

**EMERALD CORPORATE CENTER
ECONOMIC DEVELOPMENT CORPORATION/
EMERALD SPRINGS WATER COMPANY**

BOARD MEETING AGENDA

March 11, 2021 – 8:00 A.M.

Zoom; <https://us02web.zoom.us/j/83771285181>

I. Call to Order

II. Approval of Minutes

- November 12, 2020

III. Financials- See Reverse

IV. Yearly Housekeeping

- Adopt Meeting Schedule (March 11, May 13, July 8, September 9, November 4)
- Appointments to the board: Sorensen & Konefal's 2 year terms are up
- Open Board Seat
- 2021 Officer Selection: open to members not serving due to legislative seat. 2020 Officers:
 - i. President: Skoda
 - ii. Vice President: Sorensen
 - iii. Secretary: Baez
 - iv. Treasurer: Weinstein
- 2021 Committee Selection. 2020 Members:
 - i. Audit: Eisenberg, Skoda, Weinstein
 - ii. Finance: Eisenberg, Potosek, vacancy
 - iii. Governance: Doherty, Skoda, Weinstein

V. Recent Activity

- Telecommunications Tower Update
- Parcel Marketing & Disposition
- Water Company Status

VI. Public Comment

VII. Conclusions and Next Steps

Financials**• Bills Paid:****Emerald Corporate Center**

○ The Traveler's Companies Inc. (November 2020)	\$ 1,040.00
○ Emerald Springs Water Company (November 2020)	\$ 6,209.38
○ Sazoff & Sons Landscaping, LLC (December 2020)	\$ 450.00

Emerald Springs Water Company

○ Dennis Dietrich (November 2020)	\$ 2,166.66
○ Verizon (November 2020)	\$ 52.21
○ NYSEG (November 2020)	\$ 346.43
○ OCL Analytical Service (November 2020)	\$ 250.00
○ Mike Preis, Inc. (November 2020)	\$ 3,394.08
○ Dennis Dietrich (December 2020)	\$ 2,166.66
○ Verizon (December 2020)	\$ 52.21
○ NYSEG (December 2020)	\$ 365.56
○ Mike Preis, Inc. (December 2020)	\$ 704.00
○ OCL Analytical Service (December 2020)	\$ 35.00
○ Kerber Electric	\$ 134.94
○ Dennis Dietrich (February 2021)	\$ 2,506.66
○ Verizon (February 2021)	\$ 105.92
○ NYSEG (February 2021)	\$ 389.80
○ NYSEG (February 2021)	\$ 439.00
○ OCL Analytical Service (February 2021)	\$ 510.00

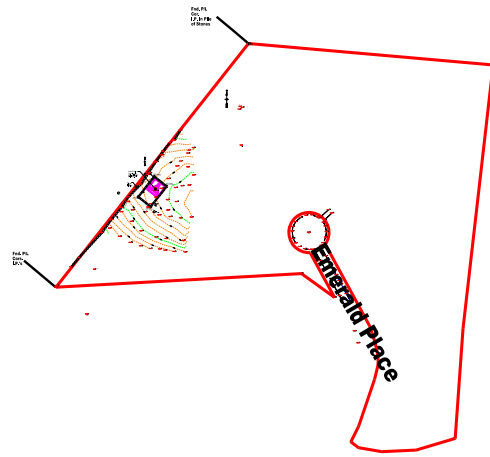
• Bills to be Paid:**Emerald Springs Water Company**

○ Dennis Dietrich (December 2020)	\$ 2,506.66
○ Dennis Dietrich (March 2021)	\$ 2,166.66
○ NYSEG (March 2021)	\$ 547.06
○ Department of Health (March 2021)	\$ 100.00

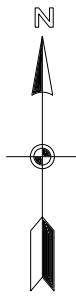
Fnd. P/L
Cor. I.P. in Pile
of Stones

Fnd. P/L
Cor. I.P.'s





Location Map



Tower CL Point
Capped Iron Pin
Lat: 41-37-33.77
Long: 74-35-13.28
Elev: 1558'

