

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 **August 18, 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
William D. Culligan, Water & Sewer Superintendent
Richard L. Benjamin, Jr., Highway Superintendent
Logan Morey, Building Department/Code Enforcement Officer
Kelly M. Murran, Deputy Town Clerk

PUBLIC HEARING: PROPOSED LOCAL LAW #3 OF 2015 – GREEN HOMES TAX EXEMPTION

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 August 07, 2015 with same being posted at the Town Hall on August 05, 2015.

Supervisor Rieber explained that the local law is to provide tax relief to property owners who construct, re-construct, or expand structures that meet or exceed LEED (Leadership in Energy & Environmental Design) certification standards for green buildings. There is a provision under the State law that grants exemptions for construction that is LEED certified to certain degrees. There are three different levels, silver, gold, or platinum. This is a way to spark more efficient energy growth in the Town and encourage that type of development. For example, if somebody puts up a large commercial structure, this would help with sewer and water usage and the type of energy efficiency will trickle down to benefit the environment and benefit the Town as a whole. This law will phase in a reduction on the assessment based on the increase in costs to build up to LEED certification standards. Once the tax exemption phases out over the 5 to 10 year period, it reverts back to the full assessed value that would be attributable to that green certification. Eventually it will cause an increase in the tax base and tax ratables after the expiration of the phase in period. The limits on the tax breaks would be \$1 million for commercial construction and \$100,000 for residential construction. There are strict standards to comply with in order to obtain this exemption. The Town feels that this law is a way to encourage energy efficient growth in the area.

Supervisor Rieber asked if the Board had any comments.

Councilman Mace stated that the main reason the Town started looking at this is because people were spending the extra money to become LEED certified and their assessments were going up, so any money they save by building this way, they were losing in taxes. This way they can have the incentive of doing the right thing and not be penalized for it.

Supervisor Rieber asked if anyone from the public would like to be heard on this matter.

Roger Betters of Columbia Hill asked if there was any provision for a buy local initiative or can they outsource the supplies from anywhere? Councilman Mace said there is no provision. Supervisor Rieber responded that this law parrots the State statute that enables legislation to allow the Town to do this. It is stated very clearly that this exemption only applies to the increase in cost to become LEED certified. There are a couple of ambiguities in the law and the Town does not intend to grant any tax exemption other than for the costs to become LEED certified.

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 7:39 PM was made by Councilman Briggs and seconded by Councilman Sush.

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:40 PM with the Pledge to the Flag.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Mace the minutes of the July 30th, 2015 Special Town Board Meeting were approved as presented.

Vote: Ayes 4 Rieber, Pavese, Sush and Mace
 Nays 0
 Recused 1 Briggs (He was not present for the meeting.)

On a motion made by Councilman Briggs and seconded by Councilman Pavese the minutes of the August 4th, 2015 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Roger Betters on behalf of the Columbia Hill Neighborhood Alliance invited the Town Board and the public to a festival regarding responsible growth on Sunday, August 23rd, 2015, 11:00 – 4:00, at the Hurleyville Fire House.

REQUEST FOR TEMPORARY PERMIT FOR MOBILE HOME – DR. JOHN TALLIA, 9 WOLF LAKE ROAD, ROCK HILL

Dr. John Tallia submitted a formal request for a temporary permit for a mobile home in his driveway due to a devastating fire in his house.¹ He is requesting this temporary housing for himself and his two children while his house is being rebuilt. He stated that he will have licensed, bonded professionals hook up the mobile home to his existing utilities while they rebuild his house. Code Enforcement Officer Logan E. Morey stated that there would be no problem with this.

The Following Resolution Was Duly Adopted: Res. No. 274 of 2015.

Resolved, that the request of Dr. John Tallia for a temporary permit authorizing him to maintain a mobile home in his driveway while his house is being rebuilt hereby be granted.

