

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 **February 02, 2016.**

ROLL CALL:

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

APPROVED

Absent: Councilman Richard Sush

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
James Carnell, Jr., Building Planning & Zoning Director

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:30 PM with the Pledge to the Flag.

MONTHLY REPORTS FOR JANUARY 2016 RECEIVED AND FILED

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

APPROVAL OF MINUTES:

On a motion made by Councilman Briggs and seconded by Councilman Mace the minutes of the January 19, 2016 Regular Town Board Meeting were approved as presented.

Vote: Ayes 4 Rieber, Pavese, Briggs, and Mace
 Nays 0
 Absent 1 Sush

PUBLIC COMMENT:

There was no public comment given.

CORRESPONDENCE:

- 1) Letter dated 01/15/2016 from Town Clerk Marilee J. Calhoun to Michael Messenger, Water & Sewer and Parks & Recreation Departments Re: Collective Bargaining Agreement 01/01/16 – 12/31/18.

AGENDA ITEMS:

1. ESTABLISH DATE FOR PUBLIC HEARING: PROPOSED LOCAL LAW #01 OF 2016 – JJCS, LLC ZONE CHANGE REQUEST, PARCEL # 1.-1-4.2 FROM RR-1 & RR-2 TO CI, OLD ROUTE 17.

The Following Resolution Was Duly Adopted: Res. No. 89 of the Year 2016.

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 February 02, 2016

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 February 02, 2016, a proposed Local Law No. 01 of 2016, entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit 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 March 15, 2016 at 7:30 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 Peter T. Briggs

Seconded by: Councilman Scott S. Mace

Adopted on Motion February 02, 2016

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

Town of Thompson

Proposed Local Law No. 01 of the year 2016

A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development

Be it enacted by the Town Board of the

Town of Thompson

1. Chapter 250 of the Code of the Town of Thompson entitled "Zoning and Planned Unit Development", is hereby amended to reclassify the following described real property which is currently classified on the zoning map of the Town of Thompson in the Rural Residential 1 (RR1) district:

Only that portion of real property identified on the Town of Thompson Tax Map as parcel SBL 1-1-4.2 consisting of 41 acres, currently zoned as Rural Residential 1 (RR1), shall be reclassified on such zoning map as Commercial Industrial (CI) and shall hereafter be subject to the schedule of district regulations for such Commercial Industrial (CI) zone.

The portion of said lot being rezoned is further described in the attached metes and bounds description and is depicted on the attached zoning map.¹

(If additional space is needed, please attach sheets of the same size as this and number each)

2. Except as herein specifically amended, the remainder of Chapter 250 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. 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.
5. This local law shall take effect immediately.

¹ ATTACHMENT: PROPERTY DESCRIPTION & MAP OF PROPOSED ZONING CHANGE.

2. REQUEST FOR WAIVER OF BUILDING DEPARTMENT PENALTY – BARRY SOMERVILLE

Supervisor Rieber advised that the matter pertaining to the request for a waiver of a Building Department Penalty by Barry Somerville was tabled from the last meeting. A letter dated 01/12/2016 was received by Barry Somerville requesting leniency or waiver of the \$500.00 penalty imposed by the Building Department for building a deck without a permit. Mr. Somerville was present to explain the situation. A Building Permit was issued and the deck repairs have all been completed and updated to meet State Building Code Regulations, which have been signed off by Engineer Joseph Gottlieb and approved by Logan E. Morey. Director James Carnell confirmed that the information Mr. Somerville provided is correct. Mr. Somerville also said that the Town Website indicates that the penalty for first time offences is \$250.00. He questioned the discrepancy. The Town Board briefly discussed the matter and took action to reduce the fee as follows:

The Following Resolution Was Duly Adopted: Res. No. 90 of the Year 2016.

Resolved, that the Town Board hereby authorized the reduction of the fee imposed by the Building Department issued to Barry Somerville, Property Owner of property located along NYS Route 17B and South Maplewood Road, Monticello for building without a permit to \$100.00 based on circumstances provided.

Motion by: Councilman Pavese Seconded by: Councilman Briggs

Discussion: Councilman Mace said he understands the reason for this situation due to advice of a professional and did not get good advice. However his concern is what would have happened if this situation was not discovered and the 2X10 was not installed. He said what could have happened, which is the reason that these types of situations need to be enforced. The original construction still required additional modifications, which is why permits and inspections are required. He is also concerned that if the Town Board continues to reduce or waive the penalties this Board will get inundated with requests.

Vote: Ayes 3 Rieber, Pavese and Briggs
 Nays 1 Mace
 Absent 1 Sush

Mr. Somerville also discussed their proposed plans for a project at the former site of the Wayside Inn along NYS Route 17B and South Maplewood Road, Monticello. The former site has been closed for over 20+ years and there is no grandfather clause. There are new Code Regulations now in place that would have to be complied with. He is reaching out to Town Representatives regarding assistance with State Code Requirements and the possible issuance of waivers for some of the new requirements. Supervisor Rieber said that the Town Building/Code Enforcement Department can help him with any State Building Code Requirement Issues and that they can also direct him to the appropriate parties to see if State waivers can be applied for and how to apply. Supervisor Rieber said that once they get a proposal together to contact him to setup a meeting to discuss the proposal further.

