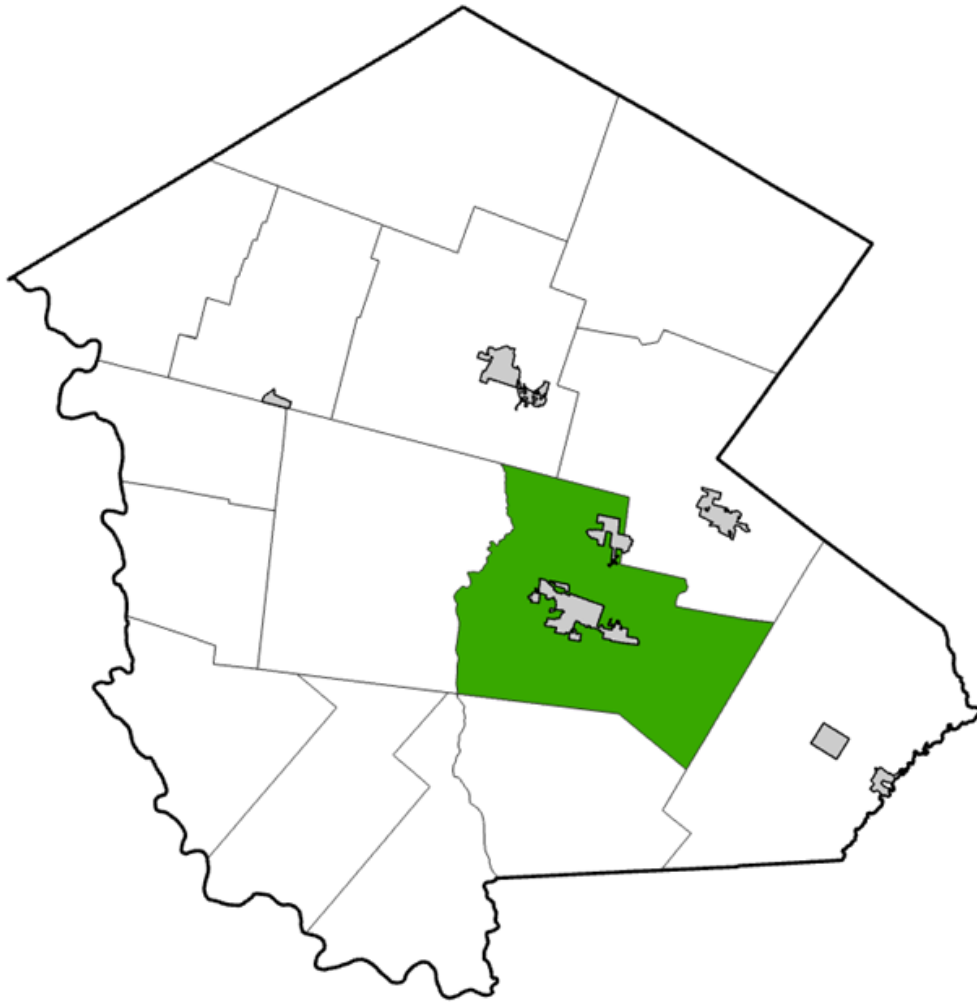




Sullivan County Assessment of Potable & Wastewater Infrastructure

VOLUME II

Town of Thompson



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*Volumes I and II are part of a larger report.
The full Sullivan County Assessment of Potable and
Wastewater Infrastructure Report may be requested from the
Sullivan County Division of Planning, Community Development and Environmental Management*

1. ABOUT THIS DOCUMENT

In 2025, the Sullivan County Division of Planning, Community Development, and Environmental Management (DPEM) undertook, with the support of Delaware Engineering, DPC, a project to assess water supply and wastewater management infrastructure throughout the County.

As part of that project, known as the Countywide Assessment of Potable and Wastewater Infrastructure (CAPWI), water and sewer infrastructure serving residents and businesses in each of the County's twenty-two municipalities was surveyed, inventoried, and evaluated. This document details the results of this effort and presents the information in a series of Community Reports. The CAPWI Volume 1 Report reflects the information developed within this Volume 2 Report through a series of recommended actions aimed at supporting water and sewer service county-wide, and advanced by the County.

1.1 Using this Document

The information is structured around inventory and evaluation of each community's water supply and wastewater management infrastructure. While emphasis is placed on municipally owned systems, the report surveys and documents other centralized and regulated decentralized water and sewer systems in the Community. Individual on-site facilities are beyond the scope of this report, though it is noted where in the County these systems are exclusively relied on. Mapping showing [service areas](#) and other key information accompanies the report. Sources and methods are also described.

The information in this volume is, in general, not at a level of detail or intended to provide analysis of system or component capacity, be used in the design of specific capital projects, provide detailed system mapping, assess or recommend specific operational techniques or strategies, or other similar activities requiring development of precise technical information and detailed engineering assessment. Instead, this volume provides an inventory and planning-level evaluation of these systems in support of policy and programmatic needs and decision making.

The Countywide Water and Sewer Evaluation and Recommendations report can be viewed by visiting the following website from DPEM.

<https://www.sullivanvny.gov/Departments/PlanningEnvironmental/PlansandStudies/CAPWI>

Individual Community Profile reports have also been prepared as part of the CAPWI project and are intended to be standalone documents that can be used by a variety of audiences,

including municipal leaders and officials, residents, and businesses, seeking basic information about water and sewer service in the municipality.

Finally, many of the terms used have specific meanings and are further elaborated upon in a Glossary attached to this report. Terms appearing in the Glossary are denoted in underline throughout the document, and in the electronic version, you may click these terms to be taken directly to where that term appears in the Glossary.

1.2 Understanding the Data: Public vs. Private Infrastructure

As stated previously, the primary focus of this report is inventorying municipally owned water and sewer systems in Sullivan County. However, the community profile reports also provide limited information on privately-owned systems where relevant and publicly available. In order to understand the data presented, the reader must first have a basic understanding of the regulatory framework governing the operation of different types of water and sewer systems in New York State.

Regardless of ownership, there are two regulatory agencies that are primarily responsible for issuing permits and approvals for drinking water and wastewater systems – the New York State Department of Health ([NYSDOH](#)) and the New York State Department of Environmental Conservation ([NYSDEC](#)).

1.2.1 Public Water Systems ([NYSDOH](#))

In Sullivan County, the [NYSDOH](#) is the agency responsible for regulating [public water systems](#). This includes water systems owned and operated by a municipality, as well as privately-owned water supply companies, and even hospitals, gas stations, and other facilities with private wells. When it comes to water systems, public means that these systems serve the public at large – not the form of ownership.

In general, water systems regulated by [NYSDOH](#) as [public water systems](#) are classified as either [community water systems](#) or [non-community water systems](#) (see Glossary for more information). The data contained in this report is limited to [community water systems](#), whether publicly or privately owned. Information about [non-community water systems](#) (including those that service transient seasonal populations like camps and bungalow colonies) is included, where available, but is not further detailed.

1.2.2 Wastewater Treatment Facilities ([NYSDEC](#))

New York State's wastewater discharge regulations are administered by the [NYSDEC](#) through the [State Pollutant Discharge Elimination System \(SPDES\)](#) program, which requires

permits for any facility that is designed to treat and discharge wastewater. That includes sewage treatment plants that discharge effluent directly to a surface waterbody (like a nearby lake or stream) as well as facilities that discharge wastewater into the ground (like septic systems and sand filters).

No [SPDES](#) permit is required for a facility designed to treat less than 1,000 [GPD](#), and Minor [SPDES](#) projects (those with wastewater discharges of less than 10,000 [GPD](#)) are typically covered by a [NYSDEC](#) General Permit (GP-0-25-002). Only wastewater treatment facilities that don't fall into one of those two categories (Major [SPDES](#) projects) are detailed in this report. Those include centralized systems (e.g., Publicly Owned Treatment Works), [regulated decentralized](#) systems (e.g., "package plants"), and commercial-sized septic systems that discharge to groundwater. Like water systems, wastewater treatment facilities can be publicly or privately owned.

Although the [SPDES](#) program is involved in the centralized wastewater systems with which the CAPWI effort is primarily concerned, the City of New York and [DRBC](#) each regulate in parallel wastewater facilities within their respective geographies. Of further note is that residential systems handling less than 1,000 [GPD](#) are regulated by [NYSDOH](#).

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2. GLOSSARY OF TERMS

2.1 Action Level (AL)

The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

2.2 Annual Water Quality Report (AWQR)

The Annual Water Quality Report is required by federal law and NYS regulation and is designed to provide consumers with information on the quality of the water delivered by their [public water system](#). Systems serving fewer than 1,000 service connections are required to report information on the water source and water treatment, the levels of any detected contaminants, and compliance with drinking water rules, plus general educational information. The report also includes an explanation of the size of the population served by the system, which also typically includes the number of service connections. These reports are available at municipal offices and on municipal websites for public consumption.

2.3 Centralized System (Water or Sewer)

Centralized systems, which can be water supply or wastewater management, refer to infrastructure that is, typically but not exclusively, municipally owned and which is characterized by extensive distribution and conveyance networks serving large areas. Water supply and wastewater management are provided at typically larger-scale facilities. These systems are highly regulated. This infrastructure consists of both collection and conveyance, as well as treatment.

