

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 **March 15, 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
Gary J. Lasher, Town Comptroller

PUBLIC HEARING: PROPOSED LOCAL LAW #1 OF 2016 – JJCS, LLC. ZONE CHANGE REQUEST, SBL # 1.-1-4.2, RR-1 & RR-2 to CI

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 March 04, 2016 with same being posted at the Town Hall on February 03, 2016.

Supervisor Rieber explained the purpose for this public hearing, which is presenting the Proposed Local Law to change the zone classification of the portion of SBL # 1.-1-4.2 currently zoned as Rural Residential 1 (RR1) to Commercial Industrial (CI).

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

Supervisor Rieber asked if anyone from the public would like to be heard on this matter. The following public comment was made:

Roger Betters of Monticello on behalf of the Columbia Hill Neighborhood Alliance asked if the surrounding property owners were ever notified to see if they wanted to be included.

Supervisor Rieber replied that they were not, but would be advised of zone change.

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 7:35 PM was made by Councilman Briggs and seconded by Councilman Pavese.

REGULAR MEETING – CALL TO ORDER

Supervisor Rieber opened the meeting at 7:36 PM with the Pledge to the Flag.

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Briggs the minutes of the March 01, 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 02/22/2016 Re: Delaware Liquor License Services: New Liquor License Application – El Sombrero Restaurant of Rock Hill, Inc.
2. Letter dated 03/07/2016 Re: Zarin & Steinmetz: Street Naming Request – “Adelaar Way”
3. Permit Effective 03/01/2016 Re: NYS DEC: Stream Disturbance & (SPDES) Permit – Ralhal LLC (Raleigh Hotel, 12 Heiden Road, South Fallsburg), Expiration 12/31/2019
4. Letter dated 03/01/2016 Re: Lanc & Tully: Thank You for Professionalism & Assistance Re: CRMC Office Building Project Approval
5. Letter dated 03/05/2016 Re: Sullivan Renaissance: Notice of Award – Municipal Partnership Grant for \$15,000.00 – Check #003949, \$10,000.00 Received
6. Letter dated 03/03/2016 Re: Matthew J. Sickler, P.E., MH&E: Infrastructure Review Report – Harris Sewer District sent to NYS DEC
7. Letter dated 03/15/16 Re: Freda C. Eisenberg, AICP, Commissioner, Sullivan County Division of Planning & Environmental Management: GML–239 County Review – Proposed Local Law No. 01 of 2016 (JJCS, LLC. Zone Change).
8. Letter dated 03/11/2016 Re: Roger Betters, Co-Chair, Columbia Hill Neighborhood Alliance – Gan Eden Development Project Concerns & Status
9. Letter dated 03/11/2016 Re: County of Sullivan IDA: 2016 Distribution of PILOT Payments – Check #4518 \$4,905.48 (1) Project
10. Letter dated 03/11/2016 Re: County of Sullivan IDA: 2016 Distribution of PILOT Payments – Check #4505 \$7,908.38 (3) Projects

AGENDA ITEMS:

1. ACTION – PROPOSED LOCAL LAW # 1 OF 2016 – JJCS, LLC. ZONE CHANGE REQUEST, RR-1 & RR-2 TO C1

The Following Resolution Was Duly Adopted: Res. No. 126 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
March 15, 2016

**RESOLUTION FOR NEGATIVE DECLARATION UNDER SEQR
FOR PROPOSED LOCAL LAW NO. 01 OF 2016; ZONING REVISIONS**

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

WHEREAS, the Town Board of the Town of Thompson declared itself lead agency pursuant to Resolution dated March 15, 2016 in connection with the review of the local law to amend Chapter 250 of the Town Code; and

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

WHEREAS, a public hearing was conducted in connection with the revisions to Chapter 250 of the Town Code on March 15, 2016, wherein said public hearing was closed.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson determines that there are no negative environmental impacts that would be caused as a result of the enacting of Local Law 01 of 2016 entitled "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development"; and

FURTHER BE IT RESOLVED, it is determined that the Town Board of the Town of Thompson makes a negative declaration with regard to any environmental impacts caused as a result of the enacting of Local Law No. 01 of 2016.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Peter T. Briggs
Adopted the 15th day of March, 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"/> |

The Following Resolution Was Duly Adopted: Res. No. 127 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 March 15, 2016

RESOLUTION TO ENACT LOCAL LAW NO. 01 OF 2016

WHEREAS, proposed Local Law No. 01 of the year 2016 entitled, "A local law to amend Chapter 250 of the Town of Thompson Code relating to zoning and planned unit development" was introduced to the Town Board at a meeting held February 02, 2016, at the Town Hall, Monticello, New York, to consider said proposed local law and notice of public hearing having been duly published and posted as required by law, and said public hearing having been held and all persons appearing at said public hearing deeming to be heard having been heard, and

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

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Thompson, New York, does hereby enact and adopt Local Law No. 01 for the year 2016, Town of Thompson, State of New York, which local law is annexed hereto and made a part hereof.

Moved by: Councilman Peter T. Briggs

Seconded by: Councilman Scott S. Mace

Adopted on Motion March 15, 2016

| | |
|----------------------------------|---|
| 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"/> |

Town of Thompson

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.

2. ACTION – ESTABLISH DATE FOR PUBLIC HEARING – ADELAAR RESORT LIGHTING DISTRICT, APRIL 5TH @ 7:30 PM

The Following Resolution Was Duly Adopted: Res. No. 128 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

¹ ATTACHMENT: LOCAL LAW NO. 01 OF 2016 – METES & BOUNDS DESCRIPTION AND ZONING MAP.

Monticello, New York, on the 15th day of
March, 2016 at 7:30 o'clock P.M.,
Prevailing Time.

PRESENT:

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

-----X

In the Matter
of
Proposed Creation of the
ADELAAR RESORT LIGHTING DISTRICT
in the Town of Thompson, Sullivan County,
New York.

-----X

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Resort Lighting District in said Town to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof,² which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared on behalf of the Town, by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated April 20, 2015, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

WHEREAS, a Petition having been previously presented to the Town Board of the Town

² ATTACHMENT: SCHEDULE "A" LISTING OF TAX PARCELS FOR ADELAAR RESORT LIGHTING DISTRICT.

of Thompson pursuant to Article 12 of the Town Law for the establishment of the Adelaar Resort Lighting District; and

WHEREAS, the improvements proposed for the said Lighting District as created consists of providing a means by which Adelaar Resort may secure public light services for the proposed development, and

WHEREAS, the maximum amount proposed to be expended for the improvements as stated in the Petition is not to exceed \$28,183,750.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the Sullivan County Infrastructure Local Development Corporation (“LDC”); and

WHEREAS, while assessments will be based upon demand/usage, for the majority of the tax parcels as detailed in the Map, Plan and Report, the cost of the district to a typical property is \$2,771.43; and

WHEREAS, the Town of Thompson shall have the ability and obligation to operate and maintain said lighting system on behalf of the Adelaar Resort Lighting District and to pay the LDC an annual services fee sufficient to cover expenses related to the lighting system. Said fees, along with operation and maintenance, or any other costs or fees attributable to the operation of the Adelaar Resort Lighting District shall be assessed, levied, and collected from the parcels of land located within the proposed District.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Lighting District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 193 of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That the Town Board shall accept developer's Petition to establish the Adelaar Resort Lighting District pursuant to the terms as contained in the Petition and aforementioned map, plan and report, same being incorporated herein as if fully set forth.

Section 2. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5th day of April, 2016, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 193 of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. This order shall take effect immediately.

Motion by: Councilman Peter T. Briggs

Seconded by: Councilman John A. Pavese

The question of the adoption of the foregoing order 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 order was thereupon declared duly adopted.

* * * * *

3. ACTION – ESTABLISH DATE FOR PUBLIC HEARING – ADELAAR RESORT DRAINAGE DISTRICT, APRIL 5TH @ 7:30 PM
The Following Resolution Was Duly Adopted: Res. No. 129 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, on the 15th day of March, 2016 at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

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

-----X

In the Matter
of
Proposed Creation of the
ADELAAR RESORT DRAINAGE DISTRICT
in the Town of Thompson, Sullivan County,
New York.

-----X

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Resort Drainage District in said Town to serve the area more particularly described in Schedule "A" annexed hereto and made a part

hereof,³ which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared on behalf of the Town, by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated April 20, 2015 which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

WHEREAS, a Petition having been previously presented to the Town Board of the Town of Thompson pursuant to Article 12 of the Town Law for the establishment of the Adelaar Resort Drainage District; and

WHEREAS, the improvements proposed for the said Drainage District as created consists of providing a means by which Adelaar Resort may construct and maintain a drainage system for the proposed development; and

WHEREAS, the maximum amount proposed to be expended for the improvements as stated in the Petition is not to exceed \$31,180,000.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the Sullivan County Infrastructure Local Development Corporation (“LDC”); and

WHEREAS, while assessments will be based upon demand/usage, for the majority of the tax parcels as detailed in the Map, Plan and Report, the cost of the district to a typical property is \$4,101.95 ; and

WHEREAS, the Town of Thompson shall have the ability and obligation to operate and

³ ATTACHMENT: SCHEDULE “A” LISTING OF TAX PARCELS FOR ADELAAR RESORT DRAINAGE DISTRICT.

maintain said drainage system on behalf of the Adelaar Resort Drainage District and to pay the LDC an annual services fee sufficient to cover expenses related to the roadway system. Said fees, along with operation and maintenance, or any other costs or fees attributable to the operation of the Adelaar Resort Drainage District shall be assessed, levied, and collected from the parcels of land located within the proposed District.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Drainage District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 193 of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That the Town Board shall accept developer's Petition to establish the Adelaar Resort Drainage District pursuant to the terms as contained in the Petition and aforementioned map, plan and report, same being incorporated herein as if fully set forth herein.

Section 2. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5th day of April, 2016, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 193 of the Town Law, such

publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. This order shall take effect immediately.

Motion by: Councilman Peter T. Briggs

Seconded by: Councilman Scott S. Mace

The question of the adoption of the foregoing order 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 order was thereupon declared duly adopted.

* * * * *

4. ACTION – ESTABLISH DATE FOR PUBLIC HEARING – ADELAAR RESORT WATER DISTRICT, APRIL 5TH @ 7:30 PM

The Following Resolution Was Duly Adopted: Res. No. 130 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, on the 15th day of March, 2016 at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

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

-----X

In the Matter
of
Proposed Creation of the
ADELAAR RESORT WATER DISTRICT
in the Town of Thompson, Sullivan County,
New York.

