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**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 19, 2026

7:00 PM MEETING

PUBLIC HEARINGS:

- 1) FORMATION OF EMERALD SPRINGS WATER DISTRICT
- 2) PROPOSED LOCAL LAW # 02 OF 2026: AMEND CHAPTER 250 - TIME FOR DEVELOPMENT

CALL TO ORDER

ZOOM VIDEOCONFERENCING ANNOUNCEMENT

ROLL CALL

PLEDGE TO THE FLAG

APPROVAL OF PREVIOUS MINUTES: May 05, 2026 Regular Town Board Meeting

PUBLIC COMMENT

CORRESPONDENCE:

- **Town Clerk Calhoun:** Letters dated 05/12/2026 to Hon. Sharon Jankiewicz, Town Justice, Hon. Richard S. Baum, Town Justice, Mr. Darryl Raynor, President, Monticello Fire Department, Mr. Edward Walsh, Rock Hill Fire Department, Sullivan County BOE and Supervisor Mace Re: 2026 Election Schedule and Use of Facility.
- **NYS Dept. of Taxation and Finance:** Check #10984408, Dated: 05/01/2026 in the amount of \$556,949.66 – NYS Gaming Commission for Resorts World Catskill Casino Distribution 4th Quarter Payment

AGENDA ITEMS:

1) FORMATION OF EMERALD SPRINGS WATER DISTRICT

- A) NEGATIVE DECLARATION RESOLUTION UNDER SEQR
- B) RESOLUTION MAKING CERTAIN DETERMINATION IN RELATION TO PROPOSED FORMATION
- C) RESOLUTION APPROVING FORMATION SUBJECT TO PERMISSIVE REFERENDUM

2) PROPOSED LOCAL LAW # 02 OF 2026: TIME FOR DEVELOPMENT

- A) NEGATIVE DECLARATION RESOLUTION
- B) RESOLUTION TO ENACT

3) INTRODUCE: PROPOSED LOCAL LAW – ADD CHAPTER 171 OF TOWN CODE ENTITLED “PANHANDLING, AGGRESSIVE”

4) DISCUSS: SACKETT LAKE SEWER DISTRICT EXTENSION – SACKETT LAKE ROAD (TYLER WHEAT, SBL # 59.-1-75.1 & 59.-1-75.2)

5) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT - AUTHORIZE CHANGE ORDER # 03 -WITTCON - TO INCLUDE INSTALLATION OF PITLESS UNIT, WELL PUMP AND LEVEL SENSOR IN NEW WELL

6) MELODY LAKE WELLHOUSE IMPROVEMENT PROJECT – USDA PAYMENT

- A) APPROVE & AUTHORIZE - MHE ENGINEERING – INV# 26498 \$1,000.00
- B) APPROVE & AUTHORIZE – WITTCON, INC. – APPLICATION # 8 \$47,072.50
- C) APPROVE & AUTHORIZE – TAM ENTERPRISES - APPLICATION # 7 \$17,181.61
- D) APPROVE & AUTHORIZE – RURAL DEVELOPMENT PROJECT – USDA FORM E FOR PMT #11 \$65,254.11

- 7) APPROVE SELECTION OF DELAWARE ENGINEERING - RFQ# 1-26 – DESIGN THROUGH CONSTRUCTION PHASE ENGINEERING SERVICES FOR SACKETT LAKE WWTP UPGRADES & IMPROVEMENTS
- 8) APPROVE SELECTION OF DELAWARE ENGINEERING - RFQ# 2-26 – CONSTRUCTION PHASE ENGINEERING SERVICES FOR EMERALD GREEN WWTP UPGRADES
- 9) REQUEST FOR APPROVAL: KEITH & BARBARA HAGUE – CONSTRUCT ROOF SHELTERS OVER CAMPERS (2 HARRIS BUSHVILLE ROAD)
- 10) ACCEPT \$5,000.00 CHECK FROM THE LINDA & ANTHONY CELLINI SCHOLARSHIP FUND
- 11) DISCUSS & APPROVE: WAIVER OF O & M FEES FOR 155 COLD SPRING ROAD (SBL # 29.-2-20)
- 12) DISCUSS: PARKS & RECREATION YOUTH PROGRAM
- 13) DISCUSS: INFORMATION TECHNOLOGY (IT) MANUAL
- 14) RESOLUTIONS TO CORRECT TOWN BOARD MEETING MINUTES:
 - A) 04/07/2026 TOWN BOARD MEETING MINUTES: RES. NO. 195 OF 2026 TO CORRECT SALARY TO \$61,348.78 AND TO STATE PRO-RATED FOR THE REMAINDER OF THE YEAR.
- 15) BILLS OVER \$5,000
- 16) BUDGET TRANSFERS & AMENDMENTS
- 17) ORDER BILLS PAID

OLD BUSINESS
NEW BUSINESS

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS
PUBLIC COMMENT
EXECUTIVE SESSION: LEGAL MATTERS
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.

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 **May 05, 2026.**

ROLL CALL:

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

DRAFT

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

Present Via Zoom: Michael Messenger, Water & Sewer Superintendent

1) PUBLIC HEARING: PROPOSED EXTENSION NO. 04 OF THE CONSOLIDATED KIAMESHA SEWER DISTRICT (SADDLE LANE, LLC.)

Supervisor Mace opened the Public Hearing at 7:00 PM.
Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on April 24, 2026 with same being posted at the Town Hall and website on April 10, 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 7th 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

-----X
In the Matter of
Proposed Extension No. 04 of the **CONSOLIDATED**

KIAMESHA SEWER DISTRICT in the Town of
Thompson, Sullivan County, New York.

-----X

WHEREAS, a Map, Plan and Report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the Extension #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, COUNCILWOMAN	VOTING	Aye
RYAN T. SCHOCK, COUNCILMAN	VOTING	Aye
RICHARD L. BENJAMIN, JR., COUNCILMAN	VOTING	Aye

The order was thereupon declared duly adopted.

SCHEDULE "A"

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

Beginning at a point on the easterly side of New York State Route 42, said point being the southwesterly most comer 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.

Supervisor Mace explained the purpose of the proposed sewer extension.

Supervisor Mace asked if the Board had any comments. Councilman Pavese asked if a survey and wetlands delineation were required? Director Carnell said that wetlands delineation was either done or in the process of being done. Attorney Mednick said that the applicant goes through every process.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. There was no public comment made.

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

A motion to close the Public Hearing at 7:06 PM was made by Councilwoman Meddaugh and seconded by Councilman Schock.

2) PUBLIC HEARING: PROPOSED LOCAL LAW # 01 OF 2026 – AMEND CHAPTER 250 “TERMINOLOGY” AND “DEFINITIONS”

Supervisor Mace opened the Public Hearing at 7:07 PM. Town Clerk, Marilee J. Calhoun read the legal public notice and stated that she had an original affidavit of publication. Notice of said hearing was duly published in the Sullivan County Democrat on April 24, 2026 with same being posted at the Town Hall and Town Website on April 10, 2026.

**TOWN OF THOMPSON
NOTICE OF PUBLIC HEARING**

**Town Board Meeting
May 05, 2026
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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.

Supervisor Mace asked if the Town Board had any comments. The Board had no comments.

Supervisor Mace asked if anyone from the public would like to be heard on this matter. The following public comments were made:

- 1) Jessica Lansdale of Lake Communities Alliance read a letter dated 05/04/2026 that she provided.
- 2) Councilwoman Meddaugh said the GML-239 Review had a modification regarding Industrial Establishments.

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

A motion to close the Public Hearing at 7:16 PM was made by Councilman Schock and seconded by Councilwoman Meddaugh.

REGULAR MEETING – CALL TO ORDER

Supervisor Mace opened the meeting at 7:17 PM with the Pledge to the Flag. This meeting was held in person and remotely via Videoconferencing streamed live on the Zoom app, which is accessible to the public. The meeting is also being recorded for full transcription purposes should it be required.

APPROVAL OF MINUTES:

On a motion made by Councilman Schock and seconded by Councilman Benjamin the minutes of the April 21st, 2026 Regular Town Board Meeting were approved as presented.

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

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the minutes of the April 21st, 2026 Public Scoping Session were approved as presented.

Vote: Ayes 3 Mace, Meddaugh, and Schock
Nays 0
Recused 2 Pavese & Benjamin (They were not present for the meeting.)

PUBLIC COMMENT:

There was no public comment.

CORRESPONDENCE:

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

- **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.
- **Denise Frangiapane, CEO, Sullivan 180:** Letter dated 04/22/26 to Director Jill Weyer Re: 2026 Sullivan 180 Municipal Partnership Grant Addendum awarding \$20,000 to the Town of Thompson. Action to accept grant funding and authorize Supervisor to sign the Grant Addendum was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 225 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorize acceptance of the **2026 Sullivan 180 Municipal Partnership Grant** in the amount of 20,000.00 and Further Be It Resolved, that the Town Supervisor hereby be authorized to execute the necessary Grant Addendum and any other necessary documents in connection with the acceptance of said grant funds.

Motion by: Councilman Schock

Seconded by: Councilwoman Meddaugh

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

AGENDA ITEMS:

1) DISCUSS: KIAMESHA WASTEWATER TREATMENT PLANT UPGRADE PROJECT: RE-BID

Dave Ohman, P.E. of Delaware Engineering, D.P.C. provided a 15-minute presentation regarding his proposal for the re-bid of the Kiamesha WWTP Upgrade Project. They are proposing to eliminate the ATAD Sludge Digester. He also provided a map for the boards review. No action was taken.

2) SEWER DIST EXT. NO. 04 - CONSOLIDATED KIAMESHA SEWER DISTRICT – SADDLE LANE, LLC.

A) NEGATIVE DECLARATION RESOLUTION UNDER SEQR

The Following Resolution Was Duly Adopted: Res. No. 226 of the Year 2026.

*****X

In the Matter of Extension No. 04 of the CONSOLIDATED

**NEGATIVE
DECLARATION
UNDER SEQR**

KIAMESHA SEWER DISTRICT of the
Town of Thompson, Sullivan County, New York.

*****X

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.

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

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

B) RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO PROPOSED EXTENSION

The Following Resolution Was Duly Adopted: Res. No. 227 of the Year 2026.

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: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

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.

C) RESOLUTION APPROVING EXTENSION NO. 04 SUBJECT TO PERMISSIVE REFERENDUM

The Following Resolution Was Duly Adopted: Res. No. 228 of the Year 2026.

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: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Richard L. Benjamin, Jr.

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.

3) RESOLUTION TO ENACT: PROPOSED LOCAL LAW # 01 OF 2026:
AMEND CHAPTER 250 "TERMINOLOGY" AND "DEFINITIONS"

The Following Resolution Was Duly Adopted: Res. No. 229 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 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: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman Ryan T. Schock

Adopted on Motion May 05, 2026

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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"/>

The Following Resolution Was Duly Adopted: Res. No. 230 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 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 with the modification of removing the definition of Industrial Establishments as recommended by the Sullivan County Division of Planning, Community Development & Environmental Management.

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.¹

Moved by: Councilwoman Melinda S. Meddaugh

Seconded by: Councilman John A. Pavese

Adopted on Motion May 05, 2026

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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) PROPOSED LOCAL LAW # 02 OF 2026: TIME FOR DEVELOPMENT – ESTABLISH DATE FOR PUBLIC HEARING ON 05/19/2026 AT 7PM

Proposed Local Law #02 of 2026 to Amend Chapter 250, Section 108 entitled "Time for Development" was introduced at the April 7th Town Board Meeting and sent to Sullivan County Planning for GML-239 Review on April 10th. The Town Board took action to establish date for a Public Hearing to be held on Tuesday, May 19th, 2026 at 7PM.

The Following Resolution Was Duly Adopted: Res. No. 231 of the Year 2026.

¹ ATTACHMENT: ENACTED LOCAL LAW NO. 01 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 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: Councilman Ryan T. Schock

Seconded by: Councilman John A. Pavese

Adopted on Motion May 05, 2026

Supervisor SCOTT S. MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
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"/>

5) REVIEW & AUTHORIZE DISBURSEMENT #2 FROM NYS EFC FOR HARRIS SEWER DISTRICT IMPROVEMENT PROJECT, NO. C3-5378-02-00

The Following Resolution Was Duly Adopted: Res. No. 232 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Supplemental Certificate Disbursement No. 02 in the amount of \$129,027.72 with the New York State Environmental Facilities Corp for the Harris Sewer District Improvement Project (Project No.: C3-5378-02-00) to draw down the funds from long term financing to reimburse expenses already paid out for the project and Further Be It Resolved, that

the Town Supervisor hereby be authorized to execute the Supplemental Certificate as presented.

Motion by: Councilman Pavese Seconded by: Councilman Schock

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

Nays 0

6) DISCUSS: PART-TIME DOG CONTROL OFFICER

Supervisor Mace discussed the possibility of a part-time Dog Control Officer to help cover Joanne Gerow as she nears Retirement. She recommended considering the Town of Mamakating Dog Control Officer. Further discussion ensued between the Town Board and Town Attorney regarding how this situation could be handled such as through a Shared Services Agreement, Inter-Municipal Agreement, Stipend or part-time employment. No action was taken.

**7) COLD SPRING COTTAGES: PRIVATE ROAD NAME REQUEST-PARDES
ELIEZER LANE, MONTICELLO, NY, SBL # 49.-1-8.1**

The Following Resolution Was Duly Adopted: Res. No. 233 of the Year 2026.

Resolved, that upon the approval of the Sullivan County Information Technology Services Systems the (1) roadway located within Cold Spring Cottages on the provided map hereby be named as follows: Pardes Eliezer Lane, Monticello, NY, SBL # 49.-1-8.1. Further Be It Resolved, that the Town Clerk is hereby directed to notify the Sullivan County E911 Control Center of said change and request that all property owners/residents hereby be notified accordingly.

Motion by: Councilman Benjamin Seconded by: Councilman Schock

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

Nays 0

**8) WATER & SEWER DEPT: PURCHASE REQUEST – APPROVE PURCHASE AND
INSTALLATION OF WIRELESS REMOTE ASSEMBLY FOR VAC-CON VACUUM
TRUCK \$11,895.32**

The Following Resolution Was Duly Adopted: Res. No. 234 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the purchase and installation of (1) Wireless Remote Assembly as budgeted to be used by the Water & Sewer Department from Vac-Con Services, Inc. (Peirce-Eagle Equipment) in the amount of \$11,895.32 as per the presented Price Quote, Estimate # 1833708.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

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

Nays 0

**9) REQUEST FROM MONTICELLO JOINT FIRE DEPT FOR USE OF THE EAST
MONGAUP RIVER PARK, SUNDAY, MAY 31ST**

The Following Resolution Was Duly Adopted: Res. No. 235 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the use of the East Mongaup River Park by the Monticello Joint Fire District (MJFD) for (UTV) training to be held on May 31, 2026 and Further Be It Resolved, that said use shall be subject to submittal of certificate of insurance naming the Town of Thompson as Additional Insured in connection with the training event.

