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+1-646-558-8656

Meeting ID: 830 3245 2642

**TOWN OF THOMPSON
-Regular Meeting Agenda-**

THIS MEETING WILL BE HELD IN-PERSON
LOCATED AT TOWN HALL, 4052 STATE ROUTE 42,
MONTICELLO, NY 12701. THE MEETING WILL
ALSO BE STREAMED LIVE ON ZOOM: TO JOIN
PLEASE SEE TOWN WEBSITE AT:
WWW.THOMPSONNY.GOV

TUESDAY, MAY 05, 2026

7:00 PM MEETING

PUBLIC HEARINGS:

- 1) SEWER DIST EXT. NO. 04 - CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT – SADDLE LANE, LLC.
- 2) PROPOSED LOCAL LAW # 01 OF 2026: AMEND CHAPTER 250 DEFINITIONS

CALL TO ORDER

ZOOM VIDEOCONFERENCING ANNOUNCEMENT

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: April 21, 2026 Regular Town Board Meeting
April 21, 2026 Village Public Scoping Session

PUBLIC COMMENT

CORRESPONDENCE:

- **Patrick Finnegan, Ryan, LLC:** Letter received 04/13/2026 noticing the Town that their client, EPR Concord II, LP plans to file for a change in assessment.
- **Nuchem E. Lebovits, Lebaum Company, Inc.:** Revised Insurance Renewal Quote dated 04/29/26 from NYMIR, \$246,157.41

AGENDA ITEMS:

- 1) **DISCUSS: KIAMESHA WASTEWATER TREATMENT PLANT UPGRADE PROJECT: RE-BID**
- 2) **SEWER DIST EXT. NO. 04 - CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT – SADDLE LANE, LLC.**
 - A) **NEGATIVE DECLARATION RESOLUTION UNDER SEQR**
 - B) **RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION**
 - C) **RESOLUTION APPROVING EXTENSION NO. 04 SUBJECT TO PERMISSIVE REFERENDUM**
- 3) **RESOLUTION TO ENACT: PROPOSED LOCAL LAW # 01 OF 2026: DEFINITIONS**
- 4) **PROPOSED LOCAL LAW # 02 OF 2026: TIME FOR DEVELOPMENT – ESTABLISH DATE FOR PUBLIC HEARING ON 05/19/2026 AT 7PM**
- 5) **REVIEW & AUTHORIZE DISBURSEMENT #2 FROM NYS EFC FOR HARRIS SEWER DISTRICT IMPROVEMENT PROJECT, NO. C3-5378-02-00**
- 6) **DISCUSS: PART-TIME DOG CONTROL OFFICER**
- 7) **COLD SPRING COTTAGES: PRIVATE ROAD NAME REQUEST–PARDES ELIEZER LANE, MONTICELLO, NY, SBL # 49.-1-8-1**
- 8) **WATER & SEWER DEPT: PURCHASE REQUEST – APPROVE PURCHASE AND INSTALLATION OF WIRELESS REMOTE ASSEMBLY FOR VAC-CON VACUUM TRUCK \$11,895.32**
- 9) **REQUEST FROM MONTICELLO JOINT FIRE DEPT FOR USE OF THE EAST MONGAUP RIVER PARK, SUNDAY, MAY 31ST**

- 10) PARKS & RECREATION DEPT. – HIRE NILTON MIGUEL, JR. TO FULL-TIME LABORER #1 POSITION AT \$27.16 PER HR.
 - 11) REVIEW & APPROVE: EVERGREEN HILLS ESTATES, 402 HARRIS ROAD – REQUEST FOR TRANSPORTATION ENGINEERING REVIEW SERVICES FROM CREIGHTON MANNING ENGINEERING
 - 12) DISCUSS: GLEN WILD LAND COMPANY, LLC. (AVON PARK PROJECT) - SMITH VS. TOWN OF THOMPSON PLANNING BOARD
 - 13) RFQ# 1-26 – DESIGN THROUGH CONSTRUCTION PHASE ENGINEERING SERVICES FOR SACKETT LAKE WWTP UPGRADES & IMPROVEMENTS: REVIEW & COMPLETION OF INDIVIDUAL RFQ SCORING SHEET
 - 14) RFQ# 2-26 – CONSTRUCTION PHASE ENGINEERING SERVICES FOR EMERALD GREEN WWTP UPGRADES: REVIEW & COMPLETION OF INDIVIDUAL RFQ SCORING SHEET
 - 15) RESOLUTIONS TO CORRECT TOWN BOARD MEETING MINUTES:
 - A) 01/06/2026 TOWN BOARD MEETING MINUTES: RES. NO. 36 OF 2026 TO CORRECT O & M RATE PER POINT FOR THE COLD SPRING WATER DIST TO 0.214 PER THOUSAND CUBIC FEET
 - B) 03/03/2026 TOWN BOARD MEETING MINUTES: RES. 146 OF 2026 PERTAINING TO THE JOHN DEERE GATOR TO STATE THE TOTAL AMOUNT IS \$22,742.42.
 - 16) BILLS OVER \$5,000
 - 17) BUDGET TRANSFERS & AMENDMENTS
 - 18) ORDER BILLS PAID
- OLD BUSINESS
NEW BUSINESS
- REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
PUBLIC COMMENT
ADJOURN

PLEASE TAKE NOTICE, that this Town Board meeting will be held in person and via videoconferencing, as permitted by the NYS Open Meetings Law. The zoom invite is merely a courtesy and convenience to the public. If there is a disruption in the ability of the zoom meeting to commence or even continue once a meeting has been commenced, the official meeting of the Town Board shall continue in person without interruption.

LEGAL NOTICE

PH #1

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

Sullivan County
5 Lower Mountain
Callicoon,
845-887-5200

PRESENT:

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

Affidavit

In the Matter of
Proposed Extension No. 04 of the CONSOLIDATED
KIAMESHA SEWER DISTRICT in the Town of
Thompson, Sullivan County, New York.

State of New York

SS:

County of Sullivan

Legal Notice

I, Fred W. Stabbert, III, being duly sworn, depose and say: That I am the Publisher of the Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; that a notice, of which the attached is a printed copy, was duly published in the Sullivan County Democrat 4/24/26

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #04 of the Consolidated Kiamesha Sewer District within said Town, to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof, which area is located wholly within the Town of Thompson; and

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

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

WHEREAS, the improvement proposed for the said Consolidated Kiamesha Sewer District, as extended, consists of providing a means by which Saddle Lane LLC (T/O Thompson Tax Map Parcel # 13-3-36.1) may dispose of sewage by becoming part of the said Consolidated Kiamesha Sewer District; and

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

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

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

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 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, COUNCIL WOMAN	VOTING	Aye
RYAN T. SCHOCK, COUNCILMAN	VOTING	Aye
RICHARD L. BENJAMIN, JR., COUNCILMAN	VOTING	Aye

The order was thereupon declared duly adopted.

Fred W. Stabbert, III

Sworn to before me this 2nd day of April, 2026

Barbara A. Stabbert

Notary Public, State of New York

No. #01MA

Qualified in Sullivan County

My commission expires on 12/31/2026

PH #2

LEGAL NOTICE

TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING
ON PROPOSED LOCAL LAW

NOTICE IS HEREBY GIVEN that there has been duly introduced at a meeting of the Town Board of the Town of Thompson, New York, held on 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".

NOTICE IS FURTHER GIVEN that the Town Board of the Town of Thompson will conduct a Public Hearing on the aforesaid proposed Local Law at the Town Hall, 4052 Route 42, Monticello, New York, on May 05, 2026 at 7:00 P.M., or as soon thereafter as said Public Hearing shall be convened, at which time all persons interested will be heard.

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

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

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

Dated: April 07, 2026

BY ORDER OF THE TOWN BOARD
TOWN OF THOMPSON
MARILEE J. CALHOUN, TOWN CLERK

142344

Sullivan County Clerk
5 Lower Main St., F
Callicoon, NY 12727
845-887-5200 Fax:

Affidavit of Publication

State of New York

SS:

County of Sullivan

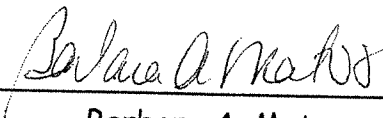
Legal Notice

I, Fred W. Stabbert, III, being duly sworn, depose and say: That I am the Publisher of Sullivan County Democrat, a twice weekly newspaper of general circulation published in Callicoon, County of Sullivan, State of New York; that a notice, of which the annexed is a printed copy, was duly published in Sullivan County Democrat 4/24/26



Fred W. Stabbert, III

Sworn to before me this 24th day of April, 2026



Barbara A. Matos

Notary Public, State of New York

No. #01MA6172971

Qualified in Sullivan County

My commission expires on August 20, 2027

HEATHER BROWN
COMMISSIONER

HEATHER JACKSY
DIRECTOR OF PLANNING



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

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

April 22, 2026

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

RE: THO26-08: Amendments to Town of Thompson Code "Definitions"
GML-239 County Review

Dear Mr. Mace,

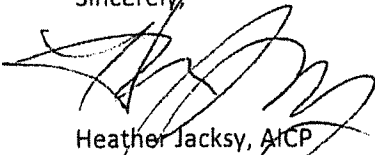
The following review has been conducted in accordance with GML §239-l, -m & -n.:

- I. **Project Description:** A Local Law to Amend the Town of Thompson code, Chapter 250, Part I, Article II entitled "Terminology", Section 250.2 entitled "Definitions".
- II. **Applicant:** Town of Thompson
- III. **Geographic Qualification:** Town wide
- IV. **Agency Referrals:** None
- V. **Recommendation:** Modification
 - Remove or define "Industrial Establishment". The definition for "industrial establishment" references "manufacturing establishment" for its definition, but "manufacturing establishment" is one of the removed terms;
 - i. ~~Manufacturing Establishment: Any establishment which utilizes a process whereby the nature, size or shape of articles or raw materials is changed, or where articles or raw materials are assembled or packaged in quantity~~
 - ii. Industrial Establishment: See "manufacturing establishment"

VI. **Technical Comments:**

Planning performed a cursory search to see if the changes to the definitions would create difficulties in continuing to use the remainder of the zoning code. The Town Board should ensure that removed definitions are not present within the zoning regulations in a way that would require definition, and that removed definitions are not referenced by definitions that are kept. Planning identified only one instance, referenced above, but a more thorough search may be warranted.

Sincerely,



Heather Jacksy, AICP
Director of Planning

HJ/cc/gn

cc: Amanda Ward, Legislator, District 8; Joseph Perrello, Legislator, District 7

Attachment: Report of Final Local Action Form

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

Town of Thompson

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.

BUILDING AREA

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

BUILDING, PRINCIPAL

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

BULK

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

BULLETIN BOARD

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

BUNGALOW COLONY

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

BUSINESS

Any commercial enterprise, association or arrangement for profit.

BUS STATION

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

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

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

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

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

CABIN, HUNTING OR FISHING

A structure designed for seasonal occupancy.

CAMP, DAY

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

CAMPER

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

CAMPGROUND

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

CAMP, SLEEP-AWAY

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

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

CAR WASH

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

CEMETERY

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

CERTIFICATE OF OCCUPANCY

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

CHANGEABLE-COPY SIGN

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

CLUB

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

CLUBHOUSE or LODGE

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

CLUSTER DEVELOPMENT

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

COLLEGE/UNIVERSITY

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

COMMERCIAL RECREATION

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

COMMON OPEN SPACE AREA

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

CONDOMINIUM

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

COURT

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

COURT, INNER

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

COURT, OUTER

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

DAY-CARE CENTER

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

DENSITY

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

DIRECTORY/ANNOUNCEMENT SIGN

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

DISSEMINATION

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

DISTRIBUTION CENTER

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

DOMESTIC ANIMALS

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

DORMITORY

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

DUMP

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

DUPLEX

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

DWELLING

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

DWELLING, ATTACHED

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

DWELLING, MULTI-UNIT

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

DWELLING, ONE-UNIT

A detached building containing one unit only.

DWELLING, TWO-UNIT

A detached building containing two dwelling units only.

DWELLING UNIT

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

EATING AND DRINKING ESTABLISHMENT

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

ENGINEER

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

FACILITY

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

FARMWORKER HOUSING

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

FLEX SPACE

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

FLOOD or FLOODING

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

FLOODPLAIN, 100-YEAR

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

FLOODPROOFING

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

FLOODWAY

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

FLOOR AREA

- (1) The sum of the gross horizontal area of every floor of a building, measured from the exterior faces of the exterior walls, or from the center line of party walls separating the two units, including:
- (a) Basement space.
 - (b) Attic space, whether or not a floor has been laid, in which there is a structural headroom of 7 1/2 feet or more.
- (2) However, floor area does not include:
- (a) A cellar space (except that cellar space within a commercial or industrial building shall be included for the purpose of calculating the required off-street loading berth).
 - (b) Terraces, unroofed open porches and steps.
 - (c) Partially or fully enclosed off-street parking and loading berths.

FLOOR AREA, LIVABLE

See "floor area."

