CATSKILL WATERSHED CORPORATION
BOARD MEETING
March 3, 2020 @ 1:00 p.m.
AGENDA

I. Call to Order

II. Pledge of Allegiance

III. Roll Call of Directors

IV. Review and Approval of February 4, 2020 Board Minutes – Tab 1

V. Presentation of Communications
   Finance Report - Tab 2
   Executive Director's Report - Tab 3
   Committee Meeting Schedule - Tab 4
   Committee Meeting Minutes - Tab 5

VI. Public Discussion

VII. Presentation of Resolutions
   Septic Over $25,000 – Andrew Brisbois – Tab 6
   Septic Over $25,000 – Christopher Cole – Tab 7
   Septic Over $25,000 – Allen Hedberg – Tab 8
   Septic Over $25,000 – Tricia Kuhnau – Tab 9
   Septic Over $25,000 – Josefina Rubio – Tab 10
   Septic Over $25,000 – Additional Cost – Sondra Buono – Tab 11
   Septic Over $25,000 – Additional Cost – Kevin Lauth – Tab 12
   Septic Over $25,000 – Additional Cost – Anne Rollett – Tab 13
   Second Time Repair – Michael Boice – Tab 14
   Second Time Repair – John Graham – Tab 15
   Future Stormwater – Additional Cost – Windham Car Wash O&M – Tab 16
   MOA 145 – Craig Benjamin IRSP – Tab 17
   FHMIP – Huntersfield Christian Training – 46 County Route 7 – Tab 18
   FHMIP – Huntersfield Christian Training – 14452 Main Street – Tab 19
   FHMIP – Relocation Assistance – Breaky Motors – Tab 20
   FHMIP – Additional Cost - Stream Restoration – Town of Denning – Tab 21
   FHMIP – Additional Cost - Streambank Stabilization – Town of Windham – Tab 22
   Copy Machine Lease – Tab 23
   CWC Headquarters Equipment Purchases – Tab 24
   Personnel Policy Revisions – Tab 25
   CFF – Delaware Inn – Heating Repairs – Tab 26

   Executive Session
   CFF – Business Loan – Thomas E. Miner and Donald E. VanEtten – Tab 27

VIII. Announcements from the Chair

IX. Board Member Discussion

X. Adjournment
| TAB 1 |
I. Call to Order at 1:00 pm at the Catskill Watershed Corporation

II. Pledge of Allegiance: Led by Wayne Marshfield

III. Roll Call of Directors

   Members Present: James Eisel, Wayne Marshfield, Arthur Merrill, Tina Molé, Richard Parete, Anthony VanGlad, Michael Triolo, Christopher Mathews, Innes Kasanof, and Dave Warne (New York City DEP)

   Members Excused: Robert Pelham, Thomas Hynes, Jeff Senterman, Jim Sofranko, and Thomas Snow.


   Others Present: John Schwartz (New York City DEP), Thomas Stalter (New York City DEP), Mike Meyer (New York City DEP), Dmitriy Ostaplyshyn (New York City DEP), Nick Carbone (Delaware County Watershed Affairs), Patrick Palmer (NYSDOH) and Mike Maloney (NYSDOH.)

IV. Review and Approval of January 7, 2020 Board Meeting Minutes.
A motion to approve the minutes from January 7, 2020 Board Meeting was made by Michael Triolo.

   Voice Vote, carried unanimously

V. Presentation of Communication

Finance Report
A motion to approve the financial reports as of October 31, 2019, was made by James Eisel and seconded by Arthur Merrill.

   Voice Vote, carried unanimously

Executive Director’s Report

Committee Schedule

Committee Meeting Minutes
A motion to approve the committee minutes was approved by all.

VI. Public Discussion

VII. Presentation of Resolutions

Septic Over $25,000 – Scott Benjamin - Tab 6
A motion to approve Resolution No. 3694 was made by Wayne Marshfield and was seconded by Dave Warne.
RESOLUTION NO. 3694

MOA SEPTIC PROGRAM
BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:
SCOTT BENJAMIN

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Twenty-Eight Thousand Two Hundred Dollars ($28,200.00); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Twenty-Eight Thousand Two Hundred Dollars ($28,200.00) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Eight Thousand Two Hundred Dollars ($28,200.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Eight Thousand Two Hundred Dollars ($28,200.00)

Scott Benjamin Backup
Mr. Benjamin’s property is located in the Town of Shandaken, Ulster County. The engineer is Christopher DiChiaro and the contractor is Wade Smith. Homeowner and CWC staff received a quote from a contractor in the amount of $28,200.00. This system is for a three bedroom house. The major components for this system include one 1000 gallon septic tank, one pump chamber, 13 linear feet of gravity piping, 21 linear feet of force main, 275 cubic yards of absorption fill material, 20 cubic yards of random fill, 800 square feet of conventional absorption bed, on distribution box, one effluent filter, and site restoration. The quote is within 10% of our estimated cost of construction. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $28,200.00.

