

**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 on **June 02, 2015.**

**ROLL CALL:**

**Present:** Supervisor William J. Rieber, Jr., Presiding  
Councilman Richard Sush  
Councilman John A. Pavese  
Councilman Peter T. Briggs  
Councilman Scott Mace

**APPROVED**

**Also Present:** Marilee J. Calhoun, Town Clerk  
Michael B. Mednick, Attorney for the Town  
Paula E. Kay, Deputy Town Attorney  
William D. Culligan, Water & Sewer Superintendent  
Logan Morey, Building Department/Code Enforcement Officer  
Gary J. Lasher, Town Comptroller

**PUBLIC HEARING: PROPOSED LOCAL LAW # 02 OF 2015 – EMERALD CORPORATE CENTER PLANNED BUSINESS PARK DISTRICT ZONING CHANGES**

Supervisor Rieber opened the Public Hearing at 7:30 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 May 22, 2015 with same being posted at the Town Hall on May 05, 2015.

Supervisor Rieber explained the Proposed Local Law. He said that there was a committee of members consisting of members of the Rock Hill Business & Community Association, Town Board members and County Planning Representatives that attended numerous meetings over the last several months to review the zoning changes in the Emerald Corporate Center. They were proposing to change the Regulations so that they complied with the marketplace with the intent to encourage reasonable development. They added flex space so that a building would look like a business office type complex, but allow for manufacturing development as well.

Supervisor Rieber asked if the Board had any comments. The Board had no comments.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. Public Comment was made as follows:

Alan Sorensen, Sullivan County Legislator District 9 and resident of Rock Hill said that he is in favor of this proposed local law. He has a long history with the Emerald Corporate Center starting back from when he was Sullivan County Planning Commissioner. It has been a great asset for the community, but can be even more of an asset with this proposed revision. It will provide a little more flexibility in terms of

attracting tenants to the Business Park. It is one of the truly owned shovel ready sites that the County has. He thinks that with the coming of gaming in the Town there will be even more interest in this Business Park as new Development comes into the County. He thinks having this little greater flexibility of the zoning laws will help to encourage future development of the Business Park, which would expand the Park and the Tax Base and most importantly provide greater employment opportunities for local residents.

Paul Walsh of Rock Hill said that it would be a positive change for Rock Hill to move forward.

Councilman Mace said it is a good fit for Rock Hill and is a good project.

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

A motion to close the Public Hearing at 7:37 PM was made by Councilman Pavese and seconded by Councilman Briggs.

**PUBLIC HEARING: BONDING REVISION \$500,000 TO \$800,000 FOR MELODY LAKE WASTEWATER TREATMENT IMPROVEMENT PROJECT**

Supervisor Rieber opened the Public Hearing at 7:38 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 May 19, 2015 with same being posted at the Town Hall on May 15, 2015.

Supervisor Rieber explained the purpose for the bonding revision. He said that the original set of bids that were opened on the Melody Lake Wastewater Treatment Project came in approximately \$375,000.00 higher than originally estimated by the Town Engineer. This project was originally proposed several years back and apparently the estimates prepared by the Town Engineer at that time were substantially less than when the bids came in. The Town Board did reject all of the bids, but currently they are in the process of re-bidding the project. They are under the advice of the Environmental Facilities Corp and the Town's Bonding Counsel that the Town needs to increase the Bonding Authorization so that the project can be put together in a timely fashion in order to meet our commitments with the NYS DEC. The Town is really facing a restricted time period and the NYS DEC can levy fines up to \$37,500.00 per day. The NYS DEC has had a history of imposing painful fines and the Town does not want to subject the District to anymore expense or difficulty. This being the case, this is the reason why the Bonding Counsel has recommended that the Town revise the prior Bond from \$500,000.00 to \$800,000.00.

Supervisor Rieber asked if the Board had any comments. There were no comments made by the Board.

Supervisor Rieber 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 Rieber entertained a motion that the public hearing be closed.

A motion to close the Public Hearing at 7:42 PM was made by Councilman Briggs and seconded by Councilman Sush.

### **REGULAR MEETING – CALL TO ORDER**

Supervisor Rieber opened the meeting at 7:43 PM with the Pledge to the Flag. He welcomed the Participation in Government students to the meeting.

### **APPROVAL OF MINUTES:**

On a motion made by Councilman Briggs and seconded by Councilman Pavese the minutes of the May 05, 2015 Regular Town Board Meeting were approved as presented.

Vote: Ayes 5            Rieber, Pavese, Briggs, Sush and Mace  
      Nays 0

### **MONTHLY REPORTS FOR MAY 2015 RECEIVED AND FILED**

Building Department & Code Enforcement Officer's Report  
Dog Control Officer's Report  
Comptroller's Budgetary Report

### **PUBLIC COMMENT:**

Roger Betters of Monticello on behalf of the Columbia Hill Neighborhood Alliance thanked Councilman Scott Mace for attending their meeting yesterday evening held at the Hurleyville Fire Department regarding environmental concerns involving the proposed GanEden project. He also briefly commented on the meeting.

Alan Sorensen, Sullivan County Legislator District 9 and resident of Rock Hill commented on the graffiti issue, which he is has been discussing on the County level. He is trying to get the County to work jointly with the Towns and Villages regarding and addressing the graffiti issues that are occurring. He referred to an article that he had written regarding this matter.