-----X

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Resort Water District in said Town to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof,⁴ which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared on behalf of the Town, by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated May 5, 2015, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

WHEREAS, a Petition having been previously presented to the Town Board of the Town of Thompson pursuant to Article 12 of the Town Law for the establishment of the Adelaar Resort Water District; and

WHEREAS, the improvements proposed for the said Water District as created consists of providing a means by which Adelaar Resort may secure water service for the proposed development; and

WHEREAS, the maximum amount proposed to be expended for the improvements as

⁴ ATTACHMENT: SCHEDULE "A" LEGAL DESCRIPTION OF SANITARY AND WATER DISTRICT.

stated in the Petition is not to exceed \$24,743,750.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the Sullivan County Infrastructure Local Development Corporation (“LDC”); and

WHEREAS, while there are no “typical” tax parcels in this proposed District, and assessments will be based upon demand/usage, the majority of the tax parcels as detailed in the map, plan and report are typically categorized as undeveloped and constitute 63 of the 71 parcels contained in this District. Accordingly, the cost of the District to a typical property is \$7,777.78. This allocation does not include the costs for the parcels consisting of the casino, golf course, water park and entertainment village which are comprised of 8 of the 71 parcels contained in this proposed District; and

WHEREAS, the Town of Thompson shall have the ability and obligation to operate and maintain said water system on behalf of the Adelaar Resort Water District and to pay the LDC an annual services fee sufficient to cover expenses related to the water system. Said fees, along with operation and maintenance, or any other costs or fees attributable to the operation of the Adelaar Resort Water District shall be assessed, levied, and collected from the parcels of land located within the proposed District.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Water District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 193 of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

as follows:

Section 1. That the Town Board shall accept developer's Plan to establish the Adelaar Resort Water District pursuant to the terms as contained in the Petition and aforementioned map, plan and report, same being incorporated herein as if fully set forth herein.

Section 2. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5th day of April, 2016, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 193 of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. This order shall take effect immediately.

Motion by: Councilman Scott S. Mace

Seconded by: Councilman John A. Pavese

The question of the adoption of the foregoing order 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 order was thereupon declared duly adopted.

* * * * *

5. ACTION – ESTABLISH DATE FOR PUBLIC HEARING – ADELAAR RESORT SEWER DISTRICT, APRIL 5TH @ 7:30 PM

The Following Resolution Was Duly Adopted: Res. No. 131 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, on the 15th day of March, 2016 at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

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

-----X

In the Matter
of

Proposed Creation of the
ADELAAR RESORT SEWER DISTRICT
in the Town of Thompson, Sullivan County,
New York.

-----X

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Resort Sewer District in said Town to serve the area more particularly described in Schedule "A" annexed hereto and made a part hereof,⁵ which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared on behalf of the Town, by McGoey,

⁵ ATTACHMENT: SCHEDULE "A" LEGAL DESCRIPTION OF SANITARY AND WATER DISTRICT.

Hauser and Edsall Consulting Engineers, P.C., dated May 5, 2015, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

WHEREAS, a Petition having been previously presented to the Town Board of the Town of Thompson pursuant to Article 12 of the Town Law for the establishment of the Adelaar Resort Sewer District; and

WHEREAS, the improvements proposed for the said Sewer District as created consists of providing a means by which Adelaar Resort may dispose of sewage for the proposed development; and

WHEREAS, the maximum amount proposed to be expended for the improvements as stated in the Petition is not to exceed \$23,316,250.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the Sullivan County Infrastructure Local Development Corporation (“LDC”); and

WHEREAS, while there are no “typical” tax parcels in this proposed District, and assessments will be based upon demand/usage, the majority of the tax parcels as detailed in the map, plan and report are typically categorized as undeveloped and constitute 63 of the 71 parcels contained in this District. Accordingly, the cost of the District to a typical property is \$6,183.46. This allocation does not include the costs for the parcels consisting of the casino, golf course, water park and entertainment village which are comprised of 8 of the 71 parcels contained in this proposed District; and

WHEREAS, the Town of Thompson shall have the ability and obligation to operate and maintain said sewer system on behalf of the Adelaar Resort Sewer District and to pay the LDC an annual service fee sufficient to cover expenses related to the sewer system. Said fees, along with maintenance, or any other costs or fees attributable to the operation of the Adelaar Resort Sewer District shall be assessed, levied, and collected from the parcels of land located within the proposed District.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Sewer District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 193 of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That the Town Board shall accept developer's Petition to establish the Adelaar Resort Sewer District pursuant to the terms as contained in the Petition and aforementioned map, plan and report, same being incorporated herein as if fully set forth herein.

Section 2. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5th day of April, 2016, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town

Clerk at the Town Hall in accordance with the provisions of Section 193 of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. This order shall take effect immediately.

Motion by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

The question of the adoption of the foregoing order 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 order was thereupon declared duly adopted.

* * * * *

6. ACTION – ESTABLISH DATE FOR PUBLIC HEARING – ADELAAR ROAD IMPROVEMENT DISTRICT, APRIL 5TH @ 7:30 PM

The Following Resolution Was Duly Adopted: Res. No. 132 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, on the 15th day of March, 2016 at 7:30 o'clock P.M., Prevailing Time.

PRESENT:

William J. Rieber, Jr., Supervisor
Peter T. Briggs, Councilman
Scott S. Mace, Councilman

John A. Pavese, Councilman

-----X
In the Matter

of

Proposed Creation of the

ADELAAR ROAD IMPROVEMENT DISTRICT

in the Town of Thompson, Sullivan County,

New York.
-----X

WHEREAS, a map, plan and report have been duly prepared in such manner and in such detail as has heretofore been determined by the Town Board of the Town of Thompson, Sullivan County, New York, relating to the creation of the Adelaar Road Improvement District in said Town to serve the area more particularly described in Schedule “A” annexed hereto and made a part hereof,⁶ which area is located wholly within the Town of Thompson; and

WHEREAS, said map, plan and report was prepared on behalf of the Town, by McGoey, Hauser and Edsall Consulting Engineers, P.C., dated May 20, 2015, revised June 3, 2015, which engineers are duly licensed by the State of New York, and which report and plan are on file in the office of the Town Clerk for public inspection; and

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

WHEREAS, a Petition having been previously presented to the Town Board of the Town of Thompson pursuant to Article 12 of the Town Law for the establishment of the Adelaar Road Improvement District; and

WHEREAS, the improvements proposed for the said Road Improvement District as created consists of providing a gateway to Adelaar Resort and is predicate for all development at Adelaar Resort; and

⁶ ATTACHMENT: SCHEDULE “A” LISTING OF TAX PARCELS & MAP FOR THE ADELAAR ROAD IMPROVEMENT DISTRICT.

WHEREAS, the maximum amount proposed to be expended for the improvements as stated in the Petition is not to exceed \$57,676,250.00, and the entire amount to be expended for such improvement, including but not limited to, costs of construction, engineering, administrative and legal fees, shall be borne solely and entirely by the Sullivan County Infrastructure Local Development Corporation (“LDC”); and

WHEREAS, while assessments will be based upon demand/usage, for the majority of the tax parcels as detailed in the Map, Plan and Report, the cost of the district to a typical property is \$6,224.52; and

WHEREAS, the Town of Thompson shall have the ability and obligation to operate and maintain said roadway system on behalf of the Adelaar Road Improvement District and to pay the LDC an annual service fee sufficient to cover expenses related to the roadway system. Said fees, along with operation and maintenance, or any other costs or fees attributable to the operation of the Adelaar Road Improvement District, shall be assessed, levied and collected from the parcels of land located within the proposed District.

WHEREAS, it is now desired to call a public hearing for the purpose of considering said map, plan and report, and creating said Road Improvement District, and to hear all persons interested in the subject thereof and concerning the same in accordance with the provisions of Section 193 of the Town Law;

NOW, THEREFORE, IT IS HEREBY

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

Section 1. That the Town Board shall accept developer’s Petition to establish the Adelaar Road Improvement District pursuant to the terms as contained in the Petition and

aforementioned map, plan and report, same being incorporated herein as if fully set forth herein.

Section 2. That a meeting of the Town Board of the Town of Thompson, Sullivan County, New York, shall be held at the Town Hall, 4052 Route 42, Monticello, New York, in said Town, on the 5th day of April, 2016, at 7:30 o'clock, P.M., Prevailing Time, to consider said map, plan and report, and to hear all persons interested in the subject thereof concerning the same and to take such action thereon as is required by law.

Section 3. That a copy of this order shall be published in the Sullivan County Democrat, the official newspaper of said Town, and posted on the bulletin board maintained by the Town Clerk at the Town Hall in accordance with the provisions of Section 193 of the Town Law, such publication posting to be not less than ten nor more than twenty days before the date designated for the hearing as aforesaid.

Section 4. This order shall take effect immediately.

Motion by: Councilman Scott S. Mace

Seconded by: Councilman Peter T. Briggs

The question of the adoption of the foregoing order 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 order was thereupon declared duly adopted.

* * * * *

ADELAAR – DISCUSS NAMING “ADELAAR WAY”

Discussion ensued between the Town Board, Attorney Mednick and Attorney Collier Mauch regarding the request dated 03/07/2016 from Helen Collier Mauch, Esq. of Zarin & Steinmetz regarding the street naming of the entrance roadway as “Adelaar Way”. Supervisor Rieber said that he was advised that all parties were not in agreement of the name selected. He said that all parties must agree prior to taking action to approve the name. Attorney Collier Mauch will advise Supervisor Rieber once an agreement between all parties has been met. Supervisor Rieber will re-schedule the matter on the next Town Board Meeting Agenda at that time.

9. DISCUSSION: KIAMESHA LAKE WASTEWATER TREATMENT PLANT IMPROVEMENT PROJECT BIDS

At the last meeting Supervisor Rieber reported on the (5) bids that were received in. A discussion was held between Supervisor Rieber, Town Board, Town Attorney Mednick, Superintendent Culligan and Attorney Helen Collier Mauch of Zarin & Steinmetz on behalf of EPT/EPR Developers regarding the Kiamesha Lake Wastewater Treatment Plant Improvement Project Bids. The low bidder is Vacri Construction in the amount of \$1,045,000.00. The recommendation of Matthew Sickler, P.E., Principal of McGoey, Hauser & Edsall Consulting Engineers DPC for the Town is to award the bid to the low bidder Vacri Construction. There will be a payment disbursement schedule as part of the contract. They discussed the Cost Summary of Upgrades and Options for the project that was provided by McGoey, Hauser & Edsall Consulting Engineers DPC. There are still some outstanding issues regarding the estimated improvement costs, which need to be resolved before the bids can be awarded. Supervisor Rieber would like to award the bids at the next Town Board Meeting.