Voice Vote, carried unanimously

Septic Over $25,000 – Onelia Warren – Tab 7

A motion to approve Resolution No. 3695 was made by Richard Parete and was seconded by Tina Mole.
WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Twenty-Nine Thousand Five Hundred Dollars ($29,500.00); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000.00), and

WHEREAS, the CWC staff have determined the contractor’s quote of Twenty-Nine Thousand Five Hundred Dollars ($29,500.00) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Nine Thousand Five Hundred Dollars ($29,500.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Nine Thousand Five Hundred Dollars ($29,500.00).

Onelia Warren Backup
Ms. Warren’s property is located in the Town of Kortright, Delaware County. The engineer is Sander Engineering and contractor is Ted’s Grading and Landscaping. Homeowner and CWC staff received a quote from a contractor in the amount of $29,500.00. This system is for a three bedroom house. The major components for this system include one 1000 gallon septic tank, 51 linear feet of gravity piping, 362 cubic yards of absorption fill material, 220 linear feet of ATL pipe, 27 cubic yards of C33 Sand, one distribution box, one effluent filter, temporary access road, tree removal, and site restoration. The quote is within 10% of our estimated cost of construction. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $29,500.00.

Voice Vote, carried unanimously

Septic Over $25,000 – Additional Cost - Michael Brewer – Tab 8
A motion to approve Resolution No. 3696 was made by Wayne Marshfield and was seconded by James Eisel.

February 4, 2020

RESOLUTION NO. 3696

MOA SEPTIC PROGRAM
WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on July, 9, 2018, by Resolution Number 3342, the CWC Board approved reimbursement to Michael Brewer in an amount not to exceed Thirty-Four Thousand Two Hundred Twenty-Four Dollars Ninety-Six Cents ($34,224.96); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Two Thousand Two Hundred Eighty-Four Dollars ($2,284.50); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Two Thousand Two Hundred Eighty-Four Dollars and Fifty Cent ($2,284.50); and

WHEREAS, CWC staff have determined that Thirty-Six Thousand Five Hundred Nine Dollars and Forty-Six Cents ($36,509.46) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Six Thousand Five Hundred Nine Dollars and Forty-Six Cents ($36,509.46) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Six Thousand Five Hundred Nine Dollars and Forty-Six Cents ($36,509.46).

Michael Brewer Backup

Mr. Brewer’s property is located in the Town of Middletown, Delaware County. The engineer is Rex Sanford and the contractor is Hubbell Inc. CWC Board of Directors previously approved reimbursement for this project at $34,224.96. During the construction phase the contractor encountered extremely wet site conditions. The engineer instructed the contractor to add 75 cubic yards if absorption fill to the system to insure proper function and separation to the groundwater. CWC received a quote from the contractor to complete this work for $2,284.50. The Septic Committee recommends that the Board approves an additional reimbursement of $2,284.50, for total reimbursement not to exceed $36,509.46.

Voice Vote, carried unanimously
A motion to approve Resolution No. 3697 was made by Innes Kasanof and was seconded by James Eisel.

February 4, 2020

RESOLUTION NO. 3697
MOA SEPTIC PROGRAM
BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:
TIMOTHY BRIGHT

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on August 7, 2018, by Resolution Number 3362, the CWC Board approved reimbursement to Timothy Bright in an amount not to exceed Thirty-Two Thousand Nine Hundred Five Dollars Twenty Cents ($32,905.20); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Five Thousand One Hundred Nine Dollars ($5,109.00); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Five Thousand One Hundred Nine Dollars ($5,109.00); and

WHEREAS, CWC staff have determined that Thirty-Eight Thousand Fourteen Dollars Twenty Cents ($38,014.20) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Eight Thousand Fourteen Dollars Twenty Cents ($38,014.20) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Eight Thousand Fourteen Dollars Twenty Cents ($38,014.20).

Timothy Bright Backup
Mr. Bright’s property is located in the Town of Woodstock, Ulster County. The engineer is Rex Sanford and the contractor is Eberhardt Excavation. CWC Board of Directors previously approved reimbursement for this project at $32,905.20. During excavation for the septic tank, siphon chamber and the curtain drain, the contractor encountered bedrock. A hammer was needed to excavate to the required depth. A low profile septic tank was also utilized to minimize the amount of hammering. Large boulders were also encountered when constructing the curtain drain. The excavation was wider and deeper in
areas and additional machine time and crushed stone was required. The curtain drain location and orientation were modified to capture additional water that was not observed during the original site inspection. As a result, a culvert was installed to convey curtain drain discharge under the existing driveway. 60 cubic yards of additional random fill was necessary to backfill the septic tank and siphon chamber and to provide bedding and cover for the sewer line. CWC received a quote from the contractor to complete this work for $5,109.00. The Septic Committee recommends that the Board approves an additional reimbursement of $5,109.00, for total reimbursement not to exceed $38,014.20.

Voice Vote, carried unanimously

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Septic Over $25,000 – Additional Cost – Giuseppe Dibenedetto – Tab 10

A motion to approve Resolution No. 3698 was made by Tina Mole and was seconded by Richard Parete.