3. FINAL ORDER: CREATION OF "ADELAAR" ROAD IMPROVEMENT DISTRICT
The Following Resolution Was Duly Adopted: Res. No. 91 of the Year 2016.

*****X

In the Matter of Creation of the ADELAAR ROAD
IMPROVEMENT 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 2nd day of February, 2016 did determine that the creation of the Adelaar Road Improvement 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 July, 2015.

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

4. The proposed creation of the Adelaar Road Improvement District will provide a gateway to Adelaar Resort and is predicate for all development at Adelaar Resort, and the cost thereof will be borne solely by the developer, EPR Concord II, LP a/k/a EPT Concord II, LLC.

5. The basis for the negative declaration is as follows: that the creation, operation and maintenance of the Road Improvement District 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.

6. The Town Board, as Lead Agency in this matter, finds that based on Part I, Part 2 and

Part 3 of the Environmental Assessment Form (EAF), and based on the record of this application and for the reasons stated in this resolution, including the analysis of the criteria stated in 617.7(c)(1)(i)-(xii), the proposed action will have no significant adverse environmental impact upon the environment and therefore the Town Board adopts said EAF and this Negative Declaration, and determines that no Draft Environmental Impact Statement is required with regard to this matter.

Motion by: Councilman Scott S. Mace
Seconded by: Councilman Peter T. Briggs

Dated: Monticello, New York
February 02, 2016

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

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

The Following Resolution Was Duly Adopted: Res. No. 92 of the Year 2016.

-----X

In the Matter of the Creation of
ADELAAR ROAD IMPROVEMENT DISTRICT
in the Town of Thompson, County of
Sullivan, State of New York.

**FINAL ORDER CREATING
ADELAAR ROAD IMPROVEMENT
DISTRICT**

-----X

A resolution having been duly adopted by the Town Board of the Town of Thompson

directing Town Engineers, McGoey, Hauser and Edsall Consulting Engineers, P.C., to supervise the preparation of a map, plan and report relating to the creation of the Adelaar Road Improvement District in the Town of Thompson, and said map, plan and report were duly filed in the office of the Town Clerk, and an order having been duly adopted by the said Town Board on July 07, 2015, 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 a map, plan and report were on file in the Town Clerk's Office for public inspection, and specifying the 4th day of August, 2015, at 7:30 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 proposal to create the said lighting district and after due publication and posting of said order according to law, said hearing was duly held by said Board at such time and place, and the Town Board having considered said proposal and heard all persons interested in the same, and did on August 04, 2015 resolve and determine that the notice of hearing for August 04, 2015, was published and posted as required by law, and otherwise sufficient, that all the property and property owners within the created district would be benefitted thereby, that all property and property owners benefitted were included within the limits of the created district, and that it was in the public interest to grant and hold the relief sought, and it having been then and there further duly resolved that the creation of such district as proposed be approved subject to permissive referendum in the manner provided in Article 7 of the Town Law, and a certificate of the Town Clerk having been duly filed pursuant to subdivision 4 of Section 209-e of the Town Law certifying that no petition was filed requesting such a referendum.

The Town of Thompson was granted specific permission to create the aforesaid Adelaar Road Improvement District through specific home rule legislation that was adopted by both the New York State Senate (S 5381-A) and Assembly (A 7433-A) on June 18, 2015 and signed into law by the Governor of the State of New York on November 20, 2015.

NOW, THEREFORE, IT IS HEREBY

ORDERED, that the Adelaar Road Improvement District, in the Town of Thompson, Sullivan County, New York, be, and the same hereby is, created, to be bounded and described as more particularly set forth in Schedule "A" annexed hereto and made a part hereof; and it is further²

ORDERED, that the Town Board, acting for and on behalf of the said Adelaar Road Improvement District, as created be, and it hereby is, authorized to make such improvements in said district as may be required for the proposed operation thereof, provided that the required funds for the same are made available or provided for; and it is further

ORDERED, that the entire amount to be expended for such improvements, including, but not limited to, costs of construction, engineering, administrative, legal and other fees and expenses, shall be borne solely and entirely by the developer through the Adelaar Road Improvement District; and it is further

ORDERED, that the Town Clerk of the Town of Thompson be, and she hereby is, authorized and directed to cause a certified copy of this order to be duly recorded in the office of the Clerk of Sullivan County, in which the Town of Thompson is located, within ten (10) days after adoption of this order; and it is further

ORDERED, that the Town Clerk be, and she hereby is, authorized and directed to file a

² ATTACHMENT: SCHEDULE "A" LISTING & MAP OF TAX PARCELS FOR ADELAAR ROAD IMPROVEMENT DISTRICT.

certified copy of this order in the office of the Department of Audit and Control, Albany, New York, within ten (10) days after the adoption hereof, if so required.

Motion by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

Dated: Monticello, New York
February 02, 2016

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

4. RESOLUTION MAKING CERTAIN DETERMINATIONS & PRELIMINARY APPROVAL – REMOVAL OF EPT/EPR PROPERTIES FROM THE KIAMESHA LAKE SEWER DISTRICT

The Following Resolution Was Duly Adopted: Res. No. 93 of the Year 2016.

