCY.  Apply for Financing

GENERAL

| | |
|--------------|---|
| Category | Rock Rakes |
| Year | 2026 |
| Manufacturer | ROCKHOUND |
| Model | 72B |
| Quantity | 5 |
| Condition | New |
| Description | NEW 72" ROCKHOUND LANDSCAPE RAKE Universal Quick Attach - Fits Most Makes & Models |

You are looking at a New 72" RockHound Landscape Rake Attachment for skid steer / track loaders and compact tractors. Constructed from heavy-duty T-1 grade steel, this model 72B RockHound is the original landscape rake attachment designed to remove rocks, sticks, debris AND level the ground before laying sod or seed. It easily picks up rocks and various other debris as small as 3/4" as well as rocks up to 8" in diameter. The universal quick attach plate fits most makes and models of skid steer loaders and compact tractor front end loaders. Optional 3-point hitch available for use behind tractors.



72B

VALLEY TOOL MFG. ROCKHOUND LANDSCAPE RAKE

\$12,600.00

as low as **\$104/mo** >

60 month term | [Details](#)

MODEL

72B - SKID STEER

72B3 - TRACTOR

Qty

— 1 +

ADD TO CART



DESCRIPTION

SPECS

3/26

ROCKHOUND 72B LANDSCAPE RAKE

The **RockHound 72B Landscape Rake** is the original skid steer attachment built to **remove rocks, level soil, and prepare seedbeds quickly and efficiently**. Trusted for more than 40 years, this proven implement was one of the first five Bobcat® attachments ever introduced and remains a go-to solution for landscapers, contractors, sod installers, and property maintenance professionals.

Designed to **eliminate hand raking**, the RockHound 72B collects rocks and debris directly into its bucket while simultaneously leveling the soil. It easily picks up **rocks as small as 3/4 inch and most rocks up to 8 inches**, making it ideal for preparing ground before seeding or laying sod.

With a **hydraulically operated top-opening bucket**, replaceable tooth bars, and adjustable skid shoes, the RockHound 72B delivers a simple, durable, and efficient way to clean up job sites and create a smooth, finished surface.

BUILT FOR ROCK REMOVAL AND SEEDBED PREPARATION

The RockHound 72B is engineered to handle multiple ground preparation tasks in one pass. As the rake teeth comb through the soil, rocks and debris are gathered into the bucket while the ground is leveled and graded.

This makes it ideal for:

- Seedbed preparation
- Sod installation prep

- Rock and debris removal
- Lawn renovation
- Site cleanup
- Final grading and leveling

KEY FEATURES

PICKS UP ROCKS AND DEBRIS

The RockHound 72B collects rocks, roots, and other debris into the built-in bucket while leveling the soil surface.

HYDRAULIC TOP-OPENING BUCKET

A **hydraulic cylinder opens the top cover** for quick dumping and easy unloading, improving productivity on the job site.

BETTER GROUND CONTACT FOR SMOOTHER LEVELING

The integrated **rake bars and cutting edge** provide longer ground contact for improved leveling and more consistent soil preparation.

REPLACEABLE REVERSIBLE TOOTH BARS

The **double-channel bolt-on tooth bar** is both replaceable and reversible, helping extend service life and reduce maintenance costs.

HIGH-STRENGTH T-1 TEETH

Built with durable **T-1 teeth**, the RockHound 72B is made to withstand tough ground conditions and repeated use.

ADJUSTABLE SKID SHOES

Skid shoes allow the operator to adjust working depth and reduce wear on the attachment.

TRACTOR COMPATIBILITY AVAILABLE

An **optional 3-point hitch adapter plate** allows the **72B-3** model to be used behind a tractor for added versatility.

100" Hydraulic Hoses and Flat Face Couplers along with case drain are included.

WHY CHOOSE THE ROCKHOUND 72B?