Paul Walsh of Rock Hill also commented on the ongoing graffiti issues.

### **SPECIAL PRESENTATION: JEANINE NIELSEN, (STEAM) PROGRAM COORDINATOR, MONTICELLO CENTRAL SCHOOL DISTRICT**

Monticello Central School District (MCSD) (STEAM) Coordinator gave a 16-minute special presentation on the Proposed 2015-2016 Science Technology Engineering Art Mathematics (STEAM) Program. She provided an informational handout regarding the

program, which can be found appended to these minutes.<sup>1</sup> An open discussion involving questions, answers and comments took place after the presentation.

**CORRESPONDENCE:**

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

- 1) Letter dated 05/01/2015 from Edward P. McAndrew, P.E., Commissioner of SC DPW to Supervisor Rieber regarding Snow & Ice Control Summary for the 2014-2015 Winter Season. Total cost of sand and salt materials used \$484,467.74.
- 2) Check # 2629 dated 05/22/2015 from County of Sullivan made payable to Town of Thompson in the amount of \$74,194.26 for the 2015 1<sup>st</sup> quarter mortgage tax payment.
- 3) Letter dated 05/19/2015 from Janet Barbarite to Supervisor Rieber thanking and expressing appreciation for Nancy Marinchak, Dog Control Officer.
- 4) Letter dated 05/08/2015 from Jan S. Van Etten, Alyce C. Van Etten and Eli Z. Van Etten to Supervisor Rieber thanking him for the "Business Family of the Year" Nomination for the Sullivan County Pride Awards.
- 5) Letters dated 05/27/2015, 05/18/2015 & 04/13/2015 from Glen Pontier, Executive Director, Sullivan Renaissance copied to Supervisor Rieber regarding grant award notifications for Hebrew Day School, Marshall & Sterling Insurance, Everyday Apparel & Awards and Sullivan County SPCA.
- 6) NYS Office of Real Property Tax Services dated 05/12/2015 – Notice of Tentative State Equalization Rate for the 2015 Assessment Roll for Town of Thompson, which is 88.00. The complaint form and supporting documentation deadline is 06/03/15. The hearing date is set for 08/19/15.
- 7) Kiamesha Artesian Spring Water Co. Annual Water Quality Report "2014 Year in Review".
- 8) Letter dated 05/07/2015 from Town Clerk Calhoun to Lebaum Company, Inc. regarding Verified Summons and Complaint – Kimberley Beam vs The Town of Thompson, the Town of Thompson Highway Department and Eric J. Horton, DOL: 03/21/2014. The claim was involving a Building Department Vehicle and not a Highway Department Vehicle, but is also naming the Highway Department.
- 9) Letter dated 05/18/2015 from Town Clerk Calhoun to Mr. Robert Lawrence, Hudson Valley Realty regarding FOIL request for proposed Adelaar Resort Water & Sewer District Maps.

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<sup>1</sup> ATTACHMENT: (MCSD) 2015 "STEAM" INFORMATIONAL HANDOUT.



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 March 17, 2015 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 June 02, 2015, 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 02 of 2015 entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development"; 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. 02 of 2015.

Moved By: Councilman Richard Sush  
Seconded by: Councilman Peter T. Briggs  
Adopted the 2<sup>nd</sup> day of June, 2015.

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X ]	No [ ]
Councilman PETER BRIGGS	Yes [X ]	No [ ]
Councilperson RICHARD SUSH	Yes [X ]	No [ ]
Councilman SCOTT MACE	Yes [X ]	No [ ]
Councilman JOHN A. PAVESE	Yes [X ]	No [ ]

**The Following Resolution Was Duly Adopted: Res. No. 193 of the Year 2015.**

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 June 02, 2015

**RESOLUTION TO ENACT LOCAL LAW NO. 02 OF 2015**

**WHEREAS**, proposed Local Law No. 02 of the year 2013 entitled, " A local law to amend Chapter 250 (Zoning and Planned Unit Development) of the Town of Thompson Code" was

introduced to the Town Board at a meeting held April 21, 2015, at the Town Hall, Monticello, New York, to consider said proposed local law and notice of public hearing having been duly published and posted as required by law, and said public hearing having been held and all persons appearing at said public hearing deeming to be heard having been heard, and

**WHEREAS**, said local law was duly adopted after a public hearing.

**NOW, THEREFORE, BE IT RESOLVED**, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 02 for the year 2015, Town of Thompson, State of New York, which local law is annexed hereto and made a part hereof.

Moved by: Councilman Richard Sush

Seconded by: Councilman Scott Mace

Adopted on Motion: June 02, 2015

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Town of Thompson

Local Law No. 02 of the year 2015

A local law amending Chapter 250 entitled “Zoning and Planned Unit Development” of the Town of Thompson Code

Be it enacted by the Town Board of the

Town of Thompson

1. §250-2 (Definitions) is hereby amended to include:

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.

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.