February 4, 2020

RESOLUTION NO. 3698

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE

OVER $25,000 – ADDITIONAL COSTS:

GIUSEPPE DIBENEDETTO

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff previously approved Septic Program reimbursement for Giuseppe Dibenedetto in the amount of Twenty-Four Thousand Nine Hundred Ninety-Nine Dollars ($24,999.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the contractor for the septic system repair in the amount of One Hundred Twenty-Seven Dollars and Ninety-Four Cents ($127.94); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, the CWC staff have determined the contractor’s total invoices of Twenty-Five Thousand One Hundred Twenty-Six Dollars and Ninety-Four Cents ($25,126.94) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of Twenty-Five Thousand One Hundred Twenty-Six Dollars and Ninety-Four Cents ($25,126.94) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Five Thousand One Hundred Twenty-Six Dollars and Ninety-Four Cents ($25,126.94).
Mr. Dibenedetto’s property is located in the Town of Conesville, Schoharie County. The engineer is Dan Crandell and the contractor is Eric Dahlberg Construction. CWC staff previously approved reimbursement at $24,999.00. During excavation the contractor had to replace an additional 5 linear feet of gravity piping between the house and the septic tank. A reasonable and just cost for the additional work according to CWC Schedule of Values is $127.94. The Septic Committee recommends that the Board approves an additional reimbursement of $127.94, for total reimbursement not to exceed $25,126.94.

Voice Vote, carried unanimously

Septic Over $25,000 – Additional Cost – Raymond Keyes – Tab 11

A motion to approve Resolution No. 3699 was made by Arthur Merrill and was seconded by James Eisel.

February 4, 2020

RESOLUTION NO. 3699

BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:

RAYMOND KEYES

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on May 1, 2018, by Resolution Number 3273, the CWC Board approved reimbursement to Raymond Keyes in an amount not to exceed Thirty-Seven Thousand Eight Hundred Dollars ($37,800.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Three Thousand Two Hundred Ninety-Seven Dollars and Twenty Cents ($3,297.20); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Three Thousand Two Hundred Ninety-Seven Dollars and Twenty Cents ($3,297.20); and

WHEREAS, CWC staff have determined that Forty-One Thousand Ninety-Seven Dollars and Twenty Cents ($41,097.20) is a reasonable cost for this system in accordance with our schedule of values; and
WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Forty-One Thousand Ninety-Seven Dollars and Twenty Cents ($41,097.20) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-One Thousand Ninety-Seven Dollars and Twenty Cents ($41,097.20).

Raymond Keyes Backup
Mr. Keyes’s property is located in the Town of Olive, Ulster County. The engineer is Rex Sanford and the contractor is Chad Davis Contracting. CWC Board of Directors previously approved reimbursement for this project at $37,800.00. Due to weather conditions, it was determined that a 140 linear foot curtain drain was needed to protect the raised system. The work included machine time, material expense, clearing of trees and additional restoration. CWC received a quote from the contractor to complete this work for $3,297.20. The Septic Committee recommends that the Board approves an additional reimbursement of $3,297.20 for total reimbursement not to exceed $41,097.20.

Voice Vote, carried unanimously

Septic Over $25,000 – Additional Cost – Patrick Meredith – Tab 12

A motion to approve Resolution No. 3700 was made by Wayne Marshfield and was seconded by Tina Mole.

RESOLUTION NO. 3700
MOA SEPTIC PROGRAM
BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:
PATRICK MEREDITH

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on August 6, 2019, by Resolution Number 3586, the CWC Board approved reimbursement to Patrick Meredith in an amount not to exceed Forty-Four Thousand Six Hundred Ninety-Two Dollars Seventy Cents ($44,692.70); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of One Thousand Seventy-Seven Dollars and Thirty Cents ($1,077.30); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and
WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be One Thousand Seventy-Seven Dollars and Thirty Cents ($1,077.30); and

WHEREAS, CWC staff have determined that Forty-Five Thousand Seven Hundred Seventy Dollars ($45,770.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Forty-Five Thousand Seven Hundred Seventy Dollars ($45,770.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty-Five Thousand Seven Hundred Seventy Dollars ($45,770.00).

Patrick Meredith Backup
Mr. Meredith’s project is located in the Town of Walton, Delaware County. His engineer is Sander Engineering and his contractor is Jarred Robinson. CWC Board of Directors previously approved reimbursement for this project $44,692.70. During construction a grey water line was discovered. The contractor replaced the line with 30 linear feet of gravity pipe. 30 cubic yards of additional random fill was needed to cover the pipe and distribution box. CWC received a quote from the contractor to complete this work for $1,077.30. The Septic Committee recommends that the Board approves an additional reimbursement of $1,077.30, for total reimbursement not to exceed $45,770.00.

Voice Vote, carried unanimously

Septic Over $25,000 – Additional Cost – Christina Rubic - Tab 13
A motion to approve Resolution No. 3701 was made by Innes Kasanof and was seconded by Richard Parete.