BM 1
Vertical Spk
in root of
15" Maple tree
Elev: 1555.43

STA 12

STA 11

403

400

404

402

STA 5

1555.79

401

SS 300

10" Oak Tree

Use as a tie

SS 301

7" Beech Tree

Use as a tie

Property Line

Remains Stonewall

To C/L Wall
20' +/-

7/22/20 Set capped IP

7/22/20 Set stake at
Corner Fence/Compound

7/22/20 Set stake at
Corner Fence/Compound

7/22/20 Set stake at
Corner Fence/Compound

7/22/20 Set stake at
Corner Fence/Compound

REV.	DESCRIPTION	APP'D	DATE

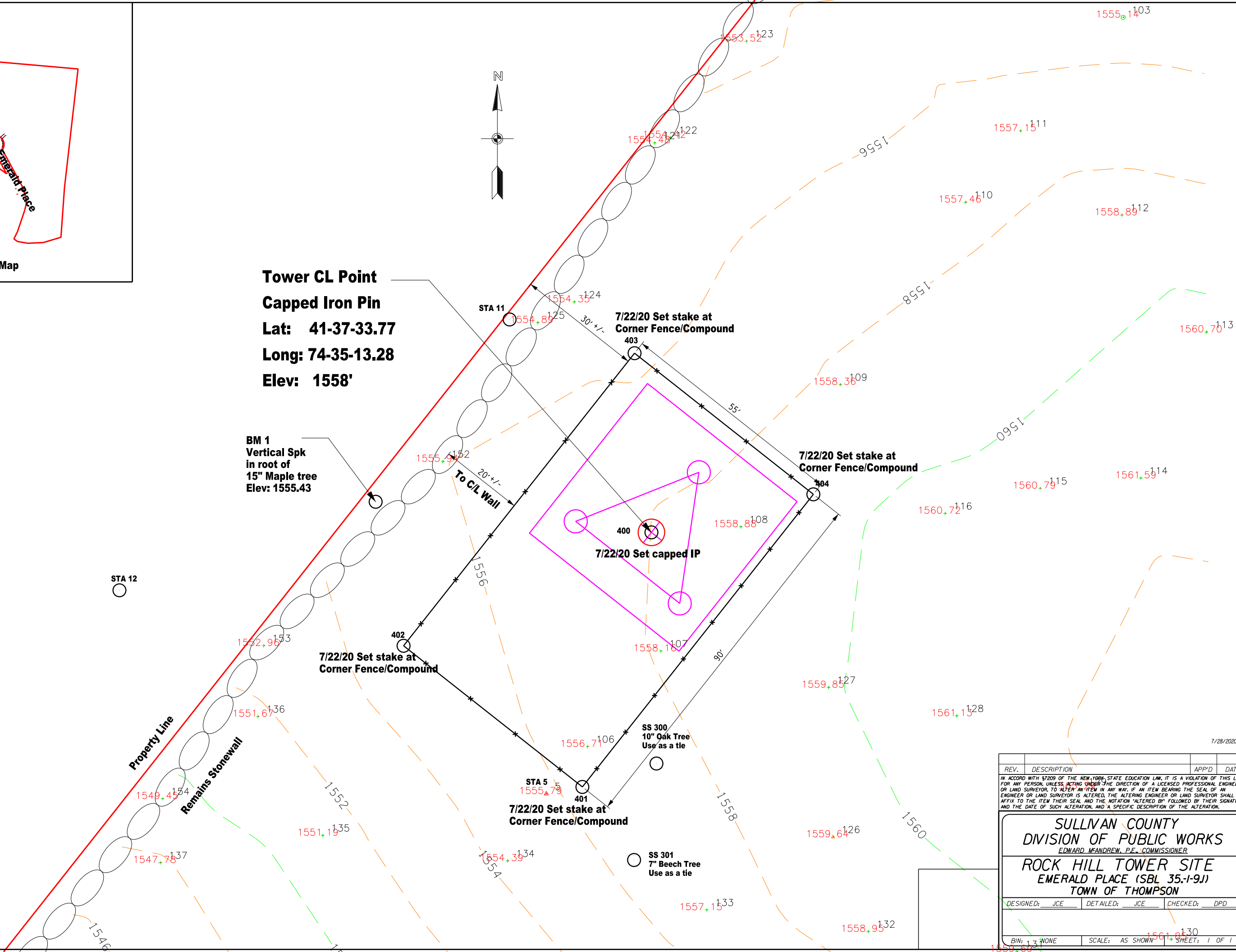
IN ACCORD WITH §7209 OF THE NEW YORK STATE EDUCATION LAW, IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SULLIVAN COUNTY
DIVISION OF PUBLIC WORKS
EDWARD M. ANDREW, P.E., COMMISSIONER
ROCK HILL TOWER SITE
EMERALD PLACE (SBL 35-1-9J)
TOWN OF THOMPSON