FLOOR AREA RATIO

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

FORESTRY

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

FUNERAL HOME

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

GARAGE, PARKING

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

GARAGE, PRIVATE

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

GARAGE, PUBLIC

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

GARDEN HOUSE

A greenhouse.

GASOLINE FILLING STATION

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

GREENHOUSE

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

GROSS LIVABLE AREA (GLA)

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

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

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

GOVERNMENT BUILDING

A building owned or used by a municipal corporation

HABITABLE FLOOR AREA

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

HEIGHT

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

HOME OCCUPATION

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

HOSPITAL

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

HOTEL

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

INCOME

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

INDUSTRIAL ESTABLISHMENT

See "manufacturing establishment."

INSTITUTION

A nonprofit corporation, or nonprofit establishment for public use.

JUNKYARD

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

KENNEL

See "animal kennel." [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. 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 place wholly within an enclosed building, utilizing materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property. Typical items for processing, fabricating, assembly, or disassembly under this use include but are not limited to apparel, food, fashion accessories and jewelry, household items and decor, instruments, consumer electronics, medical equipment, and pharmaceutical and cosmetic products. [Added 6-2-2015 by L.L. No. 2-2015]

LIVESTOCK

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

LOADING SPACE

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

LOCAL LAW

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

LOT

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

LOT AREA

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

LOT, CORNER

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

LOT COVERAGE

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

LOT DEPTH

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

LOT LINE

Any boundary of a lot other than a street line.

LOT LINE, FRONT

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

LOT LINE, REAR

The lot line generally opposite the street line.

LOT LINE, SIDE

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

LOT WIDTH

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

MANUFACTURED HOME

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

MANUFACTURING

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

MIXED-USE DEVELOPMENT

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

MOBILE HOME

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

MOBILE HOME PARK

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

MOBILE HOME SALES LOT

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

MODULAR HOME

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

MOTEL

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

MOTOR VEHICLE RENTAL/LEASING ESTABLISHMENT

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

MOTOR VEHICLE SALES

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

MOTOR VEHICLE SERVICE STATION/GARAGE

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

MUSEUM

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

NET FLOOR AREA

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

NONCONFORMING BUILDING OR USE

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

NONCONFORMING BULK

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

NURSERY

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

NURSERY SCHOOL

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

NURSING HOME

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

OFFICE, BUSINESS

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

OFF-STREET PARKING AREA OR SPACE

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

OUTDOOR SALES

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

OUTDOOR VENDING MACHINES

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

PAINTED WALL DECORATIONS

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

PAINTED WALL HIGHLIGHTS

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

PARKING SPACE

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

PARK

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

PERSON

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

PERSONAL SERVICE SHOP

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

PET

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

PETTING ZOO

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

PHILANTHROPIC INSTITUTION

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

PLACE OF WORSHIP

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

PLANNED BUSINESS PARK

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

PLANNED RESORT DEVELOPMENT

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

PLANNED UNIT DEVELOPMENT

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

PLANNING BOARD

The Planning Board of the Town of Thompson.

POULTRY

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

PUBLIC SEWER

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

PUBLIC UTILITY

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

PUBLIC WATER

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

QUARRY or QUARRYING OPERATIONS

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

RECREATIONAL VEHICLE

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

RESEARCH FACILITY

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

RESIDENCE

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

RETAIL SHOP

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

ROOM, HABITABLE

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

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

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

SALVAGE YARD

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

SCHOOL

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

SCREENING

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

SELF STORAGE

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

SERVICE SHOP

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

SEXUAL ACTIVITIES

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

SEXUAL ANATOMICAL AREAS

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

SHED

An accessory structure or building used primarily for storage purposes.

SHOPPING CENTER

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

SIGN

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

SIGN AREA

Includes all faces of a sign measured as follows:

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

SIGN COVERAGE RATIO

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

SIGN, FLASHING

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

SIGN, DIRECTLY ILLUMINATED

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

SIGN, ILLUMINATED

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

SIGN, INDIRECTLY ILLUMINATED

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

SIGN, OFF-SITE

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

SIGN, ON-SITE

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

SIGN, PORTABLE

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

SIGN, REAL ESTATE

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

SIGN STRUCTURE

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

SOLAR POWER ENERGY SYSTEM

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

SPECIFIED ANATOMICAL AREAS

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

SPECIFIED SEXUAL ACTIVITIES

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

STORY

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

STREET

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

STREET LINE

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

STRIPPING OF LAND

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

STRUCTURE

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

SUBSTANTIAL CONNECTION

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

SUBSTANTIAL OR SIGNIFICANT PORTION

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

SURVEYOR

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

SWIMMING POOL

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

TOWNHOUSE

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

TRAILER, CONSTRUCTION

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

TRAILER, TRUCK

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

TRUCKING TERMINAL

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

TURBIDITY

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

UNDER CANOPY

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

USE

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

USE, ACCESSORY

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

USE, NONCONFORMING

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

USE, PERMITTED

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

USE, PRINCIPAL

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

USE, SPECIAL

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

WADING POOL

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

WAREHOUSE

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

WETLAND, PROTECTED

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

WHOLESALE ESTABLISHMENT

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

YARD, FRONT

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

YARD, REAR

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

YARD, REQUIRED

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

YARD, REQUIRED FRONT

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

YARD, SIDE

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

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

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

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

3. (Final adoption by referendum)

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

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

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

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: _____, 2026

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

**STATE OF NEW YORK
COUNTY OF SULLIVAN**

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

Date: _____, 2026

Attorney for Town of Thompson

mf

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 21, 2026.**

ROLL CALL:

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

Absent: Councilman John A. Pavese

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 Schock the minutes of the April 07th, 2026 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

The was no public comment.

CORRESPONDENCE:

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

- **Sat Parkash, Sidelines 2 Silhouettes, Inc.:** Letter received 04/10/2026 to Town Clerk's Office Re: Notification of Liquor License Renewal Application for on-site premise at 462 State Route 17B, Monticello, NY, Serial Number 2191738.
- **Christine Douglass, NYS Dept of Taxation & Finance:** Interim Certificate received for Anthony Rein, Appointed Assessor for the term 10/01/2025-09/30/2031.

PRESENTATION OF AWARD:
BEST NEW YORK ROAD PRESERVATION PROJECT OF 2025

Mr. Tony Squicciarini and Mr. Dane Mellon both of the NYS Association of Town Superintendents of Highway were present to present Town Highway Superintendent Hayden Carnell with the award for Pavement Preservation Excellence Award of 2025. The award was for Resorts World Road and Thompson Road FiberMat with Fog Seal. All present congratulated Mr. Carnell and pictures were taken.

AGENDA ITEMS:

1) KIAMESHA LAKE WWTP UPGRADE PROJECT—AUTHORIZE AMENDMENT & RE-ISSUANCE OF BID DOCUMENTS (RE-BID)

A) REJECTION OF BIDS

The Following Resolution Was Duly Adopted: Res. No. 196 of the Year 2026.

Resolved, that the bids for the Kiamesha Lake Wastewater Treatment Plant Upgrade Project Upgrade that were publicly opened on April 09th, 2026 at 2PM hereby be rejected and will be re-advertised and re-bid at a future date, and the Town Clerk is hereby directed to notify all bidders of said rejection.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

Vote: Ayes 4 Mace, Meddaugh, Schock, and Mace

Nays 0

Absent 1 Pavese

B) RE-ISSUANCE OF BID DOCUMENTS

The Following Resolution Was Duly Adopted: Res. No. 197 of the Year 2026.

**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.

Moved by: Councilman Richard L. Benjamin, Jr.
Seconded by: Councilman Ryan T. Schock

Adopted on Motion April 21, 2026

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

2) COLD SPRING WATER DISTRICT EXTENSION (220 COLD SPRING ROAD, LLC & COLD SPRING ROAD, LLC- COLLECTIVELY "PRESTIGE") - AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 198 of the Year 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 21, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 05 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: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

3) CONSOLIDATED HARRIS SEWER DISTRICT EXTENSION (220 COLD SPRING ROAD, LLC & COLD SPRING ROAD, LLC- COLLECTIVELY "PRESTIGE") - AUTHORIZE PREPARATION OF MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 199 of the Year 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 21, 2026

RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO. 03 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: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilman Ryan T. Schock

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**4) CONSOLIDATED KIAMESHA LAKE SEWER DISTRICT EXTENSION
(EVERGREEN HILLS, SBL# 8.-1-2.2) – AUTHORIZE PREPARATION OF MAP,
PLAN, & REPORT**

The Following Resolution Was Duly Adopted: Res. No. 200 of the Year 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 21, 2026

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED EXTENSION NO.
05 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: Councilman Richard L. Benjamin, Jr.

Seconded by: Councilwoman Melinda S. Meddaugh

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/> ABSENT
Councilwoman MELINDA S. MEDDAUGH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

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. This matter received Planning Board approval and was referred back to the Town Board. The Town Board felt this project does not support the Town Comprehensive Plan. They did not take action and will not move forward. Supervisor Mace will inform the applicant.

6) EMERALD SPRINGS WATER DISTRICT – ACCEPT MAP, PLAN, & REPORT & SET DATE FOR PUBLIC HEARING

ACCEPT, MAP, PLAN, & REPORT

The Following Resolution Was Duly Adopted: Res. No. 201 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby accepts the Map, Plan & Report Dated 10/07/2025, Revised on 02/05/2026 completed by MHE Engineering, D.P.C. Professional Engineers on behalf of the Town for the Rock Hill Emerald Springs Water District.

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

ESTABLISH DATE FOR PUBLIC HEARING

The Following Resolution Was Duly Adopted: Res. No. 202 of the Year 2026.

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

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In the Matter of the Proposed Creation of the
ROCK HILL EMERALD SPRINGS WATER DISTRICT
in the Town of Thompson, Sullivan County, New York.

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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 07, 2025 (revised February 05, 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.

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

The order was thereupon declared duly adopted.

"SCHEDULE A" - District Property Description

Rock Hill Emerald Springs Water District Extension

1. Beginning at a point being the southeast corner of tax map parcel 35.-1-8, and located on the bounds of Rock Hill Drive, Town Road 51 and Emerald Place, N63°55'40"W a distance of 179.69 feet along the boundary of tax map parcel 35.-1-8 and Rock Hill Drive to a point; thence

3

- 2. N60°54'14"W a distance of 417.47 feet to a point; thence N35°44'22"E a distance of 95.57 feet to a point; thence
- 4. N32°45'13"E a distance of 116.31 feet to a point; thence
- 5. N57°14'47"W a distance of 95.03 feet to a point; thence
- 6. N32°47'54"E distance of 37.06 feet to a point; thence
- 7. N55°46'49"W a distance of 170.31 feet to a point; thence
- 8. N28°20'07"E a distance of 279.50 feet to a point; thence
- 9. N82°26'17"W a distance of 159.21 feet to a point; thence
- 10. N14°29'16"E a distance of 314.87 feet to a point; thence
- 11. N14°31'01"E a distance of 267.84 feet to a point; thence
- 12. N14°31'01"E a distance of 1230.5 feet to a point; thence
- 13. S56°05'34"E a distance of 545.08 feet to a point; thence
- 14. N85°40'14"E a distance of 871.04 feet to a point in the approximate centerline of Adams Road, TR 2, thence along centerline of said road the following courses:
S16°54'52"E a distance of 99.98 feet
S20°01'26"E a distance of 84.69 feet S35°14'45"E a distance of 95.03 feet S39°02'55"E a distance of 192.38 feet S45°42'28"E a distance of 80.88 feet
Thence a distance of 570 feet along the center of Adams Road in the Southeasterly direction to a point; thence
- 15. S64°58'25"E a distance of 97 feet to a point; thence
- 16. S06°30'50"W a distance of 923.70 feet, crossing Adams Road, to a point; thence

subject to the approval of the Town Highway Superintendent, the NYS DOT and the Sullivan County DPW.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

Vote: Ayes 4 Mace, Meddaugh, Schock and Benjamin

Nays 0

Absent 1 Pavese

9) AWARD BID: FIBER-REINFORCED BITUMINOUS MEMBRANE SURFACE TREATMENT

Highway Superintendent Hayden Carnell provided a recommendation on the Fiber-Reinforced Bituminous Membrane Surface Treatment bid that was opened on April 21st, 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. 205 of the Year 2026.

Resolved, that the bid of All States Construction, Inc. dba Gorman Construction for Fiber-Reinforced Bituminous Membrane Surface Treatment, 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: Councilman Schock

Vote: Ayes 4 Mace, Meddaugh, Schock and Benjamin

Nays 0

Absent 1 Pavese

10) DISCUSS: SECURITY CAMERAS FOR HIGHWAY DEPARTMENT AND PARKS & RECREATION DEPARTMENT

Supervisor Mace said he wants to prevent some issues at the new Highway Barn. There were some prices for a Security Camera System, but they were quite costly. Superintendent Carnell said that there was some pipe stolen. The Jefferson Street location is okay because of the presence of law enforcement on patrol, but the concern is the new location on Cold Spring Road. The Parks & Recreation Department was looking into Security Cameras so Superintendent Carnell was looking to obtain a few cameras for the New Highway Barn. Superintendent Somers advised that he has cameras at the parks, which are working, but the quality is poor. They need to be upgraded in all three of the parks. Superintendent Somers would like to obtain the services of someone local so problems can be addressed in an expeditious manner. There have been some significant problems at Lake Ida Park. Director Weyer said the current system is clunky and she would look at some other systems available.