February 4, 2020

RESOLUTION NO. 3701

MOA SEPTIC PROGRAM
BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:
CHRISTINA RUBIC

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on September 4, 2018, by Resolution Number 3373, the CWC Board approved reimbursement to Christine Rubic in the amount not to exceed in an amount not to exceed Thirty Thousand Sixty-Nine Dollars Sixty-Seven ($30,069.67); and
WHEREAS, on December 3, 2019, by Resolution Number 3653, the CWC Board approved reimbursement to Christina Rubic in an additional amount of be Two Thousand One Hundred Four Dollars and Eighty-Eight Cents ($2,104.88) for a total amount not to exceed Thirty-Two Thousand One Hundred Seventy-Four Dollars and Fifty-Five Cents ($32,174.55); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Eight Hundred Dollars ($800.00); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Eight Hundred Dollars ($800.00); and

WHEREAS, CWC staff have determined that Thirty-Two Thousand Nine Hundred Seventy-Four Dollars and Fifty-Five Cents ($32,974.55) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Two Thousand Nine Hundred Seventy-Four Dollars and Fifty-Five Cents ($32,974.55) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Two Thousand Nine Hundred Seventy-Four Dollars and Fifty-Five Cents ($32,974.55).

Christina Rubic Backup
Mrs. Rubic’s project it located in the Town of Olive, Ulster County. The engineer is Praetorius & Conrad and the contractor is Eberhardt Excavation. CWC Board of Directors previously approved reimbursement for this project at $30,069.67. During construction an additional sewer connection was found and CWC Board approved additional funding of ($2,104.88), for total amount not to exceed $32,174.55. When the contractor was making the second sewer connection, a second septic tank was discovered. The contractor has requested an additional $800.00 to pump and decommission the tank. The Septic Committee recommends that the Board approves an additional reimbursement of $800.00, for total reimbursement not to exceed $32,974.55. This cost appears reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of $800.00 for total reimbursement not to exceed $32,974.55.

Voice Vote, carried unanimously

CWC Expanded Septic Program – Meredith Inn – Tab 14

A motion to approve Resolution No. 3702 was made by Arthur Merrill and seconded by Tina Mole.

February 4, 2020

RESOLUTION NO.3702

BOARD APPROVAL OF EXPANDED SEPTIC PROGRAM ALTERATION/MODIFICATION CONSTRUCTION ESTIMATE OVER $25,000: MEREDITH INN
WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 13:01:09 of the CWC Expanded Septic Program Rules, if the total amount requested for reimbursement is more than Thirty Thousand Dollars ($30,000.00), the property owner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed the documentation and determine that a resolution be brought before the Board of Directors to reimburse the owner of the Meredith Inn in the amount not to exceed Ninety-Seven Thousand Five Hundred Sixty-Nine Dollars and Twenty-Nine Cents ($97,569.29) to build their septic system.

WHEREAS, the contractor’s quote for this system is more than Thirty Thousand Dollars ($30,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Ninety-Seven Thousand Five Hundred Sixty-Nine Dollars and Twenty-Nine Cents ($97,569.29) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Ninety-Seven Thousand Five Hundred Sixty-Nine Dollars and Twenty-Nine Cents ($97,569.29) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Ninety-Seven Thousand Five Hundred Sixty-Nine Dollars and Twenty-Nine Cents ($97,569.29).

**CWC Expanded Septic Program – Alteration/Modification**

**Meredith Inn Backup**

The Meredith Inn property is located in the Town of Meredith, Delaware County. The engineer is Lehman & Getz Consulting Engineers and the contractor is Mike Mason. The owner modified the use of the septic system, requiring alteration/modification if the existing septic system. The major components of this system include one 2,000 gallon septic tank, one 3,500 gallon septic tank, one 1,000 gallon grease trap, one 2,500 gallon pump chamber, 228 linear feet of gravity piping, 135 linear feet of forcemain, 2,576 cubic yards of absorption fill material, 2,600 linear feet of absorption trench, two distribution boxes, one valve vault and extensive site restoration. These components are on the original design.

The work is complete and the owner is requesting to be reimbursed $132,287.00. There were changes during construction, a 5,500 cast in place septic tank was used in place of the two tanks. A flout was used instead of a pump chamber. Two gravity lines replaced the force main and the valve vault was eliminated. An effluent filter was also installed. The owner instructed the contractor to tear down the five bedroom house that was included in the original plan while the septic system was being built. Staff has estimated the cost of the system components for the house to be $34,717.71 and did not recommend that cost as eligible due to removal of the home. Without this portion of the septic system, the CWC staff schedule of values cost is $97,569.29. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $97,569.29.

Voice Vote, carried unanimously
RESOLUTION NO. 3703

BOARD APPROVAL OF EXPANDED SEPTIC PROGRAM CONSTRUCTION ESTIMATE OVER $25,000: ZEN MOUNTAIN MONASTERY

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation ("CWC") shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 13:01:09 of the CWC Expanded Septic Program Rules, if the total amount requested for reimbursement is more than Thirty Thousand Dollars ($30,000.00), the property owner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed the documentation and determine that a resolution be brought before the Board of Directors to reimburse the owner of the Zen Mountain Monastery in the amount not to exceed Thirty-Seven Thousand Five Hundred Twenty-Two Dollars and Seventeen Cents ($37,522.17) to build their septic system.