- Proven design with over 40 years of field use
- Removes rocks and debris while grading soil
- Reduces labor by eliminating hand raking
- Makes seedbed and sod prep faster and easier
- Durable, contractor-grade construction
- Available for skid steers and optional tractor use

ROCKHOUND 72B SPECIFICATIONS

| Specification | 72B | 72B-3 |
|----------------|---------------|---------------|
| Cutting Width | 72" | 72" |
| Overall Width | 79" | 79" |
| Weight | 1,450 lbs. | 1,500 lbs. |
| Tooth Bars | 12 | 12 |
| Teeth | 484 | 484 |
| Brush Capacity | 12 cubic feet | 12 cubic feet |
| Hydraulic Min | 13 GPM | 13 GPM |


| Specification | 72B | 72B-3 |
|---------------|--------|--------|
| Hydraulic Max | 21 GPM | 21 GPM |
| Cutting Depth | 0-1.5" | 0-1.5" |
| Rock Size | .75-8" | .75-8" |

IDEAL APPLICATIONS


The RockHound 72B Landscape Rake is perfect for:

- Landscaping contractors
- Sod installers
- Lawn care professionals
- Property developers
- Grounds maintenance crews
- Homeowners with large property projects

Whether you are removing rocks from a new build site or preparing a clean, level seedbed, the **RockHound 72B Landscape Rake** delivers dependable performance and professional results.



The Original RockHound Landscape Rake
Valley Tool Manufacturing



Watch on

YOU MAY ALSO LIKE



WCS

BRONX ZOO

2300 Southern Boulevard
Bronx, New York 10460
P: 800.433.4149/ F: 718.733.9545
Email: wcsgroupsales@wcs.org

#13

CONFIRMATION INVOICE

| | |
|--|---|
| Thompson Town Hall Group Name: BF Contact: Jamie Ferriero 4052 NY-42 Monticello MONTICELLO, NY 12701 P: 570.479.0396 E-mail: jferriero@thompsonny.gov | Reservation #: 4992006 Date of Visit: 06/20/2026 |
|--|---|

| Description | QTY | Price | Total |
|-------------------------------------|-----|-------|----------|
| BZ Prepaid Bus Parking | 2 | 24.00 | 48.00 |
| BZ Group Student Admission Summer | 80 | 17.00 | 1,360.00 |
| BZ Group Chaperone Admission Summer | 27 | 17.00 | 459.00 |
| BZ Group/Trade Comp Admission | 5 | 0.00 | 0.00 |

| | | |
|---------------------------------|--------------------------|------------------|
| Total Number of Tickets: | Total Amount Due: | Due Date: |
| 114 | 1,867.00 | 06/06/2026 |

Know Before You Go!

- We are committed to providing safe and healthy experiences for our community. Please be aware that changes to exhibits and park operations may happen, including unforeseen conditions such as weather, mechanical, safety, capacity, crowding, and/or animal-related considerations.
- E-tickets:** Group tickets are emailed within 24 hours of payment submission, please contact us before your visit date if you do not receive your PDF tickets. Tickets may be pre-printed in advance or presented on a mobile device upon arrival.
- IMPORTANT – CHAPERONE POLICY:**
 SCHOOL & CAMP GROUPS K-12: ALL GROUPS REQUIRE ONE (1) CHAPERONE (AGE 21+) FOR EVERY 10 STUDENTS. CHAPERONES MUST REMAIN WITH THEIR GROUPS AT ALL TIMES. DO NOT ARRANGE FOR ANY STUDENTS & CAMPER TO EXPLORE THE PARK ON THEIR OWN. DOING SO MAY EFFECT FUTURE VISITS.
 ALL OTHER GROUPS: VISITORS AGE 17 AND UNDER MUST BE ACCOMPANIED BY AN ADULT CHAPERONE (AGE 18+).
- Unused Tickets & Refunds:** Contact Group Sales to receive credit for unused pre-paid admission tickets. NO REFUNDS will be given on deposits, full payment, partially used or unused tickets, reservations may be rescheduled with 24 hours' notice.
- If additional tickets are required upon arrival, additional fees may apply. WCS is not liable for lost, stolen or damaged tickets. Tickets will not be replaced, and no refund will be given.
- VISITORS AGE 17 AND UNDER MUST BE ACCOMPANIED BY AN ADULT CHAPERONE (AGE 18+). CHAPERONES MUST REMAIN WITH THEIR GROUPS AT ALL TIMES. DO NOT ARRANGE FOR ANY STUDENTS & CAMPER TO EXPLORE THE PARK ON THEIR OWN.**
- Do not feed our animal residents or throw objects in exhibits, and always stay on public paths.
- Limited indoor seating available. Outdoor seating available for use on a first come, first served, basis.
- Please help keep our park clean by depositing trash and recycling in designated receptacles.
- Member benefits cannot be used in combination with a Group Sales reservation. Member benefits apply to households & eligible guests only. To prevent the misuse of a Membership, we kindly ask that WCS Members please adhere to this policy.