*****X
In the Matter of Proposed Reduction of KIAMESHA LAKE SEWER 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 2nd day of February, 2016 did determine that the reduction of the Kiamesha Lake 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 15th

day of December, 2015.

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

4. The proposed reduction of the Kiamesha Lake Sewer District and other costs for future improvement to these parcels shall be borne solely by the landowner, ETP/EPR through the Adelaar Sewer District.

5. The basis for the negative declaration is as follows: that the reduction of the sewer facilities will not violate any of the criteria for determining environmental significance as set forth in Part 617 of the Regulations.

6. The Town Board, as Lead Agency in this matter, finds that based on Part I, Part 2 and Part 3 of the Environmental Assessment Form (EAF), and based on the record of this application and for the reasons stated in this resolution, including the analysis of the criteria stated in 617.7(c)(1)(i)-(xii), the proposed action will have no significant adverse environmental impact upon the environment and therefore the Town Board adopts said EAF and this Negative Declaration, and determines that no Draft Environmental Impact Statement is required with regard to this matter.

Motion by: Councilman John A. Pavese
Seconded by: Councilman Peter T. Briggs

Dated: Monticello, New York
February 02, 2016

William J. Rieber, Jr., Supervisor	Voting	Aye
Peter T. Briggs, Councilman	Voting	Aye
Richard Sush, Councilman	Voting	Absent

Scott S. Mace, Councilman

Voting Aye

John A. Pavese, Councilman

Voting Aye

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

The Following Resolution Was Duly Adopted: Res. No. 94 of the Year 2016.

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 2nd day of February, 2016, 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: William J. Rieber, Jr., Supervisor
Peter T. Briggs, Councilman
Scott S. Mace, Councilman
John A. Pavese, Councilman

ABSENT: Richard Sush, Councilman

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

RESOLUTION DATED FEBRUARY 02, 2016

A RESOLUTION MAKING CERTAIN DETERMINATIONS IN RELATION TO THE PROPOSED REDUCTION OF THE KIAMESHA LAKE SEWER DISTRICT, IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK.

WHEREAS, pursuant to Home Rule legislation Bill No. S 05808-A, signed into legislation by Governor Andrew Cuomo on November 20, 2015, the Town Board of the Town of Thompson was granted specific permission to reduce the property presently contained in the Kiamesha Lake Sewer District (KLSD) by removing all parcels contained in Schedule "A"

annexed hereto, of which all said parcels and area to be removed are wholly within the Town of Thompson; and

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, pursuant to the provisions of Section 202-c of the Town Law, duly adopted an Order on December 15, 2015, reciting the description of the boundaries of said reduction, the purpose of said reduction, and a statement that all costs associated with this reduction including but not limited to costs of the present debt service of KLS D and any other costs for future improvements to these parcels shall be borne solely and entirely by the landowner, to wit: EPT/EPR through the Adelaar Resort Sewer District, and said Order specified that on January 19, 2016 at 7:30 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 202-c 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 the issues before it 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:

2. The notice of the aforesaid public hearing was published and posted as required by law and is otherwise sufficient;
3. All the property and property owners to be removed from KLSD will be benefitted by said reduction;
4. No property owners remaining in the KLSD will be harmed in any way by this reduction;
5. All property being removed is within the limits of KLSD;
6. The removal of these parcels is in the public interest;
7. That the requirements of the State Environmental Quality Review Act have been complied with.

Section 2. This resolution shall take effect immediately.

Moved by: Councilman John A. Pavese

Seconded by: Councilman Peter T. Briggs

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

William J. Rieber, Jr.	VOTING	Aye
Peter T. Briggs	VOTING	Aye
Richard Sush	VOTING	Absent
Scott S. Mace	VOTING	Aye
John A. Pavese	VOTING	Aye

The resolution was thereupon declared duly adopted.

The Following Resolution Was Duly Adopted: Res. No. 95 of the Year 2016.

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 2nd day of February, 2016, 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: William J. Rieber, Jr., Supervisor
Peter T. Briggs, Councilman
Scott S. Mace, Councilman
John A. Pavese, Councilman

ABSENT: Richard Sush, Councilman

The following resolution was moved and seconded, to wit,

RESOLUTION DATED FEBRURY 02, 2016

A RESOLUTION PRELIMINARILY APPROVING REDUCTION OF THE KIAMESHA LAKE SEWER DISTRICT IN THE TOWN OF THOMPSON, SULLIVAN COUNTY, NEW YORK

WHEREAS, pursuant to Home Rule legislation Bill No. S 05808-A, signed into legislation by Governor Andrew Cuomo on November 20, 2015, the Town Board of the Town of Thompson was granted specific permission to reduce the property presently contained in the Kiamesha Lake Sewer District (KLSD) by removing all parcels contained in Schedule "A" annexed hereto, of which all said parcels and area to be removed are wholly within the Town of Thompson; and