2. §250-133 (Permitted Uses) is amended to read:

A. The following uses shall be permitted in the Emerald Corporate Center Planned Business Park District:

- (1) Commercial office uses, such as telemarketing centers, corporate offices, regional offices, general offices, professional offices such as accountants, attorneys, engineers, architects and planners, and such other like compatible uses;
- (2) Business support services, such as printing, binding, mailbox rental, and shipping;
- (3) Research and development office and/or laboratory;
- (4) Medical facility, including doctors' offices, therapist offices, walk-in clinic, ambulatory surgery, medical laboratory and diagnostic services;
- (5) Home healthcare equipment rental;
- (6) Radio, television or film studio, or other media production;
- (7) Light manufacturing, as defined § 250-2.B of this code;
- (8) Art studio and/or gallery;
- (9) Flex-space, as defined § 250-2.B of this code. All activity in a flex-space building in the Emerald Corporate Center Planned Business Park District must qualify as a permitted use under this section, § 250-133, of the Town Code.

B. Front lots

The following uses are permitted in the Emerald Corporate Center Planned Business Park District, provided such uses are located on lots located within 500 feet of the entrance to the business park at the intersection of Emerald Place and Rock Hill Drive, and are sited and designed so as to provide a continuation of the Rock Hill downtown business area as well as serving the tenants and employees of other enterprises in the Business Park:

- (1) Bank, trust company, or other financial institution;
- (2) Eating and/or drinking establishment, whether or not liquor is sold or consumed, including restaurant, bar, lunchroom, cafeteria and food commissary;
- (3) Personal services, including but not limited to beauty shop, day spa, barber shop, laundry or dry cleaning pick-up establishment, self-service laundry, shoe repair or tailoring shop, or photography studio.

C. Accessory uses.

- (1) Off-street parking, roadways, walkways, installation of utility services and customary accessory buildings and uses, customarily used in connection with the primary uses described in Subsections A and B hereof.
- (2) Wholesale business, only if affiliated with and accessory to, another use or located on the same lot as other non-wholesale uses. Development on any lot in the district shall not be devoted exclusively to wholesale uses.

D. Prohibited Uses

- (1) Outdoor manufacture and assembly
- (2) Outdoor storage

3. §250-134 (Additional performance standards) is amended to read:

In addition to the performance standards generally prescribed for PBP Districts in § 250-27.1. D, the following additional performance standards shall apply to the Emerald Corporate Center Planned Business Park District:

A. On-site signage. The following standards shall apply to on-site signs:

- (1) Each lot is permitted to have one pedestal sign located on the front lawn of the building near its entrance, landscaped with the name and/or logo of the business(es) present. Such pedestal sign shall not be larger than 30 square feet measured five feet by six feet.
- (2) Each principal building on a lot is permitted to have a building sign located on the exterior of the building that is either illuminated or of an architectural sign material with the name and/or logo of the business(es) present. The maximum size of any such building sign shall be one square foot for each foot of horizontal length of the side of the building upon which the building sign will be placed. No box-type signs shall be permitted.
- (3) The primary business on each lot shall be permitted to add their name and/or logo to the Emerald Corporate Center signage at the entrance to the business park.

B. Loading Berths. Loading berths may not be located within the front yard setback.

C. Refuse collection areas. Refuse collection areas shall be enclosed and screened on four sides by constructed walls of durable material not less than six feet in height and one of which walls shall be gated. All such areas shall have concrete floors and shall be sufficient in size to contain all refuse generated on each lot, but in no event smaller than six feet by eight feet. No refuse collection areas shall be permitted between a street and the front of a building.

D. Performance standards for industrial uses. All uses in the Emerald Corporate Center Business Park shall comply with § 250-23 of this code, which establishes performance standards for noise, atmospheric effluence, glare and heat, industrial wastes, fire and explosion hazards, radioactivity or electromagnetic disturbances, and landscaping.

E. Design Guidelines and Standards.

- (1) Access to and from all lots shall be from the corporate park entrance at the intersection of Emerald Place and Rock Hill Drive. The emergency access to Adams Road shall not be used to mitigate ingress and egress issues.
- (2) All new construction in the business park shall be designed to be visually compatible with the existing office development. The facades of industrial and flex-space buildings shall be designed to have an “office-like” appearance.
- (3) Commercial uses, as permitted by § 250-133. B, shall be designed to fit with the character of the Rock Hill downtown commercial area, which is distinctly local and unique. Formula businesses may be required to depart from their corporate prototypes and to use architectural styles, materials, colors, and signage designed specifically and solely for the Emerald Corporate Park site.
- (4) In accordance with §250-27.1.1(6) of this code, prior to the issuance of a building permit for development in the Emerald Corporate Center Planned Business Park District by the Town of Thompson Building Department, a site plan shall be submitted to and approved by the Town Planning Board.
- (5) In accordance with § 250-27.1. I (5) of this code, applicants for site plan review must demonstrate to the Emerald Corporate Center Economic Development Corporation Board of Directors that the proposed site plan conforms to all duly filed covenants and restrictions for the property. The Declaration of Covenants, Conditions, and Restrictions for the Emerald Corporate Center recorded on July 9, 2003 requires final plans and specifications for property improvements to be reviewed and approved by the Emerald Corporate Center Architectural Review Committee.

4. §250-137 (Declarations of covenants and restrictions) is amended to read:

A declaration of Covenants, Conditions and Restrictions for the Emerald Corporate Center is on file with the office of the Sullivan County Clerk.