Making Your Payment:

- PAYMENT IS REQUIRED AT LEAST TWO WEEKS PRIOR TO YOUR SCHEDULED VISIT DATE.**
- Credit Card Payments: Call Group Sales at 800.433.4149 and an agent will take your payment information over the phone.
- Check Payments: Make checks payable to the Wildlife Conservation Society and mail to the address below.
- All checks and purchase orders must include your group reservation number.
- Purchase orders are not accepted for special events such as **Holiday Lights, Brew at the Zoo, Run For the Wild, etc.**

Additional Information:

- When You Arrive:** Use the mobile site (BronxZoo.com/today) as a map and to see that day's available exhibits and amenities.
- Parking:** \$24 per bus. All buses must park in the Southern Boulevard parking lot, unless otherwise directed. Please note that bus parking is limited and is on a first come, first serve basis.
- Food and shopping are available, but we expect changes in which locations will be open each day.

Please mail all group order check payments and purchase orders to:

Group Sales Call Center hours of operation: Monday- Sunday 9:00 a.m. – 5:00 p.m.



WCS

BRONX ZOO

2300 Southern Boulevard
Bronx, New York 10460
P: 800.433.4149/ F: 718.733.9545
Email: wcsgroupsales@wcs.org

CONFIRMATION INVOICE

WCS Group Sales
2300 Southern Boulevard
Bronx, NY 10460



Quote

Trip #: 22884
 Trip Date: 20-Jun-2026

Town of Thompson

Contact: Jamie Ferriero
 Contact Email: jferriero@thompsonny.gov

Quoted Date: 09-Apr-2026

Total Vehicles: 2

Salesperson: Monica Kelly

50 Coach

2 x \$2,053.71 = \$4,107.42

| | | | |
|-------------------|----------------------|--|---|
| Pick Up 1 | 20-Jun-2026 8:30 AM | 46 Thompson Square, Monticello, NY 12701 | 46 Thompson Square Monticello, NY 12701 |
| Destination | 20-Jun-2026 10:30 AM | Bronx Zoo | Bronx, NY 10460 |
| Leave Destination | 20-Jun-2026 3:00 PM | Bronx Zoo | Bronx, NY 10460 |
| Drop Off | 20-Jun-2026 5:15 PM | 46 Thompson Square, Monticello, NY 12701 | 46 Thompson Square Monticello, NY 12701 |

Extra Costs

| | |
|-----------------|----------|
| Fuel Surcharge | \$328.59 |
| Driver Gratuity | \$150.00 |
| Tolls | \$40.00 |

Total: \$4,626.01

Payments: To pay by credit card or ACH, please call us at 610-253-4055. If paying by check, please send your check payable to:

Easton Coach Company LLC
 Attn: Accounts Receivable
 1941 Old Cuthbert Road
 Cherry Hill, NJ 08034

TERMS & CONDITIONS:

This quote will be valid for 10 business days. If we do not hear back from you on the 10th day, we will remove the quote from the system and the reservation will be cancelled.

Please email, fax, or mail a detailed itinerary including addresses of all locations to be visited 21 days prior to departure. 2) The chartering party is responsible for providing our driver with a single, non-smoking hotel accommodation on overnight trips unless otherwise specified. 3) The chartering party is responsible for all parking, ferry, and entrance fees incurred on the trip. 4) Driver's gratuity is not included in this price unless otherwise specified (suggested gratuity is \$3.00 per passenger/seat per day). Unless other payment arrangements have been made, full payment must be received at least 14 days prior to your departure date. A final itinerary must be received at least 5 days prior to your departure date. If these conditions are not met, we reserve the right to release your motorcoach.

TAX: There is no sales tax on charter bus service.



Quote

Trip #: 22884

Trip Date: 20-Jun-2026

RESPONSIBILITY: ECC, shall not be liable for delay or non-performance resulting from road failure, road or weather conditions, labor difficulties, or any other cause beyond their control. Our maximum liability under any circumstance is the cost of the charter.

DAMAGE & INDEMNITY: The chartering party will be liable for any damage to the bus or its contents that is caused by the passengers. Only ECC motorcoach operators will be allowed to open and close luggage doors.