Supervisor Rieber recused himself from the next matter due to his son providing Professional Appraisal Services regarding the mentioned property. The meeting was turned over to Councilman Scott S. Mace to conduct regarding the next matter.

7. TAX CERTIORI SETTLEMENTS:

A. KUTSHERS, INC., SBL # 5.-1-18.1 7 23, 6.-1-2.3 & 16 (KUTSHER ROAD & SHERWOOD ROAD, 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.133 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, Kutshers Inc., et al. has instituted proceedings under Article 7 of the Real

Property Tax Law to review the assessment of Tax Map Parcels SBL 5-1-18.1, 5-1-23, 6-1-2.3 and 6-1-16 and which proceedings are pending in the Supreme Court of the State of New York, County of Sullivan, under Index Nos. 2603-2010, 2014-2011 and 2050-2012; and

WHEREAS, the parties have appeared through counsel, to wit, Michael B. Mednick, Esq. on behalf of respondents, and Garigliano Law Offices, LLP by Walter F. Garigliano, Esq. on behalf of petitioners; 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 petitioners' **2010, 2011 and 2012** assessments, to wit, a reduction in the assessment of petitioners' real property, **SBL 5-1-23** from \$794,700.00 to \$232,710.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioners' **2010, 2011 and 2012** assessments, to wit, a reduction in the assessment of petitioners' real property, **SBL 6-1-2.3** from \$813,100.00 to \$150,240.00; and

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioners' **2010, 2011 and 2012** assessments, to wit, a reduction in the assessment of petitioners' real property, **SBL 6-1-16** from \$650,100.00 to \$40,770.00; and

WHEREAS, the proposed settlement will also result in the discontinuance of the actions challenging the final assessment roll on **SBL 5-1-18.1**.

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 | Abstained |
| Councilman Peter T. Briggs | voting | Aye |
| Councilman Richard Sush | voting | Absent |
| Councilman Scott S. Mace | voting | Aye |
| Councilman John A. Pavese | voting | Aye |

B. HARALAMBOS KOSTOPOULOS, SBL # 18.-1-30.3 (BLUE SPRUCE LANE, 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. 134 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, Haralambos Kostopoulos has instituted proceedings under Article 7 of the Real Property Tax Law to review the assessment of Tax Map Parcel Section 18, Block 1, Lot 30.3 and which proceeding is pending in the Supreme Court of the State of New York, County of Sullivan, under Index No. 1774-2015; and

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

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

WHEREAS, the proposed settlement will also result in a fair and equitable resolution of the complaint with respect to petitioner's 2015 assessment, to wit, a reduction in the assessment of petitioner's real property, **SBL 18-1-30.3** from \$299,800.00 to \$154,000.00.

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

and a roll call vote thereon as follows:

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

Supervisor Rieber returned to the meeting, which was turned back over to him.

**8. RESOLUTION AMENDING RES. NO. 157 ADOPTED ON 05/18/2004 – RE:
APPRENTICESHIP AGREEMENTS**

The Following Resolution Was Duly Adopted: Res. No. 135 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 March 15,
2016

**RESOLUTION AMENDING PREVIOUSLY ADOPTED RESOLUTION DATED MAY
18, 2004 ADOPTING REQUIREMENT THAT CONTRACTORS AND
SUBCONTRACTORS ON CONSTRUCTION CONTRACTS HAVE APPROVED
APPRENTICESHIP AGREEMENTS, PURSUANT TO THE NEW YORK STATE
LABOR LAW**

WHEREAS, the Town of Thompson Town Board previously adopted Resolution No. 157 dated May 18, 2004 which requires that contractors and subcontractors on construction contracts over \$225,000 have approved apprenticeship agreements pursuant to New York State Labor Law 816-b; and

WHEREAS, the Town of Thompson still believes that apprenticeship programs are important and valuable tools for the development of a skilled labor force in the Town of Thompson; and

WHEREAS, the Town of Thompson wants to raise the construction contract amount for when a require apprenticeship agreement must be in place for a contractor to bid on a project;

**Town Board Meeting
March 15, 2016
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and

WHEREAS, currently the threshold is any contractor and subcontractor on construction contracts over \$225,000 must have apprenticeship agreements pursuant to New York State Labor Law 816-b; and

WHEREAS, the Town of Thompson wants to raise that amount since the threshold has not been modified in over 12 years and to be consistent with minimum bidding thresholds pursuant to Wicks Law.

NOW, THEREFORE, BE IT RESOLVED, that:

The Town Board hereby adopts the requirement that contractors and subcontractors on construction contracts over \$500,000 have approved apprenticeship agreements pursuant to New York State Labor Law 816-b; and

NOW, THEREFORE, BE IT FURTHER RESOLVED, that:

The Town Board hereby ratifies and continues to endorse Resolution No. 157 dated May 18, 2004 in all ways except as amended herein.

This Resolution shall be effective immediately upon its approval by the Town Board.

Adopted the 15th day of March, 2016.

Moved by: Councilman Scott S. Mace
Seconded by: Councilman Peter T. 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 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"/> |

10. DISCUSSION: TOWN HALL ROOF RE-PLACEMENT PROJECT RE-BIDS

Supervisor Rieber reported that there were (3) bids received for the Town Hall Roof Replacement Project. The bids are as follows: 1) International Contractors Corp. \$257,590.00, 2) United Roofing and Sheet Metal \$273,600.00 and 3) Precision Roofing \$292,000.00. Engineer Michael J. Lamoreaux of McGoey, Hauser & Edsall Consulting Engineers DPC on behalf of the Town reviewed the bids and provided their recommendation. They recommended that the bid be awarded to the low bidder International Contractors Corp. in the amount of \$257,590.00. Action to award the bid was taken as follows:

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

The Following Resolution Was Duly Adopted: Res. No. 139 of the Year 2016.

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

Tam Enterprises, Inc. **\$2,250.00 TOTAL COST**
1 – Day Service (02/18/16)
VacCon Truck with Operator & Laborer to Clean
Anawana Pump Station & Influent E.Q. Tank
at the Emerald Green Sewer Treatment Plant

TOTAL COST= \$2,250.00

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

Also discussion ensued regarding the purchase of a new VacCon Truck or possible Inter-Municipal agreement between the Village and Town for shared services to use their recently purchased VacCon Truck. It would be a cost effective for both the Town and Village if a shared services agreement could be agreed upon.

16. BILLS OVER \$1,250.00 – TOWN HALL

The Following Resolution Was Duly Adopted: Res. No. 140 of the Year 2016.

Resolved, that the following bills over \$1,250.00 for the Town Hall be approved for payment as follows:

ADM Interiors, Inc. **\$2,470.00 TOTAL COST**
Eurotwill, #6460 Nickel 3%, standard controls with 4”
Fascia color grey (Window Treatments)
Clerk’s Office – 2 units installed 1,370.00
Building’s Office – 1 unit installed 550.00
Supervisor’s Office – 1 unit installed 550.00

TOTAL COST= \$2,470.00

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

HARRIS SEWER DISTRICT – REQUEST FOR OUTSIDE USER

Supervisor Rieber received a request from Jason Rahm a property owner located along BenMosche Road, Harris to possibly obtain sewer service from the Harris Sewer District. Mr. Rahm advised that his private septic system is failing and he feels it would

drive has never officially been named and the Town Board can consider naming the private drive. Supervisor Rieber said that Nana's House does not own the property and the property owner should be the one to agree with the naming of the private drive prior to proceeding further. Supervisor Rieber will look into the matter further and report back at the next Town Board Meeting with his findings.

SOUTHERN TIER ABSTRACT GRANT (COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM) REPORT

Supervisor Rieber reported on the letter dated 03/09/2016 from Jason Purvis, Senior Community Developer, NYS Office of Homes and Community Renewal regarding the Southern Tier Abstract Grant through the (CDBG) Program. The letter is confirming receipt of our March 3rd letter and attachments addressing the (2) findings and (3) concerns that were identified during the monitoring visit conducted on January 21st, 2016. The Town is now cleared to close out the entire outstanding grant and should receive the Grant Close-out Transmittal Form, which will need to be completed and returned within 30-days of receipt. Further discussion ensued regarding the subject.

13. DISCUSSION: PROPOSED GARBAGE/REFUSE DUMPSTER CODE REGULATIONS

A discussion regarding the Proposed Garbage/Refuse Dumpster Code Regulations took place. There were several suggestions and recommendations provided that will be incorporated into the proposed draft for further discussion and consideration at the next Town Board Meeting. It was also suggested that a copy of the revised draft be provided to the Planning Board for their review and recommendation.

14. DISCUSSION: PROPOSED CLOTHING BIN CODE REGULATIONS

A discussion regarding the Proposed Clothing Bid Code Regulations took place to regulate, designate and restrict the use of clothing bins throughout the Town. There were some changes recommended. Attorney Mednick was authorized to make the recommended changes to the Proposed Local Law and introduce it at the next Town Board Meeting for consideration. Attorney Mednick said that a public hearing would be held and the Town Board would receive and consider any and/or all public feedback at that time prior to taking action. He said that changes to the proposed local law could be made if necessary.

SUPERVISOR REPORT

- Town Park Beautification Efforts and Part-Time help with mowing during the summer season.
- Sullivan Renaissance Youth Intern Opportunity for the 2016 summer season made possible through the Municipal Partnership Matching Funds Grant Program offered by Sullivan Renaissance.
- Hudson Valley Patterns for Progress Breakfast, Wednesday, 03/23/16 @ 7:30AM
- NBDC Bank Sold to Wayne County National Bank
- Tour of Wastewater Treatment Plant in Sussex, New Jersey (MBR Plant vs. SBR Plant) Additional Discussion was held.