2.4 Decentralized System (Water or Sewer)

These systems are characterized by smaller numbers of connections and with water supply and wastewater treatment works provided closer to the users or source of demand. This term includes individual on-site water supply wells and septic systems serving single users, but also encompasses systems serving multiple connections that are regulated similarly to centralized systems.

2.5 Collection and Conveyance System

The sanitary sewer collection and conveyance system refers to the elements of the sewer system that enable wastewater to flow from points where it's generated to the point(s) where it's treated. In this report, the system begins at the point of connection to individual users and consists, generally, of pipes, manholes, pump stations, forcemains, and upstream wastewater storage (flow attenuation).

2.6 Community Water System (CWS)

A public water system (i.e., one that serves 15 or more service connections used by year-round residents or regularly serves at least 25 year-round residents - see definition in this document) that supplies water to the same population year-round. Examples of community water systems include municipally owned (cities, towns, or villages) public water supplies, public water authorities, or privately-owned water suppliers such as homeowner associations, apartment complexes, and mobile home parks that maintain their own drinking water system. See also the discussion in this Glossary of non-community water systems.

Community water system information, where available, is presented in tabular format. The following table provides an explanation of the meaning of the various values contained in each of the fields.

Water System	Service Area	SDWA #	Population	Connections
<i>[Name of water system]</i>	<i>[The Primary type of area that is served by the <u>public water system</u>: MHP = mobile home park]; HOA = Home-owners association; Residential = Residential area; etc.]</i>	<i>[Safe Drinking Water Information System (SDWIS) ID number]</i>	<i>[The reported population that is served by the system in SDWIS reporting.]</i>	<i>[The reported number of service connections within a system in SDWIS reporting.]</i>

2.7 Deferred Maintenance

In this report, deferred maintenance refers to the postponement of essential upkeep, repairs, or replacements for public facilities, infrastructure, or equipment. These typically minor items will become delayed to the point where they end up impacting performance and reliability, becoming far more costly to rectify. Small maintenance over many years is

more sustainable than waiting for an issue to happen, such as a water main break due to an unrepaired detected leak, or continuing to operate with undersized or obsolete equipment instead of upgrading to something that will save time and money over the long run.

2.8 Delaware River Basin (DRB) and Delaware River Basin Boundary

The area of drainage into the Delaware River and its tributaries, including Delaware Bay, is regulated by the DRBC. Its size is approximately 13,500 sq. miles and includes land in four states.

2.9 Delaware River Basin Commission (DRBC)

The Delaware River Basin Commission is the regional body created in 1961 by the Delaware River Basin Compact signed among the states of Delaware, New Jersey, Pennsylvania, and New York with the force of law to oversee managing the Delaware River system across state boundaries. Among other regulatory programs, DRBC addresses projects in the basin that withdraw from or discharge to the basin's waters over certain thresholds. The threshold for water withdrawals is taking water from ground or surface water, or diversion, or transfer in or out of the Basin, when the daily average gross withdrawal during any 30 consecutive-day period exceeds 100,000 gallons. The threshold for discharges is those over 50,000 GPD during any consecutive 30-day period from wastewater treatment facilities or the importation or exportation of wastewater.

2.10 Delaware River Basin Commission (DRBC) Docket

The record of decision made by DRBC, pursuant to its authority under the 1961 Compact, relating to an application for a permit, including those relating to regulated water withdrawals and discharges. Dockets contain information about water and sewer systems and permitted withdrawal and discharge thresholds.

2.11 Distressed Communities

As per the Empire State Development Corporation and NYS Climate Act, distressed or disadvantaged communities are those that bear the burden of negative public health effects, environmental pollution, and climate change impacts that possess population decline, economic hardships, high unemployment, and high concentrations of low to moderate-income households.

2.12 Disinfection Byproducts (DBPs)

DBPs are substances produced when chlorine, used for disinfection of water, reacts with organic materials in the water. The formation of DBPs is usually a greater concern for water systems that use surface water, such as rivers, lakes, and streams, as their source, as these sources are more likely to contain organic materials necessary for these reactions.

Total trihalomethanes (TTHM) are volatile regulated disinfection DBPs that can pose significant cancer, organ, and reproductive risks. They include chloroform, bromodichloromethane, dibromochloromethane, and bromoform.

Total haloacetic acids (THAA) are regulated disinfection DBPs that can pose cancer and developmental health risks. They include monochloroacetic, dichloroacetic, trichloroacetic, monobromoacetic, and dibromoacetic acids.

2.13 Equivalent Dwelling Unit (EDU)

An EDU is a measurement for water usage that standardizes all users into units based on the demand of one single-family dwelling unit. EDUs are used by utility providers to calculate service charges associated with the probable demand for each user.

2.14 New York State Environmental Facilities Corporation (EFC)

EFC is a NYS public benefit corporation that assists communities and certain businesses throughout New York State to undertake critical water quality infrastructure projects by providing access to low-cost capital, grants, and expert technical assistance. As such, EFC plays a significant role in capital projects undertaken by NYS municipalities. A primary goal is to ensure that these projects remain affordable while safeguarding essential water resources. EFC develops and advances financing strategies to maximize the funding that can be made available, aiding compliance with Federal and State requirements, and promoting green infrastructure practices. In implementing these programs, EFC partners with NYSDEC and NYSDOH on wastewater and drinking water supply projects, respectively.

EFC allocates state and federal funds to participating entities in the form of grants and loans. Major programs include the Clean Water State Revolving Fund (CWSRF), which is oriented toward sanitary sewer and wastewater infrastructure projects, and the Drinking Water State Revolving Fund (DWSRF), which is oriented toward water supply infrastructure projects. These funds “revolve” as borrowers pay their loans back, with payments in turn used to finance new projects; EFC also uses revenue bonds to increase available capital.

Other programs include the engineering planning grants (EPG) program, which provides support to fund the engineering reports required to apply to EFC for financial assistance. EFC provides financial assistance in the form of subsidized loans and grants, such as through the WIIA program created under the 2015 Water Infrastructure Improvement Act.

2.15 Environmental Protection Agency (EPA)

The Environmental Protection Agency (EPA) protects human health and the environment by developing and enforcing regulations, conducting research, providing education, and issuing grants. EPA sets and enforces national standards and federal environmental laws, and cleans up contaminated sites. EPA is ultimately responsible for oversight of key laws affecting both water supply and wastewater management, including the National Pollutant Discharge Elimination System (NPDES); oversight of states, local governments, and water suppliers to enforce the standards under the Safe Drinking Water Act; and regulation of solid and hazardous waste. Importantly, EPA also administers critical funding sources supporting investment in drinking water and clean water (wastewater management) infrastructure.

2.16 Gallons per Day (GPD)

Gallons per day is a unit of measurement that defines the rate of volume flow, or use, for a liquid, such as water, over a 24-hour period. GPD is often used as a measurement of, e.g., the quantity of water consumed by a user or the amount of wastewater generated over the course of a day.

2.17 Gallons per Minute (GPM)

Gallons per minute is a unit of measurement for flow rate, indicating the volume of a liquid that passes a specific point in one minute. GPM is often used to indicate, e.g., the capacity of a water well.

2.18 Individual On-Site Facilities or Systems (Water or Sewer)

As used in this report, individual facilities (or systems) are a subtype of decentralized infrastructure serving a single user, most commonly via on-site water supply wells and septic systems. These wells and septic systems are mainly regulated under building codes, the NYS sanitary code (administered by NYSDOH), and NYSDEC (i.e., with respect to water well drilling and licensing of well drillers). However, these systems may also be regulated

similarly to centralized systems, depending on capacities and types of uses or users served (see Regulated Decentralized Systems).

2.19 Inflow and Infiltration (I&I)

Inflow is when storm water enters the sanitary sewer system (e.g., from a sump pump or roof leader), while infiltration is when groundwater seeps into the system (e.g., due to high groundwater and defects or cracks in pipes and manholes). Both are problems for wastewater treatment, as this "clean" water adds unnecessary volume to the system, which can overload treatment plants or reduce capacity in elements of the conveyance system, such as pipes or pump stations.

2.20 Influent (WWTP)

Influent flow refers to the incoming wastewater that enters a wastewater treatment plant. It is measured at a point prior to the wastewater entering any portion of the treatment process.

2.21 Maximum Contaminant Level (MCL)

MCL is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the Maximum Contaminant Level Goal (MCLG) as possible. MCLG is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety. MCLs are required to be reported on a water system's AWQR.

2.22 Methyl Tert-Butyl Ether (MTBE)

Methyl tert-butyl ether is a chemical historically used as a gasoline additive. It is a type of volatile organic compound (VOC) that can contaminate groundwater by evaporating easily and dissolving in water.

2.23 Million Gallons per Day (MGPD)

Million gallons per day is a unit of measurement that defines the rate of volume flow, or use, for a liquid, such as water, over a 24-hour period, reported in increments of 1 million gallons. MGPD is often used as a measurement of water produced by a source or wastewater treated at a WWTP over the course of a day.

2.24 Municipal System (water or sewer)

This is the term used throughout the report to denote ownership by a municipal corporation, such as a village or town, of a centralized water supply or wastewater management system.

2.25 New York State Department of Health (NYSDOH)

NYSDOH is responsible for administering the rules and regulations governing both water supply and wastewater management. Under regulatory power delegated by USEPA, NYSDOH regulates public water systems, including community water systems, in NYS. NYSDOH also regulates certain wastewater management systems under an agreement with the New York State Department of Environmental Conservation (NYSDEC); NYSDOH-regulated systems typically include residential septic systems and other wastewater facilities with a flow of less than 1,000 GPD.