CLEANING: The chartering party is responsible for any additional cleaning to the motorcoach that is outside the normal cleaning. Driver will provide photos. The charge for cleaning additional messes start at \$350.00.

CARRIER: ECC reserves the right to substitute equipment, such as another ECC vehicle, the right to use leased equipment, or lease from another carrier to fulfill this agreement.

FOOD & BEVERAGE: Food, Alcoholic, Non-Alcoholic beverages are allowed to be consumed on all ECC vehicles. We do require a \$100.00, non-refundable cleaning deposit per vehicle.

SMOKING: Use of cigarettes, electronic cigarettes (e-cigarettes), marijuana, or chewing tobacco is strictly prohibited while on Easton Coach Company vehicle.

VIDEO or MUSIC: DVD players are available on all motorcoaches. Use of the video or music systems is included at no extra charge.

ELECTRONIC: ECC motorcoaches are equipped with a lavatory, DVD/CD player, monitors, microphone, and outlets at your seat, etc.

FUEL SURCHARGE: Due to the price of diesel fuel, please note our fuel surcharge policy. The customer will be charged accordingly at the time of booking. If the fuel price is \$3.48 to \$3.98, there will be a 3% surcharge, if between \$3.99 and \$4.48, there will be a 6% surcharge, if between \$4.49 and \$4.98, there will be an 8% surcharge, if between \$4.99 and \$5.48, there will be a 10% surcharge.

SAFETY: The chartering party agrees to respect our professional motorcoach operator's decision regarding road conditions, equipment, and safety. Federal regulations allow motorcoach operators to be on duty 15 hours per day, including a maximum of 10 hours driving. An operator must then have 8 complete hours off duty before coming back on duty. The driver will need time to fuel, pre and post trip his/her motorcoach.

ADVERSE WEATHER CONDITIONS: The above cancellation fees will be waived in the event of adverse weather conditions if the charter is rescheduled within one year of original booking with ECC. In the event the trip is cancelled after the driver has left our terminal the chartering party will be charged \$250 cancellation fee.

ADA EQUIPPED VEHICLES: Any group or passenger who requires an ADA accessible motorcoach is requested to inform us at the time of the reservation and must notify us no later than 48 hours prior to the charter's departure.

LOST ITEMS: ECC is not responsible for luggage or personal items left inside the motorcoach or underneath in the luggage bay.

IDLING: ECC takes great pride in protecting our environment and aims to always avoid unnecessary idling. Many states and large cities have anti-idling laws that do not allow motorcoaches to idle for more than 3 minutes. The motorcoaches are only designed to idle with enough time to adequately heat up or cool down the cabin for travel. They will not idle while groups are at track meets, sporting events, etc.

WEAPONS: Weapons, whether concealed or unconcealed, are not allowed on the motorcoach at any time.



Quote

Trip #: 22884

Trip Date: 20-Jun-2026

CANCELLATION POLICY: A full refund will be made if notice is given 30 days from departure date, excluding your \$250 nonrefundable deposit.

474



32 Horton Ave
Callicoon, NY 12723
845-701-2569
jim@wireproelectric.com
wireproelectric.com

Estimate

Estimate10223

Town of Thompson
4052 State Route 42
Monticello
NY
12701

Site Patio Homes Light
District
Reference Pole 468

Date 13 April 2026
Expiry Date 23 April 2026
Tax Number 46-4309096

Patio Homes power for pole #468

- Dig a trench from an existing junction box to the light pole.
- Run 1" PVC conduit with #6 - 2 wire URD from the box to the light.
- Run conduit into the pole and into the junction box.
- Make connections as necessary.
- Backfill trench.

Subtotal 1,400.00

Total USD 1,400.00

All electrical work requiring an electrical inspection must have a building permit in place prior to the start of our work. Unless stated above that the building permit is included, it is the responsibility of the owner to obtain the permit and furnish a copy to WirePro Electric, llc.

All work performed by WirePro Electric, llc will be in accordance with the current National Electrical Code and, if listed, an electrical inspection by an approved agency with a Certificate of Compliance issued upon job completion will be paid for by WirePro Electric, llc.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal.

***Due to the almost daily/weekly fluctuations in the prices of copper, steel, aluminum and gasoline, WirePro Electric, llc reserves the right to withdraw this proposal after 5 days.