Moved by: Councilman Pavese

Seconded by: Councilman Mace

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

Nays 0

CORRESPONDENCE:

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

- 1) NYS DEC: Stream Disturbance/Freshwater Wetlands Permit – Town of Thompson Adams Road Culvert Project
- 2) Letter dated 08/07/15 from Joyce Amels, Animal Health Inspector, NYS Dept. of Agriculture & Markets to Town Clerk Calhoun regarding Municipal Dog Shelter Inspection Report completed on 08/03/2015, which has been rated “Satisfactory”. A copy of the completed inspection report was attached for review.
- 3) Letter dated 08/10/2015 from Town Attorney Michael B. Mednick to John F. Konefal of Wanasink Lake Club, Inc. regarding setbacks for property owned by Mr. William Valentin ,SBL 36.-10-4. Any Town variance granted will not trump any potential private deed restrictions.
- 4) Letter dated 08/11/2015 from Town Clerk Calhoun to Lebaum Company, Inc. regarding a Summons on Nereida Balotti vs. County of Sullivan, Town of Thompson, Hamlet of Rock Hill and Town of Thompson Highway Department, Date of Loss: 08/30/2014. The Notice of Claim was filed previously.

AGENDA ITEMS:

1.ACTION: PROPOSED LOCAL LAW # 03 OF 2015 – GREEN HOMES TAX EXEMPTION

¹ ATTACHMENT: REQUEST FROM DR. JOHN A. TALLIA

The Following Resolution Was Duly Adopted: Res. No. 275 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 August 18,
2015

RESOLUTION TO ENACT LOCAL LAW NO. 03 OF 2015

WHEREAS, proposed Local Law No. 03 of the year 2015 entitled, "A local law to amend Chapter 218 ("Taxation") of the Town of Thompson Code by adding Article VI entitled 'Green Homes Tax Exemption'" was introduced to the Town Board at a meeting held on June 02, 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. 03 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 Scott Mace

Seconded by: Councilman Peter T. Briggs

Adopted on Motion August 18, 2015

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 []

Town of Thompson

Local Law No. 03 of the year 2015

A local law amending Chapter 218 entitled "Taxation" to the Town of Thompson Code by adding a new Article VI entitled "Green Homes Tax Exemption" relating to providing an exemption for construction and improvements to real property initiated on or after January 1, 2016, meeting LEED certification standards for Green Buildings.

Be it enacted by the Town Board of the

Town of Thompson

ARTICLE VI Green Homes Tax Exemption

§218-19. Purpose.

The purpose of this article is to provide tax relief to those property owners who construct, reconstruct or expand structures on their property that meet or exceed LEED certification standards for green buildings.

§218-20. Exemption granted.

Construction of improvements to real property meeting LEED certification standards for green buildings shall be exempt from taxation to the extent provided by this local law, pursuant to RPTL 470 "Tax Exemption for Improvements to Real Property Meeting Certification Standards for Green Buildings".

§218-21. Extent of Exemption.

Such real property, or portion thereof, which is certified under a LEED certification standard for the categories of silver, gold, or platinum as meeting green building standards, as determined by a LEED accredited professional shall be exempt as provided below for the respective percentages, provided that a copy of the LEED certification for a qualified category is filed with the Assessor's Office and is approved by the Assessor as meeting the requirements of this local law. Such exemption shall be limited to only the extent of any increase in assessed value resulting from the construction or reconstruction of a property meeting LEED certification as compared to construction or reconstruction of a property that does not meet LEED certification or the maximum exempt amount, whichever is less.

LEED EXEMPTION

Year	Silver	Gold	Platinum
1	100%	100%	100%
2	100%	100%	100%
3	100%	100%	100%
4	80%	100%	100%
5	60%	80%	100%
6	40%	60%	100%
7	20%	40%	80%
8	0%	20%	60%
9	0%	0%	40%
10	0%	0%	20%

§218-22. Requirements.

A. No such exemption shall be granted unless: (a) such construction of improvements was commenced on or after the 1st day of January, 2016; (b) the value of such construction exceeds the sum of ten thousand dollars; and (c) such construction is documented by a building permit for the improvements, or other appropriate documentation as required by the Assessor. For purposes of this section the term “construction of improvements” shall not include ordinary maintenance and repairs.