WHEREAS, the contractor’s quote for this system is more than Thirty Thousand Dollars ($30,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Thirty-Seven Thousand Five Hundred Twenty-Two Dollars and Seventeen Cents ($37,522.17) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Thirty-Seven Thousand Five Hundred Twenty-Two Dollars and Seventeen Cents ($37,522.17) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Seven Thousand Five Hundred Twenty-Two Dollars and Seventeen Cents ($37,522.17).

Expanded Septic Program -
Zen Mountain Monastery Backup

The Zen Mountain Monastery property is located in the Town of Shandaken, Ulster County. CWC staff determined their septic system was failing or reasonably likely to fail in the near future. The engineer is North Engineers and the contractor is Kiniry Excavation, Inc. The major components of this system include one 1,000 gallon septic tank, Sludgehammer components, 60 linear feet of 10” PVC pipe, one catch basin, risers, replacement of orangeburg pipe under Old Rte. 28 and site restoration. The work is complete and the Monastery is asking to be reimbursed $37,522.17. This cost is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $37,522.17.
A motion to approve Resolution No. 3704 was made by Wayne Marshfield and was seconded by Christopher Mathews.

February 4, 2020

RESOLUTION NO.3704

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

DORA CHAMBERS

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Dora Chambers, requested eligibility under the MOA Septic Program for a second time repair funding for her septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Dora Chambers Backup
Ms. Chamber’s property is located in the Town of Andes, Delaware County. MOA Septic Program previously reimbursed the property owner for replacement of her septic system in 2005. Since 2005, the property owner has done routine septic pump-outs of her septic system in 2011 and again in 2016. CWC staff noted that the leach field and pump station are currently failing. CWC staff believe solids migrated out of the septic tank to the pump station and then to the leach field. CWC Septic Committee recommend the CWC Board of Director’s approve Ms. Chamber’s eligibility for a second time repair funded by the MOA Septic Program

Voice Vote, carried unanimously

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RESOLUTION NO.3705

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

DON FULLINGTON

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Don Fullington, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Don Fullington Backup

Mr. Fullington’s property is located in the Town of Gilboa, Schoharie County. MOA Septic Program previously reimbursed the property owner for replacement of his septic system in 2009. The property owner has done routine septic pump-outs of his septic system in 2014, 2017, and 2019. CWC staff noted that the leach field and pump station are currently failing. CWC staff believe solids migrated out of the septic tank to the pump station and then to the leach field. CWC Septic Committee recommend the CWC Board of Director’s approve Ms. Chamber’s eligibility for a second time repair funded by the MOA Septic Program

Voice Vote, carried unanimously

Septic Second Time Repair – Virginia Greene – Tab 18

A motion to approve Resolution No. 3706 was made by Richard Parete and was seconded by Arthur Merrill. Comments made by Alan Rosa and Mitchell Hull, Alan mentioned that there was no record of Virginia Greene doing a pump out. Mitchell Hull said that her son wrote a statement that Virginia Greene has dementia and did have pump outs although with her current condition she does not know where the records are or when the pump outs were completed.
RESOLUTION NO. 3706

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

VIRGINIA GREENE

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Virginia Greene, requested eligibility under the MOA Septic Program for a second time repair funding for her septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Virginia Greene Backup
Ms. Greene’s property is located in the Town of Hurley, Ulster County. MOA Septic Program previously reimbursed the property owner for replacement of her septic system in 1997, under a reimbursement program. At the time a metal tank was installed due to the shallow bedrock on the property. That metal tank is now collapsing. CWC has received no records to confirm that Ms. Greene had any pump-outs of her septic system since 1997. CWC Septic Committee recommend the CWC Board of Director’s approve Ms. Greene’s eligibility for a second time repair funded by the MOA Septic Program

Voice Vote, carried unanimously

Septic Second Time Repair – Marcia Johnson – Tab 19

A motion to approve Resolution No. 3707 was made by Wayne Marshfield and was seconded by Christopher Mathews.

RESOLUTION NO. 3707

February 4, 2020
WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Marcia Johnson, requested eligibility under the MOA Septic Program for a second time repair funding for her septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Marcia Johnson Backup
Ms. Johnson’s property is located in the Town of Hunter, Greene County. MOA Septic Program previously reimbursed the property owner for replacement of her septic system in 2000. The property owner did a pump-out of the septic system in 2006. CWC staff noted that the pump is failing and the wiring is inadequate. Ms. Johnson reports that she has twice paid for pump replacements. CWC Septic Committee recommend the CWC Board of Director’s approve Ms. Johnson’s eligibility for a second time repair funded by the MOA Septic Program.

Voice Vote, carried unanimously

Septic Second Time Repair – Gary VanValkenburg – Tab 20
A motion to approve Resolution No. 3708 was made by Christopher Mathews and was seconded by Inness Kasanof.

February 4, 2020

RESOLUTION NO.3708

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

GARY VANVALKENBURG

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and
WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Gary VanValkenburg, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.

Second Time Repair Eligibility
Gary VanValkenburg Backup
Mr. Vanvalkenburg’s property is located in the Town of Masonville, Delaware County. MOA Septic Program previously reimbursed the property owner for replacement of his septic system in 2004. The property owner has done routine septic pump-outs of his septic system in 2009 and 2015. CWC staff noted an area of ponding water and black sludge surfacing on the leach field. CWC staff does not believe that a curtain drain above the leach field is functioning. CWC Septic Committee recommend the CWC Board of Director’s approve Mr. VanValkenburg’s eligibility for a second time repair funded by the MOA Septic Program.