DESIGNED: JCE DETAILED: JCE CHECKED: DPD

BIN: 13 NONE SCALE: AS SHOWN SHEET: 1 OF 1

7/28/2020





APPROXIMATE LOCATION OF EXISTING ADJACENT PROPERTY LINE (TYP)

SECTION 35
BLOCK 1 LOT 4.1

SECTION 35
BLOCK 1 LOT 1

SECTION 35
BLOCK 1 LOT 3.1

SECTION 35
BLOCK 1 LOT 10.1

SECTION 35
BLOCK 1 LOT 9.1

PROPOSED 55'x90'
FENCED COMPOUND
(SEE SHEET C-2)

PROPOSED 12' WIDE
GRAVEL ACCESS ROAD

EMERALD PLACE

ADAMS ROAD

SECTION 35
BLOCK 1 LOT 10.1

SECTION 35
BLOCK 1 LOT 7.4

PROPOSED UNDERGROUND
POWER & FIBER (TYP)

EXISTING TRANSFORMER
(ASSUMED SOURCE OF POWER)

EXISTING TELCO PEDESTAL
(ASSUMED SOURCE OF FIBER)

SECTION 35
BLOCK 1 LOT 9.3

SECTION 35
BLOCK 1 LOT 7.1

SECTION 35
BLOCK 1 LOT 15.1

SECTION 35
BLOCK 1 LOT 9.2

EMERALD PLACE

SECTION 35
BLOCK 1 LOT 16

SECTION 35
BLOCK 1 LOT 9.6

SECTION 35
BLOCK 1
LOT 8

SECTION 35
BLOCK 1 LOT 9.4

SECTION 35
BLOCK 1 LOT 9.5

ROCK HILL DRIVE

1
C-1
OVERALL SITE PLAN
SCALE: 1" = 200' (11x17 SIZE)
1" = 100' (22x34 SIZE)

NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

Sullivan
COUNTY CATSKILLS
Mountains of Opportunities
100 NORTH STREET
MONTICELLO, NY 12701

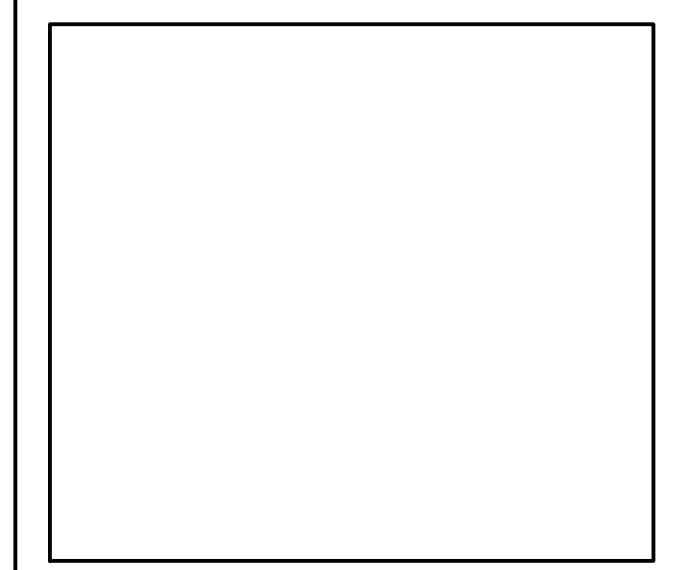
Tectonic
PRACTICAL SOLUTIONS. EXCEPTIONAL SERVICE.
Tectonic Engineering Consultants, Geologists & Land Surveyors, D.P.C.
72 Pleasant Hill Road Phone: (845) 334-5959
P.O. Box 37 Mountaintown, NY 10953 www.tectonicec.com
Project Contact Info
36 British American Blvd.
Suite 101 Latham, NY 12110 Phone: (518) 783-1630