B. In the sole discretion of the Assessor, if the Assessor is satisfied that the applicant is entitled to an exemption pursuant to this section, he or she shall approve the application and such real property shall thereafter receive a partial exemption from taxation as provided in this article commencing with the assessment roll prepared after the taxable status date. The assessed value of any exemption granted pursuant to this section shall be entered by the Assessor on the assessment roll with the taxable property, with the amount of the exemption shown in a separate column.

§218-23. Equivalent Standards.

In addition to the LEED certification standards for green buildings, the exemption shall also apply where the construction of improvements meets the Green Building Initiative’s Green Globes Rating System, the American National Standards Institute, or any other substantially equivalent standards for certification using a similar program for green buildings, as determined by the Assessor.

§218-24. Maximum Exemption Amount.

The maximum exemption amount for the exemption provided by this article shall be One Million (\$1,000,000) Dollars of assessed value of the qualifying construction improvements for commercial construction and One Hundred Thousand (\$100,000) Dollars for residential construction.

2. The Town Board may amend Chapter 218 of the Town of Thompson Code pursuant to

Section 470 of the New York State Real Property Tax Law.

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 upon filing with the Secretary of State.

2. REPORT ON COMPLIANCE WITH CONSENT ORDER RE: VARIOUS WASTEWATER TREATMENT PLANTS

Supervisor Rieber stated that the Town has been under a consent order with the DEC and the Town has to periodically report and comply with certain steps. The Town filed a process optimization report for Kiamesha Lake, Melody Lake, and the Emerald Green Wastewater Treatment Plants. They were all submitted according to the compliance schedule. The Town has also filed an update with the DEC concerning the Dillon Farms Wastewater Treatment Plant. Several years ago the process was began to remove private septic tanks and tie them in to one septic tank by the treatment plant at the end of Hanover Drive. The Town reported to the DEC which tanks have been taken care of and discovered there was an on lot septic system that was properly disconnected and sealed off. This will prevent infiltration into Dillon Farms which is a small plant with few users. There were a lot of lateral leaks that were identified during a smoke test. Repairs to Manholes A, A2, and B will be completed when the Manhole Cutter Machinery is put into operation. Water & Sewer Superintendent Culligan reported that they tested it today at Patio Homes and it works great. His department will start repairs at Dillon Farms next week. Councilman Sush would like to observe the process. Supervisor Rieber said this should increase the efficiency of the repair of manholes by three or four fold. They will also be installing a 2,000 gallon master tank and a pump tank. At that time, Dillon Farms should be in compliance with the DEC.

3. DEERFIELD COURT – RELEASE OF BOND FUNDS AND DEDICATION OF FUNDS

Supervisor Rieber reported that there was an issue in Emerald Green, on Lake Shore Drive West called Deerfield Court. In 2006, the Town agreed to issue building permits to houses that were being built by a developer at that time. There was bond placed to insure that construction of the road was done to proper standards. The Town found that there was a cash bond of \$60,000 to cover reconstruction of the road if the developer did not do it. The developer never did do it and there was been an issue with poor drainage and plowing. The Town reached an agreement with the Developer to turn the road over to the Town and to waive rights to the \$60,000 bond. Highway Superintendent Benjamin was already started the process of reconstructing Deerfield Road and advised the road would be done tomorrow.

Town Attorney Mednick explained the resolution and stated that the \$60,000 is the Town's to reconstruct and finish the road. After the agreement is in place, the money will be released, and the deed will be obtained, and a title insurance policy will be put in place. Councilman Mace recused himself from this matter because he has an interest in a condominium on that road.