Voice Vote, carried unanimously

FHMIP – Contract Extensions – Tab 21

A motion to approve Resolution No. 3709 was made by James Eisel and was seconded by Arthur Merrill.

RESOLUTION NO. 3709

CWC FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM
FLOOD PROTECTION FEASIBILITY STUDIES CONTRACT EXTENSIONS

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs in the West of Hudson Watershed; and

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s...
drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

WHEREAS, extensive flooding resulting from Tropical Storms Irene and Lee, in August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events through funding certain recommendations of local flood analyses under the NYCDEP Stream Management Program; and

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program” or “FHMIP”) and approved a Program Agreement with the City; and

WHEREAS, May 2, 2017, by Resolution 3047, the CWC Board of Directors approved an agreement with Chazen Companies to complete flood mitigation feasibility studies for applicants approved by the CWC Board of Directors; and

WHEREAS, on July 9, 2018, by Resolution 3355, the CWC Board of Directors approved an application by Margaretville Telephone Company in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on September 18, 2019; and

WHEREAS, on July 9, 2018, by Resolution 3357 the CWC Board of Directors approved an application by the Town of Denning in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on August 29, 2019; and

WHEREAS, on September 24, 2018, by Resolution 3386, the CWC Board of Directors approved an application by Eric Wedemyer in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on December 21, 2019; and

WHEREAS, on September 4, 2018, by Resolution 3387 the CWC Board of Directors approved an application by Lubko and Nancy Kizyma in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on November 12, 2019; and

WHEREAS, on October 2, 2018, by Resolution 3406, the CWC Board of Directors approved an application by Rosa Williams in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on December 11, 2019; and

WHEREAS, on November 6, 2018, by Resolution 3420, the CWC Board of Directors approved an application by Larissa Tilp in an amount not to exceed Five Thousand Dollars ($5,000.00) for a feasibility study to floodproof a structure and the contract between CWC and the approved applicant expired on January 3, 2020; and
WHEREAS, each of the aforementioned feasibility studies was to be completed by Chazen Companies pursuant to the agreement with CWC, and as of February 4, 2020, CWC has received completed feasibility studies; and

WHEREAS, CWC staff requests each of the aforementioned contracts be extended to April 1, 2020 to allow CWC staff to review each completed feasibility study as well as process invoices from Chazen Companies.

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors approves the extension of feasibility funding agreements with the Town of Denning, Margaretville Telephone Company, Eric Wedemyer, Lubko and Nancy Kizyma, Rose Williams, and Larissa Tilp to April 1, 2020.

Voice Vote, carried unanimously

IITS Network Automation Group – Additional Cost – Tab 22

A motion to approve Resolution No. 3710 was made by Arthur Merill and was seconded by James Eisel.

February 4, 2020

RESOLUTION NO. 3710
INFORMATION TECHNOLOGY AND NETWORKING CONSULTANT ADDITIONAL COSTS

WHEREAS, the Catskill Watershed Corporation (CWC) is a not for profit local development corporation; and

WHEREAS, pursuant to CWC Fiscal Policies, consultant agreements of Ten Thousand Dollars ($10,000.00) or greater must be approved by resolution of the CWC Board of Directors

WHEREAS, pursuant to the CWC procurement policy personal service contracts likely to exceed Twenty-Five Thousand Dollars ($25,000.00), shall be made on a competitive basis unless specifically exempted by the procurement policies; and

WHEREAS, on November 6, 2019 CWC issued a request for proposal for an information technology and networking consultant for installation services for current and new networking equipment, 24 hour/ seven days a week support services, including a four hour response time to deliver parts and service, as well as network setup and support, and WiFi installation and support at CWC’s new headquarters building; and

WHEREAS, by resolution 3663 the CWC Board of Directors authorized the President and/or Executive Director enter into an agreement with IITS Networks Automation Group in an amount not to exceed Eighteen Thousand Six Hundred Dollars ($18,600.00) for one year of service, for information technology and networking consultant as described in the November 6, 2019 request for proposals; and

WHEREAS, the service contract includes discounted prices on installation but does not cover all labor charges for installation of the phone system, network switches, or network WiFi; and

WHEREAS, the quoted costs for discounted installation of this equipment includes, Three Thousand Dollars ($3,000.00) for the phone system, Nine Hundred Dollars ($900.00) for the network switches, and One Thousand Four Hundred Thirty-Five Dollars ($1,435.00) for the network WiFi, for a total additional cost of Five Thousand Three Hundred Thirty-Five Dollars ($5,335.00).
NOW THEREFORE BE IT RESOLVED, that the CWC Board of Directors authorize the additional payment of Five Thousand Three Hundred Thirty-Five Dollars ($5,335.00) for a total not to exceed Twenty-Three Thousand Nine Hundred Thirty-Five Dollars (23,935.00) to IITS Networks Automation Group for the installation of the phone system, network switches, and network WiFi.