**WirePro Electric, llc must receive the downpayment listed below within 5 days in order to secure materials for the job at the prices used to complete this Proposal.

**Final Payment is due upon the PASS of the electrical inspection.

**Excavation and backfill is included.

**Backfill will be only with material that was excavated on site.

**Driveways disturbed due to the work necessary to provide power to Town lights will be rough backfilled by WirePro Electric, but finish grading/pavement repair will be done by the Town of Thompson.

**UDig will be notified for mark out of the work area.

**Underground utility clause - WirePro Electric, llc, it's employees or its subcontractors are not responsible for any damage done to any type of underground utilities on the site unless the Owner/Manager/Municipality has these lines accurately staked or marked with paint prior to installation commencement. Without proper and accurate staking of these underground lines, any costs incurred to repair damaged lines or to render medical treatment in the event of injury to WirePro Electric, LLC employee or subcontractor due to contact with unmarked underground lines, shall be the sole responsibility of the property Owner/Manager/Municipality.

**Rock clause - In the event that site soil or rock conditions are such to prevent normal installation time and procedures, the owner/customer will be notified of the additional equipment and labor expenses needed to complete the job that will be in addition to this estimate.

**The terms of this proposal are understood and agreed upon by the undersigned. The undersigned, as the owner or representative of the owner, swears to be authorized to sign this legal and binding agreement, therefore accepting legal responsibility and liability for the fulfillment of the above terms.

**Electrical inspection fees are not included.



32 Horton Ave
Callicoon, NY 12723
845-701-2569
jim@wireproelectric.com
wireproelectric.com

Estimate

Estimate10224

| | | | | |
|---------------------|------------------|-------------------|--------------------|---------------|
| Town of Thompson | Site | Patio Homes Light | Date | 13 April 2026 |
| 4052 State Route 42 | | District | Expiry Date | 23 April 2026 |
| Monticello | Reference | Pole 772 | Tax Number | 46-4309096 |
| NY | | | | |
| 12701 | | | | |

Patio Homes power for pole #772

Dig a trench from an existing junction box to the light pole.
Run 1" PVC conduit with #6 - 2 wire URD from the box to the light.
Run conduit into the pole and into the junction box.
Make connections as necessary.
Backfill trench.

Subtotal 2,200.00

Total USD 2,200.00

All electrical work requiring an electrical inspection must have a building permit in place prior to the start of our work. Unless stated above that the building permit is included, it is the responsibility of the owner to obtain the permit and furnish a copy to WirePro Electric, llc.

All work performed by WirePro Electric, llc will be in accordance with the current National Electrical Code and, if listed, an electrical inspection by an approved agency with a Certificate of Compliance issued upon job completion will be paid for by WirePro Electric, llc.

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****WirePro Electric, llc must receive the downpayment listed below within 5 days in order to secure materials for the job at the prices used to complete this Proposal.**

****Final Payment is due upon the PASS of the electrical inspection.**

****Excavation and backfill is included.**

****Backfill will be only with material that was excavated on site.**

****Driveways disturbed due to the work necessary to provide power to Town lights will be rough backfilled by WirePro Electric, but finish grading/pavement repair will be done by the Town of Thompson.**

****UDig will be notified for mark out of the work area.**

****Underground utility clause - WirePro Electric, llc, it's employees or its subcontractors are not responsible for any damage done to any type of underground utilities on the site unless the Owner/Manager/Municipality has these lines accurately staked or marked with paint prior to installation commencement. Without proper and accurate staking of these underground lines, any costs incurred to repair damaged lines or to render medical treatment in the event of injury to WirePro Electric, LLC employee or subcontractor due to contact with unmarked underground lines, shall be the sole responsibility of the property Owner/Manager/Municipality.**

****Rock clause - In the event that site soil or rock conditions are such to prevent normal installation time and procedures, the owner/customer will be notified of the additional equipment and labor expenses needed to complete the job that will be in addition to this estimate.**

****The terms of this proposal are understood and agreed upon by the undersigned. The undersigned, as the owner or representative of the owner, swears to be authorized to sign this legal and binding agreement, therefore accepting legal responsibility and liability for the fulfillment of the above terms.**

****Electrical inspection fees are not included.**



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Callicoon, NY 12723
845-701-2569
jim@wireproelectric.com
wireproelectric.com

Estimate

Estimate10225

| | | | | |
|---------------------|------------------|-------------------|--------------------|---------------|
| Town of Thompson | Site | Patio Homes Light | Date | 13 April 2026 |
| 4052 State Route 42 | | District | Expiry Date | 23 April 2026 |
| Monticello | Reference | Pole 470 | Tax Number | 46-4309096 |
| NY | | | | |
| 12701 | | | | |

Patio Homes power for pole #470

Dig a trench from an existing junction box to the light pole.
Run 1" PVC conduit with #6 - 2 wire URD from the box to the light.
Run conduit into the pole and into the junction box.
Make connections as necessary.
Backfill trench.