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

10) PARKS & RECREATION DEPT. – HIRE NILTON MIGUEL, JR. TO FULL-TIME LABORER #1 POSITION AT \$27.16 PER HR.

The Following Resolution Was Duly Adopted: Res. No. 236 of the Year 2026.

Resolved, that Superintendent Glenn R. Somers of the Department of Parks & Recreation hereby be authorized to hire Nilton Miguel, Jr., as a Full-Time Laborer #1 at a rate of \$27.16 per hour.

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

11) REVIEW & APPROVE: EVERGREEN HILLS ESTATES, 402 HARRIS ROAD – REQUEST FOR TRANSPORTATION ENGINEERING REVIEW SERVICES FROM CREIGHTON MANNING ENGINEERING

The Following Resolution Was Duly Adopted: Res. No. 237 of the Year 2026.

Resolved, that the Town of Thompson hereby approves the agreement of Creighton Manning Engineering & Surveying, PLLC for Transportation Engineering Review Services on behalf of the Town of Thompson Planning Board for the Evergreen Hills Estates Project and

Further Be It Resolved, that the Town Supervisor hereby be authorized to execute said Transportation Engineering Review Services Agreement with Creighton Manning Engineering & Surveying, PLLC.

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

12) DISCUSS: GLEN WILD LAND COMPANY, LLC. (AVON PARK PROJECT) – SMITH VS. TOWN OF THOMPSON PLANNING BOARD

Attorney Mednick reported on the decision from the NYS Court of Appeals in the matter of Chester Smith, et al vs. Town of Thompson Planning Board et al regarding the Glen Wild Land Company, LLC (Avon Park Project). The Court reversed the Appellate Division decision and reinstated the original Supreme Court decision. The Planning Board approvals are reinstated. A copy of the Court of Appeals decision was provided for reference.

13) RFQ# 1-26 – DESIGN THROUGH CONSTRUCTION PHASE ENGINEERING SERVICES FOR SACKETT LAKE WWTP UPGRADES & IMPROVEMENTS: REVIEW & COMPLETION OF INDIVIDUAL RFQ SCORING SHEET

Supervisor Mace reported on the (RFQ) for the Design through Construction Phase Engineering Services for Sackett Lake WWTP Upgrades & Improvements. There were two RFQ's received. He explained the process and advised that the Town Clerk will provide each Board Member with copies of the RFQ's after the meeting. The RFQ's will include an Individual RFQ Scoring Sheet to be completed by each Board Member for both RFQ's received. He asked that the Board review, complete form and return to the Town Clerk as soon as possible. There was no action taken.

14) RFQ# 2-26 – CONSTRUCTION PHASE ENGINEERING SERVICES FOR EMERALD GREEN WWTP UPGRADES: REVIEW & COMPLETION OF INDIVIDUAL RFQ SCORING SHEET

Supervisor Mace reported on the (RFQ) for the Construction Phase Engineering Services for Emerald Green WWTP Upgrades. There were two RFQ's received. He explained the process and advised that the Town Clerk will provide each Board Member with copies of the RFQ's after the meeting. The RFQ's will include an Individual RFQ Scoring Sheet to be completed by each Board Member for both RFQ's received. He asked that the Board review, complete form and return to the Town Clerk as soon as possible. There was no action taken.

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

The Following Resolution Was Duly Adopted: Res. No. 238 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the January 06, 2026 Town Board Meeting Minutes to correct the following: Resolution No. 36 of 2026 – Resolved that the O & M Rate Per Point for Route 42/Kiamesha Water is \$0.214 per thousand cubic ft.

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

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.

The Following Resolution Was Duly Adopted: Res. No. 239 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the correction to the March 03, 2026 Town Board Meeting Minutes to correct the following: Resolution No. 146 of 2026 – Resolved that the total cost of the 2026 John Deere Gator XUV845M is \$22,742.42.

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

16) BILLS OVER \$5,000.00

There were no bills provided.

17) BUDGET TRANSFERS & AMENDMENTS

There were no budget transfers or amendments.

18) ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 240 of the Year 2026.

Resolved, that all regular bills for the course of the month, which have been properly audited be approved for payment. A complete list of the regular bills as identified can be found appended to these minutes as per attached.²

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

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

1) APPOINTMENT OF MICHAEL KONEFAL, LAKE COMMUNITY REPRESENTATIVE TO THE COMPREHENSIVE PLAN COMMITTEE

The Following Resolution Was Duly Adopted: Res. No. 241 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby appoints Michael Konefal, a Lake Community Representative to serve on the Town Comprehensive Plan Committee for the continued implementation of the Final Comprehensive Plan.

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

2) ROCK HILL SUMMER CONCERT SERIES EVENTS AT LAKE IDA PARK: RESOLUTION TO APPROVE RENTAL AGREEMENT & AUTHORIZE WAIVER OF RENTAL FEES

The Following Resolution Was Duly Adopted: Res. No. 242 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby approves the Rental Agreement between the Town of Thompson and the Rock Hill Business & Community

² ATTACHMENT: ORDER BILLS PAID

Association for the use of Lake Ida Park on Wednesday evenings from 6:30 PM to 8:00 PM during the months of July & August for the Rock Hill Summer Concert Series Events and hereby authorizes waiving the rental fees for said community events, subject to submittal of a Certificate of Insurance naming the Town of Thompson additional insured.

Moved by: Councilman Benjamin Seconded by: Councilwoman Meddaugh

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

Nays 0

REPORTS: SUPERVISOR, COUNCILMEN, & DEPARTMENT HEADS

Supervisor Mace

- Ribbon Cutting at East Mongaup River Park for new Dog Park & Playground, June 15th at 10:00 AM.
- Anthony Cellini Scholarship Fund for Youth attending the Summer Youth Day Camp Program.
- Monticello Community Litter Pluck Event, 660 lbs. collected in the Exit 105 area from Beer World to Town Hall.

Councilman Pavese

- Adopt A Road Program update discussed.

Councilwoman Meddaugh

- Rock Hill Boy Scouts Spaghetti Dinner, May 16th, 4PM–7PM at RHFD.

Superintendent Hayden Carnell

- Sheeley Lane, Rock Hill – Request to dedicate private drive to Town as official Town Highway, which serves several residences and businesses. Discussion was held regarding the matter.

Superintendent Somers

- Paving & Landscaping of parking lot and dog park area to be completed at East Mongaup River Park.
- Adopt A Road Signs and Program update provided.

Comptroller DeMarmels

- AFR completed and filed.
- Auditors will be arriving the week of May 18th to start working on audit FYE 2025.

Councilman Benjamin

- Commended Town Employees that are doing a good job and are helping save the Town money.

PUBLIC COMMENT

There was no public comment.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Benjamin the Town Board entered into Executive Session at 8:10 PM to discuss a Personnel Matter and Contract Negotiations.

The Zoom Livestream Videoconferencing connection was disconnected.


The Executive Session was held.

The Town Board returned from Executive Session at 8:34 PM.
There was no action taken.

ADJOURNMENT

On a motion made by Councilman Benjamin 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
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. 01 of the year 20 26

Local Law Title: A Local Law to Amend 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 _____
(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. _____ 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. 1)]

ASSISTED LIVING

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

BANNER

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

BASEMENT

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

BED-AND-BREAKFAST

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

BILLBOARD

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

BUFFER AREA

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

BUILDING

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

BUILDING AREA

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

BUILDING, PRINCIPAL

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

BULK

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

BULLETIN BOARD

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

BUNGALOW COLONY

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

BUSINESS

Any commercial enterprise, association or arrangement for profit.

BUS STATION

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

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

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

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

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

CABIN, HUNTING OR FISHING

A structure designed for seasonal occupancy.

CAMP, DAY

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

CAMPER

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

CAMPGROUND

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

CAMP, SLEEP-AWAY

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

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

CAR WASH

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

CEMETERY

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

CERTIFICATE OF OCCUPANCY

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

CHANGEABLE-COPY SIGN

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

CLUB

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

CLUBHOUSE or LODGE

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

CLUSTER DEVELOPMENT

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

COLLEGE/UNIVERSITY

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

COMMERCIAL RECREATION

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

COMMON OPEN SPACE AREA

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

CONDOMINIUM

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

COURT

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

COURT, INNER

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

COURT, OUTER

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

DAY-CARE CENTER

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

DENSITY

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

DIRECTORY/ANNOUNCEMENT SIGN

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

DISSEMINATION

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

DISTRIBUTION CENTER

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

DOMESTIC ANIMALS

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

DORMITORY

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

DUMP

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

DUPLEX

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

DWELLING

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

DWELLING, ATTACHED

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

DWELLING, MULTI-UNIT

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

DWELLING, ONE-UNIT

A detached building containing one unit only.

DWELLING, TWO-UNIT

A detached building containing two dwelling units only.

DWELLING UNIT

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

EATING AND DRINKING ESTABLISHMENT

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

ENGINEER

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

FACILITY

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

FARMWORKER HOUSING

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

FLEX SPACE

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

FLOOD or FLOODING

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

FLOODPLAIN, 100-YEAR

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

FLOODPROOFING

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

FLOODWAY

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

FLOOR AREA

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

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

(2) However, floor area does not include:

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

FLOOR AREA, LIVABLE

See "floor area."

FLOOR AREA RATIO

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

FORESTRY

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

FUNERAL HOME

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

GARAGE, PARKING

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

GARAGE, PRIVATE

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

GARAGE, PUBLIC

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

GARDEN HOUSE

A greenhouse.

GASOLINE FILLING STATION

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

GREENHOUSE

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

GROSS LIVABLE AREA (GLA)

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

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

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

GOVERNMENT BUILDING

A building owned or used by a municipal corporation

HABITABLE FLOOR AREA

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

HEIGHT

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

HOME OCCUPATION

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

HOSPITAL

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

HOTEL

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

INCOME

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

INDUSTRIAL ESTABLISHMENT

See "manufacturing establishment."

INSTITUTION

A nonprofit corporation, or nonprofit establishment for public use.

JUNKYARD

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

KENNEL

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

LABORATORY

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

LIBRARY

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

LIGHT MANUFACTURING

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

LIVESTOCK

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

LOADING SPACE

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

LOCAL LAW

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

LOT

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

LOT AREA

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

LOT, CORNER

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

LOT COVERAGE

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

LOT DEPTH

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

LOT LINE

Any boundary of a lot other than a street line.

LOT LINE, FRONT

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

LOT LINE, REAR

The lot line generally opposite the street line.

LOT LINE, SIDE

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

LOT WIDTH

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

MANUFACTURED HOME

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

MANUFACTURING

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

MIXED-USE DEVELOPMENT

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

MOBILE HOME

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

MOBILE HOME PARK

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

MOBILE HOME SALES LOT

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

MODULAR HOME

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

MOTEL

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

MOTOR VEHICLE RENTAL/LEASING ESTABLISHMENT

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

MOTOR VEHICLE SALES

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

MOTOR VEHICLE SERVICE STATION/GARAGE

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

MUSEUM

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

NET FLOOR AREA

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

NONCONFORMING BUILDING OR USE

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

NONCONFORMING BULK

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

NURSERY

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

NURSERY SCHOOL

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

NURSING HOME

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

OFFICE, BUSINESS

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

OFF-STREET PARKING AREA OR SPACE

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

OUTDOOR SALES

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

OUTDOOR VENDING MACHINES

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

PAINTED WALL DECORATIONS

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

PAINTED WALL HIGHLIGHTS

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

PARKING SPACE

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

PARK

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

PERSON

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

PERSONAL SERVICE SHOP

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

PET

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

PETTING ZOO

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

PHILANTHROPIC INSTITUTION

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

PLACE OF WORSHIP

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

PLANNED BUSINESS PARK

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

PLANNED RESORT DEVELOPMENT

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

PLANNED UNIT DEVELOPMENT

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

PLANNING BOARD

The Planning Board of the Town of Thompson.

POULTRY

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

PUBLIC SEWER

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

PUBLIC UTILITY

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

PUBLIC WATER

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

QUARRY or QUARRYING OPERATIONS

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

RECREATIONAL VEHICLE

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

RESEARCH FACILITY

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

RESIDENCE

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

RETAIL SHOP

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

ROOM, HABITABLE

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

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

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

SALVAGE YARD

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

SCHOOL

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

SCREENING

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

SELF STORAGE

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

SERVICE SHOP

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

SEXUAL ACTIVITIES

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

SEXUAL ANATOMICAL AREAS

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

SHED

An accessory structure or building used primarily for storage purposes.

SHOPPING CENTER

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

SIGN

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

SIGN AREA

Includes all faces of a sign measured as follows:

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

SIGN COVERAGE RATIO

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

SIGN, FLASHING

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

SIGN, DIRECTLY ILLUMINATED

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

SIGN, ILLUMINATED

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

SIGN, INDIRECTLY ILLUMINATED

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

SIGN, OFF-SITE

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

SIGN, ON-SITE

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

SIGN, PORTABLE

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

SIGN, REAL ESTATE

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

SIGN STRUCTURE

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

SOLAR POWER ENERGY SYSTEM

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

SPECIFIED ANATOMICAL AREAS

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

SPECIFIED SEXUAL ACTIVITIES

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

STORY

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

STREET

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

STREET LINE

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

STRIPPING OF LAND

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

STRUCTURE

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

SUBSTANTIAL CONNECTION

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

SUBSTANTIAL OR SIGNIFICANT PORTION

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

SURVEYOR

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

SWIMMING POOL

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

TOWNHOUSE

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

TRAILER, CONSTRUCTION

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

TRAILER, TRUCK

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

TRUCKING TERMINAL

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

TURBIDITY

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

UNDER CANOPY

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

USE

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

USE, ACCESSORY

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

USE, NONCONFORMING

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

USE, PERMITTED

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

USE, PRINCIPAL

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

USE, SPECIAL

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

WADING POOL

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

WAREHOUSE

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

WETLAND, PROTECTED

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

WHOLESALE ESTABLISHMENT

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

YARD, FRONT

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

YARD, REAR

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

YARD, REQUIRED

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

YARD, REQUIRED FRONT

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

YARD, SIDE

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

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

LOCAL LAW FILING

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

1. (Final adoption by local legislative body only)

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

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

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

3. (Final adoption by referendum)

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

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

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

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

LOCAL LAW FILING

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

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

6. (County local law concerning adoption of Charter)

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

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

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

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

Date: _____, 2026

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

**STATE OF NEW YORK
COUNTY OF SULLIVAN**

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

Date: _____, 2026

Attorney for Town of Thompson



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 5th day of May 2024 in the amounts respectively specified. Authorization is hereby given and direction is made to pay each of the claimants in the amount as specified upon each claim stated.