2.26 Non-Community Water System

According to NYSDOH, a non-community water system is a public water system (i.e., a water system with at least 5 service connections or that regularly serves an average of at least 25 people daily for at least 60 days out of the year) that serves the public but does not generally serve the same people year-round. There are two types of non-community water systems: transient and non-transient non-community water systems.

- **Transient Non-community Water System** – A transient non-community water system is a non-community water system that serves different people for more than six months out of the year. Rest stops, parks, convenience stores, and restaurants with their own water supplies are examples of transient non-community water systems. In Sullivan County, summer camps that maintain their own water systems are also examples of transient non-community water systems.
- **Non-transient Non-community Water System** – A non-transient non-community water system is a non-community water system that serves the same people more than six months per year, but not year-round. Schools, colleges, hospitals, and factories with their own water supplies are examples of non-transient non-community water systems.

Non-community water systems are regulated by NYSDOH as public water systems (see public water system discussion in this Glossary). For purposes of this report, these systems are discussed where information is available.

2.27 NYC Watershed Boundary

The NYC Watershed Boundary encompasses the NYC watershed, defined as the land area contributing surface water to the New York City water supply. Activities within the NYC watershed are subject to the City of New York's Rules and Regulations for the Protection of Contamination, Degradation, and Pollution of the New York City Water Supply and its Sources. This includes wastewater management systems, such as individual on-site septic systems and wastewater treatment plants.

2.28 NYSDEC Water Withdrawal Permit

Any water withdrawal system with the capacity to withdraw 100,000 gallons per day (GPD) (also referred to as "threshold volume") or more of surface water, groundwater, or a combination thereof requires registration with, permitting from, and reporting to NYSDEC, pursuant to Part 601 of the New York Compilation of Codes, Rules, and Regulations (NYCRR).

2.29 Other System (water or sewer)

This is the term used throughout the report to denote ownership by a non-municipal entity, such as a mobile home park, industrial campus, or homeowner's association, of a centralized water supply or wastewater management system.

2.30 Per- and polyfluoroalkyl substances (PFAS)

According to the EPA, PFAS are widely used, long-lasting chemicals, components of which break down very slowly over time. Because of their widespread use and persistence in the environment, many PFAS are found in the blood of people and animals all over the world and are present at low levels in a variety of food products and in the environment. PFAS are found in water, air, fish, and soil at locations across the nation and the globe. Scientific studies have shown that exposure to some PFAS in the environment may be linked to harmful health effects in humans and animals. There are thousands of PFAS chemicals, of which are found in many different consumer, commercial, and industrial products. Questions remain in terms of how to better detect these compounds, the extent of human exposure, the magnitude of human and environmental harm, and how to manage these chemicals. Under recent rulemaking, the EPA will regulate five PFAS individually. They are PFOA, PFOS, PFNA, PFHxS, and HFPO-DA. EPA will regulate four PFAS as a mixture: PFHxS, PFNA, HFPO-DA, and PFBS.

2.31 Public Service Commission (PSC) Docket

A PSC docket is a file for a specific case or proceeding containing official documents, hearing transcripts, and public comments related to the regulation of utility companies, such as those for electric, gas, and water services. Certain privately owned centralized sewer systems and water supply systems are regulated by PSC pursuant to the NYS Transportation Corporations law. In general, sanitary conveyance and treatment systems serving more than one service connection (NYSDEC SPDES Permit regulations (6 NYCRR 750-1.6(f)) and water supply systems -- except municipally-owned systems - selling, furnishing, and distributing water for domestic, commercial and public purposes (Art. 4-B of the NYS Public Service Law) are regulated by PSC with respect to rates, charges, and other aspects of utility operations.

2.32 Public Water System

Pursuant to federal and NYS regulations, a public water system is defined as one that provides water for human consumption through pipes or other constructed conveyances to at least 15 service connections or serves an average of at least 25 people for at least 60 days a year. A public water system may be publicly or privately owned.

2.33 Ragging

As used in this report, "ragging" refers to the accumulation and entanglement of fibrous, non-biodegradable debris in and around the impellers of wastewater treatment pumps, including, but not limited to, wet wipes, rags, hair, and plastics. This phenomenon creates rope-like bundles that obstruct flow, reduce efficiency, and cause costly maintenance issues.

2.34 Regulated Decentralized System (Water Supply or Wastewater Management)

A regulated decentralized system is a subcategory of decentralized infrastructure that is regulated similarly to centralized systems. Regarding water supply, this term includes a public water system, as defined by NYSDOH in regulation, that typically is privately owned but may also include systems owned by municipalities. It encompasses centralized and certain decentralized water supply systems, but also other public water systems, such as those serving restaurants. In addition to NYSDOH, these systems may also be regulated by NYSDEC and DRBC (for water withdrawals). Regarding wastewater management, these systems may discharge to surface water or groundwater and require SPDES permits (i.e.,

capacity to discharge 1,000 gpd or more). Depending on their location, these systems may also be regulated by DRBC and/or NYCDEP.

2.35 Rotating Biological Contactors (RBC)

An RBC is a fixed-film treatment process used in the secondary treatment of wastewater. It consists of a series of closely spaced, parallel discs mounted on a rotating shaft, which is supported just above the surface of the wastewater. Microorganisms grow on the surface of the discs, where biological degradation of pollutants takes place prior to discharge into the environment.

2.36 Service Area

As used in the report, service area refers to the geography within which users may be served by centralized water or sewer systems.

2.37 Special District (e.g., water district or sewer district)

A special district refers to the special-purpose government vehicle that towns and counties in NYS are authorized to create for the purpose of providing a service. In this report, special district generally refers to the authority for NYS towns to create water districts and sewer districts pursuant to NYS Town Law Article 12 and Article 12-a. A special district has three discrete elements: The legal requirements governing formation and operation, the taxation and administration by which a town provides water or sewer service, and the engineering and design of the infrastructure supporting the provision of these services. NYS General Municipal Law Art. 17-a also provides for the consolidation of water and sewer districts. In NYS, villages do not have the authority to create special districts and instead provide water and sewer service pursuant to Articles 11 and 14 of the NYS Village Law, respectively.

2.38 State Pollutant Discharge Elimination System (SPDES)

SPDES is the permit program in NYS that addresses water pollution by regulating point sources that discharge pollutants to waters of the United States. NYSDEC administers the program under authority created in 1972 by the Clean Water Act, known as the NPDES permit program. Under NPDES, state governments are authorized by the EPA to perform many permitting, administrative, and enforcement aspects of the program. In this report, SPDES and associated NYSDEC permitting refer to the outlet or discharge pipe (referred to as a "point source") that discharges sanitary wastewater into the surface waters or ground

waters of the state, and constructing or operating a disposal system such as a sewage treatment plant.

2.39 State Pollutant Discharge Elimination System (SPDES) Permit "Administrative" or "SAPA" Renewal

SAPA renewal (or continuation; also called "administrative renewal") is the process by which certain SPDES permits may be issued without a [full technical review](#) by NYSDEC. It typically occurs on a 5-year cycle, based on the date of permit issuance. Authority for SAPA renewals lies in NYS's State Administrative Review Act (SAPA). Provided a SPDES permittee makes a timely application to NYSDEC for renewal of an existing SPDES permit, NYSDEC may authorize, administratively, that permittee to continue to operate their regulated discharge. This continuation is typically permitted under the terms and conditions of the prior SPDES permit. It is important to note that SAPA renewal can result in situations where a SPDES permit, after several SAPA renewal cycles, may get out of alignment with applicable standards, and compliance with contemporary standards can ultimately require capital investment.

2.40 State Pollutant Discharge Elimination System (SPDES) Environmental Benefit Permit Strategy (EBPS)

"Also known in NYS regulation as a Modification Priority Ranking System, EBPS is the system that establishes procedures to manage State Pollutant Discharge Elimination System (SPDES) permit renewal applications in a manner that prioritizes permits based upon their potential or actual impact to the environment. Under this system, SPDES permit holders are assigned a score and rank that then determines the order in which NYSDEC staff carry out a full technical review to determine whether a permit needs modification. Facilities are assigned a score for applicable priority ranking factors, each of which is then multiplied by a value according to assessed potential impacts to water quality. A longevity factor is applied based on the permit type and time since full technical review (long form permit application). These scores are added together, and a rank is assigned. The higher the EBPS Permit Priority Score, the higher the priority that permit has for full technical review and modification initiated by NYSDEC."

2.41 State Pollutant Discharge Elimination System (SPDES) Permit Full Technical Review

Full technical review is the process by which NYSDEC reviews applications for SPDES permits. It is in contrast to SAPA renewal. Full technical review may be initiated by NYSDEC or may be initiated due to a permittee's request to modify their existing permit (e.g., to

increase the flow of a WWTP). Reviews are performed based upon potential water quality impact or major changes to the facility’s flow and wastewater treatment system. The process involves determining whether new effluent limits and other permit requirements, such as best management practices or a compliance schedule, are needed.

2.42 Submersible Chopper Pumps

This type of pump is a centrifugal pump designed for liquid submersion, which is equipped with a cutting system that “chops” up all incoming solids prior to pumping to minimize clogging within a wastewater system.