Voice Vote, carried unanimously

CFF Closing Counsel – Tab 23

A motion to approve Resolution No. 3711 was made by Richard Parate and was seconded by James Eisel.

February 4, 2020

RESOLUTION NO. 3711
CWC CLOSING COUNSEL

WHEREAS, the Catskill Watershed Corporation (CWC), pursuant to the 1997 New York City Watershed Memorandum of Agreement, administers the Catskill Fund for the Future (CFF) to provide funding for qualified economic development projects within West of Hudson Watershed towns; and

WHEREAS, since 1997, the Environmental Facilities Corporation (EFC) has provided representation of CWC in the closing of CFF loans, including drafting and ensuring proper execution of all necessary documents; and

WHEREAS, EFC services under the CFF Program Agreement between CWC, EFC and NYCDEP terminated on April 12, 2012; and

WHEREAS, after issuance of a Request for Proposal and review of responses, by Resolution Number 1795, CWC Board of Directors approved the retention of Law Offices of Robert McLaughlin to provide representation of CWC for closings of CFF Loans for the remainder of the year 2012; and

WHEREAS, by Resolution Numbers 2225, 2415, 2623, 2785, 2962, 3188 and 3438, CWC Board of Directors approved the retention of Hodgson Russ for their partner, Robert McLaughlin, to provide representation of CWC for closings of CFF Loans for the years 2013 through 2019; and

WHEREAS, Attorney McLaughlin has left his former firm, the CWC Economic Development Committee recommend the CWC Board of Directors authorize the President and/or Executive Director to execute an agreement with Law Offices of Robert McLaughlin in an amount not to exceed Seventy Thousand Dollars ($70,000.00) at the rates specified in Schedule A attached hereto, unchanged from 2013, to provide representation of CWC for closings of CFF loans.

NOW THEREFORE BE IT RESOLVED, that the CWC Board of Directors authorize the President and/or Executive Director to execute an agreement with Law Offices of Robert McLaughlin in an amount not to exceed Seventy Thousand Dollars ($70,000.00) at the rates provided in Schedule A attached hereto, to provide representation of CWC for closings of CFF loans.

Voice Vote, carried unanimously
Waive Rule 14 motion for both hand out resolutions made by James Eisel and Seconded by Arthur Merill and unanimously approved.

Hand - Out Resolution: Septic Over $25,000 Additional Costs - Jeffrey Tichenor - Resolution 3635 Amended

A motion to approve Resolution No. 3635 Amended was made by Inness Kasanof and was seconded by James Eisel.

RESOLUTION NO. 3635 (AMENDED)

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER $25,000 – ADDITIONAL COSTS:
JEFFREY TICHENOR

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, by Resolution 3635, on November 5, 2019, the CWC Board of Directors approved reimbursement to be the total not-to-exceed amount of Twenty-Seven Thousand Eight Hundred Eighty-Four Dollars and Fifty Cents ($27,884.50)

WHEREAS, the backup for Resolution 3635 incorrectly summarized the timing of the additional costs in stating that the cost of a replacement septic tank was the additional cost; and

WHEREAS, the septic tank on Mr. Tichenor’s property was replaced first on an emergency basis, and the contractor submitted a quote to the homeowner and CWC to replace the remainder of the septic system resulting in an additional costs of $24,500.00 for absorption field replacement; and

WHEREAS, the request total reimbursement amount has not changed; and;

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving amendment of Resolution 3635, and approving the additional reimbursement of Twenty-Four Thousand Five Hundred Dollars ($24,500.00) for total reimbursement of Twenty-Seven Thousand Eight Hundred Eighty-Four Dollars and Fifty Cents ($27,884.50) as it is in substantial agreement with our schedule of values; and

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Seven Thousand Eight Hundred Eighty-Four Dollars and Fifty Cents ($27,884.50).

Jeffrey Tichenor Backup
Mr. Tichenor’s property is located in the Town of Roxbury, Delaware County. It was previously approved in November, 2019 for reimbursement. However, the back-up for the resolution incorrectly summarized the timing of reimbursement requests for components of the septic system. The engineer is John Bolger and the contractor is Jim Peters Excavating.
CWC staff previously approved reimbursement of $3,384.50 for a septic tank replacement. The contract submitted a quote to CWC and the homeowner to complete the septic system replacement of $24,500.00. The property is a two bedroom home. The septic system includes 70 linear feet of gravity pipe, 13 linear feet of force main, two peat modules, 40 cubic yards of absorption fill material, 10 cubic yards of random fill, 150 linear feet of access road, tree removal, and site restoration. The contractor’s quote is within 10% of CWC’s schedule of values.

The Septic Committee recommends that the Board approves an additional reimbursement of $24,500.00, for total reimbursement not to exceed $27,884.50.

Voice Vote, carried unanimously

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Handout Resolution:

A motion to approve Resolution No. 3712 was made by James Eisel and was seconded by Arthur Merrill.