Melissa DeMarmels, Comptroller


Scott S. Mace, Supervisor



Town of Thompson
Warrant Report

Unposted Batch Totals

Fund	Fund Description	Invoice Batch	Manual Checks	Purchase Cards	Total
Unposted Batch Grand Totals		\$0.00	\$0.00	\$0.00	\$0.00

Posted Batch Totals

Fund	Fund Description	Invoice Batch		Manual Checks		Purchase Cards		Total	
		Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid
A000	GENERAL FUND TOWN WIDE	\$292,940.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$292,940.91	\$0.00
B000	GENERAL TOWN OUTSIDE	\$59,977.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,977.20	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$105,185.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,185.54	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$117,111.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,111.17	\$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$239.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.72	\$0.00
SL01	ROCK HILL LIGHTING	\$402.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402.32	\$0.00
SL02	LUCKY LAKE LIGHTING	\$68.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.42	\$0.00
SL03	LAKE LOUISE MARIE	\$209.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.12	\$0.00
SL04	PATIO HOMES LIGHTING	\$2,285.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,285.91	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$56.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.86	\$0.00
SL06	EMERALD GREEN LIGHTING	\$1,020.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,020.90	\$0.00
SL07	TREASURE LAKE LIGHTING	\$13.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.89	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$96.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.14	\$0.00
SL11	ADELAAR Lighting	\$612.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$612.00	\$0.00
SL12	Route 42 N Lighting	\$234.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234.65	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$11,245.47	\$0.00	\$0.00	\$0.00	\$1,400,000.00	\$0.00	\$1,411,245.47	\$0.00
SSHC	Harris Consolidated Sewer District	\$11,263.19	\$0.00	\$0.00	\$0.00	\$12,000.00	\$0.00	\$23,263.19	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$93,103.19	\$0.00	\$0.00	\$0.00	\$67,000.00	\$0.00	\$160,103.19	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$2,931.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,931.53	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$35,388.10	\$0.00	\$0.00	\$0.00	\$20,000.00	\$0.00	\$55,388.10	\$0.00
SSSO	SACKETT LAKE SEWER DISTR	\$18,433.00	\$0.00	\$0.00	\$0.00	\$17,500.00	\$0.00	\$35,933.00	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$2,008.77	\$0.00	\$0.00	\$0.00	\$1,445,000.00	\$0.00	\$1,447,008.77	\$0.00
SWC0	COLD SPRING WATER	\$1,053.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,053.55	\$0.00
SWD0	DILLON WATER DISTRICT	\$269.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$269.48	\$0.00
SWK0	KIAMESHA RT42 WATER	\$160.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.32	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$525.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$525.42	\$0.00
SWM0	MELODY LAKE WATER	\$1,198.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,198.86	\$0.00
T000	TRUST & AGENCY FUND	\$4,917.23	\$0.00	\$0.00	\$0.00	\$18,356.49	\$0.00	\$23,273.72	\$0.00
Posted Batch Grand Totals		\$774,202.86	\$0.00	\$0.00	\$0.00	\$2,979,856.49	\$0.00	\$3,754,059.35	\$0.00



Town of Thompson
Warrant Report

Fund	Fund Description	Report Grand Totals				Invoice Batch		Manual Checks		Purchase Cards		Total	
		Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid	Unpaid	Paid
A000	GENERAL FUND TOWN WIDE	\$0.00	\$292,940.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$292,940.91	\$0.00
B000	GENERAL TOWN OUTSIDE	\$0.00	\$59,977.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,977.20	\$0.00
DA00	HWY#3 / 4 - TOWN WIDE	\$0.00	\$105,185.54	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$105,185.54	\$0.00
DB00	HWY#1 - TOWN OUTSIDE	\$0.00	\$117,111.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$117,111.17	\$0.00
RD00	ADELAAR ROAD IMPROVMENT DISTRICT	\$0.00	\$239.72	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$239.72	\$0.00
SL01	ROCK HILL LIGHTING	\$0.00	\$402.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$402.32	\$0.00
SL02	LUCKY LAKE LIGHTING	\$0.00	\$68.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$68.42	\$0.00
SL03	LAKE LOUISE MARIE	\$0.00	\$209.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$209.12	\$0.00
SL04	PATIO HOMES LIGHTING	\$0.00	\$2,285.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,285.91	\$0.00
SL05	KIAMESHA SHORES LIGHTING	\$0.00	\$56.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56.86	\$0.00
SL06	EMERALD GREEN LIGHTING	\$0.00	\$1,020.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,020.90	\$0.00
SL07	TREASURE LAKE LIGHTING	\$0.00	\$13.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$13.89	\$0.00
SL10	EMERALD CORP. PARK L/D#10	\$0.00	\$96.14	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$96.14	\$0.00
SL11	ADELAAR Lighting	\$0.00	\$612.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$612.00	\$0.00
SL12	Route 42 N Lighting	\$0.00	\$234.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$234.65	\$0.00
SRH0	ROCK HILL AMBULANCE DIST	\$0.00	\$11,250.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,250.00	\$0.00
SSAR	Adelaar Sewer District	\$0.00	\$11,245.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,245.47	\$0.00
SSHC	Harris Consolidated Sewer District	\$0.00	\$11,263.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,263.19	\$0.00
SSKC	Kiamesha Consolidated Sewer District	\$0.00	\$93,103.19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$93,103.19	\$0.00
SSM0	MELODY LAKE SEWER DISTR.	\$0.00	\$2,931.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,931.53	\$0.00
SSRC	Rock Hill Emerald Green Consolidated Sewer Dist	\$0.00	\$35,388.10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35,388.10	\$0.00
SSS0	SACKETT LAKE SEWER DISTR	\$0.00	\$18,433.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$18,433.00	\$0.00
SWA0	ADELAAR RESORT WATER DISTRICT	\$0.00	\$2,008.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,008.77	\$0.00
SWC0	COLD SPRING WATER	\$0.00	\$1,053.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,053.55	\$0.00
SWD0	DILLON WATER DISTRICT	\$0.00	\$269.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$269.48	\$0.00
SWK0	KIAMESHA RT42 WATER	\$0.00	\$160.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160.32	\$0.00
SWL0	LUCKY LAKE WATER DISTR	\$0.00	\$525.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$525.42	\$0.00
SWM0	MELODY LAKE WATER	\$0.00	\$1,198.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,198.86	\$0.00
T000	TRUST & AGENCY FUND	\$0.00	\$4,917.23	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,917.23	\$0.00
Grand Totals		\$0.00	\$774,202.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,754,059.35	\$0.00

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



C-1
KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

Town Hall • 4052 Route 42N • Monticello, New York 12701-3221
Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

May 12, 2026

Sullivan County Board of Elections
Government Center – 100 North Street
PO Box 5012
Monticello, New York 12701

Re: 2026 Election Schedule & Use of Facility – Designated Election Districts 6, 9 & 10
Tuesday, June 23rd – Regular Primary Election, 6AM to 9PM
Tuesday, November 3rd – General Election, 6AM to 9PM

Dear Election Commissioners,

The Town of Thompson is requesting permission for the necessary use of your facility as a polling site for the purpose of conducting the above elections. Enclosed is a Certificate of Insurance for use of the building.

Please be advised that the room will need to be available by Noon the day before each election for setup. They will require the use of 4 large tables and 16 chairs. We will also need someone to open the facility 1 hour prior to the election and to close the facility after the election.

Please make arrangements to have the voting machines and materials delivered prior to each Election and removed thereafter.

Thank you in advance for your continued cooperation and please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Marilee J. Calhoun".

Marilee J. Calhoun
Town Clerk

MJC:

PC: Hon. Scott S. Mace, Supervisor and Town Board Members
Voting Machine Custodian: Kim Hogue

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

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Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

May 12, 2026

Rock Hill Fire Department
Attn: Mr. Edward Walsh
PO Box 116
Rock Hill, New York 12775

Re: 2026 Election Schedule & Use of Facility – Designated Election Districts 1 & 2
Tuesday, June 23rd – Regular Primary Election, 6AM to 9PM
Tuesday, November 3rd – General Election, 6AM to 9PM

Dear Mr. Walsh,

The Town of Thompson is requesting permission for the necessary use of your facility as a polling site for the purpose of conducting the above elections. Enclosed is a Certificate of Insurance for use of the building.

Please be advised that the room will need to be available by Noon the day before each election for setup. All chairs must be removed from the room as required by Board of Elections. We will require the use of 4 large tables and 16 chairs. We will also need someone to open the facility 1 hour prior to the election and to close the facility after the election.

The Board of Elections will make arrangements with me to have the voting machines and materials delivered prior to each Election. They will most likely be delivered the week prior to the election and removed a few days thereafter.

Thank you in advance for your continued cooperation and please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Marilee J. Calhoun".

Marilee J. Calhoun
Town Clerk

MJC:

PC: Hon. Scott S. Mace, Supervisor and Town Board Members
Deborah Mitchell, Secretary Rock Hill Fire District
Voting Machine Custodian: Kim Hogue

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

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Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

May 12, 2026

Hon. Sharon Jankiewicz, Town Justice
Town of Thompson
4052 State Route 42
Monticello, New York 12701

Re: 2026 Election Schedule & Use of Facility – Designated Election Districts 3, 4, 11 & 13
Tuesday, June 23rd – Regular Primary Election, 6AM to 9PM
Tuesday, November 3rd – General Election, 6AM to 9PM

Dear Judge Jankiewicz,

The Sullivan County Board of Elections has advised me of the above-mentioned Election Schedule. As in the past the Town Hall will be used as a polling site for the purpose of conducting the above elections. The meeting/courtroom will need to be available.

Please be advised that the room will need to be available by Noon the day before each election for setup. Court will need to be rescheduled on those days since all chairs must be removed from the room as required by Board of Elections. I will make sure that the facility is opened and closed for setup, delivery and election.

The Board of Elections will make arrangements with me to have the voting machines and materials delivered prior to each Election. They will most likely be delivered the week prior to the election and removed a few days thereafter.

Thank you in advance for your continued cooperation and please let me know if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Marilee J. Calhoun". The signature is written in a cursive style.

Marilee J. Calhoun
Town Clerk

MJC:

PC: Hon. Scott S. Mace, Supervisor and Town Board Members
Town of Thompson Justice Court Clerks
Voting Machine Custodian: Kim Hogue

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

Town Hall • 4052 Route 42N • Monticello, New York 12701-3221
Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

May 12, 2026

Hon. Richard S. Baum, Town Justice
Town of Thompson
4052 State Route 42
Monticello, New York 12701

Re: 2026 Election Schedule & Use of Facility – Designated Election Districts 3, 4, 11 & 13
Tuesday, June 23rd – Regular Primary Election, 6AM to 9PM..
Tuesday, November 3rd – General Election, 6AM to 9PM

Dear Judge Baum,

The Sullivan County Board of Elections has advised me of the above-mentioned Election Schedule. As in the past the Town Hall will be used as a polling site for the purpose of conducting the above elections. The meeting/courtroom will need to be available.

Please be advised that the room will need to be available by Noon the day before each election for setup. Court will need to be rescheduled on those days since all chairs must be removed from the room as required by Board of Elections. I will make sure that the facility is opened and closed for setup, delivery and election.

The Board of Elections will make arrangements with me to have the voting machines and materials delivered prior to each Election. They will most likely be delivered the week prior to the election and removed a few days thereafter.

Thank you in advance for your continued cooperation and please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Marilee J. Calhoun".

Marilee J. Calhoun
Town Clerk

MJC:

PC: Hon. Scott S. Mace, Supervisor and Town Board Members
Town of Thompson Justice Court Clerks
Voting Machine Custodian: Kim Hogue

MARILEE J. CALHOUN
Town Clerk
marilee@thompsonny.gov



KELLY M. MURRAN
Deputy Town Clerk
deputyclerk@thompsonny.gov

Town Hall • 4052 Route 42N • Monticello, New York 12701-3221
Telephone: (845) 794-2500 Ext. 302 • Fax: (845) 794-8600

May 12, 2026

Mr. Darryl Raynor, President
Monticello Fire Department
23 Richardson Avenue
Monticello, New York 12701

Re: 2026 Election Schedule & Use of Facility – Designated Election Districts 5, 7, 8 & 12
Tuesday, June 23rd – Regular Primary Election, 6AM to 9PM
Tuesday, November 3rd – General Election, 6AM to 9PM

Dear Mr. Raynor,

The Town of Thompson is requesting permission for the necessary use of your facility as a polling site for the purpose of conducting the above elections. Enclosed is a Certificate of Insurance for use of the building.

Please be advised that the room will need to be available by Noon the day before each election for setup. All chairs must be removed from the room as required by Board of Elections. We will require the use of 6 large tables and 18 chairs. We will also need someone to open the facility 1 hour prior to the election and to close the facility after the election.

The Board of Elections will make arrangements with me to have the voting machines and materials delivered prior to each Election. They will most likely be delivered the week prior to the election and removed a few days thereafter.

Thank you in advance for your continued cooperation and please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Marilee J. Calhoun".

Marilee J. Calhoun
Town Clerk

MJC:

PC: Hon. Scott S. Mace, Supervisor and Town Board Members
Doreen Huebner, Secretary Monticello Fire District
Voting Machine Custodian: Kim Hogue

State of New York

REMITTANCE ADVICE for CHECK NO. 10984408

A C-2

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

Agency Code and Description	Tele Inquiry No	Voucher No	Payee Reference/Invoice No	Ref/Inv Date	Payment Amount
GAM01 NYS Gaming Commission		00040421	RWC Distrib 4th Qtr 25-26	04/14/26	556,949.66

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

Non-Negotiable	Check Total	\$556,949.66
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Go to <http://www.osc.state.ny.us/state-vendors> for Electronic Payments information

DETACH HERE BEFORE CASHING ↓

PLEASE CASH WITHIN 180 DAYS

00784433

\$556,949.66

State of New York

DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY

MAY 01, 2026

GAM01

Check No. 10984408

29-55
213

KNOW YOUR ENDORSER

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

\$556,949.66

Thomas P. DiNapoli
 Thomas P. DiNapoli
 State Comptroller

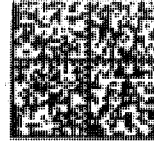
KeyBank N.A.