2.43 Sullivan County Partnership

Officially “The Sullivan County Partnership for Economic Development”, is a private not-for-profit corporation that serves as the one-stop resource for business development in the County. The Partnership is a team that works to find the most advantageous and cost-effective locations for the expansion of industry and supports small business development by providing guidance and technical assistance through a variety of financing options.

2.44 Trickling Filters

A trickling filter is a step in pollutant removal at a wastewater treatment facility that uses microorganisms to remove organic matter by distributing it over a fixed bed of porous sediment.

2.45 Variable Frequency Drive (VFD)

A variable frequency drive (VFD) is an electronic device that controls the speed of an AC motor by adjusting the frequency and voltage of the power supplied to it. VFDs are energy efficient when demand on a motor or system varies, as VFD output can be varied based on demand or load. This is in contrast to across-the-line drives, which operate at full voltage and cannot be varied.

2.46 Wastewater Treatment Plant (WWTP)

A wastewater treatment plant is the location at which pollutants are removed from wastewater collected, and is a critical element of a wastewater management system. WWTPs typically involve several processes. Preliminary treatment is the measurement, screening, and removal of inorganic material (grit). Primary treatment is a physical settling process that removes larger solids (e.g., in a settling tank or clarifier). Secondary treatment

is a biological process in which dissolved solids are converted by microorganisms into a cellular or biological mass that can be later removed (e.g., in a secondary clarifier). Tertiary or advanced treatment involves disinfection (e.g., chlorine or UV light) as well as nutrient, additional solids, or biochemical oxygen demand (BOD) removal.

2.47 Water Distribution System

Water distribution system refers to the system elements that convey water from the source of supply to individual user connections. It includes infrastructure like pipes (water mains), valves, treatment facilities, storage tanks, and booster stations. Hydrants may be connected to the distribution system and serve water supply functions, such as flushing of mains, but hydrants also serve as part of fire suppression systems.

3. MUNICIPAL OVERVIEW

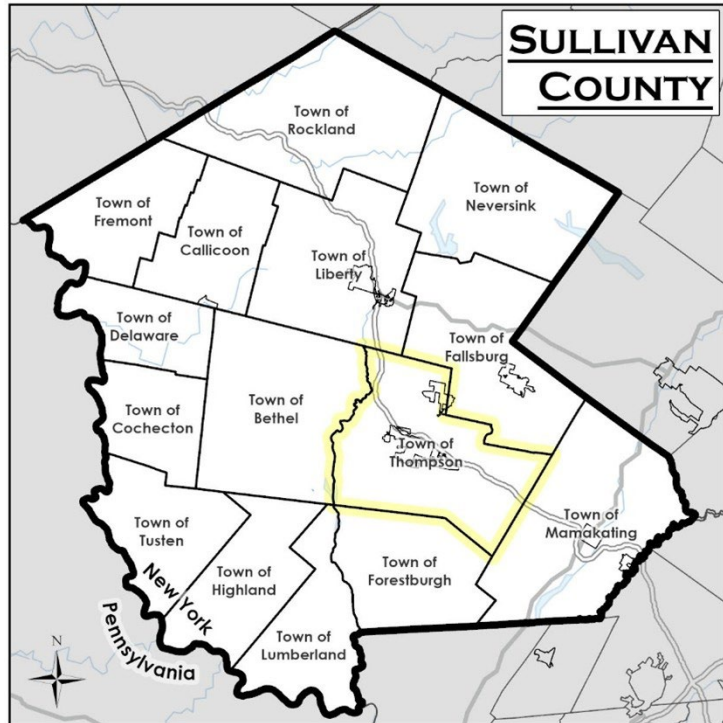
The Town of Thompson is located in the southeast portion of Sullivan County, in an area considered to be part of the Mid-Hudson Region as well as a gateway to the Catskill Mountain Region of New York State. According to the US Census, Thompson has the largest population of any town in Sullivan County, with an estimated 16,614 full-time residents as of 2023.

Situated along Interstate I-86 (also known as NY-17), Thompson is strategically located as a place with easy access for seasonal second homeowners and year-round residents commuting to nearby employment centers.

With 812 businesses and over 10,000 people employed, Thompson is also an economic center and driver for Sullivan County. There are several commercial clusters in the town. Commercial activities include resort/entertainment businesses, restaurants and cafes, retail, offices, medical facilities, and religious and government buildings. Industrial clusters in Thompson include extractive industries/material suppliers and logistics.

The Town owns and operates both centralized water and sewer systems. While the majority of the areas served by this infrastructure involve Town-owned water and sewer supply and treatment systems, parts of the Town adjacent to the Village of Monticello, including the Resorts World Catskills casino, are ultimately provided water supply and wastewater treatment by the Village of Monticello. In addition, a number of other areas in the Town are served by privately-owned systems.

The Town lies almost entirely within the [DRBC boundary](#) but entirely outside the [NYC watershed boundary](#).



4. WATER SUPPLY AND DISTRIBUTION INVENTORY & EVALUATION

4.1 Municipal Systems

The Town provides municipal water service within five water districts: the Route 42 Water District, Cold Spring Water District, Dillon Farms Water District, Melody Lake Water District, and Lucky Lake Water District. The Town's systems serve residential, commercial, and industrial properties within and surrounding the Town.

4.1.1 System Components Inventory and Overview

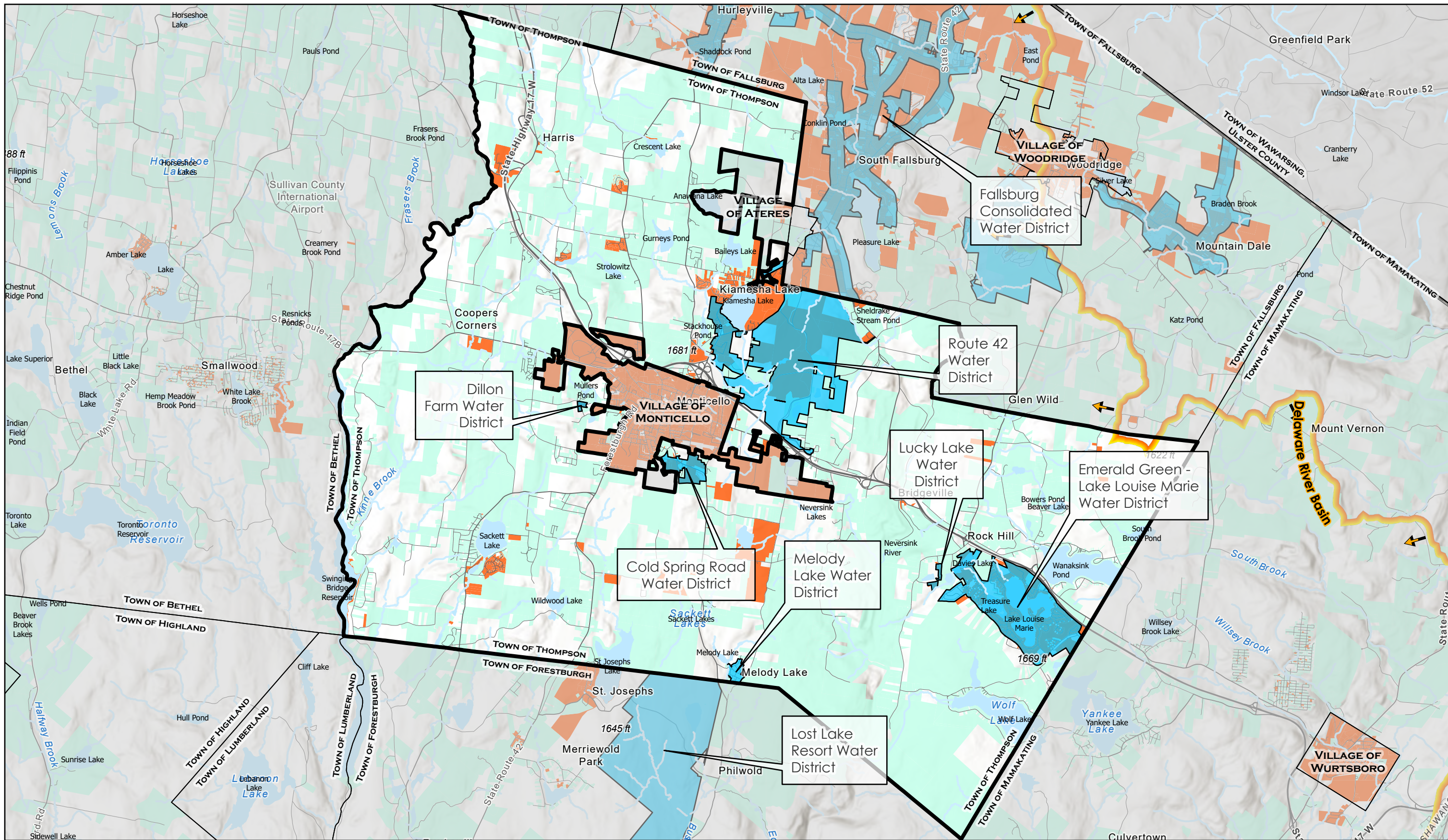
4.1.1.1 *Adelaar Resort Water District*

This system serves Resorts World Catskills. The first phase of the development includes a casino and hotel. The water supply source for the system is the Village of Monticello. Average and maximum water demands provided by the Village for all four phases of the Adelaar Resort development project are 0.393 MGD and 0.795 MGD, respectively. The infrastructure was installed with support from the Sullivan County Infrastructure Local Development Corporation and is owned and operated by the Town, pursuant to Public Infrastructure Services Agreement. According to the 2022 AWQR, the Town reported no violations or exceedances based on contaminant testing.