5. Except as herein specifically amended, the remainder of Chapter 250 of such Code shall remain in full force and effect.
6. 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.
7. Except as herein otherwise provided penalties for the violation of this local law, any person committing an offense against any provision of the chapter of the Code of the Town of Thompson shall, upon conviction thereof, be punishable as provided in Chapter 1, General Provisions, Article II, of such Code.



Motion by: Councilman Mace

Seconded by: Councilman Sush

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

**6. MELODY LAKE – REPORT ON (DRBC) REQUEST TO WAIVE \$2,000.00 PENALTY (2013 ISSUE)**

**AND**

**7. MELODY LAKE – AUTHORIZE EXECUTION OF SETTLEMENT AGREEMENT WITH (DRBC) & PAYMENT OF \$7,781.00 IN FINES (2012 ISSUE)**

Supervisor Rieber reported that Attorney Mednick contacted Delaware River Basin Commission (DRBC) to see if they would consider waiving the \$2,000.00 penalty fee for late docket filing based on the current circumstances. Attorney Mednick was advised that they would not waive the penalty. Attorney Mednick said that the Town has the option not to agree to the settlement agreement and \$7,781.00 fine, but would have to appear before the (DRBC) to plead their case. If the Town does not settle the case might not be awarded in the Town's favor, which would subject the Town to higher penalties than what has already been negotiated. He is recommending that the Town consider the agreement, negotiated fine and penalty. Action was taken as follows:

**The Following Resolution Was Duly Adopted: Res. No. 197 of the Year 2015.**

Resolved, that the Town hereby authorizes payment of the \$2,000.00 penalty fee imposed by the Delaware River Basin Commission (DRBC) for late docket filing.

Motion by: Councilman Sush

Seconded by: Councilman Pavese

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

**The Following Resolution Was Duly Adopted: Res. No. 198 of the Year 2015.**

Resolved, that the Town Board hereby authorizes the Town Supervisor to execute the Settlement Agreement between the Delaware River Basin Commission and the Town of Thompson for the settlement previously approved by the Town Board on May 5<sup>th</sup>, 2015 by Resolution No. 178 of the Year 2015. A fully executed copy will be filed in the Town Clerk's Office and available for review upon request.

Motion by: Councilman Sush

Seconded by: Councilman Mace

Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace

Nays 0

**8. MELODY LAKE WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT: SET NEW DATE FOR BID OPENING – JULY 2<sup>ND</sup>, 2015 @ 2PM**

Supervisor Rieber reported on the proposed changes that have been made to the bid specifications to eliminate some of the expense. The Water & Sewer Department is looking into another option to also help save funding. Further discussion ensued regarding the subject and Supervisor Rieber was authorized to look into the possibility of another option.



**11. CONTINUED DISCUSSION: DRAFT PROPOSED LOCAL LAW – GREEN BUILDINGS REAL PROPERTY TAX EXEMPTION**

There was continued discussion regarding the drafted proposed local law for Green Buildings Real Property Tax Exemption. There was some question as to whether or not the Town wanted to extend the exemption to both residential and commercial properties. Assessor Van B. Krzywicki said that he will reach out to other municipalities and agencies throughout the State of New York that offer this type of exemption to obtain their feedback and suggestions. Assessor Krzywicki will report back with his findings at the next Town Board Meeting for consideration.

**12. CONTINUED DISCUSSION: DRAFT PROPOSED LOCAL LAW – GRAFFITI ORDINANCE REGULATIONS**

There was continued discussion regarding the drafted proposed local law for creating Graffiti Ordinance Regulations in the Town. The discussion was quite lengthy regarding numerous suggestions and changes to the proposed local law. Several of the changes were provided to the Town Attorney for revision. The changes will be made and the revised local law will be presented prior to the next Town Board Meeting. Attorney Mednick recommended that any other changes and suggestions be provided to him so that he can incorporate them into the revised law.

**AUTHORIZE MAP, PLAN AND REPORT FOR THE FORMATION OF THE ADELAAR ROAD IMPROVEMENT DISTRICT**

**The Following Resolution Was Duly Adopted: Res. No. 202 of the Year 2015.**

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 June 02, 2015

**RESOLUTION PURSUANT TO TOWN LAW FOR THE PROPOSED FORMATION OF THE ADELAAR ROAD IMPROVEMENT DISTRICT IN THE TOWN OF THOMPSON**

**WHEREAS**, EPR Concord II, LP a/k/a EPT Concord II, LLC (collectively referred to as “EPR”) has made a request to the Town Board of the Town of Thompson for creation of the Adelaar Road Improvement District, a Special Improvement District, to be created in said Town; and

**WHEREAS**, the said area to be included in the Adelaar Road Improvement District is totally located within the Town of Thompson and outside any incorporated village; and

**WHEREAS**, the said Town Board is desirous of preparing a general map and plan for the road improvement district within the Adelaar development area, and to appropriate a specific amount to pay the cost of preparing said general map and plan, and for other services in

connection therewith; the costs of which shall be borne by said applicant, EPR Concord II, LP a/k/a EPT Concord II, LLC.