11) DISCUSS: BOHEME RETREATS – REQUEST FOR PARTNERSHIP

¹ ATTACHMENT: FIBER-REINFORCED BITUMINOUS MEMBRANE SURFACE TREATMENT BID PRICE LIST.

The Following Resolution Was Duly Adopted: Res. No. 208 of the Year 2026.

Resolved, that the following work be approved, as per the Streetlight Maintenance Agreement and payment as follows:

WirePro Electric

Estimate # 10223 – \$1,400.00- Patio Homes Power Pole # 468
Estimate # 10224 - \$2,200.00 – Patio Homes Power Pole # 772
Estimate # 10225 - \$3,300.00 – Patio Homes Power Pole # 470
Estimate # 10226 \$2,000.00 – Patio Homes Power Pole # 492
\$8,900.00 Total Cost

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

15) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

- A) APPROVE & AUTHORIZE – TAM ENTERPRISES PMT #6 \$10,569.70
- B) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25820 \$2,500.00
- C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 26130 \$2,500.00
- D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #10 \$15,569.70

A) APPROVE & AUTHORIZE - TAM ENTERPRISES, INC. APPLICATION FOR PAYMENT # 6

The Following Resolution Was Duly Adopted: Res. No. 209 of the Year 2026.

Resolved, that the application for Payment # 6 in the amount of \$10,569.70 with TAM Enterprises, Inc., Inc. for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

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

B) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 25820 \$2,500.00

The Following Resolution Was Duly Adopted: Res. No. 210 of the Year 2026.

Resolved, that the application for Inv# 25820 in the amount of \$2,500.00 with MHE Engineering for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilman Benjamin

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

C) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# \$2,500.00

The Following Resolution Was Duly Adopted: Res. No. 211 of the Year 2026.

Resolved, that the application for Inv# 26130 in the amount of \$2,500.00 with MHE Engineering for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Schock Seconded by: Councilwoman Meddaugh

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

D) APPROVE & AUTHORIZE - RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PAYMENT #10

The Following Resolution Was Duly Adopted: Res. No. 212 of the Year 2026.

Resolved, that the application for Payment # 10 in the amount of \$15,569.70 with Rural Development Project – USDA Form E for the Melody Lake Wellhouse Improvement Project hereby be approved and the Town Supervisor hereby be authorized to execute said application for payment.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

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

16) RESOLUTIONS TO CORRECT 03/17/2026 TOWN BOARD MEETING MINUTES: RES. NOS. 170 AND 171 OF 2026 TO INCLUDE “AND AUTHORIZE SUPERVISOR TO SIGN”

The Following Resolution Was Duly Adopted: Res. No. 213 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the March 17th, 2026 Town Board Meeting Minutes to correct the following: Page 8 – Section entitled “Comprehensive Plan – Award Request for Proposals (RFP) for Planning Services.” Resolution No. 170 of 2026 will include – “and authorize Town Supervisor to sign.”

Moved by: Councilwoman Meddaugh Seconded by: Councilman Benjamin

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

The Following Resolution Was Duly Adopted: Res. No. 214 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the March 17th, 2026 Town Board Meeting Minutes to correct the following: Page 8 – Section entitled “Comprehensive Plan – Award Request for Proposals (RFP) for Planning Services.” Resolution No. 171 of 2026 will include – “and authorize Town Supervisor to sign.”

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

RESOLUTION TO CORRECT 01/20/2026 TOWN BOARD MEETING MINUTES RES. NO. 90 OF 2026 TO STATE NOT TO EXCEED \$100,900.00 PERTAINING TO TEST PRODUCTION WELLS BY HANSON VANVLEET HYDROGEOLOGIC CONSULTANTS, LLC. - COLD SPRING

The Following Resolution Was Duly Adopted: Res. No. 215 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the January 20th, 2026 Town Board Meeting Minutes to correct the following: Resolved that Hanson VanVleet is authorized to continue work for evaluating and permitting two existing test production wells in the Cold Spring Water District at a price not to exceed \$100,900.00.

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

AUTHORIZE BINDING THE TOWN'S INSURANCE COVERAGE EFFECTIVE 05/01/2026

The Following Resolution Was Duly Adopted: Res. No. 216 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the Town Supervisor to bind Property and Casualty Insurance Renewal Coverage with New York Municipal Insurance Reciprocal (NYMIR) effective May 1st, 2026, brokered through the Lebaum Company, Inc. Insurance Specialists in the amount not to exceed \$260,000.00.

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

17) BILLS OVER \$5,000.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 217 of the Year 2026.

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

Delaware Engineering **\$32,840.00 Total Cost**
Invoice # 24-3143-12 – Engineering services through February 2026 for the Emerald Green WWTP Phase 2 Plant Upgrade Project.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
Nays 0
Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 218 of the Year 2026.

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

Delaware Engineering **\$16,224.79 Total Cost**
Invoice # 20-2090-25 – Engineering services through February 2026 for the Kiamesha Lake WWTP Upgrade Project.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
Nays 0
Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 219 of the Year 2026.

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

Hanson VanVleet Hydrogeologic Consultants, PLLC **\$18,020.00 Total Cost**
Invoice # 13109 – For Task # 3 of the work on the two existing test production wells in the Cold Spring Water District.
Moved by: Councilwoman Meddaugh Seconded by: Councilman Schock
Vote: Ayes 4 Mace, Meddaugh, Schock, and Benjamin
Nays 0
Absent 1 Pavese

The Following Resolution Was Duly Adopted: Res. No. 220 of the Year 2026.

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

MHE Engineering **\$20,000.00 Total Cost**
Invoice # 26129 – Engineering services for the design of the Harris Sewer District Replacement Project – Benmoche & Racetrack Pump Stations.
Moved by: Councilman Benjamin Seconded by: Councilman Schock

- The Hammock Park Eagle Scout Project is starting at the Neversink River Access Area Park on May 2nd.

Superintendent Messenger

- 3 Day Water Test at Kiamesha Well as a possible source for Route 42 Water District

Moment of Silence for Frederick G. Robinson, Retired Thompson Highway Department Employee

Comptroller DeMarmels

- Working on final report of ARPA Funds
- Water Bills will be sent out shortly

Director Jim Carnell

- Construction Season is upon us.

Director Weyer

- Kick off of Comprehensive Plan Planning Services
- IT is working on Infrastructure Improvements

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the meeting was adjourned at 8:35 PM. All board members voted in favor of adjourning the meeting.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

PROPOSAL

All States Construction, Inc., dba Gorman Construction

(Firm name)

agrees to furnish Fiber-reinforced, Bituminous-Membrane Surface treatment Thompson Highway Department, as called for in specification

Base Bid Square Yard Range (for application of bituminous material and glass fibers):

Square Yard Range	Base Bid Fiber Mat Type A:	Fiber Mat Type B:
1 - 5000 s.y.	\$ 12.50 /s.y.	\$ 12.50 /s.y.
5,001 - 10,000 s.y.	\$ 9.00 /s.y.	\$ 9.00 /s.y.
10,001 - 20,000s.y.	\$ 6.00 /s.y.	\$ 6.00 /s.y.
20,001 - 40,000 s.y.	\$ 4.50 /s.y.	\$ 4.50 /s.y.
40,001 + s.y.	\$ 4.25 /s.y.	\$ 4.25 /s.y.

Optional Items

	1 - 5000 s.y.	5,001 - 10,000 s.y.	10,001 - 20,000s.y.	20,001 - 40,000 s.y.	40,001 + s.y.
Option A	\$ 2.00 /s.y.	\$ 1.50 /s.y.	\$ 1.25 /s.y.	\$ 1.00 /s.y.	\$ 1.00 /s.y.
Option B	\$ 1.50 /s.y.	\$.75 /s.y.	\$.65 /s.y.	\$.50 /s.y.	\$.50 /s.y.
Option C	\$ 1.50 /s.y.	\$ 1.00 /s.y.	\$ 1.00 /s.y.	\$ 1.00 /s.y.	\$ 1.00 /s.y.
Option D	\$ 1.50 /s.y.	\$ 1.25 /s.y.	\$ 1.10 /s.y.	\$.75 /s.y.	\$.75 /s.y.
Option E	\$ 1.50 /s.y.	\$ 1.50 /s.y.	\$.75 /s.y.	\$.70 /s.y.	\$.65 /s.y.
Option F	\$ 1.50 /s.y.	\$ 1.25 /s.y.	\$ 1.00 /s.y.	\$.90 /s.y.	\$.85 /s.y.

Tri-Axel dump truck with Driver- \$ 255.00 /hour

Optional items

- A Contactor furnishes and delivers aggregate to chip spreader.
- B Contactor furnishes and operates a 2nd Distributor
- C Contactor applies Fog Seal prior to Fiber Mat
- D Contactor applies Fog Seal post Fiber Mat
- E Contactor furnishes Maintenance & Protection of Traffic Control as per MUTCD
- F Contactor furnishes and operates self-propelled broom or vacuum sweeper.

Town of Thompson reserves the right to reject parts of any or all bids.

Date 4/16/26 Company All States Construction, Inc., dba Gorman Construction
 Signature [Signature] Address 1473 Erie Blvd Suite 301, Schenectady NY 12305

Name & Title Dane Mellon- Sales Manager
 E-mail contractadminny@asmg.com Telephone 518-462-5401
 Fax 518-462-1296

DO NOT WRITE BELOW THIS LINE.

ACCEPTED () COMMENTS: _____
 REJECTED () DATE: _____ SIGNATURE _____

26

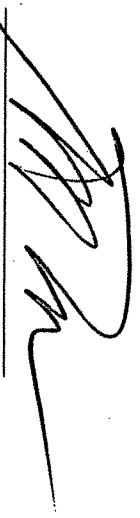


Town of Thompson
Warrant Report

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 21ST 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 DeMarnels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	
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	
A000	GENERAL FUND TOWN WIDE	\$120,824.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,824.39
B000	GENERAL TOWN OUTSIDE	\$43,318.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,318.03
DA00	HWY#3/4 - TOWN WIDE	\$3,230.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,230.52
DB00	HWY#1 - TOWN OUTSIDE	\$117,064.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,064.56
DD00	ADELAAR RESORT DRAINAGE DISTRICT	\$1,214,107.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,214,107.58
H000	CAPITAL PROJECTS	\$97,895.42	\$15,569.70	\$0.00	\$0.00	\$0.00	\$0.00	\$97,895.42
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$2,398,474.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,398,474.56
SL01	ROCK HILL LIGHTING	\$1,506.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,506.99
SL02	LUCKY LAKE LIGHTING	\$255.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255.32
SL03	LAKE LOUISE MARIE	\$768.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$768.26
SL04	PATIO HOMES LIGHTING	\$512.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$512.95
SL05	KIAMESHA SHORES LIGHTING	\$142.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.61
SL06	EMERALD GREEN LIGHTING	\$13,773.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,773.92
SL07	TREASURE LAKE LIGHTING	\$64.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.40
SL08	CONGERO ROAD LIGHTING	\$115.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01
SL11	ADELAAR Lighting	\$903,092.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$903,092.58
SL12	Route 42 N Lighting	\$2,645.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,645.21
SSAR	Adelaar Sewer District	\$1,388,078.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,388,078.69
SSHIC	Harris Consolidated Sewer District	\$7,954.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,954.40
SSKC	Kiamesha Consolidated Sewer District	\$42,808.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,808.21
SSM0	MELODY LAKE SEWER DISTR.	\$1,189.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,189.95
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$20,092.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,092.28
SSSO	SACKETT LAKE SEWER DISTR	\$9,999.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,999.91
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,433,959.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,433,959.59
SWC0	COLD SPRING WATER	\$466.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$466.69
SWD0	DILLON WATER DISTRICT	\$562.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$562.15
SWK0	KIAMESHA RT42 WATER	\$1,638.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,638.65
SWL0	LUCKY LAKE WATER DISTR	\$117.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117.62
SWM0	MELODY LAKE WATER	\$438.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$438.20
T000	TRUST & AGENCY FUND	\$4,488.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,488.49



Town of Thompson
Warrant Report

Posted Batch Grand Totals \$7,829,587.14 \$15,569.70 \$0.00 \$0.00 \$133,060.36 \$0.00 \$7,962,647.50 \$15,569.70