WORK ORDER NUMBER 10571.001 DRAWN BY JRF

NO. DATE ISSUE

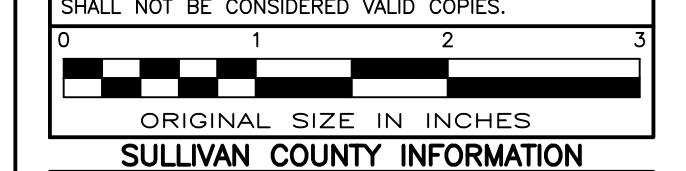
NO.	DATE	ISSUE
0	9/16/20	FOR COMMENT

RELEASED BY DATE



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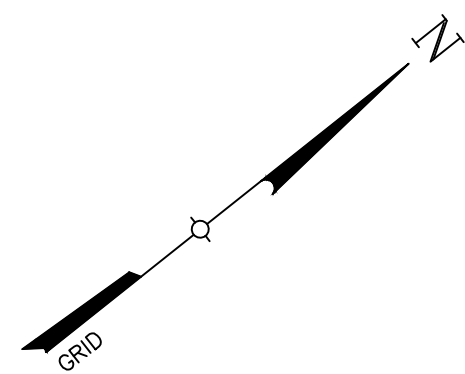
ROCK HILL TOWER
SITE ADDRESS

ROCK HILL DR
TOWN OF THOMPSON
SULLIVAN COUNTY
NY 12775

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER

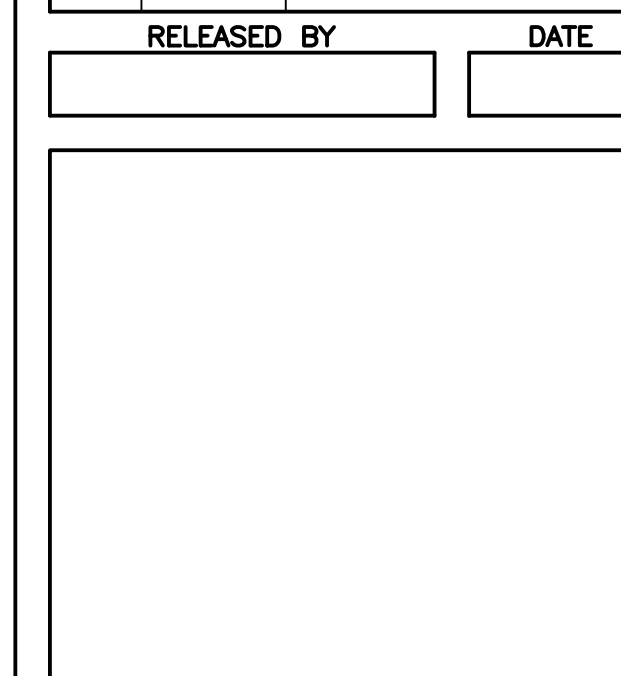
C-1



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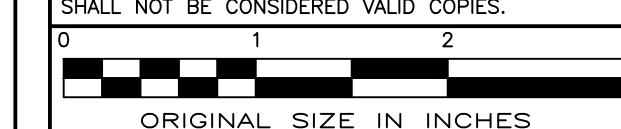
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ORIGINAL SIZE IN INCHES

SULLIVAN COUNTY INFORMATION
ROCK HILL TOWER

SITE ADDRESS

ROCK HILL DR
TOWN OF THOMPSON
SULLIVAN COUNTY
NY 12775

SHEET TITLE

SITE DETAIL PLAN

SHEET NUMBER

C-2

PROPOSED 55'x90' FENCED COMPOUND

Ground Rod

Ground Rod

PROPOSED TOWER FOUNDATION (TYP)

PROPOSED SELF SUPPORT TOWER

PROPOSED UTILITY BACKBOARD

PROPOSED TRANSFORMER

PROPOSED BOLLARD (TYP)

PROPOSED 12' WIDE DOUBLE GATE

PROPOSED UNDERGROUND POWER & FIBER

PROPOSED GRAVEL ACCESS ROAD & TURNAROUND AREA

1 SITE DETAIL PLAN
C-2
SCALE: 1" = 10' (11x17 SIZE)
1" = 5' (22x34 SIZE)

Before You Dig, Drill Or Blast!