The Following Resolution Was Duly Adopted: Res. No. 276 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 August 18,
2015

RESOLUTION TO ACCEPT DEED TO LANDS COMPRISING DEERFIELD COURT FOR DEDICATION AND COMPLETION BY TOWN; ACCEPT WAIVER AND RELEASE FROM DEVELOPER FOR BOND

WHEREAS, a certain parcel of land containing a roadway known as Deerfield Court in the Town of Thompson (SBL 52.V-2-24) has been offered for dedication to the Town of Thompson for highway purposes by Jada Developers LLC in connection with townhomes located in Emerald Green; and

WHEREAS, the developer previously posted a cash bond in the amount of \$60,000 to be held by the Town until such time as the construction of the roadway was completed; and

WHEREAS, Jada Developers LLC did not complete construction of said roadway and now wishes to deed same to the Town of Thompson so that its Highway Department may complete the construction; and

WHEREAS, Jada Developers LLC wishes to release said bond in its entirety to the Town for said completion of Deerfield Court and will provide the Town with a waiver and release of said cash bond in the amount of \$60,000; and

WHEREAS, the parties will enter an agreement, attached hereto, which indicates the entire cash bond will be relinquished to the Town of Thompson upon execution of same and neither party shall have any further recourse against the other, regardless of the costs of completion of the construction of Deerfield Court; and

WHEREAS, Jada Developers LLC will prepare and provide the Town with the appropriate documents to convey said road to the Town; and

WHEREAS, a policy of title insurance shall be offered to the Town with respect to
Deerfield
Court.

NOW, THEREFORE, BE IT RESOLVED that:

- 1) The Town Board agrees to accept the deed of dedication for Deerfield Court; and
- 2) The Town Supervisor or his designee is authorized to execute all necessary documents to effectuate the transfer contemplated by this Resolution; and
- 3) The Town Board consents to the issuance by the Town Superintendent of Highways of an Order accepting the aforesaid dedication for highway purposes and to the filing with the Town Clerk of said Order upon the execution and receipt of a deed and waiver and release from Jada Developers LLC; and
- 4) The Town Board approves the acceptance of the cash bond posted by Jada Developers LLC in connection with Deerfield Court by the Town; and
- 5) The Town Board shall authorize the completion of construction of Deerfield Court utilizing the released \$60,000, and any excess monies after all construction is completed and paid for shall remain in the Town's General Fund; and
- 6) None of the foregoing shall be binding upon the Town until all required documentation has been approved in final form by the Town Attorney.

Adopted the 18th day of August, 2015

Moved by Councilman Sush
Seconded by Councilman Briggs

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 type="checkbox"/> No <input type="checkbox"/> Abstained
Councilman JOHN A. PAVESE	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

4. POFO REALTY LLC: REQUEST FOR SEWER DISTRICT EXTENSION – COLD SPRING ROAD SEWER DISTRICT

Supervisor Rieber recused himself from any comment on this matter. He discovered that one of the principals is a customer and asked Deputy Supervisor Sush to take over.

The developer had met with Code Enforcement Officer Logan E. Morey per previous discussions regarding the floor plan. Mrs. Morey advised that they made about 75% progress. They are trying to complete all 11 items at once, but without adequate septic, a certificate of occupancy could not be obtained. Attorney Steven Mogel representing his client, Pofo Realty, Inc. is requesting to renew the request for a map, plan, and report to be ordered with regard to the sewer extension. He advised that his client would be paying for it and would like the project to move forward. Councilman Mace stated that there was sewer capacity, but there was an issue with water. The Town Board requested that Attorney Mednick send a letter to Attorney Mogel with the requirements of what needs to be done prior to requesting a map, plan, and report.

5. CONTINUED DISCUSSION: STATUS OF KIAMESHA ARTESIAN SPRING WATER COMPANY – FIRE HYDRANT ISSUES

Supervisor Rieber stated that Kiamesha Artesian's attorney advised that all of their fire hydrants were functioning except one by Fraser Road which was hit by a car. They will provide the Town with an inventory as requested. Harold Gibber, President of Kiamesha Artesian, sent a letter to Supervisor Rieber providing a complete list of the fire hydrants. They complied with the list, so Supervisor Rieber authorized release of the payment that was previously withheld pending receipt of this information.