WHEREAS, the Town Board of the Town of Thompson, Sullivan County, New York, pursuant to the provisions of Section 202-c of the Town Law, duly adopted an Order on December 15, 2015, reciting the description of the boundaries of said reduction, the purpose of

said reduction, and a statement that all costs associated with this reduction including but not limited to costs of the present debt service of KLSD and any other costs for future improvements to these parcels shall be borne solely and entirely by the landowner, to wit: EPT/EPR through the Adelaar Resort Sewer District, and said Order specified that on January 19, 2016 at 7:30 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 202-c 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 Section 202-c of the Town Law; and

WHEREAS, it is now desired to adopt a further resolution pursuant to Section 202-c of the Town Law preliminarily approving the reduction of said district, subject to permissive referendum;

NOW, THEREFORE, BE IT

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

Section 1. To reduce the Kiamesha Lake Sewer District District in the Town of Thompson, Sullivan County, New York, by removing the lots as listed in attached Schedule "A"

and said reduction is hereby preliminarily approved and authorized, subject to permissive referendum.

Section 2. The entire amount to be expended for such reduction, including, but not limited to costs of construction, engineering, administrative and legal fees, shall be borne solely by the developer, EPR Concord II, LP a/k/a EPT Concord II, LLC.

Section 3. The lots being removed from said District are more particularly set forth in Schedule "A" annexed hereto and made a part hereof.³

Section 4. 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 5. This resolution is adopted subject to a permissive referendum.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

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

William J. Rieber, Jr.	VOTING	Aye
Peter T. Briggs	VOTING	Aye
Richard Sush	VOTING	Absent
Scott S. Mace	VOTING	Aye
John A. Pavese	VOTING	Aye

The resolution was thereupon declared duly adopted.

5. SOLE SOURCE DETERMINATION RESOLUTION: GRIT CHAMBER FOR PISTA REHAB FOR KIAMESHA LAKE SEWER DISTRICT
The Following Resolution Was Duly Adopted: Res. No. 96 of the Year 2016.

³ ATTACHMENT: SCHEDULE "A" LISTING OF TAX PARCELS TO BE REMOVED.

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 February 02, 2016

RESOLUTION FOR DETERMINATION OF SOLE SOURCE – GRIT CHAMBER FOR PISTA REHAB FOR THE KIAMESHA LAKE SEWER DISTRICT

WHEREAS, the Town Board of the Town of Thompson has determined that currently the Kiamesha Lake Sewer District requires upgrades to its Grit Chamber which includes PISTA rehab components: PISTA Turbo pump, PISTA drive with motor, reducer, and bull gear; carbon steel airbell; carbon steel drive tube; suction lift weld assembly; carbon steel propellers and hopper plates; 250 GPM ni-hard grit concentrator and mounting bracket; replacement control and vacuum priming panel and replacement Model 10 screw in 304 SS with bottom bearing; and

WHEREAS, the Town Board has determined that the replacement of the aforesaid Grit Chamber will result in a substantial saving and benefit to the Kiamesha Lake Sewer District; and

WHEREAS, the Town Engineer has advised that this equipment is only available from a single supplier.

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

1. Upon recommendation of the Town Engineer, purchase of the aforementioned Grit Chamber-PISTA rehab replacement parts is only available from a sole source, Smith & Loveless, Inc.; and
2. This equipment may be purchased by the Town without bid requirements pursuant to General Municipal Law §103.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Peter T. Briggs

Adopted the 2nd day of February, 2016.

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 type="checkbox"/> No <input type="checkbox"/> Absent
Councilman 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"/>

6. ESTABLISH DATE FOR RE-BID OPENING – TOWN HALL ROOF REPLACEMENT PROJECT

The Following Resolution Was Duly Adopted: Res. No. 97 of the Year 2016.

A. EZ TRADEMARKS, LLC, SBL # 118.-5-3.17 & 118.-5-3.21 (PARK AVENUE, MONTICELLO)

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. 99 of the Year 2016.

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

WHEREAS, EZ Trademarks, LLC has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 118, Block 5, Lot 3.17 and Section 118, Block 5, Lot 3.21 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1703-2015; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Marvin Newberg, 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 2015 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 118-5-3.17** from \$90,900.00 to \$47,500.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2015 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 118-5-3.21** from \$87,800.00 to \$47,500.00; 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 Scott S. Mace

Seconded by: Councilman Peter T. Briggs

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	Absent
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

B. MOISHE N. ZAIAT, SBL # 118.-5-3.24 (PARK AVENUE, MONTICELLO)

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. 100 of the Year 2016.

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

WHEREAS, Moishe N. Zaiat has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 118, Block 5, Lot 3.24 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1700-2015; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Marvin Newberg, 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 2015 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 118-5-3.24** from \$90,200.00 to \$47,500.00.

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.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

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	Absent
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

C. MOISHE N. ZAIAT, SBL # 112.-4-10 (STARR AVENUE, MONTICELLO)

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. 101 of the Year 2016.

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

WHEREAS, Moishe N. Zaiat has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 112, Block 4, Lot 10 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1704-2015; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Marvin Newberg, 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 **2015** assessment, to wit, a reduction in the assessment

of petitioner's real property, **SBL 112-4-10** from \$106,100.00 to \$60,000.00.