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

1. That the Town Board does hereby authorize McGoey, Hauser & Edsall Consulting Engineers, PC of 45 Quassaick Avenue, New Windsor, New York 12553 to prepare a general map and plan for the formation of the road improvement district in the area of the Town of Thompson to be serviced by the Adelaar Road Improvement District, and for such other services as may be necessary in connection therewith.

2. That the Town Board does hereby appropriate a sum not to exceed \$10,000.00 to pay the cost of preparing the general map and plan for the road improvement district to complete any district creation and all costs and disbursements incurred by the district in processing the creation. That all engineering, legal costs and other disbursements for preparation of a general map, plan and report shall be paid by the applicant. Said monies shall be deposited by the applicant in the Town escrow account prior to preparation of said map, plan and report and will be released to McGoey, Hauser and Edsall Consulting Engineers, P.C. upon completion, and other monies held in escrow will be disbursed upon completion of the creation.

3. That McGoey, Hauser and Edsall Consulting Engineers, P.C., of 45 Quassaick Avenue, New Windsor, New York 12553, be, and they hereby are, retained at a cost not to exceed \$10,000.00, of which said monies are to be paid by the developer, to prepare a general map and plan for the road improvement facilities and services to the area to be known as the Adelaar Road Improvement District.

4. All legal fees incurred by the Town in connection with the formation of the Adelaar Road Improvement District are to be paid by the applicant.

5. That all maps and plans prepared by McGoey, Hauser and Edsall Consulting Engineers, P.C. shall conform with the requirements of Section 192 of the Town Law, and shall be filed with the Town Clerk.

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

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

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

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

Moved by: Councilman Richard Sush

Seconded by: Councilman Peter T. Briggs

The Members voted on the foregoing Resolution as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes [X ] No [ ]
Councilman PETER T. BRIGGS	Yes [X ] No [ ]
Councilman RICHARD SUSH	Yes [X ] No [ ]
Councilman SCOTT MACE	Yes [X ] No [ ]
Councilman JOHN A. PAVESE	Yes [X ] No [ ]

**13. CURRENT STATUS: HOME RULE LEGISLATION REQUEST – ESTABLISH SPECIAL ROAD IMPROVEMENT DISTRICT FOR THE EPT/EPR ADELAAR RESORT PROJECT**

**The Following Resolution Was Duly Adopted: Res. No. 203 of the Year 2015.**

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 June 02, 2015

**RESOLUTION TO AUTHORIZE THE FORWARDING OF HOME RULE REQUEST TO THE NEW YORK STATE LEGISLATURE RELATED TO ESTABLISHING SPECIAL IMPROVEMENT DISTRICT**

**WHEREAS**, the Town of Thompson Town Board has heretofore requested that legislation be introduced in the New York State Legislature to authorize the Town to establish a special district improvement known as “Adelaar Road Improvement District”; and

**WHEREAS**, there has been introduced in the New York State Assembly Bill A.7433 and in the New York State Senate Bill S.5381; and

**WHEREAS**, the Town Board of Town of Thompson is required to file a home rule request with each house of the New York State Legislature.

**NOW, THEREFORE, BE IT RESOLVED:**

2. The Town Board of the Town of Thompson, Sullivan County New York does hereby request the New York State Senate adopt Bill S.5381 and the New York State Assembly adopt Bill A.7433.
3. The Supervisor of the Town and Town Clerk be and they are hereby directed to sign such formal requests as may be required by law and to file same with the appropriate house of the Legislature.
4. This resolution shall take effect immediately.

Moved by: Councilman Peter T. Briggs

Seconded by: Councilman Scott Mace

Adopted the 2<sup>nd</sup> day of June, 2015.

The members of the Town Board voted as follows:

Supervisor WILLIAM J. RIEBER, JR.	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman PETER T. BRIGGS	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman RICHARD SUSH	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman SCOTT MACE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

**RECEIPT OF ADELAAR INSPECTION & ADMINISTRATION FEES - \$737,775.00**

Supervisor Rieber reported on the receipt of \$737,775.00 for Adelaar inspection and administration fees for Bid Package A. The Town will retain \$295,110.00 applied to the General A Fund to offset administration costs in connection with the Adelaar project. There will be approximately \$442,665.00 applied toward Escrow Fees, which is a flat rate agreement with the Developer and Engineer. Attorney Kay reported that they are now beginning to work on Bid Package B since it has been awarded.

**14. TAX CERTIORI SETTLEMENT: POLI REALTY CORP., SBL # 12.-1-62.4**

Attorney Mednick provided a Resolution on the above named property tax settlement proceeding being presented. Attorney Mednick and Assessor Van B. Krzywicki recommended that the settlement be approved as per the provided Resolution. Attorney Mednick explained the settlement agreement. The Town Board took action on the settlement as follows:

**The Following Resolution Was Duly Adopted: Res. No. 204 of the Year 2015.**

**Town Board Meeting  
June 02, 2015  
Page 17 of 25**

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

WHEREAS, Poli Realty Corp. has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 12, Block 1, Lot 62.4, and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1835-2014; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Jacobowitz & Gubits, LLP on behalf of petitioner; and

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

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2014 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 12-1-62.4** from \$565,000.00 to \$490,000.00; and

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

1. That the settlement of the above referenced proceeding be, and the same hereby is in all respects approved and confirmed.