Subtotal 3,300.00

Total USD 3,300.00

All electrical work requiring an electrical inspection must have a building permit in place prior to the start of our work. Unless stated above that the building permit is included, it is the responsibility of the owner to obtain the permit and furnish a copy to WirePro Electric, llc.

All work performed by WirePro Electric, llc will be in accordance with the current National Electrical Code and, if listed, an electrical inspection by an approved agency with a Certificate of Compliance issued upon job completion will be paid for by WirePro Electric, llc.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal.

***Due to the almost daily/weekly fluctuations in the prices of copper, steel, aluminum and gasoline, WirePro Electric, llc reserves the right to withdraw this proposal after 5 days.

**WirePro Electric, llc must receive the downpayment listed below within 5 days in order to secure materials for the job at the prices used to complete this Proposal.

**Final Payment is due upon the PASS of the electrical inspection.

**Excavation and backfill is included.

**Backfill will be only with material that was excavated on site.

**Driveways disturbed due to the work necessary to provide power to Town lights will be rough backfilled by WirePro Electric, but finish grading/pavement repair will be done by the Town of Thompson.

**UDig will be notified for mark out of the work area.

**Underground utility clause - WirePro Electric, llc, it's employees or its subcontractors are not responsible for any damage done to any type of underground utilities on the site unless the Owner/Manager/Municipality has these lines accurately staked or marked with paint prior to installation commencement. Without proper and accurate staking of these underground lines, any costs incurred to repair damaged lines or to render medical treatment in the event of injury to WirePro Electric, LLC employee or subcontractor due to contact with unmarked underground lines, shall be the sole responsibility of the property Owner/Manager/Municipality.

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**Electrical inspection fees are not included.



32 Horton Ave
Callicoon, NY 12723
845-701-2569
jim@wireproelectric.com
wireproelectric.com

Estimate

Estimate10226

| | | | | |
|---------------------|------------------|-------------------|--------------------|---------------|
| Town of Thompson | Site | Patio Homes Light | Date | 13 April 2026 |
| 4052 State Route 42 | | District | Expiry Date | 23 April 2026 |
| Monticello | Reference | Pole 492 | Tax Number | 46-4309096 |
| NY | | | | |
| 12701 | | | | |

Patio Homes power for pole #492

Dig a trench from an existing junction box to the light pole.
Run 1" PVC conduit with #6 - 2 wire URD from the box to the light.
Run conduit into the pole and into the junction box.
Make connections as necessary.
Backfill trench.

Subtotal 2,000.00

Total USD 2,000.00

All electrical work requiring an electrical inspection must have a building permit in place prior to the start of our work. Unless stated above that the building permit is included, it is the responsibility of the owner to obtain the permit and furnish a copy to WirePro Electric, llc.

All work performed by WirePro Electric, llc will be in accordance with the current National Electrical Code and, if listed, an electrical inspection by an approved agency with a Certificate of Compliance issued upon job completion will be paid for by WirePro Electric, llc.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the proposal.

***Due to the almost daily/weekly fluctuations in the prices of copper, steel, aluminum and gasoline, WirePro Electric, llc reserves the right to withdraw this proposal after 5 days.

**WirePro Electric, llc must receive the downpayment listed below within 5 days in order to secure materials for the job at the prices used to complete this Proposal.

**Final Payment is due upon the PASS of the electrical inspection.

**Excavation and backfill is included.

**Backfill will be only with material that was excavated on site.

**Driveways disturbed due to the work necessary to provide power to Town lights will be rough backfilled by WirePro Electric, but finish grading/pavement repair will be done by the Town of Thompson.