4.1.1.2 *Route 42 Water District*

Route 42 Water District encompasses the main commercial hub of the Town just north of the Village of Monticello. The population served by the Route 42 Water District was estimated to be 200. This system is supplied by the Kiamesha Artesian Spring Water Company, Inc., (KASWC). KASWC is a privately-owned company supplying water to an estimated 450+ residential and commercial users in the Town of Thompson and the Village of Ateres.

According to water withdrawal reporting and DRBC docket information, the system KASWC operates has a NYSDEC permitted withdrawal of 550,000 GPD and consists of a combination of surface water and groundwater sources. The well at the filtration plant is reported to have been developed prior to 1900. The WTP was constructed in 1962, and the original storage tank dates to the 1960s (with a newer tank built in 1989). The plant remains little changed from 1999, following NYSDOH-directed improvements.



TOWN OF THOMPSON WATER FACILITIES MAP

SULLIVAN COUNTY, NEW YORK

Prepared by: Delaware Engineering, DPC
 Date: November 2025
 Source: Sullivan County, NYSDEC, ESRI World Terrain

- Municipal Water Service Areas
- Centralized or Regulated Decentralized Service
- Individual On-Site Systems

- Delaware River Basin
- NYC Watershed (Entirely Outside)
- Town Boundary

- Other Municipalities
- Stream
- Waterbody

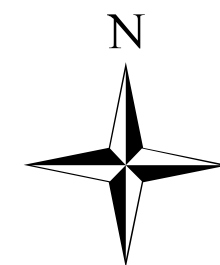
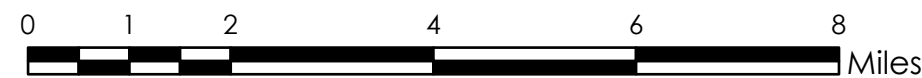


Table 1. Town of Thompson water withdrawal permit information (all figures in GPD)

Water System	Component	Max Rate (<u>GPD</u>)	Average Daily w/d	Peak Day w/d	<u>NYSDEC</u> Permitted w/d	<u>DRBC</u> Permitted w/d
Kiamesha Artesian Spring Well	Filter Plant Well	129,600	128,619	132,000	550,000	730,000
	Frasier Road Well	98,000				
	Kiamesha Lake	274,000				

Water is drawn from a well reported to be between 80-ft and 110-ft deep, located at the filter plant at the north end of the lake. This well, known as the Filter Plant Well, according to DRBC docket information, has a permitted withdrawal of about 132,000 GPD. The well includes a surface outlet in a heated enclosure that also houses the meter. The water drawn from the well is pumped into an atmospheric storage tank, and then into the distribution system.

A second well, the Frasier Road Well, is located on Frasier Road. The well is permitted to withdraw about 98,000 GPD. The well was drilled, tested, and permits issued, but no further work has been completed to develop the well or connect it to the system. To utilize this water source, a pump and sealed pit-less unit would need to be installed, a disinfection system constructed, and a connector line extended to the water mains.

In addition to the wells, KASWC is permitted to draw about 274,000 GPD of water from Kiamesha Lake; however, water from the lake requires filtration (in conformance with the Enhanced Surface Water Treatment Rule II). The method of filtration for Kiamesha Lake water (as reported by the Operator in 2012) was the single-stage sand filter; however, it is noted that this treatment method does not meet the standards applied by NYSDOH. As a result, the use of the filtration equipment has been discontinued, and the plant is reportedly inoperable at this time and not available as a source of water supply.

Water is disinfected using liquid chlorine and pumped into the distribution system. Water storage is provided by two steel tanks with a combined capacity of 1.4 MG. The storage tanks are located north of CR 109, on land reportedly owned by KASWC and accessed through easements. The tanks are situated at approximately 1,580 ft in elevation and provide a pressure of 70 to 80 psi at the water plant. The 440,000-gallon tank roof has buckled across its entire width, a condition that reportedly occurred due to wet, heavy

snow and rain. The partially collapsed roof renders this tank unreliable and undesirable for service.

The operator’s report submitted to [NYSDOH](#) states that the system has approximately 5 miles of water main for which the KASWC provides maintenance; however, based on the reported extent of the [service area](#), the water mains owned by the KASWC may be much more extensive. Due to the age of the original KASWC system, much of the watermain is a flush-joint bolted cast iron pipe. The operator reports that the mains do leak, and breaks are reported, which require boil water orders due to low water pressure and/or conduct of repairs. Given the age of many of the mains, the amount of water lost, and the frequency of breaks are expected to increase over time.

Over the past several years, the system KASWC operates has been cited for standards violations by [NYSDOH](#), and boil water notices are frequently necessary. In late 2024, a group of investors filed a petition with the [PSC](#) to approve the transfer of 51% of the company’s stock to ensure its continued operation. The [PSC](#), on September 10, 2025, approved the petition for sale the stock to this group.

According to the 2022 [AWQR](#), the Town reported no violations or exceedances based on contaminant testing.

4.1.1.3 Cold Spring Water District

This system serving the Cold Spring Water District consists of 2 wells (well #2 and well #3), 2 booster pumps, and 3,600 LF of water main. The maximum capacity is 30,000 gallons per day. The estimated population served is 450 people through 75 water service connections. Both wells are bedrock wells. Well #2 is 200ft deep and has a max rate of 30 [GPM](#); well #3 is 245ft deep with a max rate of 40 [GPM](#). The average daily withdrawal in 2023 was 9,029 [GPD](#). The peak day withdrawal was 25,749 [GPD](#). According to the 2022 [AWQR](#), the Town reported no violations or exceedances based on contaminant testing.

Table 2. Town of Thompson water withdrawal permit information (all figures in [GPD](#))

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	NYSDEC Permitted w/d	DRBC Permitted w/d
Thompson - Cold Spring	Well #2	43,200	9,029	25,749	30,000	<100,000
	Well #3	57,600				

4.1.1.4 Dillon Farms Water District

This system consists of 1 well and 1,200 LF of water main. There are 15 service connections and water usage is about 5,100 GPD. According to the 2022 AWQR, the Town reported no violations or exceedances based on contaminant testing.

Table 3. Town of Thompson water withdrawal permit information (all figures in GPD)

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	<u>NYSDEC</u> Permitted w/d	<u>DRBC</u> Permitted w/d
Thompson - Dillon Farms	Well #1		5,100		<100,000	<100,000

4.1.1.5 Melody Lake Water District

This system consists of 2 wells, 1 booster pump, and 4,000 LF of water main. This system serves 60 service connections and water usage is about 12,000 GPD. According to the 2022 AWQR, the Town reported no violations or exceedances based on contaminant testing.

Table 4. Town of Thompson water withdrawal permit information (all figures in GPD)

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	<u>NYSDEC</u> Permitted w/d	<u>DRBC</u> Permitted w/d
Thompson - Melody Lake	Well #1		12,000		<100,000	<100,000
	Well #2					

4.1.1.6 Lucky Lake Water District

Lucky Lake Water District is owned by the Town of Thompson, and it has 1 well and 2,600 LF of water main. There are 14 service connections. According to the 2022 AWQR, the Town reported no violations or exceedances based on contaminant testing.

Table 5. Town of Thompson water withdrawal permit information (all figures in *GPD*)

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	NYSDEC Permitted w/d	DRBC Permitted w/d
Thompson - Lucky Lake	Well #1		1,000		<100,000	<100,000

4.1.2 Recent/Future Upgrades

4.1.2.1 Route 42 Water District

The Town Board has discussed the possibility of pursuing an agreement with the Village of Monticello as an emergency back-up source to ensure continued water service to the water district. As noted above, the system is privately-owned, and a number of improvements have been planned in the context of the recent ownership changes and recent history of nonconformance to NYSDOH standards. For more information, see the Village of Ateres report.

4.1.2.2 Cold Spring Water District

The Town has received recent requests from at least two developers to extend the Cold Spring Water District to service their properties for future residential development.

4.1.2.3 Melody Lake Water District

Planned upgrades include a new well, well house, storage tank, and treatment system at Melody Lake. This project has an estimated total cost of \$1.25 M and will be funded in part through a \$915,000 grant from the USDA Rural Utilities Service.

4.1.2.4 Lucky Lake Water District

No recent or planned improvements were identified.

4.1.3 Finances and Administration

As part of the data collection process, information about system finances and budgeting was requested and researched from publicly available sources; local codes governing system administration and use were also reviewed, where publicly available. This information, where available, was used in order to develop an understanding of key metrics, including: revenues and trends, expenses and trends, rate structure, revenues versus expenditures, debt service, and reserves.

Analysis of available financial information against the following metrics is as follows.