Amanda Hiller
 Amanda Hiller
 Acting Commissioner, Taxation and Finance

⑈ 10984408 ⑆ ⑆ 021300556 ⑆ 3 20993 20 2789 ⑆

STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF THE TREASURY
PO BOX 22119
ALBANY, NEW YORK 12201-2119

FIRST-CLASS



ZIP 12207 \$ 000
 02 7W
 0008041959 MAY 04

THOMPSON TOWN OF
4052 STATE ROUTE 42
MONTICELLO NY 12701-3221



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2026

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	YEAR FORWARD BALANCE									
	Rebuild BY Journal	1	1/1/2026	BY1-1		(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 1		\$0.00	\$0.00	\$0.00	\$0.00
	RW Catskills Quarterly prmt - Host Aid	5	5/8/2026	CR118385	NYS ck# 10984408	\$0.00	\$0.00	\$453,121.13	\$0.00	\$0.00
	RW Catskills Quarterly prmt - Hold Harmless	5	5/8/2026	CR118385	NYS ck# 10984408	\$0.00	\$0.00	\$103,828.53	\$0.00	\$0.00
					Mth 5		\$0.00	\$556,949.66	\$0.00	(\$556,949.66)
	YTD Total for A000.3016.000				CASINO LICENSING FEE & GAMING REVENUES	(\$1,750,000.00)	\$0.00	\$556,949.66	\$0.00	(\$556,949.66)
	Total for Fund A000					(\$1,750,000.00)	\$0.00	\$556,949.66	\$0.00	(\$556,949.66)
	Grand Total					(\$1,750,000.00)	\$0.00	\$556,949.66	\$0.00	(\$556,949.66)



Town of Thompson
General Ledger Detail Transaction Report
Fiscal Year 2025

Account Number	Account Description	AM	Journal Date	Type/Num	Reference	Budget Amount	Debit	Credit	Enc/Liq	Act Exp
A000.3016.000	CASINO LICENSING FEE & GAMING REVENUES									
YEAR FORWARD BALANCE										
Rebuild BY Journal		1	1/1/2025	8Y1-1		(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 1	(\$1,750,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$494,393.47	\$0.00	\$0.00
		5	5/20/2025	CR116285	NYS ck# 10465208	\$0.00	\$0.00	\$102,162.61	\$0.00	\$0.00
		5	5/20/2025	CR116285	NYS ck# 10465208	\$0.00	\$0.00	\$596,556.08	\$0.00	(\$596,556.08)
					Mth 5	\$0.00	\$0.00	\$492,149.77	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$109,109.77	\$0.00	(\$601,259.54)
		8	8/11/2025	CR116782	NYS ck# 10598366	\$0.00	\$0.00	\$122,871.69	\$0.00	\$0.00
		8	8/11/2025	CR116782	NYS ck# 10598366	\$0.00	\$0.00	\$538,766.98	\$0.00	\$0.00
					Mth 8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		11	11/3/2025	CR117213	NYS ck# 10720153	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		11	11/3/2025	CR117213	NYS ck# 10720153	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 11	(\$100,000.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Total	(\$100,000.00)	\$0.00	\$661,638.67	\$0.00	(\$661,638.67)
		12	12/31/2025	JE118034	RW Catskills 4th Qtr Revenue	\$0.00	\$0.00	\$473,369.81	\$0.00	\$0.00
					Mth 12	\$0.00	\$0.00	\$111,573.20	\$0.00	\$0.00
					Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		12	12/31/2025	JE118034	RW Catskills 4th Qtr Hold Harmless Pmt	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
					Mth 12	(\$594,395.00)	\$0.00	\$0.00	\$0.00	\$0.00
					Total	(\$594,395.00)	\$0.00	\$584,943.01	\$0.00	(\$584,943.01)
		12	12/31/2025	BE118103	CASINO LICENSING FEE & GAMING REVENUES	(\$2,444,395.00)	\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)
					Total	(\$2,444,395.00)	\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)
					Grand Total		\$0.00	\$2,444,397.30	\$0.00	(\$2,444,397.30)

*****X

In the Matter of Creation of the ROCK HILL
EMERALD SPRINGSWATER DISTRICT of the
Town of Thompson, Sullivan County, New York.

**NEGATIVE DECLARATION
UNDER SEQR**

*****X

1. The Town Board of the Town of Thompson, by Resolution duly adopted at a regular meeting thereof, held on the _____ day of June, 2026, did determine that the creation of the Rock Hill Emerald Springs Water 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 _____ 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 creation of the Rock Hill Emerald Springs Water District enables property owners within the district to secure water service, the cost thereof being borne solely by all property owners of the newly created water district.

5. The basis for the negative declaration is as follows: that the administration and operation and maintenance of the water facilities and the use thereof by the property owners within the district will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

Dated: Monticello, New York
June _____, 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 _____ day of May, 2026, at 7:30 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 Mace, Supervisor
John A. Pavese, Councilman
Melinda S. Meddaugh, Councilwoman
Ryan Schock, Councilman
Richard L. Benjamin, Jr., Councilman

ABSENT: None

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

RESOLUTION DATED MAY ____, 2026

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO THE CREATION OF THE ROCK HILL EMERALD SPRINGS WATER 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 creation of the Rock Hill Emerald Springs Water District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on April ____, 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 ____ 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 property in the newly created Water District would be *Nine Hundred Sixty-Seven and 25/100 (\$967.25) 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.

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

Scott Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan Schock	VOTING	Aye
Richard L. Benjamin, Jr.	VOTING	Aye

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS.:

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

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

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

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

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

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

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

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

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

Town Clerk

(CORPORATE SEAL)

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 _____ 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 Mace, Supervisor
John A. Pavese, Councilman
Melinda S. Meddaugh, Councilwoman
Ryan Schock, Councilman
Richard L. Benjamin, Jr., Councilman

ABSENT: None

The following resolution was moved and seconded, to wit,

RESOLUTION DATED MAY ____, 2026

A RESOLUTION PRELIMINARILY APPROVING THE CREATION OF THE ROCK HILL EMERALD SPRINGS WATER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, AND FURTHER APPROVING THE TRANSFER 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 the creation of the Rock Hill Emerald Springs Water District in said Town; and

WHEREAS, an Order was duly adopted by said Town Board on April 21, 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 19, 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 creation of said water district and the transfer of the improvements proposed therefor from the Emerald Corporate Center Economic Development Center; **NOW, THEREFORE, BE IT**

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

Section 1. Creation of the Rock Hill Emerald Springs Water District in the Town of Thompson, Sullivan County, New York, to be bounded and described as hereinafter set forth, is hereby approved and authorized. Any improvements proposed for said Rock Hill Emerald Springs Water District as created, consisting of providing a means by which all properties within said newly created water district may obtain water services by becoming part of the said Rock Hill Emerald Springs Water District, is likewise approved and authorized. There is no anticipated cost for the transfer of the current water company infrastructure from the Emerald Corporate Center Economic Development Corporation to this district. Any future improvement (if any), including, but not limited to costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the said property owners within 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* 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 AA@ 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.

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

Scott Mace	VOTING	Aye
John A. Pavese	VOTING	Aye
Melinda S. Meddaugh	VOTING	Aye
Ryan Schock	VOTING	Aye
Richard L. Benjamin, Jr.	VOTING	Aye

The resolution was thereupon declared duly adopted.

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS.:

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

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

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

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

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

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

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

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

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

Town Clerk

(CORPORATE SEAL)

TOWN CLERK CERTIFICATE

STATE OF NEW YORK)
COUNTY OF SULLIVAN) SS.:

I, MARILEE J. CALHOUN, Town Clerk of the Town of Thompson, do hereby certify as follows:

1. That on May ____, 2026 the Town Board of the Town of Thompson duly adopted a Resolution approving the creation of the Rock Hill Emerald Springs Water District in the Town of Thompson.
2. That said Resolution was subject to a permissive referendum.
3. That within ten (10) days after the adoption of the Resolution aforesaid, I did, in the same manner as provided for a notice of special election, post and publish the full text of the said Resolution, together with the date of its adoption, and that said Resolution was adopted subject to a Motion for a Permissive Referendum.
4. That more than thirty (30) days have elapsed since the adoption of said Resolution and the posting and publication thereof, and no petition protesting against such Resolution and requesting that it be submitted to the owner of taxable real property situate in the proposed district for their approval or disapproval has been filed with your deponent as Town Clerk.

Dated: Monticello, New York
May ____, 2026

Marilee J. Calhoun
Town Clerk

2-B



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. _____ 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. _____ 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

Town of Thompson

Local Law No. _____ of the year 2026

A local law entitled "A local law to add new Chapter 171 to the Town of Thompson Code, entitled "Panhandling, Aggressive".

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

1. §171-1. Legislative intent.

This chapter is adopted in order to protect persons from threatening, intimidating or harassing behavior, to keep public places safe for use by all members of the community and to maintain and preserve public places where all of the community can interact in a peaceful manner. This chapter is intended to provide for the free flow of pedestrian and vehicular traffic on streets and sidewalks in the Town, to promote tourism and business and preserve the quality of life. The Town Board finds that aggressive acts associated with solicitation tend to interfere with the free flow of pedestrian and vehicular traffic and intimidate persons in public places and can lead to disruption and disorder in public places. Aggressive acts can also cause persons to avoid public places and lead to disruption and disorder in public places. Aggressive acts can also cause persons to avoid public places and lead to declining patronage of commercial establishments and tourism. The Town Board further finds that solicitation in certain public places is inconsistent with the use of those places, and targets persons who are captive audiences or constitutes an invasion of privacy as persons are not able to simply move on if they do not wish to speak to the person soliciting. Solicitation in proximity to bank entrances or check-cashing businesses or automated teller machines is inherently intimidating. By this legislation, the Town Board intends to promote the health, safety and welfare of the citizens and visitors to the Town.

2. §171-2. Definitions.

Whenever the following words and phrases are used in this chapter, they shall have the following meanings:

AGGRESSIVE MANNER

- A. Intentionally or recklessly making any physical contact with or touching another person in the course of the solicitation, or approaching within an arm's length of the person, except with the person's consent;
- B. Following the person being solicited, if that conduct is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Is intended to or is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;

- C. Continuing to solicit within five feet of the person being solicited after the person has made a negative response, if continuing the solicitation is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession;
 - (2) Is intended to or is likely to intimidate the person being solicited into responding affirmatively to the solicitation;
- D. Intentionally or recklessly blocking the safe or free passage of the person being solicited or requiring the person, or the driver of a vehicle, to take evasive action to avoid physical contact with the person making the solicitation.
- E. Intentionally or recklessly continuing to solicit drivers of a vehicle in a manner that poses a distraction to the driver or interrupts the flow of traffic.
- F. Intentionally or recklessly using words:
 - (1) Intended to or likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Intended or likely to intimidate the person into responding affirmatively to the solicitation; or
- G. Approaching the person being solicited in a manner that is:
 - (1) Intended to or is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
 - (2) Intended to or is likely to intimidate the person being solicited into responding affirmatively to the solicitation.

AUTOMATED TELLER MACHING

A devise, linked to a financial institution's account records, which is able to carry out transactions, including but not limited to account transfers, deposits, cash withdrawals, balance inquiries, and mortgage and loan payments.

AUTOMATED TELLER MACHINE FACILITY

The area comprised of one or more automated teller machines, and any adjacent space which is made available to banking customers after regular banking hours.

BANKING ORGANIZATION

All banks, trust companies, private bankers, savings banks, industrial banks, safe deposit companies, savings and loan associations, credit unions and investment companies as defined in §2 of the New York State Banking Law.

LICENSED CASHIER OF CHECKS

Any individual, partnership, unincorporated association or corporation duly licensed by the New York State Superintendent of Banks to engage in business pursuant to the provisions of Article IX-A of the New York State Banking Law.

PANHANDLING

Any solicitation made in person, requesting an immediate donation of money or other thing of value, purchase of an item for an amount far exceeding value, under circumstances where a reasonable person would understand that the purchase is, in substance, a donation for the purpose of this chapter. Offers to work for food or other compensation, under circumstances where a reasonable person would understand that the compensation given is, in substance, a donation, is also a donation for purposes of this chapter.

PANDHANDLER

Any person engaged in the act of panhandling.

PUBLIC PLACE

Any area or building owned, leased, operated or controlled by or on behalf of any government, municipality, public authority or public corporation in the Town which is generally accessible by the public, including but not limited to any street, including the sidewalk portion thereof, skyway, bridge, tunnel, park, playground, recreation area, cemetery, school or school grounds, building, facility, driveway, parking lot or parking garage, and the doorways and entrances to buildings and dwellings.

SOLICIT

Shall including, without limitation, the spoken, written, or printed word or such other acts or bodily gestures as are conducted in furtherance of the purposes of immediately obtaining money or any other thing of value.

3. §171-3. Prohibited acts.
 - A. No person shall solicit or panhandle in an aggressive manner in a public place.
 - B. No person shall solicit or panhandle within 30 feet of an automated teller machine or an entrance or exit of an automated teller machine facility during the time the automated teller machine is available for customers' use; or within 30 feet of an entrance or exit to a banking organization or a licensed casher of checks during its business hours.
 - C. No person shall solicit when either the person soliciting, or the person being solicited, is in a bus shelter or at a bus stop.
 - D. No person shall solicit or panhandle in an aggressive manner in a parking lot.
 - E. No person on a sidewalk or alongside a roadway shall solicit or panhandle in an aggressive manner from any occupant of a motor vehicle that is on a street or other public place.

4. §171-4. Violations and penalties.

A violation of this chapter shall be a "violation" as that term is defined in the Penal Law. A person convicted of violating this chapter shall be fined not less than \$25.00 nor more than \$250.00, and, in addition, for a second conviction within 12 months of a preceding conviction, may be imprisoned for a term not longer than 15 days. In lieu of a fine, the Court may impose an appropriate alternative sentence; provided, however, that an alternative sentence shall not be an unconditional discharge.

5. §171-5. Enforcement.