- Sullivan County Visitors Association Meeting – Proposed Visitors Center located off NYS Route 17 Exit 106, Monticello.
- CRMC Advisory Board – Supervisor Rieber was asked to be included on their Board as a Town Representative. He has agreed to serve on their Board.
- Meeting and Onsite inspection of the NYS Route 42 Corridor by Supervisor Rieber and Representatives of Sullivan Renaissance and NYS DOT. The Route 42 Corridor Beautification Improvement Project is part of the Municipal Partnership Matching Funds Grant Program that has been awarded through Sullivan Renaissance.
- Fish Easement and Possible Access Point along the Neversink River located in Bridgeville.
- PACE Land Use Law Center Training Update Re: Economic Development and Land Use Strategy.

COUNCILMEN & DEPARTMENT HEAD REPORTS

Supt. Culligan provided updates regarding the Final Phase of the Melody Lake Wastewater Treatment Plant Improvement Project, Dillon Farms Sewer District Project and the Town Park Roof Replacement Project and Proposed Grant Funding.

Councilman Pavese reported on the Monticello Fire Department's Annual Spring Pancake Breakfast, Sunday, March 20th, 7AM to 12PM Noon and the Corned Beef Sandwich Luncheon at the Monticello Elks Lodge on St. Patrick's Day, March 17th.

Councilman Briggs reported on the Celebrate Life ½ Marathon Event that was held on Sunday, March 13th, 2016 in Rock Hill. He was contacted by the Race Director of the Celebrate Life ½ Marathon Event Myriam Loor regarding several health/safety issues and concerns. A discussion was held regarding the subject. The major issue is involving traffic control. Councilman Briggs will contact Ms. Loor to discuss the health/safety issues and concerns. Supervisor Rieber and the Town Board is recommending that a meeting be coordinated between various Town Representatives, the Rock Hill Fire Department and Event Representatives to discuss the matter further regarding suggestions and recommendations to resolve the health/safety issues and concerns moving forward.

Councilman Mace reported on the Rock Hill Business & Community Associations Meeting tomorrow evening at the Rock Hill Fire Department at 6PM to continue the ongoing Visioning Session that was previously held. A Burn Ban will be in effect commencing tomorrow through May 15th, 2016. He is also recommending consideration of the creation of a Dog Park somewhere in the Town of Thompson.

OLD BUSINESS:

There was no old business reported on.

NEW BUSINESS:

There was no new business reported on.

PUBLIC COMMENT:

Roger Betters of Monticello on behalf of the Columbia Hill Neighborhood Alliance commented on the status of the 03/14/2016 meeting that was held with Town Engineer Richard D. McGoey and Representatives on behalf of the Proposed Gan-Eden Development Project. Supervisor Rieber advised that he attended the meeting, which he reported on. Further comments were made and discussion followed.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- April 5th: Regular Town Board Meeting at 7:30 PM.
- April 5th: Public Hearing @ 7:30 PM – Creation of Adelaar Resort Lighting District.
- April 5th: Public Hearing @ 7:30 PM – Creation of Adelaar Resort Drainage District.
- April 5th: Public Hearing @ 7:30 PM – Creation of Adelaar Resort Water District.
- April 5th: Public Hearing @ 7:30 PM – Creation of Adelaar Resort Sewer District.
- April 5th: Public Hearing @ 7:30 PM – Creation of Adelaar Road Improvement District.
- April 5th: Award Bids – Kiamesha Lake Wastewater Treatment Plant Improvement Project.
- May 21st: Annual Spring Shred Day Event, Town Hall Parking Lot–9AM to 12PM.

EXECUTIVE SESSION

On a motion made by Councilman Pavese and seconded by Councilman Mace the Town Board entered into Executive Session at 8:58 PM with Town Attorney Michael B. Mednick to discuss a personnel matter.

On a motion made by Councilman Briggs and seconded by Councilman Mace the Town Board returned from Executive Session and reconvened the Town Board meeting at 9:18 PM. No further action was taken.

ADJOURNMENT

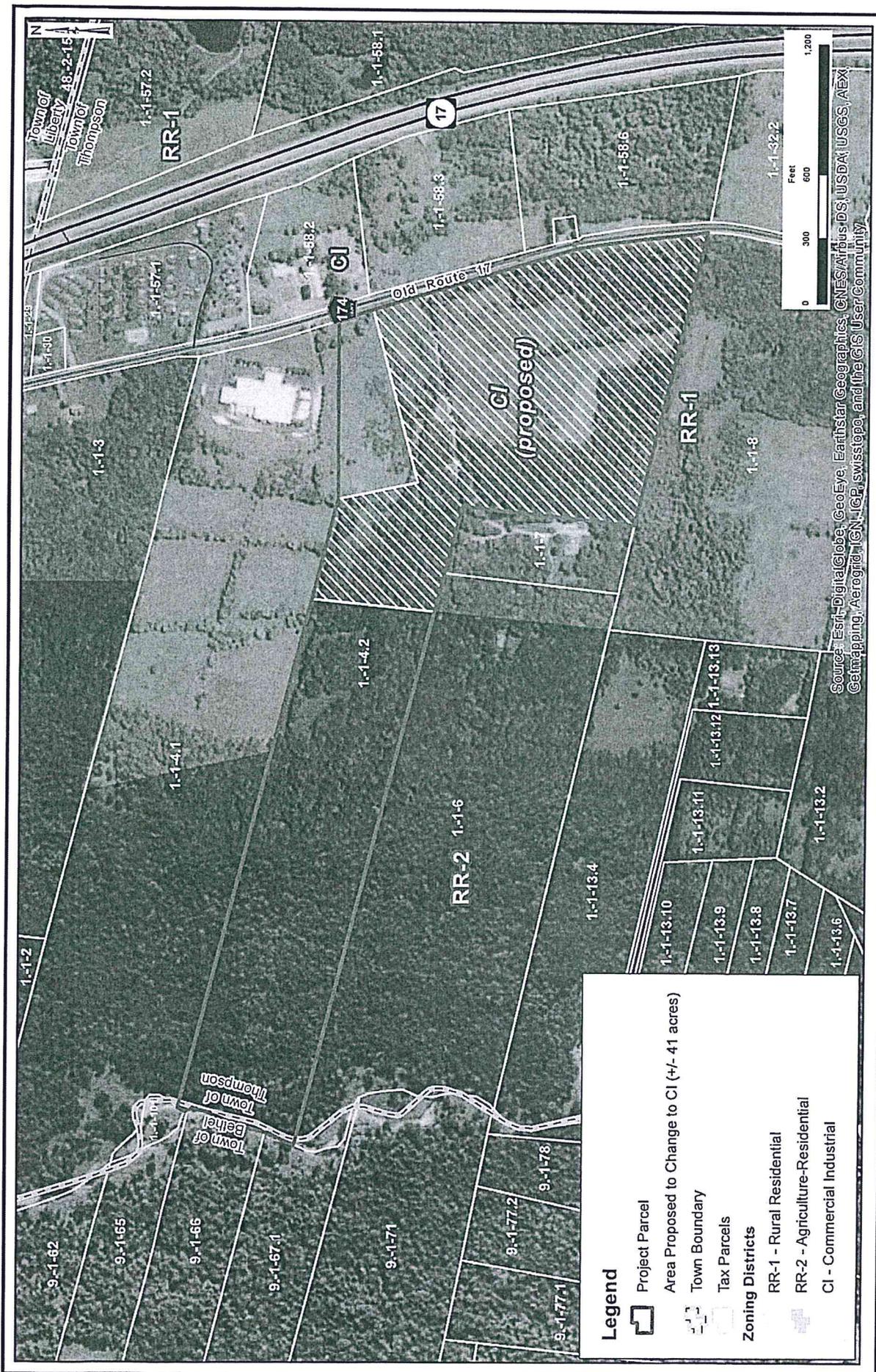
On a motion made by Councilman Pavese and seconded by Councilman Mace the meeting was adjourned at 9:40 PM.

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



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

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus/DS, USDA/USGS, AEXI, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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

Offices Locations:

| | | |
|---|---|---|
| Dutchess County Office: 21 Fox Street Catskill, NY 12001 Phone: (518) 454-3530 | Capital District Office: 547 River Street Cannanburg, NY 12024 Phone: (518) 873-0055 | North County Office: 375 Bay Road Cannanburg, NY 12024 Phone: (518) 873-0051 |
|---|---|---|

This map is a product of The Chazen Companies. It should be used for reference purposes only. Responsible officials have been made to obtain the accuracy of this map. The Chazen Companies expressly disclaims any responsibility or liability from the use of this map for any purpose other than its intended use.

THE ChAZEN COMPANIES
 Founded in 1972
 1000 State Street
 Catskill, NY 12024
 Phone: (518) 873-0055

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 OF TAX PARCELS

| LIGHTING 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 | 2319459 | 53.24745 |
| 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 OF TAX PARCELS

| DRAINAGE 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 | 2319459 | 53.24745 |
| 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"

LEGAL DESCRIPTION OF SANITARY AND WATER DISTRICT

AREA '1'

ALL that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '1' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point at the southwest corner of lands now or formerly of EPR Concord II, LP on the northerly line of County Route No. 109 also known as Kiamesha Lake Road;

THENCE North 15°59'50" East, a distance of 570.09 feet to an intersection of stonewalls on the division line between the Town of Fallsburg on the north and the Town of Thompson on the south and continuing along same South 69°17'00" East, a distance of 1074.74 feet;

THENCE South 02°28'00" West, a distance of 272.40 feet crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the southerly line thereof and continuing along same South 87°19'17" East, a distance of 288.21 feet;

THENCE North 39°10'33" East, a distance of 92.75 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the northerly line thereof;

THENCE North 25°21'14" East, a distance of 60.54 feet;

THENCE South 89°15'55" East, a distance of 25.02 feet;

THENCE South 79°46'52" East, a distance of 51.91 feet;

THENCE South 71°52'06" East, a distance of 55.54 feet;

THENCE South 68°31'20" East, a distance of 113.73 feet;

THENCE South 22°05'04" West, a distance of 79.76 feet again crossing the aforementioned County Route No. 109 also known as Kiamesha Lake Road to the

southerly line thereof and continuing along same South 77°47'08" East, a distance of 482.81 feet to the division line between the Town of Fallsburg on the north and the Town of Thompson on the south;

CONTINUING along same the following two (2) courses and distances;

- 1) South 68°45'29" East, a distance of 959.75 feet and
- 2) South 69°00'29" East, a distance of 1223.13 feet to an iron pin set in the approximate centerline of the West Branch of Sheldrake Stream;