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**The terms of this proposal are understood and agreed upon by the undersigned. The undersigned, as the owner or representative of the owner, swears to be authorized to sign this legal and binding agreement, therefore accepting legal responsibility and liability for the fulfillment of the above terms.

**Electrical inspection fees are not included.

Contractor's Application for Payment

| | | | |
|-------------|---------------------------------------|---------------------------|--------|
| Owner: | Town of Thompson | Owner's Project No.: | |
| Engineer: | MHE Engineering, D.P.C. | Engineer's Project No.: | 22-723 |
| Contractor: | TAM Enterprises Inc | Contractor's Project No.: | 2501 |
| Project: | Melody Lake Water System Improvements | | |
| Contract: | Electrical Construction | | |

Application No.: 6 Application Date: 3/31/2026
 Application Period: From 3/1/2026 to 3/31/2026

| | |
|--|---------------|
| 1. Original Contract Price | \$ 259,841.00 |
| 2. Net change by Change Orders | \$ - |
| 3. Current Contract Price (Line 1 + Line 2) | \$ 259,841.00 |
| 4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total) | \$ 118,101.00 |
| 5. Retainage | |
| a. 5% X \$ 118,101.00 Work Completed = | \$ 5,905.05 |
| b. X \$ - Stored Materials = | \$ - |
| c. Total Retainage (Line 5.a + Line 5.b) | \$ 5,905.05 |
| 6. Amount eligible to date (Line 4 - Line 5.c) | \$ 112,195.95 |
| 7. Less previous payments (Line 6 from prior application) | \$ 101,626.25 |
| 8. Amount due this application | \$ 10,569.70 |
| 9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c) | \$ 147,645.05 |

Contractor's Certification
 The undersigned Contractor certifies, to the best of its knowledge, the following:
 (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
 (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
 (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: TAM Enterprises Inc
 Signature: *B. J. [Signature]* Date: 4/8/26

| | | | |
|--|--|--------------------------|--|
| Recommended by Engineer | | Approved by Owner | |
| By: <u><i>Matthew J. [Signature]</i></u> | | By: _____ | |
| Title: <u>Associate</u> | | Title: _____ | |
| Date: <u>4/8/26</u> | | Date: _____ | |
| Approved by Funding Agency | | | |
| By: _____ | | By: _____ | |
| Title: _____ | | Title: _____ | |
| Date: _____ | | Date: _____ | |

15-B

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

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

Invoice number 25850
Date 02/25/2026

Project **22-723 Melody Lake WD Water System Improvements**

For Professional Services Through January, 31, 2026

| Description | Contract Amount | Prior Billed | Current Billed |
|------------------------------|-------------------|-------------------|-----------------|
| Preliminary Design | 35,000.00 | 35,000.00 | 0.00 |
| Final Design | 30,000.00 | 30,000.00 | 0.00 |
| Bidding Services | 5,000.00 | 5,000.00 | 0.00 |
| Construction Services | 50,000.00 | 38,000.00 | 2,500.00 |
| Total | 120,000.00 | 108,000.00 | 2,500.00 |

Invoice total **2,500.00**

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-----------------|-----------------|-------------|-------------|-------------|-------------|
| 25515 | 01/28/2026 | 4,042.00 | 4,042.00 | | | | |
| 25850 | 02/25/2026 | 2,500.00 | 2,500.00 | | | | |
| | Total | 6,542.00 | 6,542.00 | 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

19-C

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

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

Invoice number 26130
Date 03/26/2026

Project **22-723 Melody Lake WD Water System Improvements**

For Professional Services Through February, 28, 2026

| Description | Contract Amount | Prior Billed | Current Billed |
|------------------------------|-------------------|-------------------|-----------------|
| Preliminary Design | 35,000.00 | 35,000.00 | 0.00 |
| Final Design | 30,000.00 | 30,000.00 | 0.00 |
| Bidding Services | 5,000.00 | 5,000.00 | 0.00 |
| Construction Services | 50,000.00 | 40,500.00 | 2,500.00 |
| Total | 120,000.00 | 110,500.00 | 2,500.00 |

Invoice total **2,500.00**

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-----------------|-----------------|-------------|-------------|-------------|-------------|
| 25850 | 02/25/2026 | 2,500.00 | 2,500.00 | | | | |
| 26130 | 03/26/2026 | 2,500.00 | 2,500.00 | | | | |
| | Total | 5,000.00 | 5,000.00 | 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