This chapter shall be enforced by local enforcement agencies such as Sullivan County Sheriff's Department and New York State Police Agency.

6. §171-6. Severability.

If any provision of this chapter is declared invalid or unconstitutional for any reason, the remaining provisions shall be severable and shall continue in full force and effect.

7. 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

Tyler Wheat
Sackett Lake Road
Monticello, NY 12701

Re: Request to Connect Two New Residential Homes to Municipal Sewer Main and Annex Remaining Parcel Areas into Sewer District

Dear Scott Mace,

Please accept this letter as formal notification that two new three-bedroom colonial-style single-family homes are proposed to be constructed on separate section, lot, and block parcels identified as SBL 59.-1-75.1 and SBL 59.-1-75.2.

As part of the proposed development, we respectfully request approval to connect both homes to the existing municipal sewer main serving the area. The existing sewer main currently runs through the center of the subject property, making sewer service readily accessible to both proposed residences. Each dwelling will have its own individual sewer lateral connection, to be installed in accordance with all applicable Town regulations, engineering requirements, and permitting procedures.

In addition, we respectfully request that the remaining portions of the parcels associated with this project be annexed into the sewer district as part of the review and approval process.

Project details are as follows:

- Two (2) new three-bedroom colonial-style single-family homes
- Separate section, block, and lot designation for each residence
- Existing municipal sewer main located through the center of the property
- Individual sewer service connection for each home
- Request for annexation of the remaining parcel areas into the sewer district
- All work to be completed in compliance with Town specifications, codes, and permitting requirements

We respectfully request review and approval of the proposed sewer connections and annexation request. Please advise whether any additional applications, engineering plans, fees, or supporting documentation are required to proceed.

Thank you for your time and consideration. Should you require any additional information, please feel free to contact me.

Sincerely, Tyler Wheat

Scott Mace (Town of Thompson Supervisor)

From: Matthew Sickler <msickler@mhepc.com>
Sent: Thursday, May 14, 2026 9:26 AM
To: mmessenger@thompsonny.gov; Scott Mace (supervisor@thompsonny.gov)
Cc: 'MARILEE J. CALHOUN'; Melissa DeMarmels (Comptroller Town of Thompson)
Subject: Melody Lake change order
Attachments: working budget 5-12-2026.pdf; Wittcon CO #3 Well Pumps Compiled Signed by Wittcon and MHE.pdf

Good morning,

I've attached a change order for the Wittcon General Construction contract for consideration at the next board meeting.

This change order includes the installation of the pitless unit, well pump and level sensor in new well #3. This work was originally budgeted for \$30,000 in the Miller Hydrogeologic line item on form E. I've attached a new copy of form E showing the reduction in the Miller line item. Also included is the replacement of the existing well pump and level sensor, excavation work associated with a break in the existing water main and additional rock excavation for the well #3 piping.

As shown on the attached budget form E the project is still within budget, with a \$62,960.50 general contingency remaining. There is also a remaining allowance of \$8,799.09 in the TAM electrical contract which we anticipate being a credit at project completion.

Please let me know if you have any questions or would like to discuss the attached.

Thanks, and have a great day!

Matt



111 Wheatfield Drive, Suite 1
Milford, PA 18337

Matthew Sickler P.E.
Associate

Office: (570) 296-2765

Fax: (570) 296-2767

msickler@mhepc.com | www.mhepc.com



FORM E

RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: Melody Lake

Date: 05/12/26

Report No.: budget

Actual: x

Estimate:

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

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

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
A. ADMINISTRATIVE						
2. Bonding	\$15,812.00	\$15,812.00			\$0.00	\$15,812.00
4. Fiscal Coordination	\$6,500.00	\$6,500.00	\$6,500.00		\$6,500.00	\$0.00
7. Single Audits	\$4,000.00	\$4,000.00			\$0.00	\$4,000.00
Total A. Administrative	\$26,312.00	\$26,312.00	\$6,500.00	\$0.00	\$6,500.00	\$19,812.00
B. TECHNICAL SVCS.						
1. Engineering						
a. Preliminary Design Phase	\$35,039.06	\$35,039.06	\$35,039.06		\$35,039.06	\$0.00
b. Final Design Phase	\$32,102.48	\$32,102.48	\$32,102.48		\$32,102.48	\$0.00
c. Bidding Phase Services	\$6,666.50	\$6,666.50	\$6,666.50		\$6,666.50	\$0.00
d. Construction Phase	\$46,191.96	\$46,191.96	\$44,533.40		\$44,533.40	\$1,658.56
e. Resident Inspection	\$50,000.00	\$50,000.00			\$0.00	\$50,000.00
f. Well MHI	\$60,000.00	\$28,167.99	\$28,167.99		\$28,167.99	\$0.00
Total B. Technical Svcs.	\$230,000.00	\$198,167.99	\$148,509.43	\$0.00	\$146,509.43	\$51,658.56
C. CONSTRUCTION						
1. Construction Contracts						
a. Wiston GC	\$755,000.00	\$810,426.93	\$668,216.42		\$668,216.42	\$142,210.51
b. TAM EC	\$259,841.00	\$259,841.00	\$129,377.56		\$129,377.56	\$130,463.44
Total C. Construction	\$1,014,841.00	\$1,070,267.93	\$797,593.98	\$0.00	\$797,593.98	\$272,673.95
D. CONTINGENCY						
1. Contingency	\$86,555.42	\$62,960.50				
Total D. Contingency	\$86,555.42	\$62,960.50				\$62,960.50
TOTAL PROJECT COST	\$1,357,708.42	\$1,357,708.42	\$950,603.41	\$0.00	\$950,603.41	\$407,105.01

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

Matthew J. Sisk

Applicant _____ Title _____

Engineer/Architect _____

Reviewed By _____

Date Reviewed _____

4/16/2026

Date of Issuance: 5/13/2026	Effective Date: 5/13/2026
Owner: Town of Thompson	Owner's Contract No.:
Contractor: Wittcon, Inc.	Contractor's Project No.:
Engineer: MHE Engineering	Engineer's Project No.: 22-723
Project: Melody Lake Water System Improvements	Contract Name: General Contractor

The Contract is modified as follows upon execution of this Change Order:

Description:

Furnish and Install pitless unit, well pump and level sensor for well #3. Furnish and Install new well pump and level sensor for well #1. Additional rock removal for well #3 piping. Hand Excavation for repair of existing water main break due to condition of the pipe. Credit of \$20,000 for balance of Contract Allowance Line item. Contract Allowance balance is \$0.00. Time extension of additional 60 days.

Work completed: \$46,191.22
Allowance Credit - \$20,000.00

Attachments: Wittcon Inc, proposal dated 12/31/2025
Wittcon Inc, proposal dated 4/30/2026

Increase in contract price this CO \$26,191.22

CHANGE IN CONTRACT PRICE	CHANGE IN CONTRACT TIMES
Original Contract Price: \$ 755,000.00	Original Contract Times: Substantial Completion: <u>2/16/2026</u> Ready for Final Payment: <u>4/17/2026</u> dates
Increase from previously approved Change Orders No. 1 to No. 2: \$ 29,235.71	Increase from previously approved Change Orders No. <u>1</u> to No. <u>2</u> : Substantial Completion: <u>116</u> Ready for Final Payment: <u>116</u> days
Contract Price prior to this Change Order: \$ 784,235.71	Contract Times prior to this Change Order: Substantial Completion: <u>6/16/2026</u> Ready for Final Payment: <u>8/17/2026</u> dates
Increase of this Change Order: \$ 26,191.22	Increase of this Change Order: Substantial Completion: <u>60</u> Ready for Final Payment: <u>60</u> days
Contract Price incorporating this Change Order: \$ 810,426.93	Contract Times with all approved Change Orders: Substantial Completion: <u>8/16/2026</u> Ready for Final Payment: <u>10/17/2026</u> dates

RECOMMENDED:	ACCEPTED:	ACCEPTED:
By: <u>Matthew Sickler</u>	By: _____	By: <u>Julie Wittenberg</u>
Engineer (if required)	Owner (Authorized Signature)	Contractor (Authorized Signature)
Title: <u>Matthew Sickler, P.E. Associate</u>	Title _____	Title <u>Julie Wittenberg, President</u>
Date: <u>5/13/2026</u>	Date _____	Date <u>5/13/2026</u>

Approved by Funding Agency (if applicable)

By: _____ Date: _____
Title: _____

WITTCON, INC.

(845) 361-4899

PO Box 4 Thompson Ridge, New York 10985

wittcon.inc@gmail.com

CHANGE ORDER

PROJECT: Town of Thompson
Melody Lake Water District
Water System Improvements

CHANGE ORDER #: 2
INITIATION DATE: 12/31/2025

CONTRACT DATE: 3/22/2025

CONTRACT FOR: MHE 22-723

THE CONTRACT IS CHANGED AS FOLLOWS:

Additional excavation and hand excavation to locate leaking water pipe from existing well to system. Leak was located, de-watered, cleaned up to allow repairs to be made by the Town Water Department, work completed on 11/26/2025.

Additional time and equipment to remove rock along well casing #2 for alignment with new well piping, work completed on 12/1/2025.

Sub contractor (NGS): \$6,897.15 x 5% o&p
Materials none X 15% o&p
Labor (Wittcon): 10ton Excavator @ \$150/hr x 12hr = \$1,800.00 x 15% o&p
Total:

= \$7,242.01
= \$0
= \$2,070.00
\$9,312.01

Original Contract Sum

~~\$ 755,000.00~~

Net Change by Previous Change Orders

~~\$ 29,235.71~~

The Contract Sum prior to this Change Order

~~\$ 784,235.71~~

The Contract Sum will be increased by this change Order in the amount of

~~\$ 9,312.01~~

Revised Contract Sum

~~\$ 793,547.72~~

The Contract Time will be Changed by seven (7) days.

The date of Substantial Completion as of the date of this change order therefore is:

Wittcon, Inc

PO Box 4

Thompson Ridge, NY 10985

wittcon.inc@gmail.com



Signed

Julie Wittenberg, President

Name & Title

Date: 12/30/2025

Signed

Name & Title

Date:

Signed

Name & Title

Date:

NGS Construction, LLC

Excavating - Sitework

PO Box 18
Eldred, NY 12732
(845) 807-6576

December 23, 2025

Wittcon, Inc.
Thompson Ridge, NY

RE: Melody Lake Water Improvements
Change Order #2 – Hand Digging & Rock Removal

The following change order is for excavation by hand and with machine to find cracked galvanized pipe to well building. Pipe was excavated by NGS and repaired by TOT Water Dept on 11/26. Hammering was required by well casing where 4" pipe tie in is located on 12/1.

November 26, 2025

Class 2 Laborer	\$ 93.21/hr x 8 hours =	\$ 745.68
Class 2 Laborer	\$ 93.21/hr x 8 hours =	\$ 745.68
Class 4 Foreman	\$ 102.53/hr x 8 hours =	\$ 820.24
10 Ton Excavator	\$ x/hr x 8 hours =	\$ x Wittcon owned equipment
Triaxle	\$ 130/hr x 2 hours =	\$ 260.00
	Item Total:	\$ 2,571.60

December 1, 2025

Class 2 Laborer	\$ 93.21/hr x 8 hours =	\$ 745.68
Class 4 Foreman	\$ 102.53/hr x 8 hours =	\$ 820.24
10 Ton Excavator	\$ x/hr x 4 hours =	\$ x Wittcon owned equipment
5 Ton Excavator w/ Hammer	\$ 200/hr x 8 hours =	\$ 1,600.00
Triaxle	\$ 130/hr x 2 hours =	\$ 260.00
	Item Total:	\$ 3,425.92

Total	\$ 5,997.52
15% OH & P	\$ 899.63
Total Change Order	\$ 6,897.15

Sincerely,

Norman Sutherland
NGS Construction, LLC

WITTCON, INC.

(845) 361-4899

PO Box 4 Thompson Ridge, New York 10985

wittcon.inc@gmail.com

CHANGE ORDER

PROJECT: Town of Thompson
Melody Lake Water District
Water System Improvements

CHANGE ORDER #: 3
INITIATION DATE: 4/30/2026

CONTRACT DATE: 3/22/2025

CONTRACT FOR: MHE 22-723

THE CONTRACT IS CHANGED AS FOLLOWS:

Supply and install new well pump/motor, wiring, 2" drop pipe and level transducer* for Well #1
Supply and install new well pump/motor, wiring, 2" drop pipe, level transducer* and baker monitor for Well #3

Excavation for Well#3 for installation of Baker:
10ton Excavator @ \$150/hr x 8hr = \$1,200.00
Operator @ 120/hr x 8 = \$960.00
Laborer @ 100/hr x 8 = \$800.00
Installation of Baker on Well #3
Laborers (2) @ 100/hr x 8hr = \$1,600.00
Installation of pump on Well #3
pump setting truck @ 200/hr x 8 = \$1,600.00
Laborers (3) @ 100/hr x 8hr = \$2,400.00
Installation of pump on well #1
pump setting truck @ 200/hr x 8 = \$1,600.00
Laborers (3) @ 100/hr x 8hr = \$2,400.00
Materials InstruMart \$2,325.00 Schmidts \$17,183.88
Total:

\$12,560.00
\$19,508.88
\$32,068.88 x 15% O&P = \$36,879.21

Original Contract Sum	\$755,000.00
Net Change by Previous Change Orders	\$29,235.71
The Contract Sum prior to this Change Order	\$784,235.71
The Contract Sum will be increased by this change Order in the amount of	\$36,879.21
Revised Contract Sum	\$821,114.92

The Contract Time will be Changed by +60 (+60) days.

The date of Substantial Completion as of the date of this change order therefore is:

Wittcon, Inc
PO Box 4
Thompson Ridge, NY 10985
wittcon.inc@gmail.com

Signed
Julie Wittenberg, President
Name & Title
Date: 4/29/2026

Signed
Name & Title
Date:

Signed
Name & Title
Date:

melody wells questions

Matthew Sickler <msickler@mhepc.com>
To: Wittcon Inc <wittcon.inc@gmail.com>

Mon, Apr 20, 2026 at 2:31 PM

Dan, sorry for the delay. See below.