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.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

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	Absent
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

D. LIBERTY SQUARE PARTNERS, LLC, SBL # 117.-1-16 (BENNETT STREET, MONTICELLO)

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. 102 of the Year 2016.

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

WHEREAS, Liberty Square Partners LLC has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 117, Block 1, Lot 16 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1725-2015; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Kalter, Kaplan, Zeiger & Forman by Terry Forman, 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 **2015** assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 117-1-16** from \$78,600.00 to \$39,750.00.

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.

Moved by: Councilman Peter T. Briggs
Seconded by: Councilman John A. Pavese

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	Absent
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

E. JP MORGAN CHASE BANK, SBL # 116.-1-1 (BROADWAY, MONTICELLO)

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. 103 of the Year 2016.

RESOLUTION AUTHORIZING SETTLEMENT OF A PROCEEDING

**INSTITUTED UNDER ARTICLE 7 OF THE REAL PROPERTY TAX
LAW AGAINST THE TOWN OF THOMPSON**

WHEREAS, JP Morgan Chase Bank has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 116, Block 1, Lot 1 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1499-2015; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Janata, Lacap & Hazen, LLP by Steven E. Nagengast, 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 **2015** assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 116-1-1** from \$795,000.00 to \$625,000.00.

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.

Moved by: Councilman Scott S. Mace

Seconded by: Councilman John A. Pavese

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	Absent
Councilman Scott S. Mace	voting	Aye
Councilman John A. Pavese	voting	Aye

**11. DISCUSSION: J. O'CONNELL & ASSOCIATES, INC. GRANTS CONSULTANTS
– GRANT WRITING PROPOSAL FOR THE NYS ARCHIVES LOCAL GOVERNMENT**

RECORDS MANAGEMENT IMPROVEMENT FUND (LGRMIF) GRANT PROGRAM TO DIGITIZE BUILDING, PLANNING AND ZONING RECORDS – JAMES CARNELL, JR., DIRECTOR

Director James Carnell, Jr. provided a grant writing proposal from J. O'Connell & Associates, Inc. regarding grant writing and consultation for the NYS Archives Local Government Records Management Improvement Fund (LGRMIF) Grant Program to digitize building, planning and zoning records. He has been in contact with Linda Bull, Regional Director for the Hudson Valley Region; NYS Archives to discuss the possibility of apply for a grant under this program. He would like to put an application together with the Town Board's approval to submit for \$50,000.00 in grant funding under the (LGRMIF) Grant Program. This grant is very competitive and an application deadline date for submittal was originally by January 31st, but the funds for the source have not been approved and most likely the application deadline date will be extended until March 31st or sometime in April. According to Mrs. Linda Bull last year there were approximately 174 applicants and only 29 were approved. There is no matching by the Town so whatever is approved would apply to the project. The primary purpose would be hire a vendor to scan and digitize the documents and return them back to the Town. He is scheduled to meet with Mrs. Bull next Wednesday to discuss the matter further if the Town Board is interested in moving forward. Even if the application is applied for this year and not granted the Town can re-apply again next year. Mrs. Bull did advise that the applications that do not get approval would be returned to her for review to provide recommendations if requested. J. O'Connell & Associates, Inc. would review the volume of the documents that we would like digitized and give a quote based on the volume, which would be part of the application. They charge \$100.00 by the hour, but an approximate amount of hours required has not been determined. Director Carnell said that an Associate of J. O'Connell & Associates, Inc. said that based on the size of our Town it could fall within a \$3,500.00 to \$4,500.00 price range, but until they actually review the volume of documents involved it is hard to determine the actual projected cost. His intention would be to have the firm arrange to have a bulk of the digitizing and as a separate portion of the grant to engage in the services of another party independently to take the digitizing information and work with the Town's software program to index and upload the necessary files. Supervisor Rieber agreed with outsourcing as much of the project as possible. Director Carnell will look into contacting other consultants that were also recommended to obtain proposals. Further discussion ensued prior to authorizing the expenditure of up to \$5,000.00 for grant writing consultant services. Action was taken as follows:

The Following Resolution Was Duly Adopted: Res. No. 104 of the Year 2016.

Resolved, that the Town of Thompson hereby be authorized to expend up to \$5,000.00 to hire a grant consultant to prepare an application for a Local Government Records Management Improvement Fund (LGRMIF) Grant Program through New York State Archives to digitize building, planning and zoning records.

Motion by: Councilman Pavese Seconded by: Councilman Briggs

Vote: Ayes 4 Rieber, Pavese, Briggs and Mace

Nays 0

Absent 1 Sush

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

The Following Resolution Was Duly Adopted: Res. No. 105 of the Year 2016.

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

Koester Associates	\$2,572.00 TOTAL COST
160 Bags (4 Tons) Filter Sand 0.45-0.55 MM with a Uniformity Coefficient of 1.65 or Less	
1 – Shipping & Handling	\$ 0.00
TOTAL COST=	\$2,572.00

(Note: Replacement Filter sand for the Filter System at the Emerald Green/Lake Louise Marie Sewer Treatment Plant. Purchase as per Town Procurement Policy.)