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$120,824.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$120,824.39	\$0.00
B000	GENERAL TOWN OUTSIDE	\$43,318.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43,318.03	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$3,230.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,230.52	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$117,064.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,064.56	\$0.00
DD00	ADELAAR RESORT DRAINAGE DISTRICT	\$1,214,107.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,214,107.58	\$0.00
HD00	CAPITAL PROJECTS	\$97,895.42	\$15,569.70	\$0.00	\$0.00	\$0.00	\$0.00	\$97,895.42	\$15,569.70
RD00	ADELAAR ROAD IMPROVEMENT DISTRICT	\$2,398,474.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,398,474.56	\$0.00
SL01	ROCK HILL LIGHTING	\$1,506.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,506.99	\$0.00
SL02	LUCKY LAKE LIGHTING	\$255.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255.32	\$0.00
SL03	LAKE LOUISE MARIE	\$768.26	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$768.26	\$0.00
SL04	PATIO HOMES LIGHTING	\$512.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$512.95	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$142.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.61	\$0.00
SL06	EMERALD GREEN LIGHTING	\$13,773.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13,773.92	\$0.00
SL07	TREASURE LAKE LIGHTING	\$64.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$64.40	\$0.00
SL08	CONGERO ROAD LIGHTING	\$115.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$115.01	\$0.00
SL11	ADELAAR Lighting	\$903,092.58	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$903,092.58	\$0.00
SL12	Route 42 N Lighting	\$2,645.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,645.21	\$0.00
SSAR	Adelhaar Sewer District	\$1,388,078.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,388,078.69	\$0.00
SSHHC	Harris Consolidated Sewer District	\$7,954.40	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,954.40	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$42,808.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,808.21	\$0.00
SSMO	MELODY LAKE SEWER DISTR.	\$1,189.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,189.95	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$20,092.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20,092.28	\$0.00
SSSO	SACKETT LAKE SEWER DISTRICT	\$9,999.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,999.91	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$1,433,959.59	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,433,959.59	\$0.00
SWC0	COLD SPRING WATER	\$466.69	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$466.69	\$0.00
SWD0	DILLON WATER DISTRICT	\$562.15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$562.15	\$0.00
SWK0	KIAMESHA RT42 WATER	\$1,638.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,638.65	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$117.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117.62	\$0.00
SWM0	MELODY LAKE WATER	\$438.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$438.20	\$0.00
T000	TRUST & AGENCY FUND	\$4,488.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,488.49	\$0.00
Grand Totals		\$7,829,587.14	\$15,569.70	\$0.00	\$0.00	\$133,060.36	\$0.00	\$7,962,647.50	\$15,569.70

Minutes of a Public Scoping Session attended by the Town Board of the Town of Thompson held at the Monticello Village Hall, 2 Pleasant Street, Monticello, New York on **April 21, 2026.**

ROLL CALL:

Present: Supervisor Scott S. Mace
Councilwoman Melinda S. Meddaugh
Councilman Ryan T. Schock

DRAFT

Absent: Councilman John A. Pavese
Councilman Richard L. Benjamin, Jr.

Also Present: Marilee J. Calhoun, Town Clerk
Steven Vegliante, Attorney for Planning/Zoning
James L. Carnell, Jr., Director of Building, Planning & Zoning
Michael G. Messenger, Water & Sewer Superintendent
Shoshana Mitchell, Planning Board Member

Village Representatives Present: Rochelle Massey, Mayor, Gordon Jenkins, Trustee, John Barbarite, Trustee, T.C. Hutchins, Trustee, Michael Sussman, Attorney for Village, Richard Baum, Attorney for Planning Board, Glenn L. Smith, Consulting Engineer for Village, James Snowden, Village Manager and Janine Gandy-McKinney, Village Clerk

Village Representatives Absent: Janice Davis, Trustee and Hildy Rosenberg, Planning Board Chairperson

Project Representatives Present: Michael Wydra, Managing Member of SWMT Properties, LLC and Somerset Development, Thomas J. Shepstone, Planning Consultant of Shepstone Management Company, Inc. and George Duke, Attorney of Fox Rothschild LLP

The meeting was called to order by Mayor Massey at 5:30 PM with the Pledge of Allegiance.

The meeting was also called to order by Supervisor Mace at 5:32 PM.

PUBLIC SCOPING SESSION: PROPOSED ROSEWOOD DEVELOPMENT PROJECT WITH VILLAGE OF MONTICELLO BOARD OF TRUSTEES

The Public Scoping Session was opened at 5:33 PM.

George Duke, Attorney for the applicant explained the purpose of this Public Scoping Session, which is to review and comment on the Draft Scoping Document presented for the Proposed Rosewood Development Project. A Final Scoping Document would be

prepared based on the comments received in order to adhere to the SEQRA process and completion of an Environmental Impact Statement.

Michael Wydra, Developer provided an Introduction of the Project, which is planned to be completed in phases. They are looking to review the impacts and public feedback as part of this process.

Thomas Shepstone, Planning Consultant is working with Somerset Development. They have prepared the Draft Public Scoping Document for the project. Mr. Shepstone provided a brief overview of the 16-page Draft Public Scoping Document. He outlined several items/impacts of the proposed project to be reviewed and studied.

Michael Sussman, Attorney for the Village explained the specific purpose for this meeting, which applies to part of the environment process. All comments and concerns should apply to areas and sub areas that need to be studied as part of or included as part of the Projects Final Scoping Document. He said that there will be a 2-week written comment period following the close of this meeting, which will allow acceptance of written comments on the Draft Scoping Document.

The Public Scoping Session was opened for questions and comments, which were provided as follows:

Rebecca Crestkov – Questioned the public comment period. Suggested removing a line from the Draft Scoping Document regarding the (DGEIS) overall impact on the project as it will take approximately 8-10 years to complete.

Marcie Wild – Asked if this would be a year-round community and if so when would the traffic study be completed. They should consider high traffic during peak periods. Should consider impacts of infrastructure both present and future. If proposing private wells and sewer plants, who would be responsible in the future. How close would the project be to the Proposed Kroeger Road District Center. Impacts on School District. Sewer Capacity is designed by number of bedrooms, which should be increased to include other and future development.

Mr. Shepstone – Replied stating this is expected to be a year-round development project. They will perform a thorough Traffic Study, which will include peak periods. They are proposing to provide there own water and sewer service. The formation of a Public Transportation Corporation would be required. Not sure of the proximity to the Proposed Kroeger Road Development, but will look into that. They will also review and study the impacts on the local School District.

Leo Glass, Esq. – Asked if the Village Board was aware of the Project applicant including there name and address as it was not included in this Document. He asked again why the name and address of the applicant is not included.

Attorney Duke – The applicant and developer name is available as part of the application, which is posted online.

Barbara Lerner – Notices of this meeting were not sent to surrounding property owners. Expressed concerns regarding traffic impacts, including growth and truck traffic. Water service should be studied during summer months. The Hydrogeologic Study should be coordinated with County of Sullivan who is currently performing a study.

Attorney Sussman – Replied that notices for a Public Scoping Session are not required to be sent to individual property owners.

Councilwoman Meddaugh – Grow the Gateways Plan should be included. Walking ability including sidewalks, public transportation and other developments should also be included. Other things to review are demographics such as estimated population increases and impacts on Retail Services and Air Pollution.

Brad Wild – Asked if this Development would consist of taxable properties.

Mr. Shepstone – Replied yes, they would be taxable.

Steven Vegliante, Planning Board Attorney – Asked if the Village Board would keep the written comment period opened for 4-weeks to allow him the opportunity to discuss with the Planning Board at the next meeting prior to submitting written comment.

Attorney Sussman and the Village Board of Trustees agreed to leave the written comment period open for 4-weeks following this meeting.

Trustee Hutchins – Expressed concern if the sewer system fails would the tax payers (e.g. Village/Town) have to take over the burden.

Attorney Duke and Attorney Sussman advised that they have to look into and study different water and sewer service alternatives. Attorney Sussman explained the process.

A motion to close the Public Scoping Session, but hold it open to allow for written comment until Tuesday, May 19th, 2026 was made by Trustee Jenkins and seconded by Trustee Hutchins and was also made by Councilwoman Meddaugh and seconded by Councilman Schock.

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

MEETING ADJOURNED

On a motion made by Trustee Jenkins, seconded by Trustee Hutchins and on a motion made by Councilwoman Meddaugh, seconded by Councilman Schock the meeting was adjourned at 6:17 PM.

Respectfully Submitted By:

Marilee J. Calhoun

Marilee J. Calhoun
Town Clerk



RECEIVED
APR 13 2026
TOWN CLERK
TOWN OF THOMPSON

Rockefeller Center
One Rockefeller
20th Floor
New York, New York 10020
Main 212.871.3901
Fax 212.871.3905
www.ryan.com

April 8, 2026

Marilee J. Calhoun
Town Clerk
Thompson Town Hall
4052 New York 42
Monticello, NY 12701

RE: EPR Concord II LP

Dear Marilee:

Pursuant to NY Real Property Tax Law §561-a please consider this letter notice to you that our client, EPR Concord II LP is planning to file for a change of assessment for the properties it owns in the town of Thompson for the 2026 Assessment roll. A list of the properties is attached.

If you have any questions, please call me at (207) 450 - 4819.

Very truly yours,

Ryan, LLC

Patrick Finnegan
Manager

Tax Year	Owner Name	Address	SBL#	Assmt Value	Assmt Ratio	Full Value Assmt
2025	EPR Properties	1-3 Towner Rd	23.-2-32	109,000	40.600%	268,473
2025	EPR Properties	103 Kiamesha Lake Rd	15.-1-5	109,400	40.600%	269,458
2025	EPR Properties	107-110 Kiamesha Lake Rd	15.-1-12.1	660,500	40.600%	1,626,847
2025	EPR Properties	107-110 Kiamesha Lake Rd	15.-1-12.3	25,200	40.600%	62,069
2025	EPR Properties	111 Kiamesha Lake Rd	15.-1-4	69,300	40.600%	170,690
2025	EPR Properties	143 Chalet Rd	15.-1-50.1	76,800	40.600%	189,163
2025	EPR Properties	184 Concord Rd	9.-1-35	319,200	40.600%	786,207
2025	EPR Properties	201 Thompson Rd	15.-1-15 (Empire - Golf Course)	3,642,100	40.600%	8,970,690
2025	EPR Properties	218 Concord Rd	15.-1-14.2	459,000	40.600%	1,130,542
2025	EPR Properties	23 Towner Rd	23.-2-34	217,700	40.600%	536,207
2025	EPR Properties	32 Chalet Rd	15.-1-19.1	144,900	40.600%	356,897
2025	EPR Properties	685 Resorts World Dr	15.-1-14.4 (Waterpark)	82,687,000	40.600%	203,662,562
2025	EPR Properties	685 Resorts World Drive	15.-1-14.4	82,687,000	40.600%	203,662,562
2025	EPR Properties	750 Resorts World Dr	23.-1-54.6 (Empire - EV Hotel)	13,214,600	40.600%	32,548,276
2025	EPR Properties	888 Resorts World Dr	23.-1-52.1 (Empire - Casino)	168,156,900	40.600%	414,179,557
2025	EPR Properties	Chalet Rd	15.-1-13.1	497,600	40.600%	1,225,616
2025	EPR Properties	Chalet Rd	15.-1-13.2	23,500	40.600%	57,882
2025	EPR Properties	Chalet Rd	15.-1-13.5	3,300	40.600%	8,128
2025	EPR Properties	Chalet Rd	15.-1-14.7	27,200	40.600%	66,995
2025	EPR Properties	Chalet Rd	15.-1-35.7	196,000	40.600%	482,759
2025	EPR Properties	Chalet Rd	15.-1-51	43,300	40.600%	106,650
2025	EPR Properties	Cimarron Rd	23.-2-33	14,300	40.600%	35,222
2025	EPR Properties	Co Hwy 161	15.-1-11.2	110,300	40.600%	271,675
2025	EPR Properties	Concord Rd	13.-3-19.1	103,600	40.600%	255,172
2025	EPR Properties	Concord Rd	13.-3-19.3	8,300	40.600%	20,443
2025	EPR Properties	Concord Rd	13.-3-45	35,300	40.600%	86,946
2025	EPR Properties	Concord Rd	13.-3-5	76,300	40.600%	187,931
2025	EPR Properties	Concord Rd	13.-3-7	133,500	40.600%	328,818
2025	EPR Properties	Concord Rd	15.-1-14.3	100,000	40.600%	246,305
2025	EPR Properties	Concord Rd	15.-1-14.6	17,600	40.600%	43,350
2025	EPR Properties	Joyland Rd	23.-1-55	265,635	40.600%	654,273
2025	EPR Properties	Joyland Rd	23.-1-65.1	234,200	40.600%	576,847
2025	EPR Properties	Joyland Rd	23.-2-1	46,800	40.600%	115,271
2025	EPR Properties	Joyland Rd	23.-2-2	6,000	40.600%	14,778
2025	EPR Properties	Joyland Rd	23.-2-3	6,000	40.600%	14,778
2025	EPR Properties	Joyland Rd	23.-2-31	7,500	40.600%	18,473
2025	EPR Properties	Joyland Rd	23.-2-4	22,500	40.600%	55,419
2025	EPR Properties	Joyland Rd	23.-2-6	7,000	40.600%	17,241
2025	EPR Properties	Joyland Rd	23.-2-8	97,800	40.600%	240,887
2025	EPR Properties	Kiamesha Lake Rd	15.-1-11.1	154,400	40.600%	380,296
2025	EPR Properties	Kiamesha LK Rd	15.-1-49	1,700	40.600%	4,187
2025	EPR Properties	Rock Ridge Dr	13.-3-12	7,400	40.600%	18,227
2025	EPR Properties	Rock Ridge Dr	13.-3-17	78,300	40.600%	192,857
2025	EPR Properties	Rock Ridge Dr	13.-3-18	82,600	40.600%	203,448
2025	EPR Properties	Rock Ridge Dr	13.-3-20.1	124,100	40.600%	305,665
2025	EPR Properties	Rock Ridge Dr	13.-3-20.2	500	40.600%	1,232
2025	EPR Properties	Rock Ridge Dr	13.-3-20.3	11,100	40.600%	27,340
2025	EPR Properties	Rock Ridge Dr	13.-3-22	48,700	40.600%	119,951
2025	EPR Properties	Rock Ridge Dr	13.-3-25.3	700	40.600%	1,724
2025	EPR Properties	Rock Ridge Dr	13.-3-25.1	114,800	40.600%	282,759
2025	EPR Properties	Rock Ridge Dr	13.-3-25.2	15,200	40.600%	37,438
2025	EPR Properties	State Route 17	23.-1-48.1 (Empire - Casino)	157,700	40.600%	388,424
2025	EPR Properties	State Route 17	23.-1-48.2	5,800	40.600%	14,286
2025	EPR Properties	State Route 17	23.-1-50.2	500,000	40.600%	1,231,527
2025	EPR Properties	State Route 17	23.-1-51.2	426,300	40.600%	1,050,000
2025	EPR Properties	State Route 42	13.-1-28	191,600	40.600%	471,921
2025	EPR Properties	State Route 42	13.-1-53	66,900	40.600%	164,778
2025	EPR Properties	State Route 42	9.-1-18.1	58,200	40.600%	143,350
2025	EPR Properties	Thompson Rd	13.-3-26.2	264,500	40.600%	651,478
2025	EPR Properties	Thompson Rd	15.-1-16.1	70,500	40.600%	173,645
2025	EPR Properties	Thompson Rd	15.-1-17.1	3,700	40.600%	9,113
2025	EPR Properties	Thompson Rd	15.-1-18.1	58,000	40.600%	142,857
2025	EPR Properties	Thompson Rd	15.-1-22	75,100	40.600%	184,975
2025	EPR Properties	Thompson Rd	15.-1-24	10,000	40.600%	24,631
2025	EPR Properties	Thompson Rd	15.-1-25	116,300	40.600%	286,453
2025	EPR Properties	Thompson Rd	23.-1-52.2	103,300	40.600%	254,433
2025	EPR Properties	Thompson Rd	23.-2-10	497,700	40.600%	1,225,862
2025	EPR Properties	Towner Road Ext	23.-2-50.4	7,100	40.600%	17,488