Dig Safely. New York

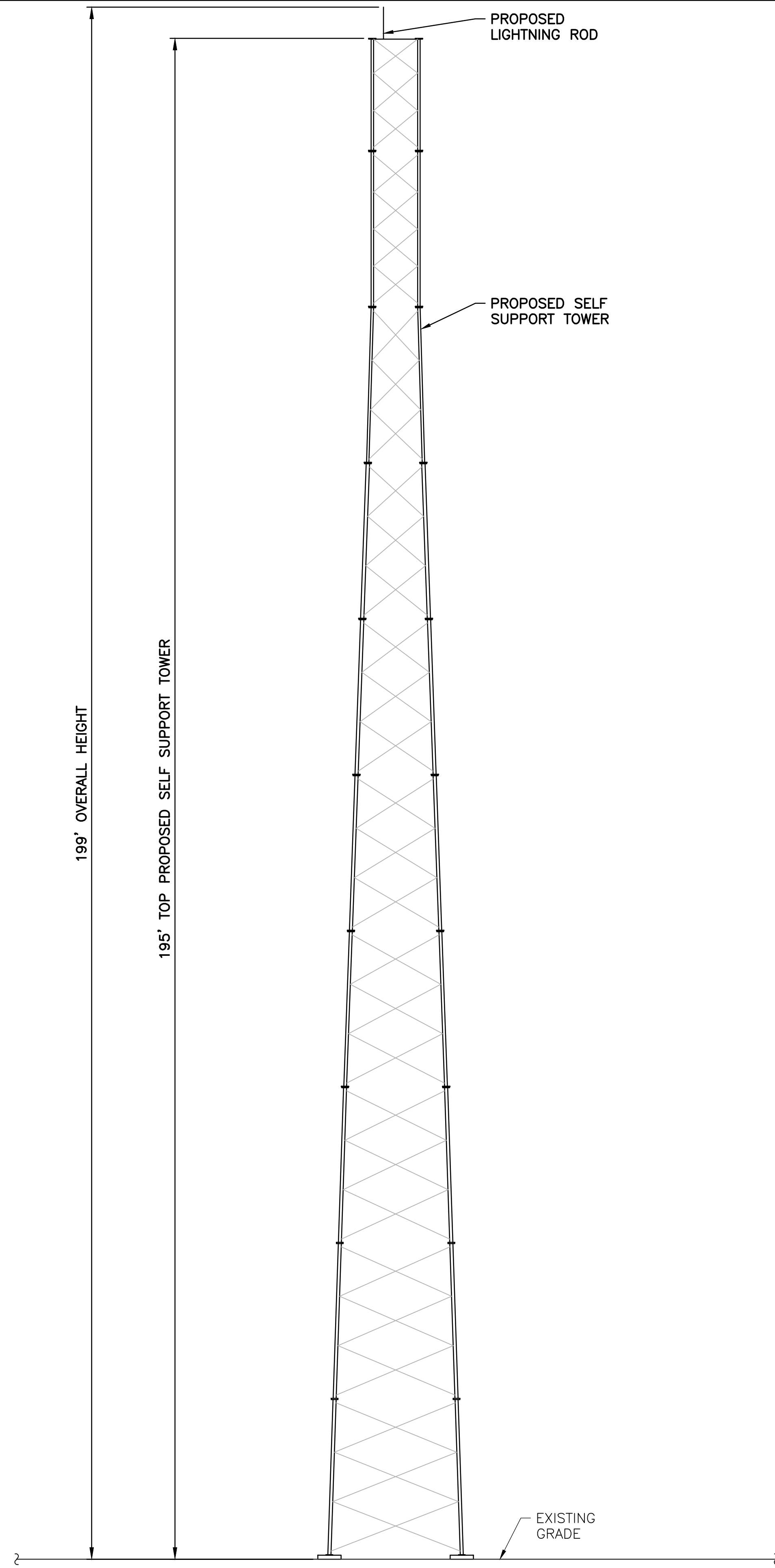
UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION

CALL US TOLL FREE 1-800-962-7962

NY industrial code rule 753 requires no less than two working days notice, but not more than ten days notice.

DIG SAFELY - NEW YORK

- CONTRACTOR SHALL NOTIFY UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT TELEPHONE NUMBER 1-800-962-7962 PRIOR TO EXCAVATION AT SITE
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATION
- ALL EXCAVATION WORK WITHIN 36" OF EITHER SIDE OF UNDERGROUND UTILITIES MUST BE DONE BY HAND EXCAVATION METHODS



1
C-3
ELEVATION
SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)

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ORIGINAL SIZE IN INCHES

SULLIVAN COUNTY INFORMATION

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SITE ADDRESS

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TOWN OF THOMPSON
SULLIVAN COUNTY
NY 12775

SHEET TITLE

ELEVATION &
ORIENTATION PLAN

SHEET NUMBER

C-3