Scales Industrial Technologies	\$2,800.00 PLUS FREIGHT
1 – Quincy Compressor Model QC00506D Duplex Reciprocating Air Compressor Rated at 3.4 ACFM at 90 PSIG. With 60 Gallon Tank and Powered by 0.5 HP Standard Motor.	
TOTAL COST =	\$2,800.00 PLUS FREIGHT

(Note: Replacement Air Compressor for the Filter System at the Emerald Green Sewer Treatment Plant. Purchase as per Town Procurement Policy.)

Kandel Brothers, Inc.	\$1,385.07 TOTAL COST
Invoice # 1431456-01	
2 – TPI – G1GVH07CA1 Hanging Heaters @ \$660.00 each	\$1,320.00
1 – Shipping & Handling	\$65.07
TOTAL COST	\$1,385.07

(Note: For Replacement Heaters at the BenMosche Pump Station. Purchase as per Town Procurement Policy. Emergency Purchase – No Heat in Building.)

Motion by: Councilman Briggs Seconded by: Councilman Pavese
Vote: Ayes 4 Rieber, Pavese, Briggs and Mace
 Nays 0
 Absent 1 Sush

13. BUDGET TRANSFERS

There were no budget transfers.

14. ORDER BILLS PAID

The Following Resolution Was Duly Adopted: Res. No. 106 of the Year 2016.

COUNCILMEN & DEPARTMENT HEAD REPORTS

Councilman Briggs reported on the following upcoming events: Rock Hill Fire Department Annual Pancake Breakfast on Sunday, February 14th, 2016 from 7AM to 12PM Noon and the Celebrate Life ½ Marathon Event on Sunday, March 13th, 2016 in Rock Hill, which is always well attended.

Councilman Pavese reported on the WSUL/WVOS 2016 Heart-A-Thon Event taking place Saturday, February 13th, 2016 at The Sullivan, Rock Hill from 8AM to 5PM.

Councilman Mace reported on another upcoming meeting with representatives of PACE University Law School Land Use Institute that is scheduled to take place on Monday, March 7th, 2016 at the Ted Stroebele Recreation Center at 6:30PM to further discuss some of the priorities that they would like to focus on. He also reported that he has been in contact with Confidential Shredding to discuss availability dates during the month of May for a possible Shred Day Event. The Town Board was in favor of having another Shred Day Event during the month of May and encouraged Councilman Mace to obtain and report back with the dates available from Confidential Shredding during the month of May.

Supt. Culligan provided an update regarding the Melody Lake Wastewater Treatment Plant Improvement Project. He advised that the waiver has been issued and the General Contractor is continuing with the project as of last Tuesday.

Director Carnell provided an update regarding the Veria Lifestyles Project and the Montreign Resort Casino Project.

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

PUBLIC COMMENT:

Barry Somerville of Monticello commented on safety concerns at the intersection of South Maplewood Road and NYS Route 17B in Monticello. There have been several fatal and serious accidents at that dangerous intersection. He would like to see some type of safety measures taken such as lighting, signage, reduced speed etc. Further discussion ensued regarding the subject. Supervisor Rieber will contact NYS DOT representative Mr. Edward Mall who is located at the lower East Broadway office to advise of the concern. He also asked about the Adult Entertainment Regulations pertaining to the local business establishments in his area.

Roberta Chambers of Sackett Lake Estates, Monticello commented on the cleaning of the ditches in her area. She would like to see if the Town could establish a regular schedule for the cleaning. Supervisor Rieber asked that she provide him with her

contact information at the end of the meeting so that he could discuss and refer the matter to the Highway Superintendent Richard L. Benjamin, Jr. to address.

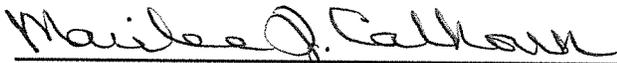
ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- February 14th: Rock Hill Fire Department Annual Pancake Breakfast from 7AM to 12PM Noon.
- February 11th: Open Bids @ 2PM – Kiamesha Lake WWTP Improvements Project.
- February 13th: WSUL/WVOS 2016 Heart-A-Thon at The Sullivan, Rock Hill from 8AM to 5PM.
- February 16th: Regular Town Board Meeting Cancelled.
- March 1st: Regular Town Board Meeting @ 7:30 PM.
- March 8th: Open Bids @ 2PM – Town Hall Roof Replacement Project Re-Bid.
- March 13th: Celebrate Life ½ Marathon Event in Rock Hill, Commencing as Follows: Walk @ 8:30AM, Run Early Start @ 9:30AM, Run & Relay Official Start @ 10AM.
- March 15th: Public Hearing @ 7:30PM – Proposed Local Law #01 of 2016 – JJCS, LLC Zone Change Request, SBL #1.-1-4.2 from RR-1 & RR-2 to CI, Old Route 17, Ferndale, NY.