CONTINUING along same the following twenty-nine (29) courses and distances;

- 3) South 07°51'27" East, a distance of 30.42 feet,
- 4) South 19°46'28" East, a distance of 354.20 feet,
- 5) South 37°38'32" East, a distance of 180.68 feet,
- 6) South 22°37'10" East, a distance of 96.91 feet,
- 7) South 11°59'08" East, a distance of 366.93 feet,
- 8) South 43°11'52" East, a distance of 95.64 feet,
- 9) South 67°43'50" East, a distance of 102.99 feet,
- 10) South 61°57'30" East, a distance of 72.30 feet,
- 11) South 06°47'30" East, a distance of 86.33 feet,
- 12) South 28°46'20" West, a distance of 67.03 feet,
- 13) South 06°51'14" East, a distance of 28.12 feet,
- 14) South 37°49'38" East, a distance of 118.30 feet,
- 15) South 25°10'27" East, a distance of 89.74 feet,
- 16) South 07°26'20" East, a distance of 120.14 feet,
- 17) South 01°55'56" East, a distance of 423.06 feet,
- 18) South 21°42'05" East, a distance of 166.05 feet,
- 19) South 03°21'10" East, a distance of 71.11 feet,
- 20) South 33°47'03" East, a distance of 160.33 feet,
- 21) South 89°11'55" East, a distance of 80.45 feet,
- 22) South 42°01'43" East, a distance of 134.90 feet,
- 23) South 18°46'10" West, a distance of 14.55 feet,
- 24) South 13°35'40" East, a distance of 75.29 feet,
- 25) South 00°58'26" West, a distance of 234.27 feet,
- 26) South 08°53'16" West, a distance of 119.20 feet,
- 27) South 10°00'15" East, a distance of 241.24 feet,
- 28) South 29°19'03" East, a distance of 323.51 feet,
- 29) South 23°33'36" East, a distance of 286.99 feet,
- 30) South 07°03'12" East, a distance of 111.94 feet and
- 31) South 18°55'17" East, a distance of 83.94 feet;

THENCE South 58°40'39" East, a distance of 405.38 feet;

THENCE North 61°21'13" East, a distance of 233.12 feet;

THENCE North 62°05'14" East, a distance of 187.14 feet;

THENCE North 62°17'11" East, a distance of 452.54 feet to the westerly line of County Route 161 also known as Heiden Road and continuing along same South 37°52'19" East, a distance of 50.80 feet;

THENCE South 62°17'11" West, a distance of 461.21 feet;

THENCE South 62°05'04" West, a distance of 186.93 feet;

THENCE South 61°21'21" West, a distance of 255.70 feet to an iron pin set in the line of division lot 18 on the north & division lot 17 on the south of Great Lot 1 of the Hardenburg Patent;

CONTINUING along same the following two (2) courses and distances;

32) North 69°23'31" West, a distance of 976.04 feet and

33) North 68°34'41" West, a distance of 1289.25 feet to an iron pin set;

THENCE South 16°09'30" West, a distance of 3187.18 feet to a mag nail set in the centerline of Thompsonville Road;

CONTINUING along same the following two (2) courses and distances;

34) South 85°20'09" West, a distance of 128.96 feet and

35) North 84°52'46" West, a distance of 67.00 feet;

THENCE crossing Thompsonville Road, South 15°41'46" West, a distance of 28.03 feet to the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south also being the southerly line of Thompsonville Road and continuing along same North 69°20'00" West, a distance of 550.03 feet;

THENCE South 15°32'37" West, a distance of 1016.98 feet;

THENCE South 70°51'44" East, a distance of 595.00 feet;

THENCE South 16°37'16" West, a distance of 635.00 feet;

THENCE South 67°34'24" East, a distance of 356.90 feet;

THENCE North 15°35'33" East, a distance of 850.00 feet;

THENCE North 65°39'27" West, a distance of 400.00 feet;

THENCE North 20°35'33" East, a distance of 410.00 feet;

THENCE South 66°54'27" East, a distance of 54.00 feet;

THENCE North 13°35'33" East, a distance of 383.91 feet to the southerly line of Thompsonville Road;

CONTINUING along same the following four (4) courses and distances;

- 36) South 85°12'38" East, a distance of 37.41 feet,
- 37) North 84°27'33" East, a distance of 241.27 feet,
- 38) North 82°57'33" East, a distance of 200.00 feet and
- 39) North 86°35'33" East, a distance of 194.71 feet;

THENCE South 16°35'33" West, a distance of 307.88 feet to the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south, and continuing along same South 69°34'27" East, a distance of 653.27 feet to an iron pin set;

THENCE South 17°11'33" West, a distance of 2648.90 feet to an iron pin set;

THENCE North 67°54'27" West, through two (2) found iron pins, a distance of 1245.00 feet to an iron pin found;

THENCE South 15°35'33" West, a distance of 49.50 feet;

THENCE North 70°13'44" West, a distance of 313.98 feet;

THENCE North 69°09'44" West, a distance of 77.20 feet;

THENCE North 70°16'44" West, a distance of 734.96 feet to an axle found;

THENCE North 12°21'46" East, a distance of 405.31 feet to an iron pin set;

THENCE North 69°37'13" West, a distance of 462.31 feet to a mag nail set in the centerline of Joyland Road;

CONTINUING along same the following three (3) courses and distances;

- 40) South 14°13'43" West, a distance of 236.13 feet,
- 41) South 16°08'03" West, a distance of 387.79 feet and
- 42) South 16°01'34" West, a distance of 481.21 feet to a mag nail set;

THENCE North 69°09'17" West, a distance of 660.73 feet to an iron pin found;

THENCE South 27°05'36" West, a distance of 751.68 feet to an iron pin found;

THENCE South 70°46'12" East, a distance of 804.61 feet to a mag nail set in the aforementioned centerline of Joyland Road and continuing along same South 16°44'54" West, a distance of 271.95 feet to a mag nail set;

THENCE North 70°48'02" West, a distance of 1621.89 feet to an iron pin set;

THENCE North 17°15'50" East, a distance of 272.71 feet to an iron pin set;

THENCE North 69°58'30" West, a distance of 332.95 feet to the westerly line of the Olmstead lot;

CONTINUING along same the following two (2) courses and distances;

43) South 18°45'55" West, a distance of 338.72 feet and

44) South 15°19'04" West, a distance of 829.77 feet, partially along a stonewall to the southwesterly corner of said Olmstead lot;

THENCE running along the southerly line of said Olmstead lot, South 72°32'56" East, a distance of 105.24 feet to an iron pin found in the westerly line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) and continuing along same North 14°20'43" East, a distance of 15.99 feet to an iron pin found in the northwest corner of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2);

THENCE running along the division line between now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-63) on the north and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the south, South 70°30'27" East, a distance of 602.00 feet to an iron pin found;

THENCE through lands of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2), South 19°29'33" West, a distance of 166.45 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.2) on the north and now or formerly EPR Concord II, LP (tax lot 23-1-65.1) on the south and continuing along same South 71°38'01" East, a distance of 663.00 feet to an iron pin found;

THENCE through lands of now or formerly EPR Concord II, LP (tax lot 23-1-65.1) and now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3), South 19°29'33" West, a distance of 74.46 feet to an iron pin found in the division line of now or formerly Shevas Achim Bungalow Inc. (tax lot 23-1-65.3) on the north and now or formerly EPR Concord II, LP (tax lot 31-1-19.2) on the south and continuing along same and also along the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent, South 70°30'27" East, a distance of 282.09 feet to an iron pin found at the northwest corner of now or formerly Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18);

THENCE running along the westerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) and parallel to the center of the travelled way of Joyland Road,

South 14°26'13" West, a distance of 531.11 feet to the southwesterly corner of said Nachlai Emunah Bungalows, Inc.;

THENCE running along the southerly line of said Nachlai Emunah Bungalows, Inc. (tax lot 31-1-18) the following three (3) courses and distances;

- 45) South 62°40'47" East, a distance of 180.80 feet,
- 46) South 25°08'13" West, a distance of 26.80 feet, parallel to and 9 feet easterly of the easterly edge of a concrete slab on which a pump house formerly existed on the herein described area and
- 47) South 67°43'51" East, a distance of 138.77 feet, parallel to and 6 feet southerly of the southerly face of the main house on said lands of Nachlai Emunah Bungalows, Inc. to the westerly line of Joyland Road at a point 8.0± meters distant westerly and measured at right angles from Station J1+312.8± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE South 24°18'47" East, a distance of 65.32 feet crossing Joyland Road to a point on the easterly line of Joyland Road, said point being 2.7± meters distant easterly and measured at right angles from Station J1+294.3± of the 1998 survey baseline of the Bloomburg-Monticello Part 2, State Highway No. 5457;

THENCE South 74°39'39" East, a distance of 440.50 feet;

THENCE North 15°20'21" East, a distance of 129.27 feet to the southerly line of Lorraine Drive and continuing along same South 66°44'39" East, a distance of 293.49 feet to the westerly line of Towner Road;

CONTINUING along same the following three (3) courses and distances;

- 48) South 20°01'21" West, a distance of 301.74 feet,
- 49) South 85°16'21" West, a distance of 140.96 feet and
- 50) South 19°56'21" West, a distance of 163.24 feet to the northerly line of said State Highway No. 5457 (Route 17), 155.5± meters northerly and measured at right angles from Station 10+973.4± of said 1998 survey baseline;

CONTINUING along the northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property), the following four (4) courses and distances;

- 51) North 71°10'47" West, a distance of 8.45 feet to a point 154.000 meters northerly and measured at right angles from Station 10+972.000 of said 1998 survey baseline,

- 52) North 61°40'46" West, a distance of 177.83 feet to a point 121.000 meters northerly and measured at right angles from Station 10+929.000 of said 1998 survey baseline,
- 53) North 51°49'08" West, a distance of 160.77 feet to a point 2.000 meters westerly and measured at right angles from Station J1+174.500 of said 1998 survey baseline and
- 54) North 38°24'16" West, a distance of 283.76 feet to a found at the common corner of the northerly line of said State Highway No. 5457 (Route 17) and the easterly line of said Joyland Road, 25.300 meters westerly and measured at right angles from Station J1+259.000 of said 1998 survey baseline;

THENCE North 24°16'23" West, a distance of 103.77 feet crossing Joyland Road to a monument found at the common corner of the northerly line of said State Highway No. 5457 (Route 17) and the westerly line of Joyland Road, 25.700 meters northerly and measured at right angles from Station 1+289.500 of said 1998 survey baseline;