LEBAUM COMPANY, INC.
Insurance Specialists
17 Monsey Blvd, P O Box 450, Monsey, NY 10952
Tel. (845)425-1000 Ext. 105 Fax: (845)425-1759

April 29, 2026

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

Re: Revised Insurance Proposal

Honorable Town Board Members:

We are pleased to provide you with the revised renewal proposals from NYMIR, the following is a brief cost summary:

NYMIR:

Total Package including OCP and Fees	\$ 158,118.41
Auto	68,383.00
Excess	<u>19,656</u>
	\$ 246,157.41

All proposals are subject to their respective policy terms, conditions and exclusions.

Should you have any questions or comments, please feel free to communicate with me.

It is our pleasure to be of continued service to you.

Respectfully,

Nuchem E. Lebovits

NEL:bsd



AI
#1

**Town of Thompson
May 5, 2026 Town Board Meeting
WWTP Upgrades – Summary**

1. KIAMESHA LAKE

- Bids were received from four prime contracts on April 9, 2026.
- Bid prices came in higher than the estimate, so after conferring with the Town and EFC/DEC, a scope reduction and re-bid was recommended (see attached 4/27/26 meeting materials).
- Scope reduction includes eliminating the ATAD (sludge digester).
- Updating plans & bid docs will take 1-2 months and will need EFC review & approval.
- Target date for rebid: June/July 2026
- A formal request to NYSDEC to modify the SPDES compliance schedule for construction will be made once new bids are received and deemed acceptable
- NYSEFC short-term financing matures in August 2029.
- DE to provide engineering contract amendment to the Town for rebid work.

2. EMERALD GREEN

- Basis of Design Report, Plans & Specs were submitted to EFC in December 2025. Final comments received in February along with authorization to combine bids for Phase I and Phase II.
- DE is preparing bid documents for the Town Attorney's review.
- Current contract is for design through bidding, and RFQ was recently issued for construction-phase services.
- SPDES compliance schedule was modified by DEC on 3/3/26 with an anticipated construction start date of 7/1/26.

3. SACKETT LAKE

- DE was hired to prepare a Preliminary Engineering Report (PER) in late 2024.
- Draft PER was completed in May 2025 and submitted to EFC for listing in the FFY 2026 IUP. Response to EFC PER comments to go out on May 1.
- In October 2025, the project appeared in the IUP and qualified for up to \$17.3 million in financing at a subsidized interest rate.
- Interim progress report sent to DEC in January and meeting held on 2/17/26 to discuss progress toward meeting SPDES compliance schedule.
 - Anticipated date design would be completed was April 2026, so a compliance schedule modification is required to push that date, and subsequent dates, back.
 - Meeting soon with Town Supervisor and Mike Messenger to review dates and plan forward.
- Town issued an RFQ for engineering services (design through bidding) to advance the project.
- DE is advancing SEQR and SHPO review, which is needed before the Town can proceed with the 2026 process and a bond resolution (required for financing and grant applications).

Attachments:

- April 27, 2026 Meeting Summary package on Kiamesha Lake WWTP

From: [Dave Ohman](#)
To: [Lanahan, Rebecca \(EFC\)](#)
Cc: [John Peterson](#); [Helen Budrock](#); [Gregory, Lorraine A \(DEC\)](#); [Nelson, Harry B \(EFC\)](#); [Cherian, Manju \(DEC\)](#); [Jaffee, Alyssa \(DEC\)](#); [Scott Mace \(supervisor@thompsonny.gov\)](#); [Michael Messenger \(mmessenger@thompsonny.gov\)](#)
Subject: RE: Kiamesha WWTP 04-27-26 rebid mtg summary
Date: Thursday, April 30, 2026 11:05:00 AM
Attachments: [Kiamesha WWTP Upgrade 04-27-26 Mtg Summary.pdf](#)
[Kiamesha WWTP Upgrade 04-27-26 mtg agenda.pdf](#)
[Kiamesha Bid Summary Review 04-14-26 with bid percents.pdf](#)
[Kiamesha Rebid Summary of Changes R1.pdf](#)
[G-21 with edit notations.pdf](#)

Hi Rebecca and all

Attached is the meeting summary along with the meeting agenda and associated attachments.

Thank you all again for participating in the meeting. Please forward to others as you see necessary.

Please contact me or John Peterson if needed.

Best to you and all,



DAVE OHMAN, P.E.
PRINCIPAL
55 South Main Street | Oneonta, NY 13820
607.432.8073 x 302 (office)
607.643.1356 (mobile)
dohman@delawareengineering.com



**Town of Thompson
Kiamesha WWTP Upgrade
April 27, 2026 Bid Review Meeting with NYSEFC/NYSDEC – 9AM
Meeting Summary**

The meeting agenda and attachments (attached) were reviewed.

Meeting Takeaways

1. Plan forward

Plan as set forth in the handout will be followed

2. Re-Bid Period Duration

NYSEFC advised Town to follow municipal law and Town Council's advice relative to the duration of the bid advertisement to bid opening

3. Agency Review

Reasonable for NYSEFC and NYSDEC to review PER amendment and rebid documents in 2-3 weeks – they'll do their best to move things along.

4. SPDES Schedule of Compliance Modification Request

Current SOC date for completion of construction is September 2026. Town to submit a request to modify this date once rebids have been reviewed and a reasonable date can be identified.

Per Manju, no permit person is currently assigned for permit review as no formal mod request has been received. Therefore, the Town is to email the modification request to the R3 general email listed in the permit and can CC: other Department staff.

Since construction is anticipated to take up to 18 months after notice to proceed, the requested date for construction completion will be greater than 120 days beyond the current SOC date. Therefore, the permit modification will need to go out for public notice.

Since the project is in an Environmental Justice (EJ area), enhanced public participation (EPP) may be needed during the SPDES modification process. Helen Budrock to check with a DEC contact to clarify the magnitude of the EPP redo.

It is understood that NYSEFC does not need to be on/in all meetings with NYSDEC regarding the permits. However, invites will be extended to NYSEFC and communications will continue to be provided to keep NYSEFC up to date.

DELAWARE ENGINEERING, D.P.C.

5. Current EFC loan

The current loan maturity date is 8/2029. This should be adequate to complete construction, and file the pertinent closeout and close on the loan.

ATTACHMENTS

- Meeting agenda
- 04-14-26 Bid Summary
- Draft list of Drawing and Spec Changes
- Dwg G-21 with edits on changes

Kiamesha WWTP Upgrade 04-27-26 Mtg Summary.docx
enclosures



DELAWARE ENGINEERING, D.P.C.

55 South Main Street
Oneonta, New York 13820

Tel: 607.432.8073/Fax: 607.432.0432
DelawareEngineering.com

Town of Thompson Kiamesha WWTP Upgrade April 27, 2026 Bid Review Meeting with NYSEFC/NYSDEC

1. Meeting Purpose

- Review Bids with NYSEFC and NYSDEC
- Review Rebid Process and Schedule
- Agree upon plan forward

1. BID 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 was 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.
- See 04-14-26 Bid Summary
- This process will take 1-2 months but is the best option for keeping the project on schedule and within budget
- Items planned to eliminate – see attached list of specs and dwgs

3. ANTICIPATED NEXT STEPS/PLAN FORWARD

- Town Board passed resolution on April 21 to reject the bids received and authorize redesign/rebidding and associated work.
- DE prepares concise PER amendment and updates bid package to reflect change in scope & anticipated

DELAWARE ENGINEERING, D.P.C.

schedule and sends to NYSEFC and NYSDEC for review and approval.

- DE prepares and submit engineering contract amendment to the Town and NYSEFC for rebid changes and rebidding
- Re-bid project (set bid opening date, publish legal notice, etc.)
- Continue with close coordination with NYSEFC and NYSDEC
- Request SPDES Permit Schedule of Compliance modification for "Construction" from NYSDEC once bids have been reviewed

4. QUESTIONS

- Does bid period need to be 30 days or can it be shortened?
- Anticipated duration of NYSEFC/NYSDEC review once items are submitted

- Town Questions/Comments

- NYSEFC Questions/Comments?

- NYSDEC Questions/Comments?

5. ATTACHMENTS

- 04-14-26 Bid Summary
- Draft list of Drawing and Spec Changes
- Dwg G-21 with edits on changes

AI
#2
A

*****X
In the Matter of Extension No. 04 of the CONSOLIDATED
KIAMESHA SEWER DISTRICT of the
Town of Thompson, Sullivan County, New York.
*****X

**NEGATIVE DECLARATION
UNDER SEQR**

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the 5th day of May, 2026, did determine that Extension No. 04 of the Consolidated Kiamesha Sewer District in the Town of Thompson, will not have a significant effect on the environment.

2. Lead agency for such project is the Town Board of the Town of Thompson, whose address is 4052 Route 42, Monticello, New York 12701, the designation of which was accomplished by Resolution duly adopted at a regular meeting of the Town Board held on the 7th day of April, 2026.

3. The person to contact for further information is Supervisor Scott Mace, whose address is 4052 Route 42, Monticello, New York 12701, telephone number 845-794-2500.

4. The proposed extension of the Consolidated Kiamesha Sewer District enables Saddle Lane LLC (T/O Thompson Tax Map Parcel # 13-3-36.1) to become part of the said district and to use the facilities of the Consolidated Kiamesha Sewer Treatment Plant for the disposal of its sewage, the cost thereof being borne solely by the said property owners.

5. The basis for the negative declaration is as follows: that the administration and operation and maintenance of the sewer facilities and the use thereof by Saddle Lane LLC (T/O Thompson Tax Map Parcel # 13-3-36.1) will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Dated: Monticello, New York
May 05, 2026

TOWN OF THOMPSON
Town Hall
4052 Route 42
Monticello, New York 12701

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, in the said Town, on the 5th day of May, 2026, at 7:30 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Mace, and upon roll being called, the following were

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

ABSENT: None

The following resolution was duly moved and seconded, to wit:

RESOLUTION DATED MAY 05, 2026

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION NO. 04 OF THE CONSOLIDATED KIAMEHSA SEWER DISTRICT, IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed in the office of the Town Clerk of said Town in relation to the proposed Extension No. 04 of the Consolidated Kiamesha Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on April 7, 2026, reciting a description of the boundaries of said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said map, plan and report were on file in the Town Clerk=s Office for public inspection and specifying the 5th day of May, 2026, at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law, and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order, as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, said Town Board has duly considered said Map, Plan and Report and the evidence given at said Public Hearing; NOW, THEREFORE, BE IT

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

Section 1. Upon the evidence given at the aforesaid Public Hearing, it is hereby found
and determined as follows:

- a) The notice of the aforesaid Public Hearing was published and posted as required by
law and is otherwise sufficient;
- b) All the property and property owners within said proposed district are benefitted
thereby;
- c) All the property and property owners benefitted are included within the limits of
said proposed district;
- d) The establishment of said proposed district is in the public interest;
- e) That the average annual cost for a typical single-family residence would be five-
hundred ninety-four *and 10/100 (\$594.10) Dollars*; and
- f) That the requirements of the State Environmental Quality Review Act have been
complied with.