6. APPROVAL OF BOND RESOLUTION FOR FINANCING OPTIONS FOR HIGHWAY DEPARTMENT EQUIPMENT PURCHASES

Supervisor Rieber stated he had a resolution authorizing issuing \$250,000 in bonds of the Town to pay for the cost of acquisition of various equipment including a dump truck, crack sealer and snow plows. It costs \$12,000-\$13,000 more per year to pay it off in five years instead of seven years. The Town would save considerable interest if it is paid off in five years instead of seven years. The five year option can be handled in the budget. It will be approximately \$50,000 per year plus interest. The Town Board has previously agreed to move forward with the NBDC Bank, Statutory Installment Bond option for 5 Years.

The Following Resolution Was Duly Adopted: Res. No. 277 of the Year 2015.

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 said Town, on August 18, 2015, at 7:30 o'clock P.M., Prevailing Time.

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

PRESENT: William J. Rieber, Jr., Supervisor
Richard Sush, Councilman
Peter T. Briggs, Councilman

John A. Pavese, Councilman
Scott Mace, Councilman

ABSENT:

The following resolution was offered by Councilman Sush, who moved its adoption, seconded by Councilman Mace, to-wit:

BOND RESOLUTION DATED AUGUST 18, 2015.

A RESOLUTION AUTHORIZING THE ISSUANCE OF \$250,000 BONDS OF THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK, TO PAY THE COST OF THE ACQUISITION OF VARIOUS EQUIPMENT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, IN AND FOR SAID TOWN.

WHEREAS, all conditions precedent to the financing of the capital purpose hereinafter described, including compliance with the provisions of the State Environmental Quality Review Act to the extent required, have been performed; and

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

Section 1. For paying the cost of the acquisition of various equipment for construction and maintenance purposes, in and for the Town of Thompson, Sullivan County, New York, including incidental expenses in connection therewith, a class of objects or purposes, there are hereby authorized to be issued \$250,000 bonds of said Town pursuant to the provisions of the Local Finance Law.

Section 2. It is hereby determined that the estimated maximum cost of the aforesaid class of objects or purposes is \$250,000, and that the plan for financing thereof shall be by the issuance of the \$250,000 bonds authorized pursuant to this bond resolution.

Section 3. It is hereby determined that the period of probable usefulness of the aforesaid class of objects or purposes is five years under subdivision twenty-eight of paragraph a of Section 11.00 of the Local Finance Law. It is hereby further determined that the maximum maturity of the bonds authorized will not exceed five years.

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Section 4. Subject to the provisions of the Local Finance Law, the power to authorize the issuance of and to sell bond anticipation notes in anticipation of the issuance and sale of the bonds herein authorized, including renewals of such notes, is hereby delegated to the Supervisor, the chief fiscal officer. Such notes shall be of such terms, form and contents, and shall be sold in such manner, as may be prescribed by said Supervisor, consistent with the provisions of the Local Finance Law.

Section 5. The faith and credit of said Town of Thompson, Sullivan County, New York, are hereby irrevocably pledged to the payment of the principal of and interest on such obligations as the same respectively become due and payable. An annual appropriation shall be made in each year sufficient to pay the principal of and interest on such obligations becoming due and payable in such year.

Section 6. Such bonds shall be in fully registered form and shall be signed in the name of the Town of Thompson, Sullivan County, New York, by the manual or facsimile signature of the Supervisor and a facsimile of its corporate seal shall be imprinted or impressed thereon and may be attested by the manual or facsimile signature of the Town Clerk.

Section 7. The powers and duties of advertising such bonds for sale, conducting the sale and awarding the bonds, are hereby delegated to the Supervisor, who shall advertise such bonds for sale, conduct the sale, and award the bonds in such manner as he or she shall deem best for the interests of the Town provided, however, that in the exercise of these delegated powers, he or she shall comply fully with the provisions of the Local Finance Law and any order or rule of the State Comptroller applicable to the sale of municipal bonds. The receipt of the Supervisor shall be a full acquaintance to the purchaser of such bonds, who shall not be obliged to see to the application of the purchase money.