From: Wittcon Inc <wittcon.inc@gmail.com>
Sent: Friday, April 17, 2026 8:26 AM
To: Matthew Sickler <msickler@mhepc.com>
Subject: melody wells questions

Matt, a few questions

For well#3 (new well)

1. What are the specs on the pitless? Is it the same as the other well? Yes, same pitless
2. What is the setting depth of the pump/motor? Well depth is 300', set pump at 280'.
3. What is the size and material of the drop pipe? 2" HDPE
4. What is the wire size for the pump/motor down the well? #10
5. Is there a transducer for this well? yes
6. you had sent a cut sheet for the new well pump, could you please select the motor to go with it. I'll send in separate email.

For well #1 (existing well)

1. Is the wire and drop pipe to be replaced along with the new pump/motor? If so, what are the specs on that? Yes. Same as well#3

thanks, Dan

Wittcon, Inc.

wittcon.inc@gmail.com

6-A

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

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

Invoice number 26498
Date 04/30/2026

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

For Professional Services Through March, 31, 2026

Description	Contract Amount	Prior Billed	Current Billed
Preliminary Design	35,000.00	35,000.00	0.00
Final Design	30,000.00	30,000.00	0.00
Bidding Services	5,000.00	5,000.00	0.00
Construction Services	50,000.00	43,000.00	1,000.00
Total	120,000.00	113,000.00	1,000.00

Invoice total **1,000.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
26498	04/30/2026	1,000.00	1,000.00				
	Total	1,000.00	1,000.00	0.00	0.00	0.00	0.00

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

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

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

Contractor's Application for Payment

Owner: <u>Town of Thompson</u>	Owner's Project No.: _____
Engineer: <u>MHE Engineering, D.P.C.</u>	Engineer's Project No.: <u>22-723</u>
Contractor: <u>Wittcon, Inc.</u>	Contractor's Project No.: _____
Project: <u>Melody Lake Water District Water System Improvement Project</u>	
Contract: _____	

Application No.: 8 **Application Date:** 4/30/2026
Application Period: From 2/1/2026 to 4/30/2026

1. Original Contract Price	\$	755,000.00
2. Net change by Change Orders	\$	29,235.71
3. Current Contract Price (Line 1 + Line 2)	\$	784,235.71
4. Total Work completed and materials stored to date (Sum of Column G Lump Sum Total and Column J Unit Price Total)	\$	703,385.71
5. Retainage		
a. <u>5%</u> X \$ <u>703,385.71</u> Work Completed =	\$	35,169.29
b. _____ X \$ _____ - Stored Materials =	\$	-
c. Total Retainage (Line 5.a + Line 5.b)	\$	35,169.29
6. Amount eligible to date (Line 4 - Line 5.c)	\$	668,216.42
7. Less previous payments (Line 6 from prior application)	\$	621,143.92
8. Amount due this application	\$	47,072.50
9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)	\$	116,019.29

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

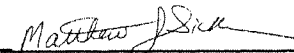
(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: Wittcon, Inc.

Signature:  **Date:** 4/30/2026

Recommended by Engineer	Approved by Owner
By: <u></u>	By: _____
Title: <u>Associate</u>	Title: _____
Date: <u>5-13-26</u>	Date: _____
Approved by Funding Agency	
By: _____	By: _____
Title: _____	Title: _____
Date: _____	Date: _____

Progress Estimate - Lump Sum Work

Contractor's Application for Payment

Owner: Town of Thompson
 Engineer: MHE Engineering, D.P.C.
 Contractor: Wittcon, Inc.
 Project: Melody Lake Water District Water System Improvement Project
 Contract:
 Owner's Project No.:
 Engineer's Project No.: 22-723
 Contractor's Project No.:

Application No.: 8		Application Period: From 02/01/26 to 04/30/26		Application Date: 04/30/26				
A	B	C	D	E	F	G	H	I
Item No.	Description	Scheduled Value (\$)	(D + E) From Previous Application (\$)	Work Completed This Period (\$)	Materials Currently Stored (not in D or E) (\$)	Work Completed and Materials Stored to Date (D + E + F) (\$)	% of Scheduled Value (G / C) (%)	Balance to Finish (C - G) (\$)
			Original Contract					
	Bonds & Insurance	38,000.00	38,000.00			38,000.00	100%	-
	Clearing & Grubbing	24,000.00	24,000.00			24,000.00	100%	-
	Erosion Control	2,000.00	2,000.00			2,000.00	100%	-
	Excavation, Backfill & Restoration	120,000.00	108,000.00			108,000.00	90%	12,000.00
	Storage Tank	175,000.00	175,000.00			175,000.00	100%	-
	Site Piping	65,000.00	58,500.00	3,250.00		61,750.00	95%	3,250.00
	Fencing	40,000.00	40,000.00			40,000.00	100%	-
	Building Foundation & CMU	32,000.00	32,000.00			32,000.00	100%	-
	Building Structure & Insulation	19,000.00	19,000.00			19,000.00	100%	-
	Building Exterior Finishes	23,000.00	20,700.00	2,300.00		23,000.00	100%	-
	Building Interior Finishes	16,000.00	16,000.00			16,000.00	100%	-
	Doors & Hardware	9,000.00	8,000.00			8,000.00	89%	1,000.00
	Booster Pump Skid	56,000.00	56,000.00			56,000.00	100%	-
	Misc Concrete	7,000.00	7,000.00			7,000.00	100%	-
	Interior Process Piping	12,000.00	11,400.00			11,400.00	95%	600.00
	Chem Feed Equipment	8,000.00		4,000.00		4,000.00	50%	4,000.00
	Parking Area	45,000.00	30,000.00			30,000.00	67%	15,000.00
	Plumbing & Ventilation	19,000.00	19,000.00			19,000.00	100%	-
	Well #1 Modifications	17,000.00				-	0%	17,000.00
	Demolition	5,000.00				-	0%	5,000.00
	Testing & Start Up	3,000.00				-	0%	3,000.00
	Allowance	20,000.00				-	0%	20,000.00
Original Contract Totals		\$ 755,000.00	\$ 624,600.00	\$ 49,550.00	\$ -	\$ 674,150.00	89%	\$ 80,850.00

6 D

FORM E

RURAL DEVELOPMENT (RD) PROJECT BUDGET/COST CERTIFICATION

Project Name: Melody Lake

Date: 05/12/26

Report No.: 11

Actual: x

Estimate:

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

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

ITEM	APPROVED BUDGET	MODIFIED BUDGET	PREVIOUS EXPENDITURES	EXPENDITURES THIS PERIOD	EXPENDITURES TO DATE	BALANCE REMAINING
A. ADMINISTRATIVE						
2. Bonding	\$15,812.00	\$15,812.00			\$0.00	\$15,812.00
4. Fiscal Coordination	\$6,500.00	\$6,500.00	\$6,500.00		\$6,500.00	\$0.00
7. Single Audits	\$4,000.00	\$4,000.00			\$0.00	\$4,000.00
Total A. Administrative	\$26,312.00	\$26,312.00	\$6,500.00	\$0.00	\$6,500.00	\$19,812.00
B. TECHNICAL SVCS.						
1. Engineering						
a. Preliminary Design Phase	\$35,039.06	\$35,039.06	\$35,039.06		\$35,039.06	\$0.00
b. Final Design Phase	\$32,102.48	\$32,102.48	\$32,102.48		\$32,102.48	\$0.00
c. Bidding Phase Services	\$6,666.50	\$6,666.50	\$6,666.50		\$6,666.50	\$0.00
d. Construction Phase	\$46,191.96	\$46,191.96	\$43,533.40	\$1,000.00	\$44,533.40	\$1,658.56
e. Resident Inspection	\$50,000.00	\$50,000.00			\$0.00	\$50,000.00
f. Well MHI	\$60,000.00	\$60,000.00	\$28,167.99		\$28,167.99	\$31,832.01
Total B. Technical Svcs.	\$230,000.00	\$230,000.00	\$145,509.43	\$1,000.00	\$146,509.43	\$83,490.57
C. CONSTRUCTION						
1. Construction Contracts						
a. Witton GC	\$755,000.00	\$784,235.71	\$621,143.92	\$47,072.50	\$668,216.42	\$116,019.29
b. TAM EC	\$259,841.00	\$259,841.00	\$112,195.95	\$17,181.61	\$129,377.56	\$130,463.44
Total C. Construction	\$1,014,841.00	\$1,044,076.71	\$733,339.87	\$64,254.11	\$797,593.98	\$246,482.73
D. CONTINGENCY						
1. Contingency	\$86,555.42	\$57,319.71				\$57,319.71
Total D. Contingency	\$86,555.42	\$57,319.71				\$57,319.71
TOTAL PROJECT COST	\$1,357,708.42	\$1,357,708.42	\$885,349.30	\$65,254.11	\$950,603.41	\$407,105.01

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

Matthew J. Sick

Applicant _____ Title _____

Engineer/ Architect _____

Reviewed By _____

Date Reviewed 5/12/2026

Keith and Barbara Hague
209 Doty Road
Haskell, NJ 07420

04/29/2026

RECEIVED

MAY 01 2026

TOWN CLERK
TOWN OF THOMPSON

Zoning Board of Adjustment
Thompson Town Hall
4052 Route 42
Monticello, NY 12701

Subject: Request for Approval to Construct Roof Shelters Over Campers

Dear Members of the Zoning Board,

I am writing to request approval to construct roof shelters over our campers located on our property at 2 Harris Bushville Road Harris NY, Parcel 4.-1-2 that have previously received special seasonal use permits. This is property governed by the Delaware Highlands Conservancy and this request has already been approved by them pending town approval. The purpose of this structure is to protect the camper from weather-related damage, including snow, rain, and prolonged sun exposure, which will help preserve its condition and extend its usable life.

The proposed shelter would be an open-sided, wood or metal frame with a pitched roof, designed to be both structurally sound and visually consistent with the surrounding area. It will not be used as a permanent dwelling or for any commercial purpose, but strictly as a protective covering for our campers.

I understand the importance of adhering to all zoning regulations and building codes. I am fully prepared to comply with those requirements, height restrictions, and any other conditions the Board may require. Upon Board approval I am willing to acquire construction plans to assist in your review.

Thank you for your time and consideration of this request. I respectfully ask for your approval and would be happy to attend a meeting to discuss this proposal further. Please feel free to contact me at 973-610-7084 or keithdhague@gmail.co if you need any additional information.

Sincerely,



Keith and Barbara Hague

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

**RESOLUTION TO ACCEPT A GIFT IN THE AMOUNT OF \$5,000.00 FROM THE
CELLINI FAMILY FOR USE IN ESTABLISHING A SUMMERCAMP SCHOLARSHIP
AND TO OFFSET EXPENSES FOR THE TOWN SPONSORED SUMMER CAMP**

WHEREAS, the Town of Thompson, in conjunction with the YMCA, coordinates and operates a Summer Day Camp at the Town of Thompson Park each summer for up to 225 children, ages 5-12 years of age; and

WHEREAS, former Town of Thompson Supervisor, Anthony Cellini, was instrumental in coordinating and establishing the Town of Thompson Summer Camp during his time in office, and Linda Cellini was instrumental in coordinating with the YMCA to collaborate with the Town of Thompson in running the day-to-day operations of the Camp; and

WHEREAS, the Cellini family, in honor of their parents, Anthony & Linda Cellini, have established a scholarship fund in order to assist underprivileged children in the Town of Thompson to be able to attend the Town of Thompson/YMCA Summer Camp and wish to provide the Town of Thompson with a gift of \$5,000.00 to be used specifically for Camp tuition costs and/or to provide additional funds for campers to attend off Camp field trips, or any other use specifically designated towards the Town of Thompson Summer Camp only; and

WHEREAS, the Town of Thompson would like to accept this gift and further establish procedures to accept scholarship applications from deserving Town residents to apply for this generous donation towards tuition payments for deserving campers.

NOW, THEREFORE, BE IT RESOLVED, by the Town Board of the Town of Thompson, Sullivan County, New York, as follows:

RESOLVED, that the Town Board does hereby accept the gift of \$5,000.00 from the Cellini Family and such gift shall be designated for use only on behalf of the Town of Thompson/YMCA Summer Camp for tuition scholarships and/or funding additional off Camp field trips to benefit the Campers at the Town of Thompson Summer Day Camp, and it is further

RESOLVED, that it is hereby directed that this gift from the Cellini Family of \$5,000.00 be deposited into the accounts of the Town of Thompson Parks & Recreation account with the further designation for use only on behalf of the Town of Thompson Summer Camp program, specifically for tuition scholarships and for off Camp field trips for the Summer Campers during the 2026 Summer Camp season, and it is further

RESOLVED, that the Town Board of the Town of Thompson does hereby establish the Anthony & Linda Cellini Town of Thompson Summer Camp Scholarship Program which shall utilize the current gift of \$5,000.00, as well as any subsequent gifts provided by the Cellini Family Scholarship Fund established through the Community Foundation, to provide tuition scholarships to deserving children of the Town of Thompson so that they can attend Summer Camp in the future, and it is further

RESOLVED, this Resolution shall be effective immediately.

Moved by:
Seconded by:

The Members voted on the foregoing Resolution as follows:

Supervisor SCOTT MACE	Yes []	No []
Councilman JOHN A. PAVESE	Yes []	No []
Councilwoman MELINDA S. MEDDAUGH	Yes []	No []
Councilman RYAN T. SCHOCK	Yes []	No []
Councilperson 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 of Accept a Gift in the amount of \$5,000.00 from the Cellini Family for use in establishing a Summer Camp Scholarship and offset expenses for the Town sponsored Summary Day Camp in the Town of Thompson was adopted by said Town Board on May ____, 2026, a majority of all Board Members voting in favor thereof, and the same has been compared with the original on file in my office and is a true and correct copy of said original and is in full force and effect.

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

MARILEE J. CALHOUN, TOWN CLERK

Town of Thompson
4052 State Route 42
Monticello, NY 12701-3221
(845)794-2500

UTILITY BILL

ACCOUNT INFORMATION

ACCOUNT NO: 4239-0
LOCATION: 155 Cold Spring Rd
BILLING DATE: 05/04/26
DUE DATE: 06/05/26
BILLING PERIOD: 01/01/26 to 12/31/26
MAP/BLOCK/LOT: 29.-2-20

AMOUNT DUE

PREVIOUS BALANCE: 0.00
CURRENT CHARGES: 354.30
PENALTY: 0.00
TOTAL DUE: 354.30

CURRENT METER ACTIVITY

SPECIAL MESSAGE

PENALTY & INTEREST CHARGES ARE AS FOLLOWS
5% after 30 days, 0.5% each month thereafter

10% PENALTY WILL BE ADDED ON OCTOBER 1 ON ALL UNPAID BALANCES AND WILL BE RELIEVED ON TO THE PROPERTY TAX BILL IN JANUARY

WE ACCEPT CREDIT CARDS
A 2.65% (\$1.50 MINIMUM) CONVENIENCE FEE WILL BE CHARGED BY THE CREDIT CARD PROCESSOR

CURRENT CHARGES DETAIL

DESCRIPTION	UNITS	TOTAL
WD044 C/S Ext Cap	10.00	26.80
WD044 CS Ext O&M	10.00	327.50

House demolished in 2025
Permit issued 3/18/2024.
Changed on 2025 tax roll for 2026 in May 2025
to vacant land.