Section 2. This Resolution shall take effect immediately.

Motion by:

Seconded by:

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

Scott S. 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 resolution was thereupon declared duly adopted.

* * * * *

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, in the said Town on the 5th day of May, 2026, at 7:00 o'clock P.M., Prevailing Time.

The meeting was called to order by Supervisor Rieber, and upon roll being called, the following were

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

ABSENT: None

The following resolution was moved and seconded, to wit,

RESOLUTION DATED MAY 05, 2026

A RESOLUTION APPROVING EXTENSION NO. 04 OF THE CONSOLIDATED KIAMEHSA SEWER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, AND FURTHER APPROVING THE CONSTRUCTION OF THE IMPROVEMENTS PROPOSED THEREFOR.

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, has heretofore duly caused a general Map, Plan and Report to be prepared and filed with the Town Board of said Town in relation to Extension No. 04 of the Consolidated Kiamesha Sewer District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on April 07, 2026, reciting a description of the boundaries of the said proposed district, the improvements proposed, the maximum amount proposed to be expended for said improvements, the proposed method of financing to be employed, the fact that said Map, Plan and Report were on file in the Town Clerk's Office for public inspection, and specifying May 05, 2026 at 7:00 o'clock P.M., Prevailing Time, at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, as the time when and the place where said Town Board would meet for the purpose of holding a Public Hearing to hear all persons interested in the subject thereof concerning the same; and

WHEREAS, such Order was duly published and posted in the manner and within the time prescribed by Section 209-d of the Town Law and proof of said publication and posting has been duly presented to said Town Board; and

WHEREAS, said Public Hearing was duly held at the time and place set forth in said Order as aforesaid, at which all persons desiring to be heard were duly heard; and

WHEREAS, following said Public Hearing and based upon the evidence given thereat, said Town Board duly adopted a Resolution determining in the affirmative all of the questions set forth in subdivision 1 of Section 209-e of the Town Law; and

WHEREAS, it is now desired to adopt a further Resolution pursuant to subdivision 2(b) of Section 209-e of the Town Law approving the establishment of said district and the construction of the improvements proposed therefor; NOW, THEREFORE, BE IT

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

Section 1. Extension No. 04 of the Consolidated Kiamesha Sewer District in the Town of Thompson, Sullivan County, New York, to be bounded and described as hereinafter set forth, is hereby approved and authorized. The improvement proposed for said Consolidated Sewer District as extended, consisting of providing a means by which Saddle Lane LLC (T/O Thompson Tax Map Parcel # 13-3-36.1) may obtain sewer service by becoming part of the said Consolidated Kiamesha Sewer District, is likewise approved and authorized. 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. Annual charges shall be on a user consumption basis or such other method as the Town Board of the Town of Thompson shall determine by Resolution.

Section 2. Said District shall be bounded and described as more particularly set forth in Schedule A @ annexed hereto and made a part hereof.

Section 3. After the adoption of this Resolution, the Town Clerk is hereby directed to file certified copies of this Resolution, in accordance with and where required by law.

Section 4. This Resolution is adopted subject to a permissive referendum.

Motion by:

Seconded by:

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

Scott S. 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 resolution 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.

AI #3
A

At a regular meeting of the Town Board of the Town of Thompson held at the Town Hall, 4052 Route 42, Monticello, New York, on May 05, 2026

RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR FOR PROPOSED LOCAL LAW NO. 01 OF 2026; ZONING REVISIONS

WHEREAS, the Town Board of the Town of Thompson has conducted an extensive review of the present Zoning Code for the Town of Thompson, including a review of Chapter 250 of the Zoning and Planned Unit Development Code; and

WHEREAS, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated April 07, 2026 in connection with the review of the local law to amend Chapter 250 of the Town Code; and

WHEREAS, a Short Form Environmental Assessment Form has been filed in connection with the proposed revisions to Chapter 250 of the Town Code; and

WHEREAS, a Public Hearing was conducted in connection with the revisions to Chapter 250 of the Town Code on May 05, 2026, wherein said Public Hearing was closed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson determines that there are no negative environmental impacts that would be caused as a result of the enacting of Local Law 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"; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson makes a negative declaration with regard to any environmental impacts caused as a result of the enacting of Local Law No. 01 of 2026.

Moved by:

Seconded by:

Adopted on Motion May 05, 2026

Supervisor SCOTT S. MACE	Yes <input type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input type="checkbox"/> No <input type="checkbox"/>
Councilwoman MELINDA S. MEDDAUGH	Yes <input type="checkbox"/> No <input type="checkbox"/>
Councilman RYAN T. SCHOCK	Yes <input type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD L. BENJAMIN, JR.	Yes <input type="checkbox"/> No <input type="checkbox"/>

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS:

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the resolution annexed hereto declaring negative declaration for proposed Local Law No. 01 of 2026 was adopted by said Town Board on May 05, 2026, a majority of all Board members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of aid original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May 06, 2026.

MARILEE J. CALHOUN, Town Clerk

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on May 05, 2026

RESOLUTION TO ENACT LOCAL LAW NO. 01 of 2026

WHEREAS, proposed Local Law No. 01 of the year 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" was introduced to the Town Board at a meeting held March 17, 2026, at the Town Hall, Monticello, New York, to consider said proposed Local Law and Notice of Public Hearing having been duly published and posted as required by law, and said Public Hearing having been held and all persons appearing at said Public Hearing deeming to be heard having been heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 01 for the year 2026, Town of Thompson, State of New York, which Local Law is annexed hereto and made a part hereof.

Moved by:

Seconded by:

Adopted on Motion May 05, 2026

Supervisor SCOTT S. 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)
(ss:
COUNTY OF SULLIVAN)

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto to enact Local Law No. 01 of 2026 was adopted by said Town Board on May 05, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May 06, 2026.

MARILEE J. CALHOUN, TOWN CLERK

A#
#4

At a regular meeting of the Town Board of the
Town of Thompson held at the Town Hall, 4052
Route 42, Monticello, New York on May 05, 2026

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

WHEREAS, there has been introduced at a meeting of the Town Board of the Town of Thompson held on April 07, 2026, a proposed Local Law No. 02 of 2026, entitled "A Local Law to amend the Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development".

NOW, THEREFORE, BE IT RESOLVED, that a Public Hearing be held on said proposed Local Law by the Town Board of the Town of Thompson on May 19, 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:

Seconded by:

Adopted on Motion May 05, 2026

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

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

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

The undersigned, Town Clerk of the Town of Thompson, does hereby certify that the Resolution annexed hereto authorize a Public Hearing on proposed Local Law No. 02 of 2026 was adopted by said Town Board on May 05, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on May 06, 2026.

MARILEE J. CALHOUN, TOWN CLERK



Department of State
Corporations, State Records & UCC

New York State
Department of State
DIVISION OF CORPORATIONS,
STATE RECORDS AND
UNIFORM COMMERCIAL CODE
One Commerce Plaza
99 Washington Ave.
Albany, NY 12231-0001
dos.ny.gov

Local Law Filing

Pursuant to Municipal Home Rule Law §27

Local Law Number ascribed by the legislative body of the local government listed below:

No. 02 of the year 20 26

Local Law Title: A Local Law to Amend Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development"

Be it enacted by the Town Board of the _____
(Name of Legislative Body)

County City Town Village
(Select one)

of Thompson as follows on the attached pages:
(Name of Local Government)

For Office Use Only

Department of State Local Law Index Number: _____ of the year 20 ____

(The local law number assigned by the Department of State for indexing purposes may be different from the local law number ascribed by the legislative body of the local government.)

Town of Thompson

Local Law No. 02 of the year 2026

A local law entitled "A local law to amend the Town of Thompson Code, Chapter 250, Section 108 entitled "Time for Development".

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

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

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

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

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

4. This local law shall take effect immediately.

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

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

3. (Final adoption by referendum)

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

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

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

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: April ____, 2026

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

**STATE OF NEW YORK
COUNTY OF SULLIVAN**

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

Date: April ____, 2026

Attorney for Town of Thompson

AI #5

TOWN OF THOMPSON
SRF Project No.: C3-5378-02-00
SUPPLEMENTAL CERTIFICATE
amending and supplementing the hereinafter defined Closing Certificate

Dated as of the 5th day of May, 2026

I, the undersigned Chief Fiscal Officer of the Town of Thompson (the "Recipient") (as that term is defined in EXHIBIT E of the Project Finance Agreement), hereby certify and agree as follows:

1. This Supplemental Certificate is being delivered pursuant to the Project Finance Agreement (the "Project Finance Agreement") dated as of February 3, 2022 between the New York State Environmental Facilities Corporation (the "Corporation") and the Recipient and the Closing Certificate dated as of February 3, 2022 and delivered by the Recipient (the "Closing Certificate"). In accordance with the Project Finance Agreement and the Closing Certificate, the Closing Certificate is hereby supplemented. All capitalized terms used but not defined herein shall have the respective meanings set forth in the Project Finance Agreement.

2. The certifications made in paragraphs 2, 3, 7 and 8 of the Closing Certificate are confirmed and remade as of this date.

3. The Corporation is hereby requested to fund a Disbursement under the Financing in the amount of \$ 129,027.72 for Project Costs. Upon the making of a disbursement under the Recipient Financing Instrument, the Corporation is authorized to record all or a portion of such Disbursement on the grid attached thereto.

4. The above Project Costs have not been paid with the proceeds of any Third-Party Funding, except as specifically described herein: _____

In the event that the Recipient intends to submit, or has submitted, to a Third-Party Funding Entity the Project Costs requested herein, the Recipient represents that all conditions precedent to such reimbursement required to have been performed as of the date hereof have been so performed. The Recipient shall perform all conditions required to be fulfilled subsequent to the date hereof in connection with such reimbursement.

5. The Recipient determined that such Project Costs are reasonable, necessary, and allocable to the Financed Project under generally accepted governmental accounting standards.

6. This is Disbursement number #2 requested under the Financing and this Disbursement, if disbursed, together with the prior Disbursements requested, will not exceed the Maximum Principal Sum.

7. The making of the Disbursement will not result in a Disbursement by the Recipient that will violate any State Constitutional, statutory or judicial limitation on the issuance of debt by the Recipient.

8. The Recipient hereby represents and warrants that it is not in default under the Project Finance Agreement, that no event has occurred which, with the passage of time or the giving of notice or both, would become a default thereunder, that it has performed all of the covenants and agreements that it

is required to perform under the Project Finance Agreement, that the making of the Disbursement requested by this Certificate has been duly authorized by the Recipient, and that no change in circumstances has occurred, or will occur upon the making of the Disbursement hereby requested, which would preclude continued reliance upon the opinion of bond counsel to the Recipient rendered in connection with the Financing.

9. All amounts requested for Disbursement hereunder are for eligible Project Costs which have not been included in any previous Disbursement.

10. (If requesting payment for costs of construction):

(a) As of the date hereof, the Recipient holds, and will retain, a legal and valid fee simple title or other estate or interest in the site(s) of the Project, including all necessary easements and/or rights-of-way, as are or will be necessary for the Recipient's continued undisturbed use and possession of the site(s) of the Project during the construction, operation and maintenance of the Project.

(b) The Recipient obtained all licenses, permits or other approvals required as of the date hereof to undertake the Project.

(c) The Disbursement requested does not include any costs of construction (other than costs of planning and design) which have not been accepted by Agency or the Corporation.

(d) The Disbursement requested does not include any costs for change orders which have not been accepted by the Agency or Corporation.

11. (If requesting payment for costs associated with professional services agreement):

(a) The Disbursement requested does not include any costs incurred pursuant to any professional services agreements which have not been furnished to the Corporation.

(b) The Disbursement requested does not include any costs incurred pursuant to any professional services agreement pertaining to inspection and engineering services during construction of the Project which has not been accepted by the Agency or Corporation.

12. (If requesting payment for costs associated with technical force account work): The Disbursement requested does not include any costs of construction (other than costs of planning and design) associated with the technical force account proposal which has not been accepted by the Agency or Corporation.

13. (If requesting payment for costs for equipment): The Disbursement requested does not include any costs for equipment which have not been accepted by Agency or the Corporation.

14. The amount requested does not include any project costs associated with a Utilization Plan, EEO policy statement, or staffing plan as applicable, which has not been accepted by the Corporation.