-
- Revenues and trends – According to the 2025 budget, most revenues raised across the districts derives from user charges, with comparatively smaller amounts raised from interest. These revenues have remained relatively stable across the 2023 to 2025 budgets.
 - Expenses and trends – O&M costs account for the majority of revenue across districts, and these costs are associated with Equipment Personal Services, and Contractual lines. In the Adelaar district, the Town contracts with a private water operator. Smaller amounts of expenses relate to employee benefits. According to the 2024 AFR, water service runs about 3% of total appropriations. With the exception of isolated exceedances for contractual services, these figures have remained relatively stable across the 2023 to 2025 budgets, though benefit costs have increased.
 - Rate structure – The Town charges for O&M and Capital costs per each of the Town’s eight districts. In the Route 42/Kiamesha Water District and Adelaar Resort Water District, O&M costs are based on metered sales, with Capital charges based on a schedule of points; in other districts, O&M charges as well as Capital charges are based on points. (The adopted 2025 budget shows that Adelaar may be using points in lieu of metered water sales.) Outside users are assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% administration fee. The point system is based on property classification assigned for tax assessment purposes. Single family dwellings are assigned 10 points each for O&M (rent) and Capital (debt).
 - Revenue versus expenditures – With one exception, actual figures for 2023 and 2024 show revenues exceeding expenditures. It appears that in two districts, the Town runs a small deficit budget.
 - Debt service – According to the 2025 budget, the Cold Spring and Melody Lake Districts carry debt representing about 2% of total appropriations.
 - Reserves – According to the 2024 AFR, the Town maintains a fund balance of about 90% of 2024 expenditures. The fund balance is created or modified based on revenues versus expenditures.
 - Water use law – Chapter 237 of the Town code is the water use law.

4.2 Other Systems

Based on information available, there are ten regulated private [community water systems](#) in the Town (Table 6). According to available data, these systems serve approximately 1,800 service connections. There is one user with capacity requiring a [NYSDEC water withdrawal permit](#).

Table 6. Town of Thompson regulated private community water systems

Water System	Service Area	SDWA #	Population	Connections
BROOKSIDE MOBILE HOME PARK	MHP	NY5201341	36	12
CRYSTAL SPRINGS WATER CO.	Residential	NY5220222	300	27
FOREST PARK ESTATES	HOA	NY5230201	244	61
GREENTREE WATER COMPANY	Residential	NY5221394	184	95
HARRIS WOODS DEVELOPMENT	HOA	NY5221008	440	100
KIAMESHA ARTESIAN SPRING WATER COMPANY	Residential	NY5203344	879	350
KINNEBROOK VILLAGE MHP	MHP	NY5201346	680	213
SACKETT LAKE ESTATES	Subdivision	NY5230003	80	26
WINDSOR HILL ESTATES	Residential	NY5230257	384	64

The Emerald Green – Lake Louise Marie Water Company operates a system serving 853 residential service connections in two subdivisions in the hamlet of Rock Hill (Emerald Green and Lake Louise Marie). Surface water is drawn from Lake Louise Marie, and an emergency supply is provided by groundwater wells. The water is filtered and treated before it is distributed to users via a 13.5-mile distribution system that loops around Lake Louise Marie and Treasure Lake within the Lake Louise Marie Property Owners’ Association.

Table 7. Town of Thompson Emerald Green water withdrawal permit information (all figures in [GPD](#))

Water System	Component	Max Rate (GPD)	Average Daily w/d	Peak Day w/d	NYSDEC Permitted w/d	DRBC Permitted w/d
Emerald Green Lake Louise Marie Water Company	Lake Louise Marie	880,000	243,422	404,000	880,000	700,000

Currently, only 162 of the 597 vacant single-family lots in the [service area](#) can be served by the existing [water distribution system](#). Additional identified needs include building an elevated storage tank to replace the existing storage tank, which [NYSDOH](#) has identified as being undersized to meet current demands and maintain minimum chlorine contact time for disinfection. In October of 2024, the [NYSDOH](#) notified the Town that no new water connections will be permitted for the Emerald Green Lake Louise Marie Water System until the storage tank has been addressed.

4.3 Challenges and Opportunities

As noted, portions of the systems serving the Town may have constraints in terms of water that can be made available to existing and future users, due to conditions such as having less than required storage capacity or are reliant on a single source. The Village of Monticello serves part of the Town and evaluation of capacity of its wellfield was also identified by officials as important to understanding water supply capacity in the Town. In addition, there are some areas of the Town that have public sewer but currently lack public water, such as the Rock Hill Business District and the Old Route 17 corridor in Harris. In other locations, pending developments with private water systems have received land development approval but are unable to proceed due to poor well yield.

Another challenge is the variety and number of suppliers. The Town is supplied by a combination of municipal infrastructure owned by the Town and Village of Monticello as well as a number of privately-owned, [regulated decentralized](#) systems. Where not owned by the Town but providing an essential service to Town residents, coordination between the Town and its suppliers is often necessary in order to address a range of considerations, from responding to resident inquiries to adding new connections. In addition, some of the Town's [municipal systems](#) historically were privately owned, and these systems were, in some cases, acquired in a condition reflective of deferred maintenance.

The KASWC system, which serves a relatively higher number of service connections, which including major commercial centers in the Town, is presently privately owned. According to recent [PSC docket](#) information, there are substantial improvements that will need to be undertaken for its water system to be brought into compliance with [NYSDOH](#) directives, as well as to commence the use of the filtered lake water, if needed. In a comment letter to the [PSC](#), the [NYSDOH](#) expressed concerns about the magnitude of the work that would be needed to bring the system into compliance. As back-up and in the event of an emergency, the Town Board has explored the possibility of pursuing an agreement with the Village of Monticello source to ensure continued water service to the [water district](#).

A new ownership group has acquired KASWC, and this represents an opportunity with respect to the needed improvements and corrective actions necessary to address documented compliance and infrastructure issues with the water supply facilities. Finally, the expressed intent of the new ownership group is to convey its interest to the Village of Ateres, representing a possible future change in ownership from private to municipal.

The Thompson Town Board has been exploring the feasibility of acquiring the private Emerald Springs Water Company and creating a municipally owned water system to be named the Rock Hill-Emerald Springs Water District. The Emerald Springs Water Company is a transient system that serves the Emerald Corporate Park and its tenant – Crystal Run Healthcare.

5. SANITARY SEWER AND WASTEWATER TREATMENT INVENTORY & EVALUATION

5.1 Municipal Systems

The Town provides municipal sewer service to portions of the Town. The system providing this service consists of six WWTPs and their associated collection and conveyance systems. In 2021, the Town of Thompson completed a sewer district consolidation process. As part of that process, the number of sewer districts encompassing these service areas was reduced. Finally, this section discusses one proposed additional municipal sewer system to serve the Monticello Motor Club facility.

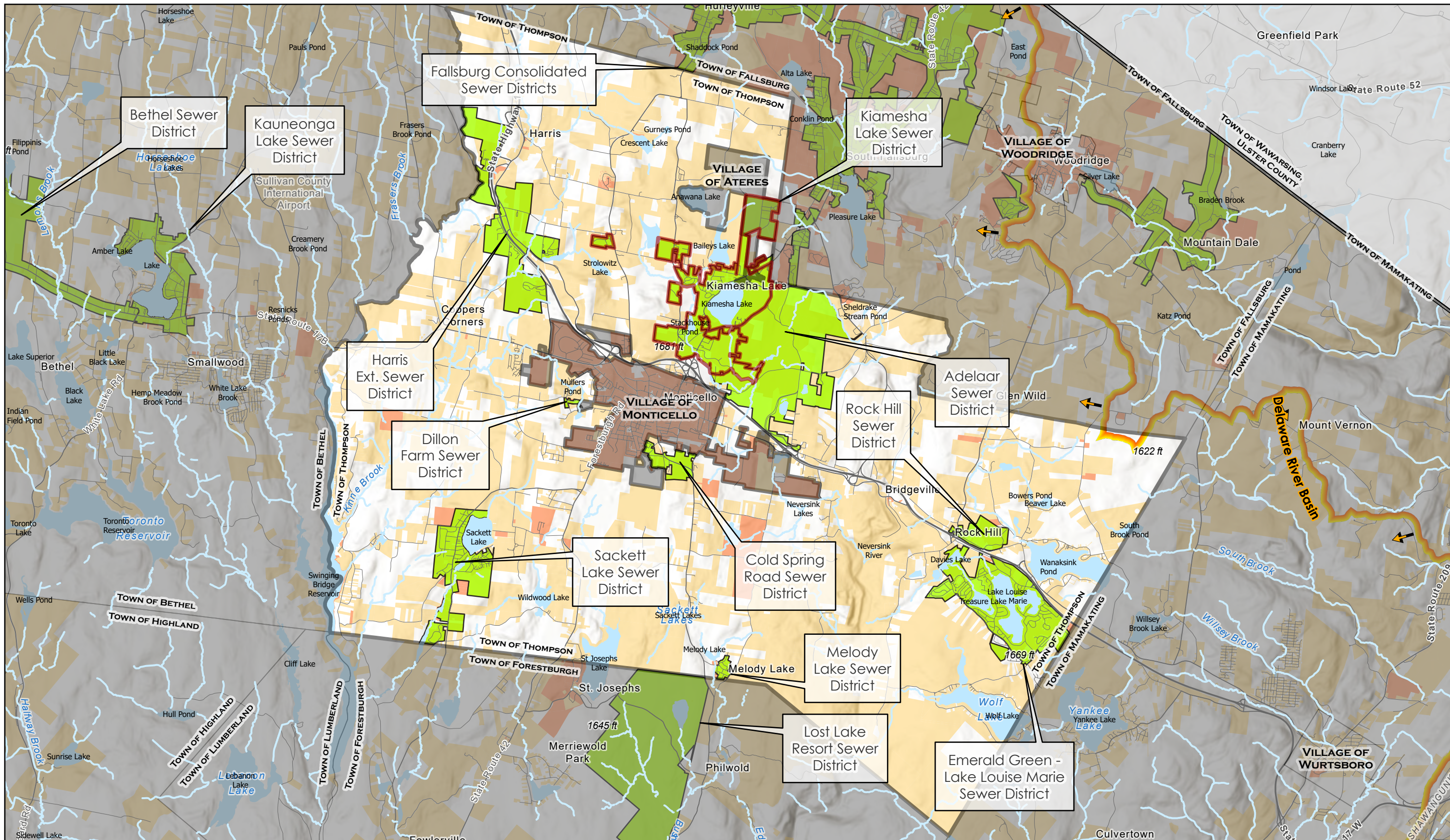
5.1.1 System Components Inventory and Overview

Municipal sewer service in the Town is described in this section according to WWTP and areas tributary to it.