Section 8. All other matters, except as provided herein relating to such bonds, including determining whether to issue such bonds having substantially level or declining debt

service and all matters related thereto, prescribing whether manual or facsimile signatures shall appear on said bonds, prescribing the method for the recording of ownership of said bonds, appointing the fiscal agent or agents for said bonds, providing for the printing and delivery of said bonds (and if said bonds are to be executed in the name of the Town by the facsimile signature of its Supervisor, providing for the manual countersignature of a fiscal agent or of a designated official of the Town), the date, denominations, maturities and interest payment dates, place or places of payment, and also including the consolidation with other issues, shall be determined by the Supervisor. It is hereby determined that it is to the financial advantage of the Town not to impose and collect from registered owners of such bonds any charges for mailing, shipping and insuring bonds transferred or exchanged by the fiscal agent, and, accordingly, pursuant to paragraph c of Section 70.00 of the Local Finance Law, no such charges shall be so collected by the fiscal agent. Such bonds shall contain substantially the recital of validity clause provided for in Section 52.00 of the Local Finance Law and shall otherwise be in such form and contain such recitals in addition to those required by Section 52.00 of the Local Finance Law, as the Supervisor shall determine.

Section 9. The validity of such bonds and bond anticipation notes may be contested only if:

(1) Such obligations are authorized for an object or purpose for which said Town is not authorized to expend money, or

(2) The provisions of law which should be complied with at the date of publication of this resolution are not substantially complied with,

and an action, suit or proceeding contesting such validity is commenced within twenty days after the date of such publication, or

(3) Such obligations are authorized in violation of the provisions of the Constitution.

Section 10. This resolution shall constitute a statement of official intent for purposes of Treasury Regulations Section 1.450-2. Other than as specified in this resolution, no monies are, or are reasonably expected to be, reserved, allocated on a long-term basis, or otherwise set aside with respect to the permanent funding of the object or purpose described herein.

Section 11. This resolution, which takes effect immediately, shall be published in summary in the Sullivan County Democrat, the official newspaper of the Town, together with a notice of the Town Clerk in substantially the form provided in Section 81.00 of the Local Finance Law.

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

SUPERVISOR WILLIAM J. RIEBER, JR.	VOTING	AYE
COUNCILMAN RICHARD SUSH	VOTING	AYE
COUNCILMAN PETER T. BRIGGS	VOTING	AYE
COUNCILMAN JOHN A. PAVESE	VOTING	AYE
COUNCILMAN SCOTT MACE	VOTING	AYE

The resolution was thereupon declared duly adopted.

* * *

7. DISCUSSION: AMENDMENT TO GOLDEN RIDGE HOUSING DEVELOPMENT PILOT AGREEMENT

Supervisor Rieber explained that some years ago the Town had granted a 40 year PILOT agreement to Jonah Mendelbaum's corporation for the 320 plus units. It called for a base tax of \$200 per year for the 40 year period flat. Per discussions with Mr. Mendelbaum, he agreed that he will bill an increase on an annual basis, which is about 1% per year over 40 years. They re-negotiated the agreements and he will include the project that was completed and sold out. Mr. Mendelbaum has agreed to an increase in all four quadrants including the one he sold out and to convert the use of the property to add an additional use called integrated housing. The intent of the integrated housing amendment would allow for workforce housing for income levels of \$28,000 - \$30,000

10. DISCUSSION: MERGER OF ANAWANA LAKE SEWER DISTRICT INTO KIAMESHA LAKE SEWER DISTRICT

Supervisor Rieber explained that Anawana Lake Sewer District does not have a processing plant. All it has is a couple of pump stations and a collection system. Kiamesha Lake Sewer District processes all of the sewage from Anawana Lake. Water & Sewer Superintendent Culligan stated that the Anawana Lake Sewer District is contiguous with the Kiamesha Lake Sewer District. The pump stations are all intertwined and when the guys check them, they do not know which district they belong to because it appears as one system. The bookkeeping is separated. Supervisor Rieber has a proposal to do a map, plan, & report for a lump sum of \$5,000. It will extend Kiamesha Sewer District boundary to encompass lands within the Anawana Lake Sewer District. The cost to the users will be determined by the map, plan and report.

The Following Resolution Was Duly Adopted: Res. No. 280 of the Year 2015.