15-D

FORM E

RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: Melody Lake

Date: 04/16/26

Report No.: 10

Actual: x

Estimate:

| Funding Source(s) | Amount |
|-------------------|-----------------------|
| RD Loan | \$312,000.00 |
| RD Loan | |
| RD Grant | \$915,000.00 |
| RD Grant | |
| SUB TOTAL: | \$1,227,000.00 |

| Other Funding Source(s) | Amount |
|---------------------------------|-----------------------|
| Other Source: <u>Town</u> | \$23,000.00 |
| Other Source: <u>ARPA funds</u> | \$107,708.42 |
| Other Source: <u></u> | |
| SUBTOTAL: | \$130,708.42 |
| TOTAL: | \$1,357,708.42 |

| ITEM | APPROVED BUDGET | MODIFIED BUDGET | PREVIOUS EXPENDITURES | EXPENDITURES THIS PERIOD | EXPENDITURES TO DATE | BALANCE REMAINING |
|---------------------------------|-----------------------|-----------------------|-----------------------|--------------------------|----------------------|---------------------|
| A. ADMINISTRATIVE | | | | | | |
| 2. Bonding | \$15,812.00 | \$15,812.00 | | | \$0.00 | \$15,812.00 |
| 4. Fiscal Coordination | \$6,500.00 | \$6,500.00 | \$6,500.00 | | \$6,500.00 | \$0.00 |
| 7. Single Audits | \$4,000.00 | \$4,000.00 | | | \$0.00 | \$4,000.00 |
| Total A. Administrative | \$26,312.00 | \$26,312.00 | \$6,500.00 | \$0.00 | \$6,500.00 | \$19,812.00 |
| B. TECHNICAL SVCS. | | | | | | |
| 1. Engineering | | | | | | |
| a. Preliminary Design Phase | \$35,039.06 | \$35,039.06 | \$35,039.06 | | \$35,039.06 | \$0.00 |
| b. Final Design Phase | \$32,102.48 | \$32,102.48 | \$32,102.48 | | \$32,102.48 | \$0.00 |
| c. Bidding Phase Services | \$6,666.50 | \$6,666.50 | \$6,666.50 | | \$6,666.50 | \$0.00 |
| d. Construction Phase | \$46,191.96 | \$46,191.96 | \$38,533.40 | \$5,000.00 | \$43,533.40 | \$2,658.56 |
| e. Resident Inspection | \$50,000.00 | \$50,000.00 | | | \$0.00 | \$50,000.00 |
| f. Well MHI | \$60,000.00 | \$60,000.00 | \$28,167.99 | | \$28,167.99 | \$31,832.01 |
| Total B. Technical Svcs. | \$230,000.00 | \$230,000.00 | \$140,509.43 | \$5,000.00 | \$145,509.43 | \$84,490.57 |
| C. CONSTRUCTION | | | | | | |
| 1. Construction Contracts | | | | | | |
| a. Witton GC | \$755,000.00 | \$784,235.71 | \$621,143.92 | | \$621,143.92 | \$163,091.79 |
| b. TAM EC | \$259,841.00 | \$259,841.00 | \$101,626.25 | \$10,569.70 | \$112,195.95 | \$147,645.05 |
| Total C. Construction | \$1,014,841.00 | \$1,044,076.71 | \$722,770.17 | \$10,569.70 | \$733,339.87 | \$310,736.84 |
| D. CONTINGENCY | | | | | | |
| 1. Contingency | \$86,555.42 | \$57,319.71 | | | | |
| Total D. Contingency | \$86,555.42 | \$57,319.71 | | | | \$57,319.71 |
| TOTAL PROJECT COST | \$1,357,708.42 | \$1,357,708.42 | \$869,779.60 | \$15,569.70 | \$885,349.30 | \$472,359.12 |

I certify to the best of my knowledge and belief that the billed costs or disbursements are in accordance with the terms of the project and that the reimbursement represents the Federal share due, which has not been previously requested and that an inspection has been performed and all work is in accordance with the terms of the award.

Matthew J. Sick

Applicant _____ Title _____

Engineer/Architect _____

Reviewed By _____

Date Reviewed _____

4/16/2026

* 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

Seconded by: Councilwoman Meddaugh

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

Seconded by: Councilwoman Meddaugh

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 |
|--------------|-----------------|
| | |