15. The undersigned is duly authorized to execute and deliver this Supplemental Certificate on behalf of the Recipient.

16. The Recipient hereby represents and warrants that it is not a debarred or suspended party under 2 CFR Part 180 and 2 CFR 1532. Further, the Recipient has not made any award, contract or agreement for purchases of goods or services with any debarred or suspended party under 2 CFR Part 180

and 2 CFR 1532 or with any party that has been determined to be ineligible to bid under Section 316 of the Executive Law.

17. The Recipient hereby represents and warrants that it has obtained a certification in the form of EXHIBIT N to the Project Finance Agreement from each contractor and subcontractor which has a contract financed hereunder which exceeds \$100,000 and that the Recipient has submitted to the Corporation each such contractor and subcontractor certification as required under 40 CFR Part 34.

18. If Davis-Bacon applies, the Recipient certifies, based on the payroll copies received to date, that this project is in compliance with the requirements of 29 CFR § 5.5(a)(1).

19. If an Arbitrage and Use of Proceeds Certificate is requested as part of this Financing, Recipient is in full compliance with such Arbitrage and Use of Proceeds Certificate and certifies that the representations, warranties and covenants contained in such Arbitrage and Use of Proceeds Certificate remain true and correct.

IN WITNESS WHEREOF, I have hereunto set my hand as of the date first set forth above.

TOWN OF THOMPSON

By: _____
Name: SCOTT S. MACE
Title: SUPERVISOR

SRF Project No.: C3-5378-02-00

Cost Summary
Thompson T, C3-5378-02-00

Request No. **2**

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
Contingency		\$1,147,050.00	\$0.00	\$0.00	\$0.00	\$0.00	
Contingency	Estimate	\$1,147,050.00	\$0.00	\$0.00	\$0.00	\$0.00	(not releasable)
New contracts (include copy of contract with request):							
PROJECT TOTALS FOR C3-5378-02-00:							
		\$9,845,000.00	\$1,347,450.00	\$329,722.06	\$329,722.06		

LESS OFFSETS:

TOTAL NET REQUESTED FOR THIS DISBURSEMENT: 129,027.72

Summary of SRF Funding for C3-5378-02-00 (all financings)

Total Amount Financed by SRF:	\$ 4,000,000.00
Total Grant:	0.00
Total Project Costs Disbursed to Date:	329,722.06
PLUS: Cost of Issuance Disbursed:	0.00
Total SRF Funds Disbursed To Date:	\$ 329,722.06

Summary of SRF Funding for C3-5378-02-00 (current financing only)

SRF Financing Amount:	\$ 4,000,000.00
Grant Amount:	0.00
Disbursed To Date:	329,722.06
Available Balance:	\$ 3,670,277.94

Cost Summary
Thompson T, C3-5378-02-00

Request No. **2**

Contractor Name / Cost Description	Contract Date	Contract Amt	Eligible Amt	Disbursed To Date	Project Cost To Date	Elig. Contract Amt. Remaining	Costs Requested
< To Be Determined >		\$7,230,500.00	\$0.00	\$0.00	\$0.00	\$0.00	
Construction	Estimate	\$7,230,500.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
McLoughlin Properties, LLC	12/01/2020	\$2,450.00	\$2,450.00	\$2,280.00	\$2,280.00	\$170.00	
Engineering	Estimate	\$2,450.00	\$2,450.00	\$2,280.00	\$2,280.00	\$170.00	
MHE Engineering, D.P.C.	08/23/2022	\$1,345,000.00	\$1,345,000.00	\$327,442.06	\$327,442.06	\$1,017,557.94	
Engineering	Lump Sum	\$1,000,000.00	\$1,000,000.00	\$327,442.06	\$327,442.06	\$672,557.94	128,830.63
Engineering Services During Construction	Estimate	\$345,000.00	\$345,000.00	\$0.00	\$0.00	\$345,000.00	(conditioned)
Norton Rose Fulbright US LLP		\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
Bond Counsel	Estimate	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	(conditioned)
Other	12/01/2021	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	197.09
Other	Estimate	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	compliance restricted

AL#7

LORNE D. GREEN
COMMISSIONER / CIO

DANIEL J. SMITH
DEPUTY CIO

ALISON L. SHABAT
GIS COORDINATOR
911 ADDRESSING COORDINATOR

TEL. 845-807-0110
FAX 845-807-0111



COUNTY OF SULLIVAN
INFORMATION TECHNOLOGY SERVICES SYSTEMS
SULLIVAN COUNTY GOVERNMENT CENTER
100 NORTH STREET
PO BOX 5012
MONTICELLO, NY 12701

April 20, 2026

To Whom It May Concern,

This letter will serve as notification that the following road name has been approved for use within the 911 Addressing System for Sullivan County, NY. The approved road name is:

Pardes Eliezer Lane

These road names have been approved for use in a private community known at **Cold Spring Cottages**, located on property identified for assessment purposes as **Thompson 49.-1-8.1**

Please note that this office *must* be provided with a copy of the signed resolution and a map of the named roads before these roads can be added to the 911 system and/or used for addressing purposes.

If you have any questions please feel free to contact the 911 addressing department. Thank you for your cooperation and understanding while we work to provide our residents with the best emergency service response possible.

Sincerely,

Alison Shabat
Sullivan County 911 Addressing Center

Cc: Town Clerk

*

AI #8

Marilee Calhoun (Town of Thompson)

From: Michael Messenger <mmessenger@thompsonny.gov>
Sent: Wednesday, April 29, 2026 8:00 AM
To: Marilee Calhoun; Scott Mace
Subject: Agenda Item
Attachments: 1833708.pdf

Hello,

Could you add this to the next agenda?

- Approve purchase and installation of Wireless remote assembly for Vac-Con vacuum truck.

Thank you,

Michael Messenger

Superintendent

Town of Thompson Water & Sewer Dept.

(845) 794-5280 Ext. 104

mmessenger@thompsonny.gov



The Town of Thompson is an equal opportunity provider and employer.

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



Vac-Con Services, Inc.
Peirce-Eagle Equipment
 3388 Route 22 West
 Branchburg NJ USA 08876
 Phone #:(908) 203-0999

Estimate Number: 1833708

Tag Number:



Date and Time In: 4/24/2026 - 11:35 AM

Date and Time Out: 4/24/2026 - 11:35 AM

Promised Date - Time: 4/24/2026 - 11:35 AM

Cashed Out Date:

Date Appointment Initiated: 4/24/2026

Service Advisor: (4016723) EVAN POLICASTRO

TOWN OF THOMPSON WATER & SEW#028397
 128 ROCK RIDGE DRIVE
 ATTN: KEITH RIEBER
 MONTICELLO NY 12701

Veh Info: 200409 24 VAC-CON VPD3650HN/1000LHA WHITE

Serial Numbers: 12239859

3ALAG3FE1RDVE6847

In-Srv: 12/29/2023 Miles/Hrs In: 3526 Out:

Plate #:

Color Ex:WHITE

Int:

Repair	Hrs	VIN	Requested Repair Description	Mech #	Type	Labor	Discount	Total
1	4.50	12239859 RDVE6847	MILES HOURS AUX. CUSTOMER REQUESTS ESTIMATE TO INSTALL WIRELESS REMOTE ASSY ON UNIT.		Government	\$877.50	\$0.00	\$877.50

Repair	Part #	Description	Qty	Retail Price	Savings	Selling Price	Extended Discount	Extended Price
1	740-10784NHD	HARDWIRE RADIO CONTROL W/ ANTE	1.00	\$12,058.20	\$0.00	\$12,058.20	\$1,391.33	\$10,666.87
1	FRE	SHIPPING ESTIMATE	1.00	\$205.00	\$0.00	\$205.00	\$0.00	\$205.00

Pay Type	CC #	Amount
Signature: _____		
I AGREE TO PAY THE ABOVE TOTAL AMOUNT		
Cashed Out By:		
Cash Out Date:		
Cash Drawer:		
Parts Total:		\$12,058.20
Core Total:		\$0.00
Freight Total:		\$205.00
Sublet Total:		\$0.00
Labor Total:		\$877.50
- Labor Discount:		\$0.00
Other Charges:		\$0.00
Shop Supplies:		\$145.95
Sub Total:		\$13,286.65
- Parts Discount:		\$1,391.33
Ext Price:		\$11,895.32
Sales Tax:		\$0.00
Total:		\$11,895.32
- Deductible:		\$0.00
- Deposits:		\$0.00
Amount Due:		\$11,895.32
Amt Tendered:		\$0.00
Chg Returned:		\$0.00
As our customer, you just saved:		\$1,391.33

AI #9

Marilee Calhoun (Town of Thompson)

From: MFD Jon Wells <mfdchief@monticellofd.com>
Sent: Monday, April 27, 2026 6:15 AM
To: supervisor@thompsonny.gov
Cc: Marilee (Town of Thompson); Glenn Somers; Karen Schaefer
Subject: MJFD Request of Facility Use
Attachments: MJFD Town Park Request.doc; Untitled attachment 00052.txt

Good morning,

Please see request of facility use by the Monticello Joint Fire District.

Thank You,

Jon Wells, Chief
Monticello Fire Department
845.798.7773
mfdchief@monticellofd.com

Monticello Fire Department

Darryl Raynor
President

John Pavese
Vice President

Dori Huebner
Treasurer

23 Richardson Avenue
Monticello, NY 12701
(845) 794-6330

Sheldon Dillon
Financial Secretary

Dina Rundle
Recording Secretary

Jon Wells
Chief

James Gerrard II
1st Assistant Chief

April 27, 2026

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

RE: Town of Thompson East Mongaup River Park

Greetings,

The Monticello Joint Fire District is requesting the use of your facility at 179 Town Park Road, aka "East Mongaup River Park" for upcoming training on Sunday May 31st. MJFD is looking to bring a class to certify our members and mutual aid department members in the use of their UTV's. This training requires the use of the off-road trail system that currently exists at this location. This location would be perfect to help get our members and mutual aid members get certified in the use of our UTV's that are used for brush fire suppression, search/rescue operations, EMS transport and anything else that is requested. MJFD can provide you a certificate of liability upon request.

We appreciate your consideration of this request. If you have any further questions or requests, please feel free to contact me.

Best Regards,

Jon Wells, Chief
Monticello Fire Department
845.798.7773
mfdchief@monticellofd.com

AI #10



DEPARTMENT OF PARKS & RECREATION
4052 STATE ROUTE 42
MONTICELLO, NY 12701

GLENN SOMERS, SUPERINTENDENT
Gsomers@thompsonny.gov
(845)434-7303

Good morning can you please place on the agenda for May 5,2026 to approve Nilton Miguel Jr to Labor #1 which is a full time position. This was discussed at the budget meeting and is included in the 2026 budget. Nilton worked for the parks department and is a exceptional worker and will be a asset to the Parks Department.

Glenn Somers

AI #11

April 28, 2026

Town of Thompson
Planning and Zoning
4052 State Route 42
Monticello, NY 12701
Attn: Ms. Laura Eppers



RE: Request for Transportation Engineering Review Services, Evergreen Hills Estates, 402 Harris Road, Town of Thompson, Sullivan County, NY; CM Project No. 124-100-07

Dear Ms. Eppers:

On behalf of Creighton Manning Engineering & Surveying, PLLC (CM), thank you for this opportunity to provide Transportation Engineering Review Services to the Town of Thompson regarding the proposed Evergreen Hills Estates project located on the south side of Harris Road. CM has prepared the following Scope of Services to provide traffic engineering consultation to the Planning Board in the review of the transportation/traffic analyses that have been prepared by the applicant's engineer. This Scope is based on our understanding of the project and our experience as a firm in the role of Town Designated Traffic Engineer for other municipalities and as the Traffic Engineering Consultant for private developers. Our familiarity with the traffic characteristics of the proposed use will allow us to provide the Town with quality and economical consulting services.

SCOPE OF SERVICES

TASK 1 – Review of the Application

CM will request that any pertinent documents be provided including traffic studies, site plan, project narratives, and/or relevant correspondence with the town, county, or NYSDOT. We will review those materials and the applicant's study against traffic engineering standards and our professional experience and provide a comment letter summarizing our findings. Those comments on the study and/or site plan will be limited to transportation-related matters, deferring stormwater, drainage, planning and zoning, etc., to the board's other experts. Our comments are provided for Board consideration; therefore, the Board has the discretion to direct the applicant on how and what to address. After submission, we expect the applicant to review those comments that are supported by the Planning Board, provide a response and/or revise plans as necessary. We will review and comment on additional rounds of submissions and/or identify if our comments have all been addressed. A field visit to the project site is desirable and will be conducted if practicable and combined with other work/visits to the area where possible.

TASK 2 – Meetings

CM will attend board meetings on an as-needed/as-available basis to present our comments and/or discuss our findings with the board in a workshop setting and/or during the public meeting. These meetings may be in-person or virtual subject to the discretion of the board and what is most practical. For budgeting purposes, we assumed one in-person meeting, or several virtual meetings.

SCHEDULE

Efforts for the above work will largely depend on the applicant and the SEQR process. CM will make efforts to complete reviews within 2 to 3 weeks of receipt of materials, but in some cases, it may take 3 to 5 weeks depending on the amount and complexity of the submission.