PAYMENT COUPON - PLEASE DETACH AND RETURN THIS PORTION ALONG WITH YOUR PAYMENT

ACCOUNT INFORMATION

ACCOUNT NO: 4239-0
LOCATION: 155 Cold Spring Rd
BILLING DATE: 05/04/26 YEAR: 2026 PERIOD: 1
MAP/BLOCK/LOT: 29.-2-20

AMOUNT DUE

DUE DATE: 06/05/26
CURRENT DUE: 354.30
PENALTY: 0.00
TOTAL DUE: 354.30

AMOUNT ENCLOSED

MAKE CHECKS PAYABLE TO:

Town of Thompson Water & Sewer
4052 Route 42
Monticello, NY 12701



DeVeau, Steven
728 BERRIMAN ST
Brooklyn, NY 11208

155 Cold Spring USA LLC

Superintendent Messenger

- Kiamesha Artesian is being sold; new company asked the Town to treat flow; Town needs to set rate in the future.

Superintendent Carnell

- Requires temporary roadway to replace culvert along Big Woods Road, Harris in August 2026.

Superintendent Somers

- Town/YMCA Summer Youth Day Camp – (70) Campers signed up so far.
- East Mongaup River Town Park Ribbon Cutting for New Playground and New Dog Park will be held in June 2026.

PUBLIC COMMENT

Pamela Zaitchick of Glen Wild expressed concerns regarding increased density, zoning changes and water & sewer system issues for new development.

EXECUTIVE SESSION

On a motion made by Councilwoman Meddaugh and seconded by Councilman Schock the Town Board entered into Executive Session at 8:22 PM with Attorney Mednick and Comptroller DeMarmels to discuss a Personnel Matter.

The Zoom Livestream Videoconferencing connection was disconnected.

Executive Session was held.

The Town Board returned from Executive Session at 8:33 PM. Further action was taken as follows:

RESOLUTION TO INCREASE SALARY OF ASSESSOR CLERK TRAINEE, SUNSOREE YOUNG AT FULL BUDGETED SALARY

The Following Resolution Was Duly Adopted: Res. No. 195 of the Year 2026.

Resolved, that the Town Board of the Town of Thompson hereby authorizes the salary increase of Assessor Clerk Trainee Sunsoree Young at the full budgeted salary of \$61,248.78 effective 05/05/2026. *\$ 61,348.78*

Moved by: Councilwoman Meddaugh Seconded by: Councilman Pavese

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

Nays 0

7 pro-rated for remainder of the year

ADJOURNMENT

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

Town of Thompson Highway Dept

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

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

April 27, 2026

Bills Over,

Invoice #1029714 for \$5,149.20 to Superior Lubricants motor oil delivery.

Invoice #43204 for \$9,866.2 to Chemung Supply for HDPE pipe for drainage work.

Invoice #3047827 for \$14,245.85 to Campbell Freightliner for repair work to a truck #6.

Thanks,

Hayden

15-1

SUPERIOR LUBRICANTS

SOLUTIONS IN SUPPLY™

Invoice

Please remit payment to:
 SUPERIOR LUBRICANTS COMPANY, INC.
 PO BOX 74657
 CLEVELAND, OH 44194-0740

Reference Nbr.: 1029714
 Date: 08-Apr-2026
 Due Date: 08-May-2026
 Customer ID: 021238
 Location ID: MAIN
 Currency: USD

BILL TO:	SHIP TO:
TOWN OF THOMPSON HWY DEPT+ 33 JEFFERSON ST MONTICELLO NY 12701-1161	TOWN OF THOMPSON HWY DEPT+ 33 JEFFERSON ST MONTICELLO NY 12701-1161

CUSTOMER PO NBR.	SALES ORDER NBR.	DESCRIPTION	CREDIT TERMS		
truck service	1305710		NET 30 DAYS FROM INVOICE DATE		
NO.	ITEM	QTY.	UOM	UNIT PRICE	EXTENDED PRICE
1	0223100D: MAXXIMUM PERF HD SYN 5W-40 CK-4/SN 55GL DR	4.0000	DR	1,213.55	4,854.20
2	343013C: GULFLEX 3% MOLY EP #2 GRS LITH NLGI #2 30X14OZ TUBE PER CS	1.0000	CS	150.00	150.00
3	344012C: GULF SPR DTY EP #2 GR LITHCMLX NLGI #2 30X14OZ TUBE PER CS 55CS/SKID	1.0000	CS	145.00	145.00
4	DRUMDEPOSIT: 55GL DRUM DEPOSIT	4.0000	EA	0.00	0.00
5	FS: FUEL SURCHARGE	1.0000	EA	0.00	0.00
6	DRUMRETURN: 55GL DRUM DEPOSIT RETURN	-4.0000	EA	0.00	0.00

<p>*Immediate Response Required* We are implementing electronic distribution of invoices and statements. Please email our team at the address below with an Accounts Payable email address, so we can update our records accordingly. We Appreciate Your Business!</p> <p>For Payment Inquiries Please Email: credit@superiorlubricants.com Phone: +1 (800) 638-1887</p>	<p>Sales Total: 5,149.20 Tax Total: 0.00 Total (USD): 5,149.20 Document Balance: 5,149.20</p>
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15-2



CHEMUNGSUPPLY.COM



EVOLUTIONEDGES.COM



BUILTBLADES.COM

HEADQUARTERS:
2420 CORNING ROAD
ELMIRA, NY 14903
PHONE: 607-733-5506
FAX: 607-732-5379

INVOICE

Invoice No.	Date
043204	4/24/2026
Refer to Invoice Number	
043204	

REMIT TO: CHEMUNG SUPPLY CORPORATION,
2420 CORNING ROAD, ELMIRA, NY 14903

Sold To

TOWN OF THOMPSON-SULLIVAN CO
33 JEFFERSON ST
MONTICELLO, NY 12701

Ship To

TOWN OF THOMPSON
96 E. COLD SPRING RD
MONTICELLO, NY 12701

Attn:

ATTN: HAYDEN 845-794-5560

Sales Order	Cust No	Customer PO	Order Date	Tax	Mark Shipment	Terms	Loc
0242569-0000	101724	HAYDEN	4/7/2026	E		NET 30	
Salesperson	Ship Date	Shipped Via	FOB Point	Ins	Waybill Number		
TAG WILLIAMSON	4/23/2026	DIRECT SHIP	ORIGIN				

Item	T	Quantity			Part Number/Revision	Description	Unit Price \$	Amount \$
		Order	BO	Ship				
002	D	60.0000		60.0000	PL-DWALL-F-C424-DS	12" SPLIT COUPLER ADS PART# 1265AA	13.05000	783.00
003	D	800.0000		800.0000	PL-DWALL-P-295-DS	SOLID PIPE 15"X20' L PLASTIC DOUBLE WALL	10.32000	8,256.00
004	D	40.0000		40.0000	PL-DWALL-F-C425-DS	15" SPLIT COUPLER ADS PART# 1565AA	20.68000	827.20
SUBTOTAL								9,866.20
Total \$								9,866.20

Please remit electronically to: Chemung Supply Corporation c/o M&T Bank
Account: 9878805556
ACH ABA: 022000046

Send remittance email to:
accountsreceivable@chemungsupply.com or include
customer number in descriptive field of your payment

4/29/2025

Singlwall PERF or SOLID

Size:	List Bid #			
4" SW	\$0.80			
4" Internal Cplg	\$4.48			
6" SW	\$1.94			
6" Interanal Cplg	\$8.92			

N-12 Plain End Perf or Solid

Size:	List Bid #			
12" PE	\$8.80			
12" Band	\$14.50			
15" PE	\$11.47			
15" Band	\$22.98			
18" PE	\$17.08			
18" Band	\$35.43			
24" PE	\$26.88			
24" Band	\$49.24			
30" PE	\$41.48			
30" Band	\$114.91			
36" PE	\$53.27			
36" Band	\$157.08			
42" PE	\$72.63			
42" Band	\$232.04			
48" PE	\$91.40			
48" Band	\$257.90			
60" PE	\$171.40			
60" Band	\$403.62			

N-12 IB Bell & Spigot Perf or Solid

Size:	List Bid #			
4" IB	\$1.91			
6" IB	\$3.80			
8" IB	\$5.96			
10" IB	\$8.10			
12" IB	\$8.80			
15" IB	\$11.47			
18" IB	\$17.08			
24" IB	\$26.88			
30" IB	\$41.48			
36" IB	\$53.27			
42" IB	\$72.63			
48" IB	\$91.40			
60" IB	\$171.40			

HP Storm Bell & Spigot

Size:	List Bid #			
12"	\$12.73			
15"	\$18.13			
18"	\$26.00			
24"	\$42.94			
30"	\$69.11			
36"	\$73.78			
42"	\$91.78			
48"	\$126.78			
60"	\$185.00			



2040 ROUTE 208
MONTGOMERY, NY 12549
PHONE: (845) 565-7700



NY State Licensed Repair Facility: 7104159



WESTERN STAR



EMERGENCY RESPONSE



ALLIANCE TRUCK PARTS

15-3

Invoice

R003047827:01

Date

11/20/2025

Bill-To
TOWN OF THOMPSON HIGHWAY
DEPT
4052 ROUTE 42

MONTICELLO, NY 12701

43569

V.I.N
1FVDG5FE3JHJW4394

Fleet# 06

Tag# 7633

System ID: 162007

Make FTL
Model CT108044SD
Year 18
Owner TOWN OF THOMPSON HIGHWAY DEPT
Phone (845) 794 - 5560



Email: dkerber@thompsonny.gov

RO Opened	Mileage In	Mileage Out	Type	Terms	Writer	Customer PO
10/07/2025	47,529	47,529	CSR	NET30	1539	NUMBER 6

Sold Operations

Job#1 *CEL

Complaint CUSTOMER STATES THAT THE CHECK ENGINE LIGHT IS ON. (** PRINT FAULT CODES **) CHECK AND ADVISE. ** UNIT HAS SAME CODE FOR CRANKCASE BREATHER IT WAS LAST HERE FOR

Cause TURBO AND ACTUATOR, THERMOSTAT

Correction TL - PULLED UNIT INTO SHOP CONNECTED TO CUMMINS INSITE AND UNIT HAS ACTIVE CODE FOR 556 FOR CRANK CASE PRESSURE. STARTED T/S CHECKED FOR CODES LISTED FOUND BREATHER FILTER WAS REPLACED AND SO WAS CRANKCASE PRESSURE SENSOR.SREMOVED BREATHER CANISTOR AND BACK BLEW AIR THREW BLOW BY TUBE AND IT SEEMS RESTRICTED STARTED TO TRY AND GET TO TUBE TO REMOVE AND NEED TO REMOVE FENDER.HOOKED CUMMINS INSIGHT AND TWO CODES ARE NOT ACTIVE 1974, AND 556 ARE BOTH INACTIVE, REMOVED BREATHER FROM VALVE COVER, AND REMOVED BREATHER BASE MOUNTING, SENSOR IS NEW, BREATHER WAS REPLACED RECENTLY, UPLOADED PIC OF COOLANT LEAK FROM BRINGING TRUCK IN LAST NIGHT BEFORE MY SHIFT WAS OVER, GOOD SIZE LEAK,TL - FOLLOWED CUMMINS QUICKSERVE 556 CODE, SPT=1 NO, STP 2=TSB 5613318 NOT AS OF NOW, STP 3=NO OBVIOUS LEAKS, STP 4 AIR INTAKE=LOOKS OK, STP 5 TURBO VANES AND HOUSING LOOKS OK/NO CODES FOR TURBO, STP 6=FAILED OIL IS OVER FULL AND VERY DIRTY. MORE DIAG WILL BE NEEDED, OIL HAS TO BE DRAINED. BUT OIL IS OVER FULL. DRAINED 8 QUARTS FROM OIL, MARKED DIPSTICK, REINSTALLED BREATHER LINES, AND USED SHOP AIR, LINES SEEM TO BE CLEAR, REINSTALLED BREATHER COVER AND HOSES, PARKED OUTSIDE FOR A SCR EFF TEST TO MONITOR PRESSURES AND ALL PARAMETERS, GOT TO LAST PART OF TEST AND CODE 1974 CAME ACTIVE AGAIN, OPENED CUMMINS QUICKSERVE AND FOUND WIRING AND ANOTHER TSB, ECM CAL IS AVAL, BUT WATCHING PRESSURE CCB HIT 24.9 INCHES H2O, THEN DROPPED DOWN TO 4.2 IN H2O. WILL LET TEST FINISH AND TRY AND BRING BACK INTO SHOP, EPR FOR TURBO AND AIR CLEANER, COOLANT LEAK SEEMS TO BE COMING FROM THERMOSTAT. BROUGHT TRUCK BACK INSIDE, DRAINED COOLANT, AND REPLACED TURBO WITH, DID CAL THEN INSTALLED VGT ACT, WHILE COOLANT WAS STILL DRAINED REMOVED WATER INLET HOUSING FROM ENGINE BLOCK AND CLEANED MATING SURFACE AND REPLACED GASKET, PRESSURE TESTED 15 FOR 15 MIN, PASSED, USED VACUUM FILLER AND REFILLED COOLANT, REPLACED AIR FILTER, REINSTALLED ALL FENDER, SPLASH GUARDS, AND BRACKETS, PUT OUTSIDE, RAN SCR EFF SAME TEST THAT GOT CODE TO COME ACTIVE=PASSED TOOK PIC.