2. That Michael B. Mednick, Esq., attorney for the Town of Thompson, and Van B. Krzywicki, Assessor, be, and they hereby are authorized, empowered and directed to enter into and execute a formal written stipulation of settlement and to bind the Town thereto, such stipulation to be in form approved by the said attorneys.

3. That said Michael B. Mednick, Esq. and Van B. Krzywicki, Assessor, be, and they hereby authorized and empowered to execute any and all other documents and take such other steps as may be reasonably necessary and incidental to effect and finalize the settlement of the subject proceeding.

Moved by: Councilman Peter T. Briggs

Seconded by: Councilman Scott Mace

and a roll call vote thereon as follows:

Supervisor William J. Rieber, Jr.	voting	Aye
Councilman Peter T. Briggs	voting	Aye
Councilman Richard Sush	voting	Aye
Councilman Scott Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

**15. TAX CERTIORI SETTLEMENT: THOMAS CARUSO, SBL # 25.-1-44.1**

Attorney Mednick provided a Resolution on the above named property tax settlement proceeding being presented. Attorney Mednick and Assessor Van B. Krzywicki recommended that the settlement be approved as per the provided Resolution. Attorney Mednick explained the settlement agreement. The Town Board took action on the settlement as follows:

**The Following Resolution Was Duly Adopted: Res. No. 205 of the Year 2015.**

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

WHEREAS, Thomas Caruso has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 25, Block 1, Lot 44.1, and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 2014-1810; and

WHEREAS, the respondents have appeared through have appeared through counsel, to wit, Michael B. Mednick, Esq., on behalf of respondents, and Drew, Davidoff & Edwards Law Offices, LLP by Michael Davidoff, Esq., on behalf of petitioner; and

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

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2014 assessment, to wit, a reduction in the assessment of petitioners' real property, **SBL 25-1-44.1** from \$311,200.00 to \$291,000.00.

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

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







Councilman Briggs reported on the following upcoming events: Baked Ziti Dinner – Monticello Elks Lodge on 06/12/15 @ 6PM; Joint Flag Day Service – Monticello/Liberty Elks on 06/14/15 at the Sullivan County Government Center at 12PM Noon and Rhulen Rock Hill Run & Ramble 5K Event – Frontier Insurance Building on 06/20/15 at 9AM.

Councilman Pavese reported on the 06/13/15 Monticello Fire Department 200 Club Event – Contact: Bobbie Mapes for further information and tickets.

Councilman Sush reported on the Sullivan County Partnership for Economic Development Board Meeting that he recently attended. A 2015 Member sign was provided to the Town of Thompson for display.

Councilman Mace reported on several items as follows: 1) Columbia Hill Neighborhood Alliance Meeting that he attended yesterday evening, 2) Shred Day Event that took place last Saturday, May 30<sup>th</sup> and 3) Photos of Village properties to update Assessor property files including copies of Village building permit issuance. The next project for the Assessor will be to look at Kinnebrook Park to update those property files.

### **SUPERVISOR REPORT**

Supervisor Rieber reported on the following items:

1. 05/30/2015 Shred Day Event
2. Annual Spring Cleanup Program – May 30<sup>th</sup> to June 13<sup>th</sup> (Permit Required)
3. Free Rabies Clinic (Open to the Public) Sponsored by Sullivan County Public Health Services – Morningside Park Pavilion in the Town of Fallsburg, Wednesday, June 24<sup>th</sup>, 2015 from 6 to 7:30 PM.
4. Recent Passing of Ann Rustic the mother of our Department of Parks and Recreation employee Jack Rustic.

### **OLD BUSINESS:**

There was no old business reported on.

### **NEW BUSINESS:**

There was no new business reported on.

### **PUBLIC COMMENT:**

Supt. Culligan reported on his niece Hollye Schoonmaker receiving the designation of "Trooper of the Year" award for "F" Troop. She is a resident of the Town and this is a very big honor for one of our residents to receive. She has only been a NYS Trooper for approximately 9 months. He is very proud of her. The Town Board acknowledged her exceptional achievement in such a short period of time as a NYS Trooper.

### **ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION**

- May 30<sup>th</sup> – June 13<sup>th</sup>: Annual Spring Cleanup Program (Permit Required).
- June 12<sup>th</sup>: Baked Ziti Dinner, Monticello Elks Lodge at 6PM.
- June 13<sup>th</sup>: Monticello Fire Department 200 Club Event.

- June 14<sup>th</sup>: Joint Flag Day Service, Monticello/Liberty Elks at Sullivan County Government Center at 12PM Noon.
- June 20<sup>th</sup>: Rhulen Rock Hill Run & Ramble 5K Event, Frontier Insurance Building at 9AM.
- June 24<sup>th</sup>: Free Rabies Clinic, Morningside Park Pavilion from 6 to 7:30 PM.

Supervisor Rieber announced that he is Recusing himself from any discussion or action regarding the next matter. He disclosed that he is involved in the Real Estate transaction for this proposed development project, which he began working on several years prior to taking Office. The meeting was turned over to Councilman Sush to handle this matter and Supervisor Rieber left the room.