THENCE running along the said northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property), the following nine (9) courses and distances;

- 55) North 75°33'24" West, a distance of 229.13 feet to a point 67.300 meters northerly and measured at right angles from Station 10+760.300 of said 1998 survey baseline,
- 56) South 84°35'43" West, a distance of 93.92 feet to a monument found 53.000 meters northerly and measured at right angles from Station 10+735.500 of said 1998 survey baseline,
- 57) North 62°31'32" West, a distance of 58.15 feet to a point 53.9± meters northerly and measured at right angles from Station 10+717.8± of said 1998 survey baseline,
- 58) North 49°50'28" West, a distance of 169.63 feet to a monument found 67.8± meters northerly and measured at right angles from Station 10+668.0± of said 1998 survey baseline,
- 59) North 47°50'24" West, a distance of 616.51 feet to a point 43.100 meters northerly and measured at right angles from Station 10+445.000 of said 1998 survey baseline,
- 60) North 41°10'03" West, a distance of 245.71 feet through a monument found on line, to a monument found 36.5± meters northerly and measured at right angles from Station 10+370.4± of said 1998 survey baseline,
- 61) North 40°35'58" West, a distance of 50.31 feet to an iron pin found,
- 62) North 40°45'59" West, a distance of 457.35 feet to an iron pin found in the centerline of a stonewall and continuing partially along said stonewall,

63) North 16°28'12" East, a distance of 92.91 feet to an iron pin found in the line between lot numbers 40 and 46 of Great Lot 13, Hardenburg Patent;

CONTINUING along same for two (2) courses and distances and also along the northerly line of said State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property); the following five (5) courses and distances;

- 64) North 70°30'27" West, a distance of 116.72 feet to an iron pin found,
- 65) North 69°17'48" West, a distance of 42.30 feet,
- 66) North 40°45'35" West, a distance of 754.68 feet to a monument found,
- 67) North 36°30'48" West, a distance of 630.95 feet to a monument found and
- 68) North 38°52'58" West, a distance of 496.67 feet to the line between lot numbers 46 and 47 of Great Lot 13, Hardenburg Patent and continuing along same North 15°13'50" East, a distance of 783.41 feet to an iron pin found;

THENCE North 70°31'44" West, a distance of 1209.71 feet to the northerly line of State Highway No. 5457 (Route 17) (acquired by New York State without right of access to and from abutting property);

CONTINUING along same the following four (4) courses and distances;

- 69) North 41°35'52" West, a distance of 414.77 feet per Map No. 193 R-1,
- 70) North 45°42'43" West, a distance of 372.35 feet per Map No. 193 R-1,
- 71) South 86°50'05" West, a distance of 124.64 feet and
- 72) North 50°59'54" West, a distance of 479.89 feet;

THENCE North 33°01'47" East, a distance of 114.87 feet;

THENCE North 36°16'31" East, a distance of 171.17 feet;

THENCE North 38°56'55" East, a distance of 77.89 feet;

THENCE South 67°02'55" East, a distance of 228.06 feet;

THENCE South 14°17'23" West, a distance of 119.41 feet;

THENCE North 81°01'23" East, a distance of 79.55 feet;

THENCE North 06°19'11" East, a distance of 80.05 feet;

THENCE South 67°58'37" East, a distance of 103.34 feet;

THENCE North 17°58'32" East, a distance of 107.66 feet;

THENCE North 20°44'07" East, a distance of 189.25 feet to the centerline of Thompsonville Road and continuing along same North 70°47'00" West, a distance of 382.31 feet;

THENCE North 18°08'37" East, a distance of 611.20 feet to an iron pin found in the centerline of Kiamesha Creek;

CONTINUING along same the following eight (8) courses and distances;

- 73) North 52°42'00" West, a distance of 21.60 feet,
- 74) North 82°49'00" West, a distance of 51.64 feet,
- 75) South 56°38'00" West, a distance of 83.88 feet,
- 76) South 61°46'00" West, a distance of 59.64 feet,
- 77) North 79°29'00" West, a distance of 146.23 feet,
- 78) North 87°37'00" West, a distance of 62.61 feet,
- 79) North 83°35'00" West, a distance of 63.60 feet and
- 80) South 69°03'00" West, a distance of 64.15 feet;

THENCE North 75°37'00" West, a distance of 518.08 feet;

THENCE North 82°16'00" West, a distance of 30.01 feet to an iron pin set in the centerline of Rock Ridge Road and continuing along same North 12°11'00" East, a distance of 99.00 feet;

THENCE North 21°26'00" West, a distance of 229.50 feet;

THENCE North 14°28'00" West, a distance of 105.60 feet;

THENCE North 12°28'00" West, a distance of 184.80 feet;

THENCE North 10°28'00" East, a distance of 237.60 feet to an iron pin found;

THENCE South 70°32'00" East, a distance of 264.00 feet;

THENCE South 12°30'00" West, a distance of 151.27 feet to the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following sixteen (16) courses and distances;

- 81) North 22°28'00" East, a distance of 75.40 feet,
- 82) North 46°24'00" East, a distance of 27.04 feet,
- 83) North 72°54'00" East, a distance of 43.14 feet,
- 84) South 81°43'00" East, a distance of 67.14 feet,
- 85) South 73°14'00" East, a distance of 289.34 feet,

- 86) South 75°51'00" East, a distance of 68.05 feet,
- 87) South 84°49'00" East, a distance of 50.34 feet,
- 88) North 81°35'00" East, a distance of 60.00 feet,
- 89) North 70°47'00" East, a distance of 79.33 feet,
- 90) North 66°32'00" East, a distance of 182.90 feet,
- 91) North 73°27'13" East, a distance of 174.23 feet,
- 92) North 67°46'00" East, a distance of 83.24 feet,
- 93) North 61°13'00" East, a distance of 53.40 feet,
- 94) North 56°52'00" East, a distance of 215.00 feet,
- 95) North 53°01'00" East, a distance of 59.26 feet and
- 96) North 41°58'00" East, a distance of 20.18 feet to a mag nail set;

THENCE South 41°52'00" East, a distance of 119.70 feet;

THENCE South 03°05'00" East, a distance of 247.00 feet;

THENCE South 48°18'00" East, a distance of 290.40 feet;

THENCE South 33°18'00" East, a distance of 585.14 feet;

THENCE North 87°26'00" East, a distance of 580.80 feet;

THENCE South 47°48'00" East, a distance of 436.18 feet;

THENCE South 05°50'00" West, a distance of 206.87 feet to the centerline of Thompsonville Road and continuing along same North 57°40'00" East, a distance of 356.40 feet;

THENCE North 20°16'27" West, a distance of 66.71 feet;

THENCE North 34°25'01" East, a distance of 82.03 feet;

THENCE North 25°27'40" East, a distance of 373.40 feet;

THENCE North 37°35'04" East, a distance of 273.90 feet;

THENCE North 63°33'42" East, a distance of 50.58 feet;

THENCE North 04°06'40" West, a distance of 82.46 feet;

THENCE North 31°12'29" East, a distance of 251.84 feet;

THENCE North 58°17'54" East, a distance of 89.77 feet;

THENCE North 57°31'09" East, a distance of 130.29 feet;

THENCE North 09°02'43" East, a distance of 104.87 feet;

THENCE North 24°36'42" East, a distance of 156.34 feet to the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°20'00" West, a distance of 128.15 feet;

THENCE South 41°39'10" West, a distance of 687.06 feet to an iron pin set;

THENCE North 72°01'55" West, a distance of 982.75 feet to an iron pin found;

THENCE North 76°39'59" East, a distance of 232.83 feet;

THENCE North 73°01'32" East, a distance of 176.88 feet;

THENCE North 41°17'23" East, a distance of 85.80 feet;

THENCE North 71°01'59" West, a distance of 402.27 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) North 18°12'10" East, a distance of 379.86 feet to an iron pin found in the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same North 69°24'27" West, a distance of 530.94 feet to an iron pin found;

THENCE through now or formerly EPR Concord II, LP (tax lot 13-3-22) South 29°02'27" West, a distance of 401.07 feet to an iron pin found;

THENCE North 71°01'59" West, a distance of 312.21 feet to a mag nail set in the centerline of Rock Ridge Road;

CONTINUING along same the following four (4) courses and distances;

97) North 28°37'25" East, a distance of 100.70 feet,

98) North 26°34'44" East, a distance of 96.63 feet,

99) North 24°04'40" East, a distance of 150.63 feet and

100) North 17°53'01" East, a distance of 65.77 feet to a mag nail set in the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and continuing along same South 68°21'00" East, a distance of 340.87 feet to an iron pin found;

THENCE North 17°31'14" East, a distance of 340.63 feet;

THENCE North 73°19'53" West, a distance of 338.06 feet to a mag nail set in the aforementioned centerline of Rock Ridge Road;

CONTINUING along same the following two (2) courses and distances;

- 101) North 17°53'01" East, a distance of 355.39 feet and
- 102) North 16°35'59" East, a distance of 436.20 feet;

THENCE South 74°29'17" East, a distance of 157.89 feet;

THENCE North 16°07'09" East, a distance of 150.00 feet;

THENCE North 74°29'14" West, a distance of 157.90 feet to the aforementioned centerline of Rock Ridge Road and continuing along same North 15°53'56" East, a distance of 136.87 feet;

THENCE South 70°39'43" East, a distance of 669.63 feet;

THENCE North 16°28'02" East, a distance of 304.22 feet;

THENCE North 16°26'39" East, a distance of 25.78 feet;

THENCE North 70°39'48" West, a distance of 538.92 feet;

THENCE North 21°01'35" East, a distance of 67.91 feet;

THENCE South 66°30'26" East, a distance of 98.31 feet;

THENCE North 19°07'10" East, a distance of 100.00 feet;

THENCE North 65°52'50" West, a distance of 222.29 feet to the aforementioned the centerline of Rock Ridge Road;

CONTINUING along same the following four (4) courses and distances;

- 103) North 17°17'17" East, a distance of 100.33 feet,
- 104) North 17°17'23" East, a distance of 18.64 feet,
- 105) North 13°02'52" East, a distance of 201.98 feet and
- 106) North 10°36'45" East, a distance of 178.79 feet to a RR spike set in the southerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

- 107) North 82°58'43" East, a distance of 120.00 feet,
- 108) North 68°30'54" East, a distance of 165.61 feet,
- 109) North 61°17'31" East, a distance of 89.00 feet,
- 110) North 48°54'38" East, a distance of 197.54 feet,
- 111) North 53°57'25" East, a distance of 216.00 feet,
- 112) North 57°58'49" East, a distance of 370.79 feet and

113) North 58°05'21" East, a distance of 483.00 feet;

THENCE North 23°40'50" West, a distance of 30.52 feet to the centerline of
aforementioned County Route 182 also known as Concord Road;

CONTINUING along same the following seven (7) courses and distances;

114) North 67°03'00" East, a distance of 444.34 feet,

115) North 62°36'00" East, a distance of 547.50 feet,

116) North 53°39'40" East, a distance of 78.54 feet,

117) North 40°11'42" East, a distance of 604.35 feet,

118) North 39°59'49" East, a distance of 230.03 feet to a point of
curvature,

119) Along the curve to the left having a radius of 410.28 feet and an
arc length of 262.55 feet to a point of tangency and

120) North 05°59'34" East, a distance of 438.84 feet to a mag nail set in
the intersection of the southerly line of County Route No. 109 also
known as Kiamesha Lake Road and the centerline of County Route
182 also known as Concord Road;

THENCE North 00°55'14" East, a distance of 47.51 feet crossing the
aforementioned County Route No. 109 also known as Kiamesha Lake Road to the
POINT AND PLACE OF BEGINNING.