5.1.1.1 Consolidated Kiamesha Sewer District

This system currently serves the area surrounding Kiamesha Lake, including the Route 42 commercial district. It also serves several residential developments, such as Harris Woods on Old Liberty Road, and Forest Park Estates and Parkside Estates on Anawana Lake Road. Treatment is provided at the Kiamesha Lake WWTP, the Town's largest.

The Kiamesha Lake WWTP is an extended aeration, oxidation ditch style, activated sludge treatment plant that achieves biological ammonia removal through nitrification. The secondary treatment process includes two clarification tanks, while tertiary treatment uses Granular Activated Carbon (GAC) filtration units to meet discharge permit levels.



TOWN OF THOMPSON WASTEWATER FACILITIES MAP

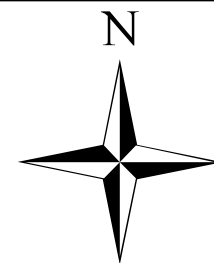
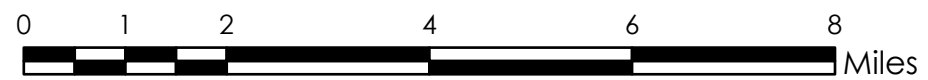
SULLIVAN COUNTY, NEW YORK

Prepared by: Delaware Engineering, DPC
 Date: January 2026
 Source: Sullivan County, NYSDEC, ESRI World Terrain

- Municipal Sewer Service Areas
- Centralized or Regulated Decentralized Service
- Individual On-Site Systems

- Delaware River Basin
- NYC Watershed (Entirely Outside)
- Town Boundary
- Other Municipalities

- Stream
- Waterbody
- Kiamesha Consolidated District



The plant has a permitted capacity of 2.0 MGD and operates at about 25% of this capacity. The Kiamesha Lake WWTP is generally in good condition but has incurred SPDES permit violations due to operational deficiencies caused, in part, by aging equipment. The SPDES permit recently underwent a full technical review by NYSDEC as part of a planned facility upgrade. The draft SPDES permit contains a compliance schedule requiring construction to be completed by September 30, 2026. According to NYSDEC's EBPS, this facility received a rank of 475 and a score of 5. The score components are based on age of the existing SPDES permit and time since the last time the facility submitted a long form permit application together with required comprehensive effluent sampling. In general, the higher the EBPS rank, the more likely it is that the permit for this facility will undergo a full technical review by NYSDEC in the near future.

The collection and conveyance system tributary to the plant consists of about 7 miles of sewer mains and three pump stations. Minor inflow and infiltration have been documented.

5.1.1.2 Consolidated Rock Hill-Emerald Green Sewer District

This system currently serves the residential communities surrounding Lake Louis Marie, Treasure Lake, and Davies Lake, as well as portions of the Rock Hill commercial business district. This system collects and conveys sanitary sewage to Emerald Green WWTP. The plant was originally constructed in the 1960s as a privately-operated facility, with upgrades completed in the 1970s and the 1990s; The Emerald Green WWTP utilizes a Sequencing Batch Reactor (SBR) process. An SBR is an “activated sludge” system, where wastewater is added to a single “batch” reactor for treatment. The SBR differs from Kiamesha’s activated sludge system, in that the secondary treatment process happens all in one tank in a time-sequenced process, rather than in separate tanks.

The plant has a permitted design flow of 410,000 GPD and presently operates at approximately 80% capacity. The collection and conveyance system tributary to the plant consists of about 13 miles of sewer mains and ten pump stations. Reconfiguration and replacement of several pump stations have been performed in recent years. However, I&I remains a challenge.

According to NYSDEC's EBPS, this facility received a rank of 149 and a score of 12. The score components are based on age of the existing SPDES permit and time since the last time the facility submitted a long form permit application together with required comprehensive effluent sampling. In general, the higher the EBPS rank, the more likely it is that the permit for this facility will undergo a full technical review by NYSDEC in the near future.

The [SPDES](#) permit recently underwent a [full technical review](#) by [NYSDEC](#) as part of a planned facility upgrade and it expires on August 31, 2029. The [SPDES](#) permit contains a compliance schedule requiring the planned upgrade/expansion to be completed by October of 2027.

5.1.1.3 Melody Lake Sewer District

This system serves 61 residential users within a residential development originally developed as Melody Lake Acres. The collection system and [WWTP](#) were originally constructed in the mid-1970s and was originally privately-operated. Upgrades were completed in 2016, and the facility is reported to be in good working order. The [WWTP](#) has a permitted flow of 38,000 [GPD](#) and uses an activated sludge process for treatment. Average flows are reported to be well within the facility's design and permitted flow.

According to [NYSDEC's EBPS](#), this facility is received a rank of 76 and a score of 81. The score components are based on age of the existing [SPDES](#) permit and time since last the facility submitted a long form permit application together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

5.1.1.4 Sackett Lake Sewer District

This system serves residential areas adjacent to Birchwood Pond, Forest Pond, and Sackett Lake. There are 464 residential service connections. Wastewater is collected and conveyed to the Sackett Lake [WWTP](#). The plant has a permitted flow of 500,000 [GPD](#) and treatment is currently achieved via a fixed film process. The plant has incurred past permit violations due to excessive [I&I](#).

According to [NYSDEC's EBPS](#), this facility is received a rank of 6 and a score of 279. The score is based on age of the existing [SPDES](#) permit and time since the facility submitted a long form permit application together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

5.1.1.5 Harris and Cold Spring Service Areas

As noted, in 2021 the Town consolidated three [sewer districts](#) (Harris, Cold Spring, and Dillon Farms) to form the Consolidated Harris Sewer District. Of these, only the Dillon Farms [service area](#) is served by a separate [WWTP](#) and is discussed in the next section, below.

The combined [service area](#) has a total of 292 connections, of which 132 are single-family residences and another 41 connections are seasonal residences. In addition, there are

several seasonal camp facilities connected to the system, along with several facilities owned and operated by The Center for Discovery, as well as the Garnet Health Catskills medical facility. Eleven other commercial users are connected and include small retail and storage/distribution facilities. The collection system consists of about 5 miles of gravity main, about 4.6 miles of force main, 99 manholes, and 7 pump stations.

5.1.1.6 Dillon Farms Service Area

Dillon Farms is a small residential development with only 12 users. The on-site wastewater treatment system, consisting of a 1,500-gallon septic tank and a buried sand filter, was originally privately owned. The facility has a history of effluent violations; however, it is not currently under a consent order. As discussed below, substantial cost would be incurred to upgrade this facility to meet new permit requirements.

According to [NYSDEC's EBPS](#), this facility received a rank of 114 and a score of 39. The score components are based on age of the existing [SPDES](#) permit and time since the last time the facility submitted a long form permit application together with required comprehensive effluent sampling. In general, the higher the [EBPS](#) rank, the more likely it is that the permit for this facility will undergo a [full technical review](#) by [NYSDEC](#) in the near future.

5.1.1.7 Monticello Motor Club Sewer District (proposed)

In 2023, the Thompson Town Board passed a resolution authorizing the preparation of a Map, Plan, and Report (MPR) for the creation of a proposed [sewer district](#) designed to service the existing Monticello Motor Club (MMC) facility. MMC currently has an on-site septic tank and leach field that is sufficient to service the existing racetrack, but not large enough to accommodate future residential development and other planned improvements at the track.

5.1.2 Recent/Future Upgrades

This section discusses recent and future investments in Town's [municipal sewer systems](#) for each sewer [service area](#).

5.1.2.1 Consolidated Kiamesha Sewer District- Kiamesha Lake WWTP

A comprehensive plant upgrade that would include, among other things, installation of new UV disinfection equipment and an aerobic digester to reduce the Town's reliance on landfills for sludge disposal is in the final stages of design and permitting. As of this report, approximately \$20.4 M in state and federal grants have been secured for the project.

5.1.2.2 *Rock Hill-Emerald Green Sewer District*

Pump station upgrades and addressing I&I conditions in the system are an identified need, though no specific projects were planned as of the time of writing.

5.1.2.3 *Emerald Green WWTP*

A planned upgrade to the plant is intended to increase the treatment capacity to 475,000 GPD to accommodate future growth, as well as replace aging equipment, update controls, and add a UV disinfection system. Construction of the upgrade project is expected to begin in 2026 and be completed by 2027. As of this report, approximately \$10.7 M in state and federal grants have been secured for the project.