**PRESENTATION BY JACOB BILLIG, ESQ. ON BEHALF OF CHONG YU REGARDING A PROJECT CURRENTLY BEING REFERRED TO AS “17B HOTEL”**

Attorney Jacob Billig, Esq. gave a brief presentation on behalf of Mrs. Chong Yu a current resident of the Village of Monticello regarding a project currently being referred to as “17B Hotel” that they are proposing. The project site is located along NYS Route 17B near Kaufman Road, Monticello. Attorney Billig advised that he represents the Developer and Proposed Purchaser. Mr. Paul Siegel, Development Project Manager, Engineer Joseph Pfau of Pietrzak & Pfau Engineering and Joseph Horowitz, Architect all were present on behalf of the proposed project. Attorney Billig provided an explanation of the proposed project. A proposed site map was provided for the Boards review. Attorney Billig explained the list of items that have already been completed. The property is currently located in the Town of Thompson and would need to be annexed in to the Village of Monticello for municipal services. The Developer is looking for Town Board and Village Board support toward the project prior to proceeding. They provided their presentation to the Village Board earlier this evening, which was well received. The Town Board also seemed to be supportive as well. Deputy Supervisor Sush said that this Annexation request would be treated in a similar manner as another one currently being consider, requiring a Financial Guarantee of some kind.

Supervisor Rieber returned to the meeting once the above-mentioned matter, presentation and discussion was completed. He advised that Deputy Supervisor Richard Sush will be handling this matter from this point forward.

**EXECUTIVE SESSION**

On a motion made by Councilman Sush and seconded by Councilman Briggs the Town Board entered into Executive Session at 9:37 PM with Town Attorney Michael B. Mednick to discuss two personnel matters.

On a motion made by Councilman Pavese and seconded by Councilman Mace the Town Board returned from Executive Session and reconvened the Town Board meeting at 10:10 PM. Further action was taken as follows:

**AUTHORIZATION TO CONTINUE THE 2015 INSURANCE BUYOUT FOR HEATHER J. ZANGLA UNTIL DECEMBER 31<sup>ST</sup>, 2015**

**The Following Resolution Was Duly Adopted: Res. No. 213 of the Year 2015.**

Resolved, that Heather J. Zangla hereby be authorized to continue the current Insurance Buyout for 2015 in lieu of the fact that she lost the opportunity to elect other insurance coverage on a timely basis.

Moved by: Councilman Briggs                      Seconded by: Councilman Pavese

Vote: Ayes 5              Rieber, Pavese, Briggs, Sush and Mace

Nays 0

**ADJOURNMENT**

On a motion made by Councilman Briggs and seconded by Councilman Pavese the meeting was adjourned at 10:13 PM.

**Respectfully Submitted By:**



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**Marilee J. Calhoun, Town Clerk**

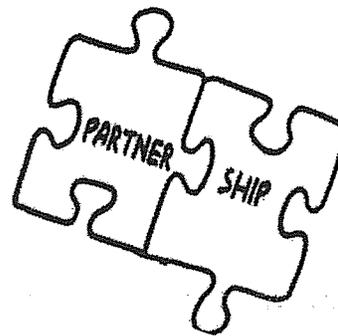
Science

Technology

Engineering

Art

Engineering

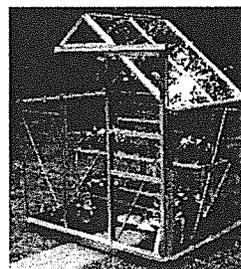
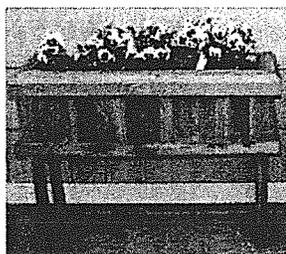


The STEAM Committee is committed to developing a program that is inquiry based and that will develop students into confident life-long learners. In a safe and supportive environment our students will be engaged in group problems solving with applicable solutions that develops independent thinking while fostering collaboration. Students will have opportunities to gain real world experience through community partnerships and internships. Our goals is to combine science technology, engineering, art and mathematics to prepare our students for a global economy.

EIE at the Elementary Schools →

STEAM in RJK →

STEAM is a Journey in the HS



High School Journey's

*Information Technology*

*Envision and Build*

- Intro to Computer Science
- Web Design
- C++ & JAVA Programming
- Introduction to Game Industry
- Computer Gaming

- Design,, Drawing & Production
- Wood 1 & 2
- Manufacturing & Construction
- Structural Engineering
- Alternative Energy I & II

All That Is Missing is You ... Looking for Community Partnerships & Internships



SCIENCE TECHNOLOGY ENGINEERING  
ARTS MATHEMATICS

**Monticello Central School District**

**Jeanine Nielsen**

STEAM Coordinator

845-794-8840 X 10861

[jnielsen@K12mcsd.net](mailto:jnielsen@K12mcsd.net)

Monticello High School

39 Breakey Avenue

Monticello, N.Y. 12701

# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No.	Stub-Description	Req. No.	Req. Date	Vendor Code	Vendor Name	Ordered By	Fisc Year	Check ID	Voucher Amt.	Pay Due	Approved	
Invoice Date	Batch	Recur Months	Refund Year	PO No.	PO Date	Approved By	Period	Contract No.	Check No.	Check Date	Cash Account	
	Invoice No.			Taxable	Ref No					Disc. %	Non Disc.	Disc. Amt.