CONTAINING an area before the exclusions of 71,640,456 square feet; or
1644.639 acres of land more or less.

EXCLUDING all that certain area of land of now or formerly Keiser, now or
formerly Barrish, and now or formerly Schumer located in the Town of Thompson,
Sullivan County, New York and shown on a map entitled "Sanitary & Water Special
District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New
York, dated May 30, 2014 and last revised September 15, 2014" which is more
particularly bounded and described as follows:

COMMENCING at a point at the southwest corner of lands now or formerly of
EPR Concord II, LP on the northerly line of County Route No. 109 also known as
Kiamesha Lake Road and continuing along same the following two (2) courses and
distances:

121) South 87°35'51" East, a distance of 149.97 feet and

122) South 88°00'00" East, a distance of 315.50 feet to the **POINT**

AND PLACE OF BEGINNING:

THENCE North 03°12'00" East, a distance of 150.00 feet;

THENCE South 86°48'00" East, a distance of 300.00 feet;

THENCE South 03°12'00" West, a distance of 150.00 feet to the aforementioned northerly line of County Route No. 109 also known as Kiamesha Lake Road and continuing along same North 86°48'00" West, a distance of 300.00 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 45,000 square feet; or 1.033 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot(s) 6, 7 & 8 of the Town of Thompson Tax Maps.

ALSO EXCLUDING all that certain area of land of now or formerly Sunshine located in the Town of Thompson, Sullivan County, New York and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point on the Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south at the intersection of the southerly line of Thompsonville Road and the centerline of Joyland Road and crossing Thompsonville Road north and along the centerline of Chalet Road the following four (4) courses and distances;

- 123) North 17°16'08" East, a distance of 330.03 feet,
- 124) North 16°40'34" East, a distance of 100.27 feet,
- 125) North 12°33'45" East, a distance of 86.60 feet and
- 126) North 05°33'03" East, a distance of 70.28 feet;

THENCE South 85°20'05" East, a distance of 247.96 feet;

THENCE South 15°59'14" West, a distance of 653.60 feet to the aforementioned Hardenburg Patent division line of Great Lot 1 on the north and Great Lot 13 on the south and the southerly line of Thompsonville Road and continuing along same North 69°20'00" West, a distance of 234.60 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 142,786 square feet; or 3.278 acres of land more or less.

SAID area being known as Section 15 Block 1 Lot 20 of the Town of Thompson Tax Maps.

CONTAINING an area after exclusions of 71,452,670 square feet; or 1640.328 acres of land more or less.

SAID area being known as

Section 9 Block 1 Lot: 35 and

Section 13 Block 3 Lot(s): 12, 17, 18, 19.1, 19.3, 20.1, 20.2, 20.3, 22, 25.1, 25.2, 25.3, 26.1, 26.2, part of 48 & 49 and

Section 15 Block 1 Lot(s): 4, 5, 11.1, 11.2, 12.1, 12.3, 13, 14.1, 14.2, 14.3, 15, 16, 17, 18, 19, 22, 24, 25, 35.7, 49, 50 & 51 and

Section 23 Block 1 Lot (s): 11.3, 48.1, 48.2, 50.2, 51.2, 52.1, 52.2, 52.3, 52.4, 53.1, 53.2, 53.3, 53.4, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 55, 61.2, part of 65.1, part of 65.2 & part of 65.3, and

Section 23 Block 2 Lot(s): 1, 2, 3, 4, 6, 8, 10, 31, 32, 33 & 34 and

Section 31 Block 1 Lot (s): 17.1 & 19 of the Town of Thompson Tax

Maps.

AREA '2'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '2' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northwesterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road and continuing along same South 85°04'00" East, a distance of 200.00 feet;

THENCE South 34°56'00" West, a distance of 199.73 feet;

THENCE North 85°08'00" West, a distance of 200.13 feet;

THENCE North 34°56'00" East, a distance of 200.00 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 34,618 square feet; or 0.795 acres of land more or less.

SAID area being known as Section 13 Block 3 Lot 45 of the Town of Thompson Tax Maps.

AREA '3'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '3' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the northeasterly corner of the herein described area at a point on the southerly line of County Route 182 also known as Concord Road;

THENCE South 34°56'00" West, a distance of 116.09 feet;

THENCE South 46°04'00" West, a distance of 260.04 feet;

THENCE South 48°10'00" West, a distance of 184.80 feet;

THENCE North 73°06'00" West, a distance of 377.70 feet;

THENCE North 03°57'00" East, a distance of 381.78 feet to the aforementioned southerly line of County Route 182 also known as Concord Road;

CONTINUING along same the following five (5) courses and distances;

127) North 84°52'00" East, a distance of 162.27 feet,

128) South 86°57'00" East, a distance of 89.02 feet,

129) South 88°51'00" East, a distance of 279.54 feet,

130) South 81°36'00" East, a distance of 64.72 feet and

131) South 56°51'00" East, a distance of 158.26 feet to the **POINT**

AND PLACE OF BEGINNING.

CONTAINING an area of 270,464 square feet; or 6.209 acres of land more or less.

SAID area being known as Section 13 Block 3 Lot(s) 5 and 7 of the Town of Thompson Tax Maps.

AREA '4'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '4' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at a point at the intersection of the westerly line of County Route 42 and the northerly line of Lanahans Road and continuing along said Lanahans Road South 89°18'49" West, a distance of 86.34 feet;

THENCE North 00°08'49" East, a distance of 200.00 feet;

THENCE North 89°51'11" West, a distance of 225.42 feet;

THENCE North 16°16'49" East, a distance of 664.72 feet;

THENCE North 48°30'11" West, a distance of 52.14 feet;

THENCE North 36°30'11" West, a distance of 25.08 feet;

THENCE North 24°00'11" West, a distance of 36.96 feet;

THENCE North 37°30'11" West, a distance of 29.70 feet;

THENCE North 11°59'11" West, a distance of 39.60 feet;

THENCE North 27°29'11" West, a distance of 48.18 feet;

THENCE North 37°29'11" West, a distance of 38.94 feet;

THENCE North 38°29'11" West, a distance of 47.52 feet;

THENCE North 20°59'11" West, a distance of 54.78 feet;

THENCE North 09°29'11" West, a distance of 79.20 feet;

THENCE North 01°02'11" West, a distance of 66.00 feet;

THENCE South 58°59'11" East, a distance of 284.46 feet;

THENCE South 14°46'11" East, a distance of 83.08 feet;

THENCE North 63°59'49" East, a distance of 271.11 feet to the aforementioned westerly line of County Route 42;

CONTINUING along same the following eight (8) courses and distances;

132) South 18°19'11" East, a distance of 40.96 feet,

133) South 63°59'49" West, a distance of 18.62 feet,

134) South 12°39'11" East, a distance of 292.92 feet,

135) South 16°09'49" West, a distance of 97.90 feet,

136) South 12°03'49" West, a distance of 90.86 feet,

- 137) South 13°27'49" West, a distance of 107.88 feet,
- 138) South 09°44'49" West, a distance of 431.00 feet and
- 139) South 33°58'49" West, a distance of 170.03 feet to the POINT
AND PLACE OF BEGINNING.

CONTAINING an area of 420,400 square feet; or 9.651 acres of land more or less.

SAID area being known as Section 13 Block 1 Lot(s) 28 & 53 of the Town of Thompson Tax Maps.

AREA '5'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '5' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the intersection of the easterly line of County Route 42 and the southerly line of County Route 182 also known as Concord Road and continuing along said Concord Road the following three (3) courses and distances;

- 140) North 79°36'15" East, a distance of 308.82 feet,
- 141) North 85°45'15" East, a distance of 322.14 feet and
- 142) North 85°17'15" East, a distance of 364.37 feet;

THENCE South 14°04'15" West, a distance of 316.28 feet;

THENCE South 18°01'15" West, a distance of 513.13 feet;

THENCE North 60°29'45" West, a distance of 319.98 feet;

THENCE South 86°27'03" West, a distance of 235.46 feet;

THENCE South 28°40'03" West, a distance of 23.97 feet;

THENCE North 60°29'45" West, a distance of 526.32 feet to the aforementioned easterly line of County Route 42;

CONTINUING along same the following two (2) courses and distances;

- 143) North 41°48'15" East, a distance of 97.37 feet and
- 144) North 35°35'15" East, a distance of 284.65 feet to the POINT
AND PLACE OF BEGINNING.

CONTAINING an area of 601,003 square feet; or 13.797 acres of land more or less.

SAID area being known as Section 13 Block 3 Lot(s) 2.1 & 2.2 of the Town of Thompson Tax Maps.

AREA '6'

ALSO all that certain area of land located in the Town of Thompson, Sullivan County, New York designated as Area '6' and shown on a map entitled "Sanitary & Water Special District Map Area Situate In The Town Of Thompson, County Of Sullivan, State Of New York, dated May 30, 2014 and last revised September 15, 2014" which is more particularly bounded and described as follows:

BEGINNING at the southeasterly corner of the herein described area at the intersection of the division line between the Town of Fallsburg on the east and the Town of Thompson on the west and the northerly line of County Route 42 and continuing along said northerly line of County Route 42 the following six (6) courses and distances;

- 145) South 64°34'59" West, a distance of 233.00 feet,
- 146) South 69°49'59" West, a distance of 352.00 feet,
- 147) South 72°19'59" West, a distance of 368.00 feet,
- 148) South 69°59'59" West, a distance of 450.00 feet,
- 149) South 73°44'59" West, a distance of 262.00 feet and
- 150) South 68°29'59" West, a distance of 343.07 feet;

THENCE North 07°40'01" West, a distance of 601.35 feet;

THENCE South 73°33'01" East, a distance of 502.00 feet;

THENCE North 69°41'59" East, a distance of 333.26 feet;

THENCE North 18°12'59" East, a distance of 185.00 feet;

THENCE North 69°58'59" East, a distance of 94.17 feet;

THENCE North 72°19'59" East, a distance of 352.00 feet;

THENCE North 69°49'59" East, a distance of 342.00 feet;

THENCE North 63°42'59" East, a distance of 531.56 feet to the aforementioned division line between the Town of Fallsburg on the east and the Town of Thompson on the west and continuing along same South 11°04'59" West, a distance of 562.00 feet to the POINT AND PLACE OF BEGINNING.

CONTAINING an area of 876,964 square feet; or 20.132 acres of land more or less.

SAID area being known as Section 9 Block 1 Lot 18.1 of the Town of Thompson Tax Maps.

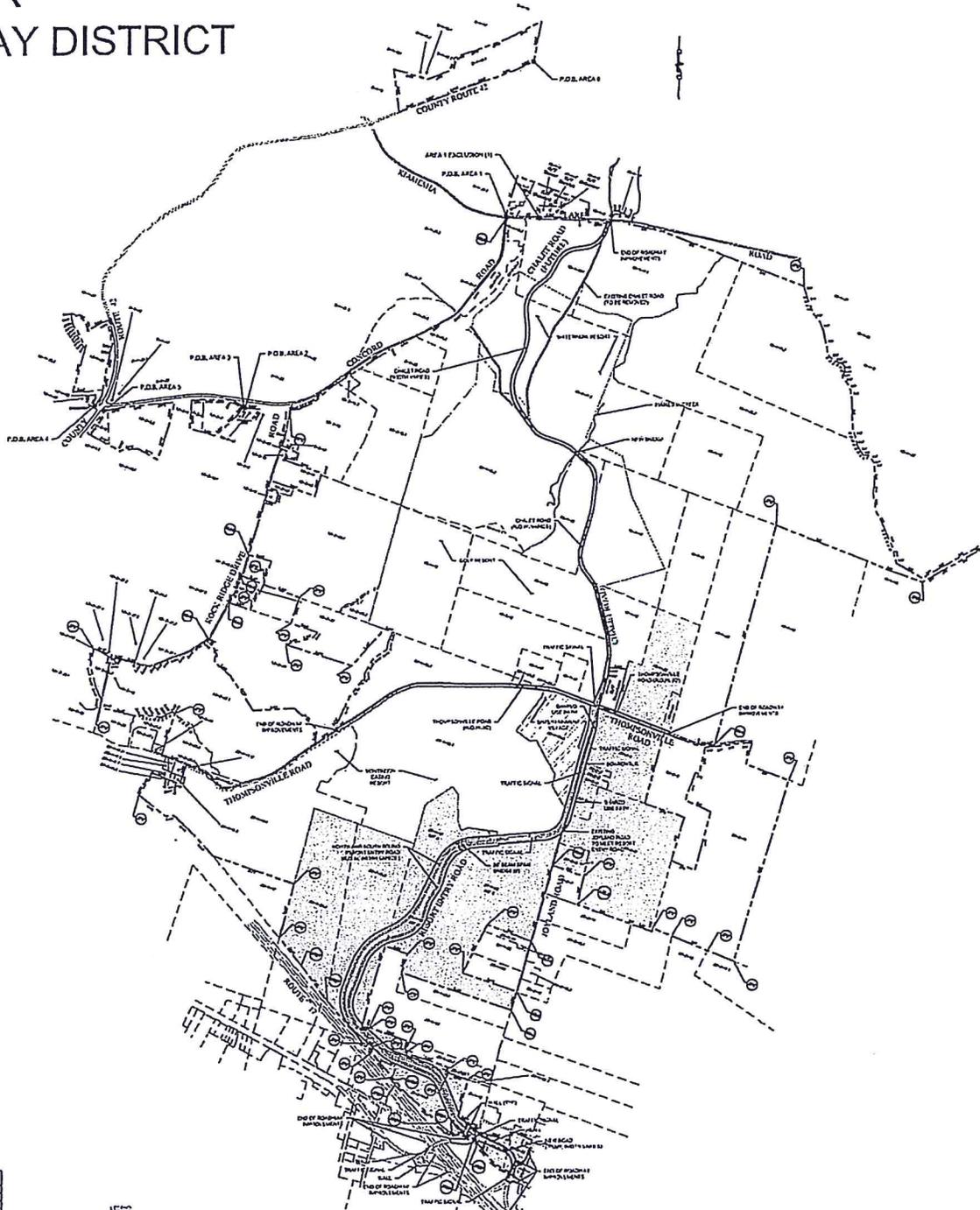
SCHEDULE "A"

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 |

ADELAAR ROADWAY DISTRICT

Attachment #1
3 June 2015



| ADJACENT PARCELS (BY REFERENCE TO THE ADJACENT PARCEL MAP) | |
|--|--------|
| Parcel # | Area |
| P13.1 | 1.0000 |
| P13.2 | 1.0000 |
| P13.3 | 1.0000 |
| P13.4 | 1.0000 |
| P13.5 | 1.0000 |
| P13.6 | 1.0000 |
| P13.7 | 1.0000 |
| P13.8 | 1.0000 |
| P13.9 | 1.0000 |
| P13.10 | 1.0000 |
| P13.11 | 1.0000 |
| P13.12 | 1.0000 |
| P13.13 | 1.0000 |
| P13.14 | 1.0000 |
| P13.15 | 1.0000 |
| P13.16 | 1.0000 |
| P13.17 | 1.0000 |
| P13.18 | 1.0000 |
| P13.19 | 1.0000 |
| P13.20 | 1.0000 |
| P13.21 | 1.0000 |
| P13.22 | 1.0000 |
| P13.23 | 1.0000 |
| P13.24 | 1.0000 |
| P13.25 | 1.0000 |
| P13.26 | 1.0000 |
| P13.27 | 1.0000 |
| P13.28 | 1.0000 |
| P13.29 | 1.0000 |
| P13.30 | 1.0000 |
| P13.31 | 1.0000 |
| P13.32 | 1.0000 |
| P13.33 | 1.0000 |
| P13.34 | 1.0000 |
| P13.35 | 1.0000 |
| P13.36 | 1.0000 |
| P13.37 | 1.0000 |
| P13.38 | 1.0000 |
| P13.39 | 1.0000 |
| P13.40 | 1.0000 |
| P13.41 | 1.0000 |
| P13.42 | 1.0000 |
| P13.43 | 1.0000 |
| P13.44 | 1.0000 |
| P13.45 | 1.0000 |
| P13.46 | 1.0000 |
| P13.47 | 1.0000 |
| P13.48 | 1.0000 |
| P13.49 | 1.0000 |
| P13.50 | 1.0000 |
| P13.51 | 1.0000 |
| P13.52 | 1.0000 |
| P13.53 | 1.0000 |
| P13.54 | 1.0000 |
| P13.55 | 1.0000 |
| P13.56 | 1.0000 |
| P13.57 | 1.0000 |
| P13.58 | 1.0000 |
| P13.59 | 1.0000 |
| P13.60 | 1.0000 |
| P13.61 | 1.0000 |
| P13.62 | 1.0000 |
| P13.63 | 1.0000 |
| P13.64 | 1.0000 |
| P13.65 | 1.0000 |
| P13.66 | 1.0000 |
| P13.67 | 1.0000 |
| P13.68 | 1.0000 |
| P13.69 | 1.0000 |
| P13.70 | 1.0000 |
| P13.71 | 1.0000 |
| P13.72 | 1.0000 |
| P13.73 | 1.0000 |
| P13.74 | 1.0000 |
| P13.75 | 1.0000 |
| P13.76 | 1.0000 |
| P13.77 | 1.0000 |
| P13.78 | 1.0000 |
| P13.79 | 1.0000 |
| P13.80 | 1.0000 |
| P13.81 | 1.0000 |
| P13.82 | 1.0000 |
| P13.83 | 1.0000 |
| P13.84 | 1.0000 |
| P13.85 | 1.0000 |
| P13.86 | 1.0000 |
| P13.87 | 1.0000 |
| P13.88 | 1.0000 |
| P13.89 | 1.0000 |
| P13.90 | 1.0000 |
| P13.91 | 1.0000 |
| P13.92 | 1.0000 |
| P13.93 | 1.0000 |
| P13.94 | 1.0000 |
| P13.95 | 1.0000 |
| P13.96 | 1.0000 |
| P13.97 | 1.0000 |
| P13.98 | 1.0000 |
| P13.99 | 1.0000 |
| P14.00 | 1.0000 |

- LEGEND**
- ① POINT SET
 - ② POINT FOUND
 - ③ INCLUDE SET
 - ④ REPLACEMENT FOUND
 - ⑤ NOT FOUND
 - ⑥ ALL LINES FOUND
 - NON-UTILITY EASEMENT POSITION
 - UTILITY EASEMENT POSITION
 - UTILITY EASEMENT WIDTH
 - UTILITY EASEMENT WIDTH
 - VACANT ACQUIRED PARCELS

1. THIS MAP IS PREPARED BY THE BUREAU OF PUBLIC WORKS OF THE COUNTY OF ALBANY, NEW YORK, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF THE COUNTY ENGINEER.

2. THE MAP IS BASED ON THE DATA IN THE DISTRICT MAP AND THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES AND THE LOCATION OF THE UTILITIES IS SUBJECT TO THE DISTRICT MAP AND THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES.

3. THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES AND THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES.

4. THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES AND THE DISTRICT MAP IS THE ONLY AUTHORITY FOR THE LOCATION OF THE UTILITIES.

SCHEDULE "A"