5.1.2.4 *Melody Lake Sewer District - Melody Lake WWTP*

Officials identified a need to perform modifications to a portion of the treatment process involving the secondary clarifiers in order to address sludge removal.

5.1.2.5 *Sackett Lake Sewer District - Sackett Lake WWTP*

The Town is working on an approximately \$2.2 M project to slip-line and replace portions of a gravity main, which is the primary source of I&I into the system. Additional future plant upgrades are in the process of being evaluated as well.

5.1.2.6 *Consolidated Harris Sewer District*

An approximately \$10.0 M project (at time of report) to replace three of the existing pump stations (Harris Pump Station, Old Route 17 Pump Station, and Benmosche Pump Station) and add one additional pump station (Kaufman Road Pump Station) is in the final stages of design and permitting.

5.1.2.7 *Dillon Farms.*

Substantial improvements are required to bring the WWTP into compliance with the current SPDES permit limits, and it is very likely that any permit modification request to improve the facility would trigger new, more stringent effluent standards. Achieving the likely permit requirements would result in substantial capital investment and high operating costs. In the near future, according to officials, the Town plans to abandon the Dillon Farms WWTP and install a pump station and force main system to direct the flow to the Village of Monticello WWTP instead. While the total cost of that approach is estimated to be approximately \$1.0 M, officials evaluating the system indicate it is more efficient than upgrading the existing facility and the newly consolidated sewer district will allow those costs to be spread over a larger user base.

5.1.2.8 Monticello Motor Club Sewer District (proposed)

As noted, the Town has been partnering with the Monticello Motor Club on a project to upgrade the existing system serving this facility. The Monticello Motor Club has engaged an engineer who is in the process of designing and permitting a new on-site WWTP, and the intent is to have ownership and operation transferred to the Town once all approvals are in place.

5.1.3 Finances and Administration

As part of the data collection process, information about system finances and budgeting was requested and researched from publicly available sources; local codes governing system administration and use were also reviewed, where publicly available. This information, where available, was used in order to develop an understanding of key metrics, including: revenues and trends, expenses and trends, rate structure, revenues versus expenditures, debt service, and reserves.

Analysis of available financial information against the following metrics is as follows.

- Revenues and trends – According to the 2025 budget, revenues for the Town’s six sewer districts are derived primarily from user charges, with interest earnings making up a small component. In the Kiamesha district, outside user charges also comprise a significant component. Interfund transfers have also made up a portion of revenues in each district.
- Expenses and trends – The majority of expenditures across the districts is under the Sewage Treatment and Disposal line, further delineated by Personal Services, Contractual, and Equipment. Some costs are specified to service providers for each district, such as the Village of Monticello. According to the 2024 AFR, sewer service expenditures are about 20% of the Town’s total appropriations.
- Rate structure - The Town charges for O&M and Capital costs per each of the Town’s districts based on a schedule of points. Outside users are assigned points on the same basis and using the same formula used for all parcels within the district, with an additional 10% administration fee. The point system is based on property classification assigned for tax assessment purposes. Single family dwellings are assigned 10 points each for O&M (rent) and Capital (debt).
- Revenue versus expenditures – Actual 2023 and 2024 figures show that revenues have exceeded expenditures.

-
- Debt service – All districts carry some level of debt. The debt from the construction of the WWTP is set to mature in 2043, while the debt from the Storm Mitigation Loan Program is set to mature in 2047. The Town also has a “Bonds and Notes - Various” balance for miscellaneous short-term projects that roll into long-term funds. This balance is continuously added to and paid off in portions. Debt service comprises about 12% of appropriations across the Town’s sewer districts.
 - Reserves – The Town maintains a reserve fund of approximately \$300,000 for unplanned equipment and WWTP expenditures. According to the 2024 AFR, fund balance was about 102% of budgeted appropriations.
 - Sewer use law – Chapter 194 of the Town’s code is the sewer use law.

5.2 Other Systems

A number of privately-owned regulated decentralized sewer systems exist within the Town, generally in areas where public sewer is not available. Some of these systems serve multiple users, such as small clusters of homes or large developments, at or near the site where the wastewater is generated. In addition, there are other privately owned regulated decentralized systems with higher capacity such that they are regulated under the SPDES program but may only serve individual businesses or other individual uses with a need for higher treatment capacity.

There are several SPDES permits involving existing or proposed privately-owned regulated decentralized sewer systems in the Town, including. The following permits have a status of issued, all involving renewal of existing permits for discharge to surface waters:

- Camp Zichron Zvi Dovid Congregation;
- Holiday Mountain Recreation Facility Staff Housing;
- Congregation Iched Anash;
- Windsor Hills Estates;
- Crescent Lake Estates;
- Kyprianou Property; and
- Kinnebrook Mobile Home Park.

The following permits have statuses of other than issued:

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- Bridgeville Warehouse, involving a new permit for a facility with a discharge to groundwater;
 - Camp Bobov involving a new permit for a facility with capacity of 29,160 GPD and a discharge to groundwater;
 - Camp Ger involving a new permit for a facility with capacity of 30,000 GPD serving a religious camp with multiple septic tanks and a dual storage pond/infiltration lagoon with surface discharge;
 - Camp Yeshiva Serdahel involving a new permit for facilities with capacities of 8,910 GPD, 8,800 GPD & 8,690 GPD to groundwater, with existing facilities to be abandoned & 3 new facilities proposed to service all existing & proposed buildings;
 - Camp Zichron Zvi Dovid Congregation for modification of permit for a facility with 150,000 GPD capacity to replace existing sand beds for future planned development with a discharge to surface water;
 - Cold Spring Cottages involving reauthorization of a permit with a discharge to surface water;
 - Gan Eden Estates involving a new permit for a facility with a discharge to surface water serving a 534 unit development;
 - Glen Wild Hotel involving renewal of a permit for a facility with a discharge to surface water;
 - Holiday Mountain Recreation Facility Staff Housing involving renewal of a permit for a facility with a discharge to surface water;
 - Joyland Park Estates involving reauthorization of a permit for a facility with 8,750 GPD capacity and a discharge to surface water;
 - Kiamesha Artesian Spring Water involving a permit for discharge of WTP process water;
 - Machne Ohel Torah involving reauthorization of a permit for a facility with a discharge to surface water;
 - Ranch Road Realty involving modification of a permit for a facility with 1,900 GPD capacity and a discharge to groundwater;
 - Sackett Vacation Homes involving renewal of a permit for a facility with a discharge to surface water; and

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- Windsor Hills Estates involving a private sewage works corporation formation and discharge to surface water.

5.3 Challenges and Opportunities

The Kiamesha Lake [WWTP](#) is currently operating at approximately 25% of its permitted capacity, and there is sufficient capacity available for increases in flows to the plant.

Across the [municipal systems](#), [I&I](#) remains a challenge, especially in the systems serving the Emerald Green and Sackett Lake areas. The Town has been taking steps to reduce [I&I](#) in known locations.

As noted above in the case of water supply, several of the [municipal systems](#) were previously privately-owned but were acquired by the Town from the original owners, some with challenges and needs due to deferred maintenance or other operational practices. Under NYS law, municipalities authorizing creation of transportation corporations for provision of sewer service are obligated to assume control of these systems from the private entity under certain conditions, such as if that entity ceases to exist. This is likely to remain a challenge, as there are other existing and proposed developments with privately-owned [regulated decentralized](#) infrastructure in the Town.

Officials indicated that acquisition from private entities of infrastructure, such as pump stations, that these entities construct and offer for dedication to the Town as part of land development projects is an important challenge. An opportunity to address aspects of this challenge, such as quality control, may lie in the Town modifying its regulations in order that it be a Town responsible to design and build pump stations and force mains, with costs borne by developers.

An opportunity lies in the Town having the Village of Monticello as a partner when it comes to provision of sewer services. Creating frameworks for collaboration with the Village of Monticello offers opportunities due to recent investment in infrastructure and reasonable costs to users.

6. METHODOLOGY AND SOURCES

In preparing this report, publicly available data were collected and reviewed, along with any additional documentation supplied by a municipal representative, county office, or other authoritative sources. In addition, the project team contacted and interviewed key individuals who have specialized knowledge of their local systems. The following is a list of sources consulted.

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- Adelaar Annual Water Quality Report ([AWQR](#)) 2022 (NY5230211)
 - Cold Spring Annual Water Quality Report ([AWQR](#)) 2022 (NY5220343)
 - Dillon Farms Annual Water Quality Report ([AWQR](#)) 2022 (NY5203350)
 - Melody Lake Annual Water Quality Report ([AWQR](#)) 202 (NY5205653)
 - Lucky Lake Annual Water Quality Report ([AWQR](#)) 2022 (NY5203356)
 - Kiamesha-Route 42 Water District Annual Water Quality Report ([AWQR](#)) 2022 (NY5220223)
 - 2024 Annual Financial Report (AFR)
 - 2025 Adopted Town Budget
 - Town of Thompson code
 - [NYSDEC](#) Environmental Benefit Permit Strategy ([EBPS](#)) 2025 Rankings
 - [NYSDEC](#) Department Application Review Tracking (DART) system (accessed October 2025)
 - EPA [Community water system](#) Service Area Boundaries (accessed September 2025)