FEE

Efforts spent are expected to be paid for by the applicant through an escrow account with the Town. CM proposes to invoice our professional services based on a time and expense basis according to the 2026 rates

provided under separate cover. For escrow budgeting purposes, the Town should anticipate the aforementioned efforts – **Task 1 and 2 - \$4,000.**

Only the actual efforts incurred will be invoiced and the above estimates may vary based on the SEQR process, the number of submissions, response of the applicant, and the number of meetings. The Town will be notified if efforts are anticipated to exceed the escrow budget.

We appreciate your consideration of our firm and look forward to serving the Town of Thompson as its transportation/traffic engineer as it conducts its review of this proposed project. Please do not hesitate to contact me directly at 518-689-1834 or kwersted@cmellp.com with any questions or if you require additional information.

Respectfully submitted,
Creighton Manning Engineering & Surveying, PLLC



Kenneth Wersted, PE, PTOE
Associate

CONTENTS NOTED AND APPROVED:

CM Proposal No. 124-100-07

Name (Please Print)

Town of Thompson

Company Name

4052 State Rt 42

Street

Signature

Date

845-794-2500 x330

Telephone

Monticello, NY 12701

Town/State/Zip

Marilee Calhoun (Town of Thompson)

From: Jim Carnell (Town of Thompson) <jcarnell@thompsonny.gov>
Sent: Wednesday, April 29, 2026 3:58 PM
To: Marilee (Town of Thompson)
Subject: Creighton Manning Evergreen Estates
Attachments: Creighton Manning Evergreen Estates.pdf

Marilee,

As we discussed. Please place this agreement on the Town Board agenda for the May 4th meeting.

Thank you,

James Carnell Jr.

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

Town of Thompson is an equal opportunity provider and employer.



State of New York Court of Appeals

MEMORANDUM

This memorandum is uncorrected and subject to revision before publication in the New York Reports.

No. 27
In the Matter of Chester Smith,
et al.,
 Respondents,
 v.
Town of Thompson Planning Board
et al.,
 Appellants.

Michael A. Fogel, for appellant Glen Wild Land Company LLC.
Steven N. Mogel, for respondents.
New York Association of Towns, amicus curiae.

MEMORANDUM:

The order of the Appellate Division should be reversed, with costs, and the judgment of Supreme Court reinstated.

By application dated November 12, 2021 and revised December 15, 2021, appellant Glen Wild Land Company LLC (Glen Wild) submitted a project proposal to the Town of Thompson Planning Board (Planning Board) seeking site plan approval and a special use permit to develop two warehouse buildings totaling approximately 560,000 square feet. Glen Wild's application also triggered an environmental review conducted by the Planning Board under the State Environmental Quality Review Act (SEQRA) (ECL art 8). The Code of the Town of Thompson (Town Code) expressly defines "warehouse" and "distribution center" (Code of Town of Thompson § 250-2 [B]). It is undisputed that warehouses are a permitted use, subject to site plan approval and a special use permit, in the property's zoning district, but distribution centers are not. The Town Code's distinction between a warehouse and a distribution center depends on the actual use of the property (*see id.*).

The Planning Board issued the site plan approval and special use permit on the condition that the property be developed for use as a warehouse as defined by the Town Code. The standard under CPLR article 78 for reviewing final administrative decisions—including the Planning Board's SEQRA, site plan, and special permit determinations—is "whether a determination was made in violation of lawful procedure, was affected by an error of law or was arbitrary and capricious or an abuse of discretion" (*Matter of Jackson v New York State Urban Dev. Corp.*, 67 NY2d 400, 416 [1986], quoting CPLR 7803 [3]; *see Diocese of Rochester v Planning Bd. of Town of Brighton*, 1 NY2d 508, 520 [1956]).

Despite petitioners' contention that the number and density of loading docks reflected in the project proposal "likely" indicates that the property's actual use will differ from what the Planning Board approved, we perceive no error of law or abuse of discretion in the Planning Board's issuance of the site plan approval and special use permit limiting it to use as a warehouse. The Planning Board also conducted its SEQRA review based on the restriction it imposed limiting the property's use to warehousing, and no error in its SEQRA determination appears on this record.

Order reversed, with costs, and judgment of Supreme Court, Sullivan County, reinstated, in a memorandum. Chief Judge Wilson and Judges Rivera, Garcia, Singas, Cannataro, Troutman and Halligan concur.

Decided April 23, 2026

AI #15
A

Supervisor Scott S. Mace appoints Karen Schaefer as his Part-Time Confidential Secretary for the Year 2026.

The Following Resolution Was Duly Adopted: Res. No. 33 of the Year 2026.

Resolved, that Karen Schaefer, the Supervisor's Part-Time Confidential Secretary for the year 2026 at a rate of **\$41.09 per hour.**

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

Seconded by: Councilman Benjamin

The Following Resolution Was Duly Adopted: Res. No.

Resolved, that Glenn Somers is hereby appointed Superintendent of Recreation for the Year 2026 at an annual salary of **\$121,300.**

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

For 5/5/24 TRM
agenda -
correct resolution
#36

The Following Resolution Was Duly Adopted: Res. No.

Resolved, that the Superintendent of Water and Sewer, Highway Department, and Superintendent of Parks & Recreation are authorized as needed to implement in accordance with the Town of Thompson Provisions.

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

Kiamesha O+M
S/B .214

The Following Resolution Was Duly Adopted: Res. No. 36 of the Year 2026.

Be it Resolved, that the following rates be established for the annual billing of water rents for the 2026 fiscal year within each district as follows: Interest and penalties will be at the rate of 5% over thirty-days, and 1/2 of 1% for each month thereafter

District Name	O&M Rate per point	Capital Rate per point
Lucky Lake Water	\$50.94	\$.00
Dillon Water	\$55.26	.00
Cold Spring Water	\$32.75	.00
Route 42/Kiamesha Water	\$0.314 per thousand cubic ft.	.00
Cold Spring Water District	\$32.75	
Extension Parcels	\$32.75	\$2.68
Melody Lake Water	\$49.66	\$21.88

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

Seconded by: Councilman Schock

S/B .214

TOWN OF THOMPSON - PROJECTED RATES

2026 ADOPTED BUDGET

CODE	ASSESSED VALUES/OR PTS	2026		ADOPTED		RATE PER
		TAX		2025	2026	
SD080	ADELAAR RESORT SEWER-C	\$ 60,720.00	\$	-		billed to users only
	ADELAAR RESORT SEWER-M	\$ 877,667.00	\$			
	2025	941,938.00	\$ 938,387.00	\$ 941,938.00	\$ 938,387.00	\$ (3,551.00)
WATER DISTRICTS:						
WD041	LUCKY LK. WATER C	196.00	\$ -	\$ -		
WD041	LUCKY LK. WATER M	190.00	\$ 9,679.00	\$ 50.94	\$ 50.94	
	2025	509.42	\$ 9,679.00	\$ 50.94	\$ 50.94	\$ 509.42
WD042	DILLON WATER	150.00	\$ 8,289.00	\$ 55.26	\$ 55.26	\$ -
	2025	552.60				
WD043	KIAM / RTE 42 WATER	42,556.081	\$ 9,118.00	\$ 0.000142	\$ 0.000214	\$ 0.00
WD044	COLD Spring Water - C	-	\$	-		
	COLD Spring Water - M	351.00	\$ 20,338.00	\$ 33.30	\$ 32.75	\$ 327.50
	Cold Spring Total 2025	333.01				
WD044	COLD Spring Water - Ext - C	705.00	\$ 1,891.00	\$ 2.82	\$ 2.68	\$ 26.82
	COLD Spring Water - Ext - M	270.00	\$ 20,338.00	\$ 33.30	\$ 32.75	\$ 163.75
	Cold Spring Ext Total 2025	194.66	\$ 22,229.00	\$ 36.12	\$ 35.43	\$ 190.57
WD046	ADELAAR RESORT WATER-C	-	\$	-		\$ (4.09)
WD046	ADELAAR RESORT WATER-M		\$ 526,956.00			
	2025	526,590.00	\$ 526,956.00	\$ 526,590.00	\$ 526,956.00	\$ 366.00
WD047	MELODY LAKE WATER-C	718.00	\$ 15,710.00	\$ 21.90	\$ 21.88	
WD047	MELODY LAKE WATER-M	640.00	\$ 31,782.00	\$ 49.64	\$ 49.66	
	2025	715.40	\$ 47,492.00	\$ 71.54	\$ 71.54	\$ 715.40
						\$ (0.00)

Correct Amount

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

Resolved, that the Town Board of the Town of Thompson hereby authorizes the refund of Inspection Fees in the amount of \$24,684.88 for construction costs relating to BBIS Auto Auction Phase 2 and Phase 3.

Motion by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0



6) PARKS & RECREATION DEPT: PURCHASE REQUESTS

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

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

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

Moved by: Councilman Benjamin Seconded by: Councilman Schock

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

Nays 0

22,742.42

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

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

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

Moved by: Councilman Meddaugh Seconded by: Councilman Schock

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

Nays 0

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

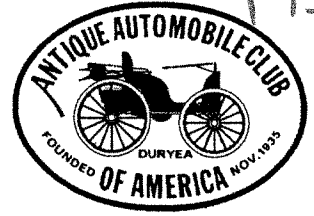
The Following Resolution Was Duly Adopted: Res. No. 148 of the Year 2026.

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 March 03, 2026

RESOLUTION OF SUPPORT FOR THE CONSTRUCTION OF A NEW FIRE STATION FOR THE ROCK HILL FIRE DISTRICT



61st SPRING MEET



FYI

CAR SHOW

ANTIQUÉ, CLASSIC & CUSTOM SUNDAY, MAY 31, 2026 ROCK HILL FIRE HOUSE



Rt 17 - Exit 109, Rock Hill NY - GPS 61 Glen Wild Rd, Rock Hill, NY 12775

★ Breakfast, Lunch & Beverages by: **ROCK HILL FIRE DEPT.** Available at Show ★

Sponsored by: **TIRE DISCOUNT** **TOWN OF THOMPSON** **THOMPSON SANITATION**
MONTICELLO & MIDDLETOWN SCOTT MACE, SUPERVISOR ROCK HILL

- | | | |
|------------------------------------|--|-----------------------------|
| 1 Up to 1949 (Non-Modified) | 7 Camaro/Firebirds to 2001 (Non-Modified) | 13 Hot Rods up to 48 |
| 2 50-60 (Non-Modified) | 8 Mustangs to 2001 (Non-Modified) | 14 Cruisers 49-2001 |
| 3 61-72 (Non-Modified) | 9 Foreign Cars to 2001 (Non-Modified) | 15 Modified Trucks to 2001 |
| 4 73-84 (Non-Modified) | 10 Trucks (All Non-Modified) to 2001 | 16. Future Classics 2002 to |
| 5 85-2001 (Non-Modified) | 11 Motorcycles (Age considered when Judging) | Date - Mods Allowed |
| 6 Corvettes to 2001 (Non-Modified) | 12 Tractors | |

SERVICE DOGS ALLOWED - No Pets

Type A, B, C Fire Extinguisher MUST be present to be judged

FIRST 100 REGISTERED RECEIVE DASH PLAQUES

★ **Car Class Parking At A Premium Come Early** ★

MUSIC • BASKET RAFFLES • 50-50 RAFFLES

Entry Fee for Vehicles - Pre-Registered by May 20th. 2026- \$10.00

Day of Show - Entry Fee - \$15.00

Spectator Fee \$3.00 or 2 for \$5.00 Kids FREE w/Adult

Car Contact - John DeCastro (845) 798-4173

Trophies
for
Best of Show,
Best Custom/Rod
Car Class Trophies

MUSIC

- Show cars allowed in at 9:00
- Show cars must be in place by 11:00
- No stakes on blacktop
- Show cars must remain until trophy ceremony (approx. 3:00) to receive trophy
- Trophies awarded based on point system of Catskill Region AACA
- CRAACA & RHFD not liable for damages caused at this show whatsoever

NO Skateboards, bicycles, roller blades, hover boards, drones or dogs (Service Dogs Allowed)

Please send your payment with this registration form. Cut at fold. Thank You.

Registration Hours at Show - 9:00 to 11:00 am

ANTIQUE AUTO REGISTRATION

Name _____ Email Address for registration confirmation _____

Mailing Address _____

Phone (_____) _____ **Type A, B, C Fire Extinguisher MUST be present to be judged**
Is there a Fire Extinguisher in the car? Yes _____ No _____

Car Info: Make _____ Year _____ Model _____ Class _____

SHOW CARS MUST BE IN PLACE BY 11:00

Pre-Registration Fee - \$10.00 by May 20th 2026. All Cars are \$15.00 Day of Show

Make Checks Payable to Catskill Region AACA and Mail to: John DeCastro, 29 Pinehurst Drive, Liberty NY 12754 • (845) 798-4173

PROFITS FROM SHOW HELPS TO FUND BOCES SCHOLARSHIP PROGRAMS, AND LOCAL FOOD BANKS

John DeCastro
29 Pinehurst Drive
Liberty, NY 12754

To:

