

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 **July 05, 2016**.

ROLL CALL:

Present: Supervisor William J. Rieber, Jr., Presiding
Councilman Richard Sush
Councilman John A. Pavese
Councilman Scott S. Mace

APPROVED

Absent: Councilman Peter T. Briggs

Also Present: Marilee J. Calhoun, Town Clerk
Michael B. Mednick, Attorney for the Town
William D. Culligan, Water & Sewer Superintendent

REGULAR MEETING – CALL TO ORDER

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

MOMENT OF SILENCE – IN MEMORY OF ARTHUR MAPLEDORAM & SAMUEL YASGUR

Supervisor Rieber called for a moment of silence for the recent passing of Arthur Mapledoram and Samuel Yasgur. Mr. Mapledoram was a long-time Fireman and employee of the Monticello Fire Department who passed away on June 29, 2016. Mr. Yasgur was an Attorney who served as County Attorney for many years who passed away on June 23, 2016.

MONTHLY REPORTS FOR JUNE 2016 RECEIVED AND FILED

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

APPROVAL OF MINUTES:

On a motion made by Councilman Pavese and seconded by Councilman Sush the minutes of the June 07, 2016 Regular Town Board Meeting were approved as presented.

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

On a motion made by Councilman Pavese and seconded by Councilman Sush the minutes of the June 14, 2016 Reconvened Town Board Meeting & Work-Session were approved as presented.

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

On a motion made by Councilman Pavese and seconded by Councilman Mace the minutes of the June 21, 2016 Regular Town Board Meeting were approved as presented.

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

PUBLIC COMMENT:

Mr. James & Mrs. Karen Kilgore of Fraser Road, Monticello commented on the proposed Lakeview Estates project and request for sewer service. They expressed concerns regarding density, setbacks and wetland issues.

Mrs. Debra Blackford of Fraser Road, Monticello also commented on the proposed Lakeview Estates project and request for sewer service. She expressed concerns regarding similar issues as the Kilgore's. One of the primary concerns was that NYS DEC be involved in the process to make sure that the surrounding wetlands are protected. She also commented on the number of wells being proposed and whether the waterlines could be run through wetlands. The issue involving wells would be regulated by the NYS DOH. The issue involving sewer and wetlands would be regulated by the NYS DEC.

Supervisor Rieber replied to the comments and concerns that were made regarding the proposed Lakeview Estates project and request for sewer service. Once plans have been submitted to the Planning Board they would be available for public review and inspection. The matter before the Town Board this evening is only pertaining to the Sewer Service Annexation. The project would be then required to go before the Planning Board for review and consideration of site plan approval for the actual project. A public hearing would be required, at which time all surrounding property owners within 300 feet would be notified and there will be more than adequate opportunity for those to speak to address those issues and concerns.

CORRESPONDENCE:

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

1. **NYS Agriculture & Markets:** Municipal Shelter Inspection Report dated 06/21/16 – HS of Port Jervis-Deer Park Inc. performed 06/17/16.
2. **Town Clerk Calhoun:** Letter dated 06/21/16 to Mr. Christopher K. Cook, Senior Project Manager & Mr. Daniel Cron, Assistant Project Manager of The Vertex Companies, Inc. – Response to FOIL Request for Property Records at 1243 Old Route 17, Ferndale, NY, SBL #1.-1-4.1.
3. **Delaware Liquor License Services:** New On-Premise Liquor License Application dated 06/21/16 – El Sombrero Restaurant of Rock Hill, Inc. for El Sombrero Bar & Grill, 227 Lake Louise Marie Road, Rock Hill.

4. **NYS DEC:** Letter of Approval dated 06/21/16 for Process Control Optimization Report for Emerald Green WWTP. Supervisor Rieber and Supt. Culligan reported on the matter.
5. **NYS DEC:** Letter of Approval dated 06/21/16 for Process Control Optimization Report for Sackett Lake WWTP. Supervisor Rieber and Supt. Culligan reported on the matter.
6. **NYS DEC:** Letter of Approval dated 06/21/16 for Process Control Optimization Report for Melody Lake WWTP. Supervisor Rieber and Supt. Culligan reported on the matter.
7. **Town Attorney Michael B. Mednick:** Letter dated 06/24/16 to Mr. Glenn L. Smith, P.E. – Gemstar Estates Site Restoration and Bond.
8. **NYS Gaming Commission:** Montreign Resort Casino License Host Fees – Check #04621605 dated 06/21/16, Received in the amount of \$2,550,000.00 with Host & Non-Host Distribution Information.
9. **NYS Taxation & Finance:** VLT Revenue for 2016 – Check #04636423 dated 06/27/16, Received in the amount of \$634,506.00. Same amount was received for 2015.

AGENDA ITEMS:

1. LAKEVIEW ESTATES – Continued Discussion – Revised Map, Plan & Report for Proposed Sewer District to service the Proposed Lakeview Estates Development. Supervisor Rieber reported that the property was revised down to (60) (5-Bedroom) single family homes so the sewer allocation will be for the full potential build out of the property. It will require 37,400 gallons per day in sewage flow. This sewer will be sent down to the pump station by Patio Homes and processed through the Kiamesha Lake WWTP. The Patio Homes pump station and force main will need to be upgraded to accommodate the increased flow. Revised Map, Plan & Report for Proposed Sewer District includes that the developer be required to pay all cost of connection additional the developer is required to re-pay a portion of the cost that Harris Woods Sewer District paid to run the trunk-line down Anawana Lake Road to the Patio Homes pump station. This would also be required to pay Kiamesha Lake Sewer District \$660,000.00 for capacity usage. Supervisor Rieber also reported on the total estimated cost per unit as well as other changes that have been made to the Revised Map, Plan & Report. Attorney Mednick said that if the Town Board agrees they would accept the Revised Map, Plan & Report as complete and then to move forward would have to take action to establish a date for a public hearing. Several Town Board members had questions relating to the Revised Map, Plan & Report and the Creation of a District. Further discussion ensued regarding the subject and several Town Board Members wanted

additional time to review the Revised Map, Plan & Report prior to accepting or proceeding with action.

The Following Resolution Was Duly Adopted: Res. No. 220 of the Year 2016.

Resolved, that Agenda Item No. 1 regarding the Lakeview Estates Sewer Service Request hereby be tabled until the 07/19/2016 Town Board Meeting.

Motion by: Councilman Pavese Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Sush and Mace

Nays 0

Absent 1 Briggs

2. SOLAR TAX EXEMPTIONS – Continued Discussion – Implementing a plan to require PILOTS on large scale Solar Farms. Attorney Mednick recently attended an online seminar to educate himself regarding the Solar Tax Exemptions matter. He will work on drafting a proposed local law for the next meeting to address opting out and requiring the establishment of PILOT agreements. Councilman Mace reporting on several issues that will need to be discussed and determined at the Solar Energy Committee meeting that is scheduled for next Wednesday. Councilman Pavese commented on the Solar Energy System that was recently installed near Hanofee Park in the Town of Liberty. He recommended that we contact the County of Sullivan and Town of Liberty to obtain input from them regarding that Solar Energy System project.

The Following Resolution Was Duly Adopted: Res. No. 221 of the Year 2016.

Resolved, that Agenda Item No. 2 regarding Solar Tax Exemptions hereby be tabled until the 07/19/2016 Town Board Meeting.

Motion by: Councilman Pavese Seconded by: Councilman Mace

Vote: Ayes 4 Rieber, Pavese, Sush and Mace

Nays 0

Absent 1 Briggs

3. HIGHWAY DEPT. DUMP TRUCK – Approve Budget Amendment & Transfer of \$250,000.00 from General A Fund to Highway DA Fund to cover purchase costs of a new truck rather than borrowing.

The Following Resolution Was Duly Adopted: Res. No. 222 of the Year 2016.

**TOWN OF THOMPSON - BUDGET TRANSFERS & AMENDMENTS
PRESENTED - TOWN BOARD MEETING JULY 05, 2016
FISCAL YR 12/31/2016**

Prepared by: Gary J. Lasher, Comptroller

07/05/2016

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- Director James Carnell, Jr. completion of the NYS Code Enforcement Officer Certification.

COUNCILMEN & DEPARTMENT HEAD REPORTS:

Councilman Mace reported that there is a meeting scheduled with the Solar Energy Committee next week to continue working on the Town Code Regulations.

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 Proposed Gan-Eden Development Project regarding Supervisor Rieber's position on private package plants. He also questioned if one of the principal partners of Gemstar Estates project (Larry Frankel) is also involved in the Gan-Eden project as well. Supervisor Rieber and Town Attorney Mednick do not believe that Mr. Frankel is involved with the Gemstar Estates project at this time. Supervisor Rieber also replied to his comment regarding private package plants.

Mrs. Arlene Winograd of Starlight Road, Monticello commented on the Fireworks Display Event that took place for the July 4th Holiday held at the Monticello Raceway and Racino. She said that it was a very nice display and well attended.

Mr. Philip Winograd of Starlight Road, Monticello commented on the rental of residences operating as a Bed & Breakfast type operation in the Town of Thompson regarding the generation and collection of Hotel Room Tax.

Supervisor Rieber said that the Hotel Room Tax is administered by the County of Sullivan and allocated to the Sullivan County Visitor Association. The County of Sullivan may retain an administration fee for collection, but that would be it.

ANNOUNCEMENTS, REMINDERS & FOR YOUR INFORMATION

- July 19th: Regular Town Board Meeting @ 7:30 PM.
- July 19th: Public Hearing @ 7:30 PM – Proposed Creation of the Melody Lake Water District.
- July 19th: Public Hearing @ 7:30 PM – Proposed Local Law No. 04 of 2016 – Zone/Use Text Change HC1 and HC2 regarding Animal Hospitals and Kennels/Veterinarian Offices/Facility to 20,000 square feet instead of 3-Acres.
- July 19th: Public Hearing @7:30 PM – Proposed Local Law No. 05 of 2016 – Zone Change Request by Abundance of Care Pet Hospital Zone Change Request for 201 Rock Ridge Road, Monticello, SBL #23.-1-13 from SR to HC2.

ADJOURNMENT

On a motion made by Councilman Sush and seconded by Councilman Mace the meeting was adjourned at 8:19 PM.

Respectfully Submitted By:



Marilee J. Calhoun, Town Clerk

TOWN OF THOMPSON Voucher Detail Report

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

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

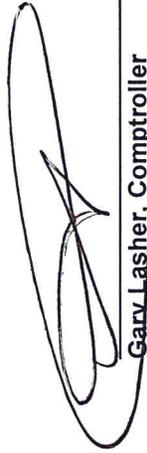
claims payable have been duly audited and are presented for payment to the Town

Board of the Town of Thompson at the regular meeting there of, held on the 5th day

of July 2016 in the amounts respectively specified. Authorization is hereby

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

upon each claim stated.



Gary Lasher, Comptroller



William J. Rieber Jr., Supervisor

TOWN OF THOMPSON

Voucher Detail Report

Voucher No.	Stub- Description	Vendor Code	Vendor Name	Fisc Year	Check ID	Check No.	Check Date	Pay Due	Approved
Invoice Date	Batch	PO No.	PO Date	Period	Contract No.	Disc. %	Disc. %	Non Disc.	Cash Account
Invoice No.	Recur Months	Taxable	Ref No	Wire Transfer	Wire Transfer	Outstanding	Outstanding	Paid	Total
Req. No.	Req. Date	Refund Year	Regular	Prepaid	Prepaid	Direct Pay	Direct Pay	Paid	Total
			550,166.53	150,593.67	500.00	0.00	0.00	0.00	701,260.20
Grand Totals			<u>550,166.53</u>	<u>150,593.67</u>	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>701,260.20</u>
Grand Total Regular, Prepaid, Wire Transfer and Direct Pay			<u><u>701,260.20</u></u>						