ADJOURNMENT

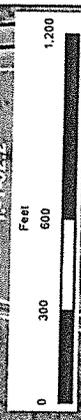
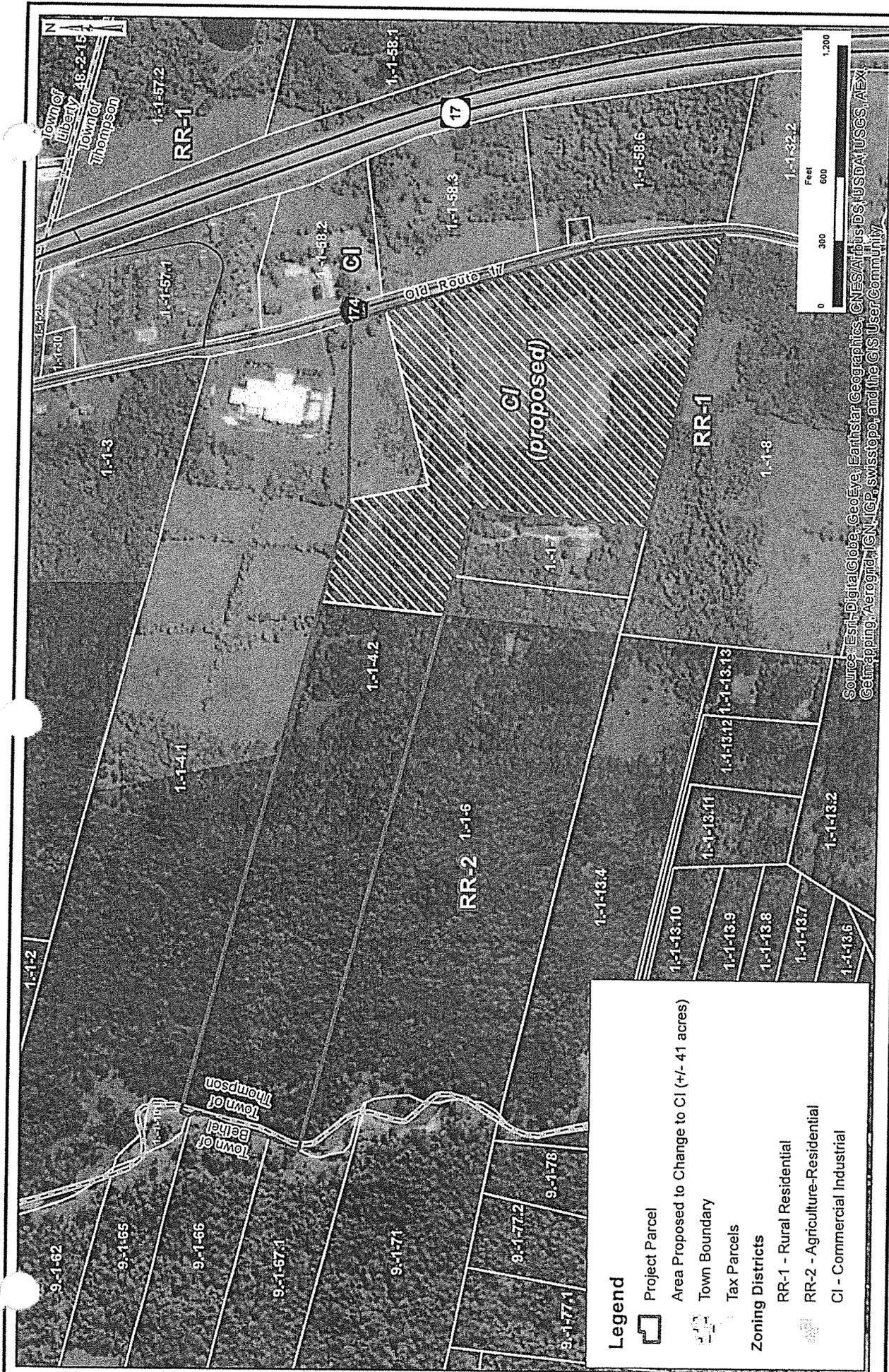
On a motion made by Councilman Mace and seconded by Councilman Pavese the meeting was adjourned at 8:42 PM.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

Being a portion of that plot piece or parcel of land situate and being in the Town of Thompson, Sullivan County New York, and being designated as Lot #2 on the Minor Subdivision Plat for Kinnelon Properties, LLC, described in a conveyance from Jerry M. Bello, Jr. to Jason and Jamie Cohen on December 31, 2013 recorded in the Sullivan County Clerk's office in Volume 10 of deeds at page 33, being the easterly 41 acres of land more or less located in the RR-1 zone as currently shown on the Town of Thompson Zoning Map, further identified as the easterly 41 acres more or less of Section 1, Block 1, Lot 4.2 in the Town of Thompson tax records



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, SVP, and the GIS User Community

Legend

- Project Parcel
- Area Proposed to Change to CI (+/- 41 acres)
- Town Boundary
- Tax Parcels

Zoning Districts

- RR-1 - Rural Residential
- RR-2 - Agriculture-Residential
- CI - Commercial Industrial

THE CHAZEN COMPANIES
 Insurance, Real Estate, Investment
 1000 West 10th Street
 Suite 100
 Fort Collins, CO 80521
 Phone: 970.225.1000
 Fax: 970.225.1001

CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.
 Office Locations:

DeWitt County Office:
 247 River Street
 Poughkeepsie, NY 12501
 Phone: (845) 454-3800

North County Office:
 375 Bay Road
 Carmel, NY 12004
 Phone: (518) 273-0055

This map is a product of The Chazen Companies. It should be used for reference purposes only. Reasonable efforts have been made to ensure the accuracy of this map. The Chazen Companies expressly disclaims any responsibility for any errors or omissions on this map.