Resolved, that the Town Supervisor be authorized to order a map, plan, and report from McGoey, Hauser, and Edsall Consulting Engineers, DPC for the consolidation of Anawana Lake Sewer District into the Kiamesha Lake Sewer District for a lump sum of \$5,000.00.

Motion by: Councilman Sush

Seconded by: Councilman Mace

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

Nays 0

11. DISCUSSION: COLLECTION OF RECEIVABLES OF MELODY LAKE WATER DISTRICT

Supervisor Rieber advised that there are \$45,000 to \$50,000 in unpaid water charges in Melody Lake. He said that the Town needs to finish up the formation of the district. Attorney Mednick said the first step is to get the map, plan, and report done and he believes it was previously authorized. He will check and report back to the Board. Water & Sewer Superintendent Culligan stated that many of the homes in Melody Lake are unoccupied. Supervisor Rieber said that for the homes owned by banks, the monies will be collected when the homes are sold. Attorney Mednick will go through the list of amounts due and start writing some legal/collection letters.

12. DISCUSSION: SCHEDULE FALL SHRED DAY EVENT & FALL CLEAN UP

Councilman Mace has made a few calls to coordinate a date for Shred Day. Also Fall Clean Up should be during that time as well. It is usually in early October. Town Clerk Calhoun advised that there is about 27 tons left for Fall Clean Up and this cannot be carried over until next year. Highway Superintendent Benjamin said that Fall Clean Up permits should not be issued to those residents that went over the allowable tonnage this past spring. Councilman Mace that we would need to have good records. Town Clerk Calhoun advised him that we have detailed records on a spreadsheet prepared by Deputy Town Clerk Kelly Murran. She has been keeping these spreadsheets since the

trash has been taken directly to the landfill. After discussion, Councilman Mace is looking at one week possibly starting September 26th. The dates will be confirmed and then approved at the next Town Board Meeting.

13. BILLS OVER \$1,250.00 – WATER & SEWER DEPARTMENT

The Following Resolution Was Duly Adopted: Res. No. 281 of the Year 2015.

Resolved, that the following bills over \$1,250.00 for the Water & Sewer Department be approved for payment as follows:

Critex, Llc.	\$5,000.00 Total Cost
2 – MM3027 – 27 inch Material Package to repair 40 Manholes	
Freight	\$ 390.11
	Total Cost = \$5,390.11

(Note: For Manhole material to be used with the Mr. Manhole System. As per Bi-Annual System Check of the Kiamesha Lake Sewer Treatment Plant Standby Generator.)

Moved by: Councilman Pavese Seconded by: Councilman Briggs
Vote: Ayes 5 Rieber, Pavese, Briggs, Sush and Mace
 Nays 0

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

SUPERVISOR REPORT

- The Rock Hill Community won a \$25,000 grant from Sullivan Renaissance. The award will be given on Saturday, August 22nd from 1PM – 3PM at the Rock Hill Farmer’s Market.
- There are some roadway issues with McDonald’s because of the Golden Ridge Apartments. The developer is ready to start paving and McDonald’s agreed to allow the construction to begin after their conversation with Supervisor Rieber.
- The high speed internet cable was ran to the Water & Sewer Department and just needs to be hooked up.
- The agreement for the engineering work at Kiamesha Sewer Plant was received today, so he will get it to everyone and put it on the next agenda.
- Received a copy of a check from EPT/EPR Properties for \$185,000 for bid package inspection fees.
- The Adelaar Water District has issues with pipe sizing so they will need pressure reducing valves.

COUNCILMEN & DEPARTMENT HEAD REPORTS

Logan E. Morey, Building Department/Code Enforcement reported that they are doing well on permits and they are working more on violations. There are four pending court cases.

Superintendent Culligan said the Day Camp is winding down and they were no major complaints, just a few minor ones that were addressed. The roof needs to be repaired and the bathrooms need to be upgraded. Supervisor Rieber spoke with Senator Bonacic about getting funding for the Town Park.