Qty	Item	Description	Price	Extended	Tax
1	003F/SLO 500010011	OIL, ROT T4 TRIP 10W-30, CK-4 BULK	17.32	17.32	e
1	003F/DN P621097	FILTER ELEMENT, PRIMARY, AIR CLEANER-ENGI	203.34	203.34	e
1	003C/6382091RX	KIT, TURBOCHARGER ACTUATOR	1,756.46	1,756.46	e
1	003C/6382091RX-CORE	(4034090D) KIT, TURBOCHARGER ACTUATOR	312.50	312.50	e
1	003C/3798351RX	KIT, ICP TURBOCHARGER	5,332.36	5,332.36	e
1	003C/3798351RX-CORE	(3780074D) KIT, ICP TURBOCHARGER	781.25	781.25	e
4	003C/5263462	NUT, TWELVE POINT	4.34	17.36	e
4	003C/5286984	STUD, DOUBLE END COLLAR	12.25	49.00	e

Please remit total invoice amount of: **\$14,245.85**



2040 ROUTE 208
MONTGOMERY, NY 12549
PHONE: (845) 565-7700



NY State Licensed Repair Facility: 7104159



WESTERN STAR



EMERGENCY RESPONSE



ALLIANCE TRUCK PARTS

Invoice

R003047827:01

Date

11/20/2025

Bill-To
TOWN OF THOMPSON HIGHWAY
DEPT
4052 ROUTE 42

MONTICELLO, NY 12701

43569

V.I.N
1FVDG5FE3JHJW4394

Make FTL
Model CT108044SD
Year 18
Owner TOWN OF THOMPSON HIGHWAY DEP
Phone (845) 794 - 5560

Fleet# 06
Tag# 7633
System ID: 162007

Email: dkerber@thompsonny.gov

RO Opened	Mileage In	Mileage Out	Type	Terms	Writer	Customer PO
10/07/2025	47,529	47,529	CSR	NET30	1539	NUMBER 6

Qty	Item	Description	Price	Extended	Tax
1	003C/5264568	GASKET,OIL DRAIN	3.98	3.98	e
1	003F/01-14596-004	CLAMP-V BAND,TURBOCHARGER, 4.12IN	34.89	34.89	e
1	frt	SHIPPING & HANDLING	75.00	75.00	e
1	003C/5273379	THERMOSTAT	68.70	68.70	e
2	003F/OWI AMAB53	ALLIANCE OAT ELC 50/50 6/1 GAL	10.33	20.66	e
		CASE			
2	003F/PIC 4620	NON-CHLOR BRAKE CLNR	3.43	6.86	e
1	003C/5398279	GASKET, CONNECTION	16.51	16.51	e
1	003X/WUR 1890151813	PERMATEX ANAEROBIC GASKET MAKE	18.41	18.41	e
-1	003C/3798351RX-CORE	(3780074D) KIT,ICP TURBOCHARGER	781.25	-781.25	e
-1	003C/6382091RX-CORE	(4034090D) KIT,TURBOCHARGER	312.50	-312.50	e
		ACTUATOR			
L		TOTAL LABOR		6,150.00	e
Labor Subtotal: 6,150.00		Parts/Other Subtotal: 7,620.85	Prepay:	Operation Subtotal: 13,770.85	

Job#2 *QI

Complaint YOUR VEHICLE HAS BEEN QUALITY INSPECTED BY OUR TECHNICIANS AT NO CHARGE **

Cause

Correction

Qty	Item	Description	Price	Extended	Tax
Labor Subtotal: 0.00		Parts/Other Subtotal: 0.00	Prepay:	Operation Subtotal: 0.00	

Job#3 *CUSPAY

Complaint CUSTOMER PAY CHARGES PLEASE BE ADVISED THAT IF YOUR UNIT IS NOT PICKED UP WITHIN 7 DAYS OF COMPLETION YOU WILL BE CHARGED A STORAGE FEE, THIS FEE HAS THE POTENTIAL TO GROW PER DAY. SEE DISCLAIMER. **

Cause

Correction

Qty	Item	Description	Price	Extended	Tax
Labor Subtotal: 0.00		Parts/Other Subtotal: 0.00	Prepay:	Operation Subtotal: 0.00	

Job#4 *EXPRESS

Complaint EXPRESS ASSESSMENT - CUSTOMER STATES **

Please remit total invoice amount of: **\$14,245.85**



2040 ROUTE 208
MONTGOMERY, NY 12549
PHONE: (845) 565-7700



NY State Licensed Repair Facility: 7104159



WESTERN STAR



EMERGENCY RESPONSE



ALLIANCE TRUCK PARTS

Invoice

R003047827:01

Date

11/20/2025

Bill-To
TOWN OF THOMPSON HIGHWAY
DEPT
4052 ROUTE 42

MONTICELLO, NY 12701

43569

V.I.N
1FVDG5FE3JHJW4394

Make FTL
Model CT108044SD
Year 18
Owner TOWN OF THOMPSON HIGHWAY DEPT
Phone (845) 794 - 5560

Fleet# 06
Tag# 7633
System ID: 162007

Email: dkerber@thompsonny.gov

RO Opened	Mileage In	Mileage Out	Type	Terms	Writer	Customer PO
10/07/2025	47,529	47,529	CSR	NET30	1539	NUMBER 6

Cause

Correction

Qty	Item	Description	Price	Extended	Tax
Labor Subtotal: 0.00		Parts/Other Subtotal: 0.00	Prepay:	Operation Subtotal: 0.00	

How are we doing? Share your feedback by emailing it to Feedback@CampbellSupply.com

See Terms and Conditions

SubTotal: \$13,770.85
PrePay: \$0.00
Supplies: \$425.00
Diagnostic: \$50.00
Taxes: \$0.00
Total: \$14,245.85

Customer Signature: _____
Print: _____

Remit To:
PO Box 2249
Newburgh, NY 12550
Phone: 845-565-7700
Fax: 845-427-0825

Please remit total invoice amount of: **\$14,245.85**

Town of Thompson Highway Dept

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

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

May 14, 2026

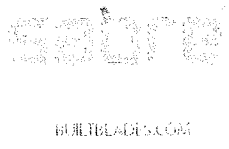
Bills Over,

Invoice #43625 for \$9,504 to Chemung Supply for HDPE pipe. OGS
Bid #23372 Group 37700

Thanks,

Hayden

ADS 23372 Glap 37700



HEADQUARTERS:
2420 CORNING ROAD
ELMIRA, NY 14905
PHONE: 607-754-5500
FAX: 607-754-5509

INVOICE

Invoice No.	Date
043625	5/13/2026
Refer to Invoice Number	
043625	

REMIT TO: CHEMUNG SUPPLY CORPORATION,
2420 CORNING ROAD, ELMIRA, NY 14903

Sold To
TOWN OF THOMPSON-SULLIVAN CO
33 JEFFERSON ST
MONTICELLO, NY 12701

Ship To
TOWN OF THOMPSON
96 E. COLD SPRING RD
MONTICELLO, NY 12701

Attn: ATTN: HAYDEN 845-794-6560

Sales Order	Cust No	Customer PO	Order Date	Tax	Mark Shipment	Terms	Loc
0242569-0001	101724	HAYDEN	4/7/2026	E		NET 30	
Salesperson	Ship Date	Shipped Via	FOB Point	Ins	Waybill Number		
TAG WILLIAMSON	5/12/2026	DIRECT SHIP	ORIGIN				

Item	T	Quantity			Part Number/Revision	Description	Unit Price \$	Amount \$
		Order	BO	Ship				
001	D	1,200.0000		1,200.0000	PL-DWALL-P-290-DS	7.92000	9,504.00	
					SUBTOTAL		9,504.00	
Total \$								9,504.00

Please remit electronically to: Chemung Supply Corporation c/o M&T Bank
Account: 9878805556
ACH ABA: 022000046

Send remittance email to:
accountsreceivable@chemungsupply.com or include
customer number in descriptive field of your payment

Advanced Drainage Systems State Bid Municipal Cost

Contract #

4/29/2025

Award #

23372

Group # 37700

Singlewall PERF or SOLID

Size:	List Bid #	Muni Cost
4" SW	\$0.80	\$0.72
4" Internal Cplg	\$4.48	\$4.03
6" SW	\$1.94	\$1.75
6" Interanal Cplg	\$8.92	\$8.03

N-12 Plain End Perf or Solid

Size:	List Bid #	Muni Cost
12" PE	\$8.80	\$7.92
12" Band	\$14.50	\$13.05
15" PE	\$11.47	\$10.32
15" Band	\$22.98	\$20.68
18" PE	\$17.08	\$15.37
18" Band	\$35.43	\$31.89
24" PE	\$26.88	\$24.19
24" Band	\$49.24	\$44.32
30" PE	\$41.48	\$37.33
30" Band	\$114.91	\$103.42
36" PE	\$53.27	\$47.94
36" Band	\$157.08	\$141.37
42" PE	\$72.63	\$65.37
42" Band	\$232.04	\$208.84
48" PE	\$91.40	\$82.26
48" Band	\$257.90	\$232.11
60" PE	\$171.40	\$154.26
60" Band	\$403.62	\$363.26

N-12 IB Bell & Spigot Perf or Solid

Size:	List Bid #	Muni Cost
4" IB	\$1.91	\$1.72
6" IB	\$3.80	\$3.42
8" IB	\$5.96	\$5.36
10" IB	\$8.10	\$7.29
12" IB	\$8.80	\$7.92
15" IB	\$11.47	\$10.32
18" IB	\$17.08	\$15.37
24" IB	\$26.88	\$24.19
30" IB	\$41.48	\$37.33
36" IB	\$53.27	\$47.94
42" IB	\$72.63	\$65.37
48" IB	\$91.40	\$82.26
60" IB	\$171.40	\$154.26

HP Storm Bell & Spigot

Size:	List Bid #	Muni Cost
12"	\$12.73	\$11.46
15"	\$18.13	\$16.32
18"	\$26.00	\$23.40
24"	\$42.94	\$38.65
30"	\$69.11	\$62.20
36"	\$73.78	\$66.40
42"	\$91.78	\$82.60
48"	\$126.78	\$114.10
60"	\$185.00	\$166.50

*** Minimum order for FFA is \$1000.00

Marilee (Town of Thompson)

From: Michael Messenger <mmessenger@thompsonny.gov>
Sent: Friday, May 15, 2026 7:49 AM
To: Scott Mace; Marilee Calhoun
Subject: Purchase Approval for Manhole Frames and Lids
Attachments: Schmidts Quote - Frames & Lids.PDF; Woodards Quotes - Frames & Risers.pdf; Winwater Quote - Frames & Risers.PDF

I know that it is a little late. Could you add this?

- Review and approve the purchase of manhole frames and covers. Quantity: 35.

The quotes are attached. The lowest quote was from Newburgh Winwater for \$304 per frame and cover.

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



SCHMIDTS WHOLESALE, INC.
150 JEFFERSON STREET
MONTICELLO, NY 12701
WWW.SCHMIDTSWHOLESALE.COM

PRICE QUOTE

Phone 845-794-5900
Fax 845-794-6142

Quoted
TOWN OF THOMPSON - SEWER & H2O
SEWER & WATER
4052 RTE 42
MONTICELLO NY 12701
US
Tel:845-794-5280 Fax:845-794-8600

Ship To
TOWN OF THOMPSON/SEWER PLANT
128 ROCK RIDGE DRIVE
KIAMESHA NY 12751

Quote # Q221817	Quote Date 05/13/2026	Exp Date 05/23/2026	Customer # 0000574	Customer P/O #	Ship Via	Writer LLN
Job ID 1007C			Customer Terms NET 30 DAYS		Salesman TOM SPRAGUE	

Product	Description	UM	Quant	Unit Price	Extension
97097010010	***** * must have a purchase order to * * buy!! * ***** 1007C CI MH FRAME & COVER 6" EA HIGH 24" COVER MARKED "SEWER"	EA	35	315.00	11025.00

X: _____ (Accepted by)	Sub Total	\$11,025.00	
	Freight	\$0.00	T o t a l
	Misc Charges	\$0.00	
	Tax Amount	\$0.00	\$11,025.00

MESSAGE
This quote is presented in good faith & accurate at the time of entry. Pricing may change due to cost increases, including tariffs. Schmidt's will notify you of any changes before acceptance.

TERMS
All special order items require a 50% minimum deposit & will be delivered immediately upon receipt of material. Amounts quoted are before all applicable local taxes have been applied.

Quotation



P.O. Box 8, 629 Lybolt Rd.
 Bullville, NY 10915
 email jodizwart.woodards@gmail.com

Phone: 845-361-3471
 Fax: 845-361-1050

To: Town of Thompson Water & Sewer	Quote#: 05-33
Attn: Keith Rieber	Date: 5/14/2026
Phone: 845-794-5280 Ext:103	Project Name:
Fax:	

Quoted By	**Terms	Delivery Time	Tax Rate	FOB
Jodi	Net 30**	1 Week	0.000%	Water & Sewer

Quantity	Description	Unit	Total
15	Manhole-24x1.5" CI Riser	\$69.03	\$1,035.45
20	Manhole-24x2" CI Riser	\$75.60	\$1,512.00
35	Manhole-24x6" HD Cover	\$343.00	\$12,005.00

*Custom items require a 50% deposit & approved drawings to start production.	Subtotal	\$14,552.45
***Woodards is NOT a NYSDOT certified plant.	**Shipping	\$100.00
Concrete is 4,000 psi unless otherwise noted.	Tax	\$0.00
Quote Valid for 30 Days, ** Shipping is per trip	Total	\$14,652.45

To accept this quotation, sign here and return: _____



653 RT 52 EAST
 PO BOX 353
 WALDEN, NY 12586-0353
 PHONE (845) 778-3312
 FAX (845) 778-3830

Job Name
MANHOLE FRAMES & RISERS

Quote No.	Date	Page
0029841	5/13/26	1
Expiration Date		6/12/26
Revised Date		5/13/26
Bid Due Date		5/13/26

Quoted To Customer
TOWN OF THOMPSON 4052 STATE ROUTE 42 MONTICELLO, NY 12701-3221
Phone (845) 794-2500 Fax (845) 794-2777

Quoted By
BRIAN STRATTON BWSTRATTON@WINWATERWORKS.COM (845) 778-3312

Customer	Payment Terms	Quoted To	Salesperson	FOB
002107	2% 10 DAYS NET 30	KIETH RIEBER	BRIAN STRATTON JR	S

Line	Qty.	Description	Unit Price	UOM	Extended Price
1.0	15	24X1-1/2 ROUND RISER MANHOLE	81.500000	EA	1222.50
2.0	20	24X2 ROUND RISER MANHOLE	86.750000	EA	1735.00
3.0	35	24"X6" ROUND FRAME AND COVER	304.000000	EA	10640.00

Tax Area Id	Net Sales	13,597.50
331050000	Freight	.00
	Tax	.00
	Quotation Total	13,597.50