JJCS, LLC, Property Proposed Rezoning

**Map of Proposed Zoning
 Portion of Parcel Identified as Section 1 Block 1 Lot 4.2**

Old Route 17, Town of Thompson - Sullivan County, New York

Drawn:	RL-B
Date:	01/22/2016
Scale:	1 in = 600 ft
Project:	81543.00
Figure:	1

SCHEDULE "A"

B

C

D

SCHEDULE OF TAX PARCELS

ROADWAY BENEFIT DISTRICT TO INCLUDE THE FOLLOWING TAX PARCELS		
CASINO PARCELS	sq. ft.	acres
23-1-48.1	2,968,294	68.14
23-1-52.1	5,113,875	117.40
GOLF PARCELS	sq. ft.	acres
23-1-52.2	1,209,565	27.77
23-1-54.5	32,007	0.73
23-1-53.2	12,748	0.29
15-1-17	241,509	5.54
15-1-18	195,672	4.49
15-1-14.2 (Golf Portion)	4,378,113	100.51
15-1-16	1,726,398	39.63
15-1-13 (Golf Portion)	1,509,243	34.65
15-1-15	1,840,314	42.25
15-1-14.1	157,832	3.62
15-1-50	859,464	19.73
WATER PARK PARCELS	sq. ft.	acres
15-1-19	639,383	14.68
15-1-13 (Water Park Portion)	2,058,389	47.25
15-1-14.2 (Water Park Portion)	4,106,731	94.28
15-1-12.1	1,515,919	34.80
15-1-11.1	2,020,273	46.38
15-1-12.3	92,933	2.13
ENTERTAINMENT VILLAGE PARCELS	sq. ft.	acres
23-1-54.6	942,212	21.63
VACANT BENEFITTED PARCELS	sq. ft.	acres
15-1-22	1,115,574	25.61
15-1-24	70,681	1.62
23-2-1	918,605	21.09
23-2-2	31,893	0.73
23-2-3	32,089	0.74
23-2-4	150,205	3.45
23-2-6	43,489	1.00
23-2-8	2,319,459	50.87
23-1-55-A	772,485	17.73
23-1-55-B	563,708	12.94
23-1-55-C	2,757,201	63.30
23-1-51.2	1,903,419	43.70
31-1-17.1	179,749	4.13
31-1-19.2	642,317	14.75
23-2-31	30,732	0.71
23-2-32	99,366	2.28
23-2-33	104,053	2.39
23-1-50.2	1,610,972	36.98

SCHEDULE 'A'

9-1-18.1; 9-1-35; 13-3-45; 23-1-53.2; 23-1-54.3; 23-1-54.2; 23-1-54.1;
23-1-53.1; 23-1-52.1; 23-1-48.1; 23-1-11.3; 23-1-53.4; 23-1-52.4;
23-1-54.8; 23-1-54.5; 23-1-54.4; 23-1-53.3; 23-1-52.3; 23-1-52.2; 23-1-
48.2; 15-1-51; 15-1-50; 15-1-49; 15-1-35.7; 15-1-25; 15-1-24; 23-1-54.6;
23-1-54.7; 23-2-10; 23-2-8; 23-2-6; 23-2-4; 23-2-3; 23-2-2;
23-2-1; 23-1-61.2; 23-1-55; 15-1-22; 15-1-19; 15-1-18; 13-3-22;
13-3-20.3; 13-3-20.2; 13-3-20.1; 13-3-19.3; 13-3-19.1; 13-3-18; 13-3-
13-3-12; 13-3-7; 13-3-5; 13-3-2.2; 13-3-2.1; 13-1-53; 13-1-28;
13-3-25.1; 13-3-25.2; 13-3-25.3; 13-3-26.2; 15-1-4; 15-1-5; 15-1-11.1;
15-1-11.2; 15-1-12.1; 15-1-12.3; 15-1-13; 15-1-14.1; 15-1-14.2;
15-1-14.3; 15-1-15; 15-1-16; and 15-1-17.

TOWN OF THOMPSON

Voucher Detail Report

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

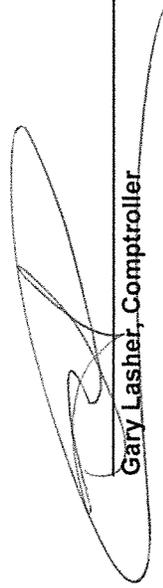
I hereby certify that the vouchers listed on the attached abstracts of prepaid and

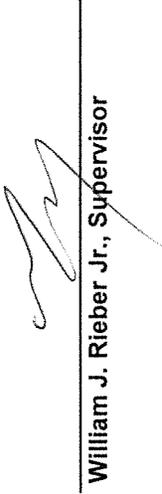
claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 2 day

of Feb 2016 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