Councilman Sush said that the Bagel Fest organizer is looking for help for next year. He approached the Town, Village, County, Chamber of Commerce, and the Visitor's Center. He also mentioned the Golden Feather Awards Celebration in Rock Hill.

DISCUSSION: TWO YEAR SUPERVISOR TERM

Councilman Sush believes that a 2-year supervisor term is too short. It should be 4-year term. Discussion ensued with the Town Board. Attorney Mednick will research the requirements needed to change the supervisor term from 2 years to 4 years and report back to the Board with his recommendations.

Councilman Mace commented on the Renaissance with Anawana Lake Road. The site plan does not call for any landscaping there. Supervisor Rieber has a meeting with Sandra Gerry, Sullivan Renaissance Chair, to discuss a project there as well as other projects throughout the Town. They would like to work out some funding for the projects.

Councilman Pavese would like to see the Village have street fair possibly with help from the Town and not necessarily having to close Broadway. It would be a nice thing. The police department advised him that there was not one problem during the Bagel Fest. The Rock Hill – Monticello Volley Ball Tournament was held this past weekend and everybody had a great time.

Councilman Briggs stated that there is a grand opening and ribbon cutting for the We Care Medical Transportation Services, 6 PM tomorrow evening, August 19th, on Jefferson Street. He also spoke with Nancy Marinchak, Dog Control Officer. The Department of Agriculture and Markets gave the Town a very good report, but recommended that Town pick up another shelter. We currently have two, Middletown Humane Society and Town of Bethel. Nancy is suggesting the Town use the Port Jervis Humane Society. Councilman Briggs has the contract and will give it to Attorney Mednick for review. Supervisor Rieber will put it on the next agenda pending Attorney Mednick's approval.

PUBLIC COMMENT:

Sharon Jankiewicz of Rock Hill reported on some upcoming community activities:

-Rock Hill Business & Community Association Meeting, August 19th @ 6PM

-Two concerts left, August 19th and August 26th

- Rock Hill Farmer's Market will continue through October
- A Dose of Kindness Street Fair, August 30th, in Monticello –For information contact Carlos , (845) 741-7475
- Middletown Animal Shelter Fundraiser, Whiskers, Wags and Wine – September 13th, 12PM-4PM @ Basha Kill Vineyard, \$25.00 per person and you can take home your glass with paw print
- Boys and Girls Club Fundraiser called Grown Here on September 26th, tickets are \$150.00 per person

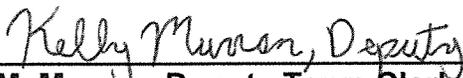
ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- September 1st: Joint Public Hearing with Town Board and Village Board @ 5:15 PM – Yeshiva Beth Joseph Zvi Dushinsky Annexation Petition at Village of Monticello Village Hall.
- September 1st: Public Hearing – Proposed Local Law #5 of 2015 (Kathryn Fleischer Zone Change Request) @ 7:15 PM at Town Hall.
- September 1st: Public Hearing – Proposed Local Law #4 of 2015 (Add Chapter 186 Graffiti Ordinance) @ 7:30 PM at Town Hall.

ADJOURNMENT

On a motion made by Councilman Briggs and seconded by Councilman Pavese the meeting was adjourned at 8:58 PM.

Respectfully Submitted By:



Kelly M. Murran, Deputy Town Clerk

Dr. John A. Tallia
PODIATRIST - FOOT SPECIALIST
MEDICINE AND SURGERY OF THE FOOT

30 Glenwild Road
Rock Hill, New York 12775
(845) 513-5333

08/18/2015

Re: 9 Wolf Lake Road
Rock Hill, NY. 12775

Dear Zoning Board:
Code

- Supervisor Wm Rieba
- Councilman Scot Mace
- " Richard Sush
- " Peter Briggs
- " John Pavese

I humbly ask permission for the temporary placement of a mobile home on my property above while my home is repaired subsequent to a fire on 08/03/15. All electrical, plumbing and septic connections will be performed by licensed and bonded professionals and be duly inspected by the proper code officers.

Thank you.

Respectfully,
John A. Tallia