I hereby certify that the vouchers listed on the attached abstracts of prepaid and

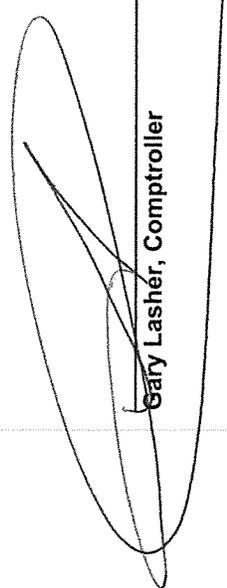
claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 2<sup>nd</sup> day

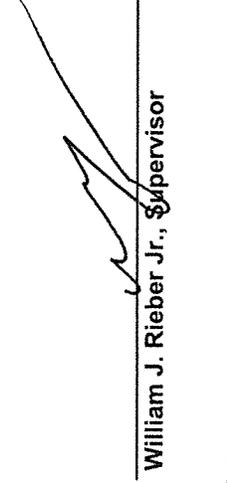
of June 2015 in the amounts respectively specified. Authorization is hereby

given and direction is made to pay each of the claimants in the amount as specified

upon each claim stated.



Gary Lasher, Comptroller



William J. Rieber Jr., Supervisor

# TOWN OF THOMPSON

## Voucher Detail Report

Voucher No. Invoice Date	Stub-Description Batch	Req. No. Recur Months	Req. Date Refund Year	Vendor Code PO No. Taxable	Vendor Name PO Date Ref No	Ordered By Approved By	Fisc Year Period	Check ID Contract No.	Check No. Contract No.	Check Date Disc. %	Pay Due		Approved Cash Account Disc. Amt.
											Non Disc.	Disc. %	
----- Direct Pay -----													
Fund	Regular	Prepaid	Wire Transfer	Outstanding	Outstanding	Outstanding	Outstanding	Outstanding	Outstanding	Outstanding	Outstanding	Outstanding	Total
A - GENERAL FUND TOWN WIDE	75,296.38	234,623.01	0.00	0.00	0.00				0.00	0.00	0.00	0.00	309,925.39
B - GENERAL TOWN OUTSIDE	77,714.87	21,017.94	0.00	0.00	0.00				0.00	0.00	0.00	0.00	98,732.81
DA - HWY#3 / 4 - TOWN WIDE	35,377.39	1,500,000.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	1,535,377.39
DB - HWY#1 - TOWN OUTSIDE	25,543.06	1,144,440.14	0.00	0.00	0.00				0.00	0.00	0.00	0.00	1,169,983.20
SHW - HARRIS WOODS SEWER	215.53	712.30	0.00	0.00	0.00				0.00	0.00	0.00	0.00	927.83
SL10 - EMERALD CORP. PARK L/D#10	826.37	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	826.37
SL6 - EMERALD GREEN LIGHTING	661.95	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	661.95
SRH - ROCK HILL AMBULANCE DIST	7,213.91	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	7,213.91
SSA - ANAWANA SEWER DISTRICT	903.61	1,776.21	0.00	0.00	0.00				0.00	0.00	0.00	0.00	2,679.82
SSD - DILLON SEWER DISTRICT	109.38	184.21	0.00	0.00	0.00				0.00	0.00	0.00	0.00	293.59
SSG - EMERALD GREEN SEWER	50,362.85	23,323.41	0.00	0.00	0.00				0.00	0.00	0.00	0.00	73,686.26
SSH - HARRIS SEWER DISTRICT	7,120.25	9,838.31	0.00	0.00	0.00				0.00	0.00	0.00	0.00	16,958.56
SSK - KIAMESHA SEWER DISTRICT	14,883.13	33,288.55	0.00	0.00	0.00				0.00	0.00	0.00	0.00	48,171.68
SSM - MELODY LAKE SEWER DISTR.	1,591.27	4,355.76	0.00	0.00	0.00				0.00	0.00	0.00	0.00	5,947.03
SSR - ROCK HILL SEWER DISTRICT	1,027.18	736.29	0.00	0.00	0.00				0.00	0.00	0.00	0.00	1,763.47
SSS - SACKETT LAKE SEWER DISTR	4,068.47	10,662.33	0.00	0.00	0.00				0.00	0.00	0.00	0.00	14,730.80
SWC - COLD SPRING WATER	59.32	335.63	0.00	0.00	0.00				0.00	0.00	0.00	0.00	394.95
SWD - DILLON WATER DISTRICT	59.38	333.84	0.00	0.00	0.00				0.00	0.00	0.00	0.00	393.22
SWL - LUCKY LAKE WATER DISTR	275.66	215.55	0.00	0.00	0.00				0.00	0.00	0.00	0.00	491.21
SWM - MELODY LAKE WATER	573.74	0.00	0.00	0.00	0.00				0.00	0.00	0.00	0.00	573.74
T - TRUST & AGENCY FUND	881.07	26,048.77	93,428.95	0.00	0.00				0.00	0.00	0.00	0.00	120,358.79
<b>Grand Totals</b>	304,764.77	3,011,898.25	93,428.95	0.00	0.00				0.00	0.00	0.00	0.00	3,410,091.97
<b>Grand Total Regular, Prepaid, Wire Transfer and Direct Pay</b>	<u>3,410,091.97</u>												