February 4, 2020

RESOLUTION NO. 3712

LISTING FOR SALE OF 905 MAIN STREET OFFICE BUILDING

WHEREAS, the Catskill Watershed Corporation (CWC) is a not for profit local development corporation whose by-laws require it to have its headquarters in the Town of Middletown, Delaware County, the geographic center of the West of Hudson Watershed; and

WHEREAS, pursuant to Resolution 99, on January 2, 1998, the CWC Board of Directors authorized the purchase of 905 Main Street in the Village of Margaretville to serve as the headquarters of the CWC; and

WHEREAS, pursuant to Resolution 3206, on December 5, 2017, the CWC Board of Directors authorized funding for the construction of a new CWC headquarters building to be located at 669 County Route 38 in the Town of Middletown; and

WHEREAS, the new CWC headquarters building is expected to be completed in 2020, and CWC will have no further use for its former office at 905 Main Street; and

WHEREAS, CWC Policy Committee recommends the CWC Board of Directors authorizes the Executive Director to list 905 Main Street exclusively with Coldwell Banker Timberland Properties for a period of six months to assist in the marketing and sale of such building, with sale funds returned to CWC Operating Account.

NOW THEREFORE BE IT RESOLVED, the CWC Board of Directors authorizes the Executive Director to exclusively list 905 Main Street with Coldwell Banker Timberland Properties for a period of six months to assist in the marketing and sale of such building, with sale funds returned to CWC Operating Account.

Voice Vote, carried unanimously

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A motion to enter into Executive Session with Alan L. Rosa, Timothy Cox, Lynn Kavanagh, Barbara Puglisi, and Jason Merwin to discuss CFF delinquent loans and new loan applicant financials was made by James Eisel and seconded by Art Merrill.

A motion to resume the regular meeting was made by Wayne Marshfield seconded by Chris Mathews.

CFF – Shultis Loan– Tab 24

A motion to approve Resolution No. 3613 was made by James Eisel and was seconded by Wayne Marshfield.

February 4, 2020

RESOLUTION NO. 3713

APPROVAL OF CFF LEIGHTON K SHULTIS AND ERICA M SHULTIS LOAN

WHEREAS, on January 8, 2013, by Resolution Number 2242, the Catskill Watershed Corporation (CWC) Board of Directors authorized the President to execute the Community Wastewater Management III Program (CWMP III) Contract with New York City Department of Environmental Protection (NYCDEP); and

WHEREAS, the hamlet of Halcottsville, located in the Town of Middletown, is an eligible community for the CWMP III under both the CWMP III Agreement and Paragraph 122 of the 1997 New York City Watershed Memorandum of Agreement; and

WHEREAS, pursuant to Resolution 3246, the CWC Board of Directors approved the project for the hamlet of Halcottsville that includes a pump station and forcemain to bring sewer to the City owned Margaretville Wastewater Treatment Plant and the CWC Board also approved block grant amount of Eight Million Nine Hundred Fifty-Four Thousand Dollars ($8,954,000.00) for the Hamlet of Halcottsville Project; and

WHEREAS, CWC Consultant has identified property owned by Leighton K. Shultis and Erica M. Shultis as a desired location for a pump-station; and

WHEREAS, Leighton K. Shultis and Erica M. Shultis have a mortgage on their property with a national lending institution that has not responded to requests to allow for a subdivision of their property to accommodate a pump-station; and

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest loans to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, pursuant to the 1997 New York City Watershed Memorandum of Agreement, CFF funding may only be made for qualified economic development projects, and such projects can include community septic systems funded pursuant to paragraph 122 of the Watershed MOA; and

WHEREAS, Leighton K. Shultis and Erica M. Shultis have applied for a Eighty-Eight Thousand Nine Hundred Sixty-One Dollars ($88,961.00) loan for a term of fifteen (15) years, at a fixed rate of four percent (4.0%) to the CWC such that the outstanding principal is fully paid on the last payment date, for the refinance of the real property located at 214 Halcottsville Road, Halcottsville NY and not the portion of land necessary for the pump station; and
WHEREAS, CWC Staff recommend such approval be conditioned upon the establishment of the Halcottsville Sewer District either by referendum or action of the Town of Middletown Board, and also conditioned upon the purchase of land by the town of Middletown from Leighton K. Shultis and Erica M. Shultis for a pump station; and

WHEREAS, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

WHEREAS, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

WHEREAS, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

WHEREAS, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

WHEREAS, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

NOW, THEREFORE BE IT RESOLVED, the CWC Board determines Leighton K. Shultis and Erica M. Shultis application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of Eighty-Eight Thousand Nine Hundred Sixty-One Dollars ($88,961.00) for a term of fifteen (15) years, at a fixed rate of four percent (4.0%) such that the outstanding principal is fully paid on the last payment date, for the refinance of 214 Halcottsville Road, Halcottsville, NY conditioned upon the establishment of the Halcottsville Sewer District either by referendum or action of the Town of Middletown Board, and also conditioned upon the purchase of land by the town of Middletown from Leighton K. Shultis and Erica M. Shultis for a pump station.

NOW, THEREFORE BE IT FURTHER RESOLVED, the CWC staff is authorized and directed to issue a commitment letter informing the borrower of its intention to issue the loan subject to compliance with all applicable provisions of the New York City Watershed regulations as well as other applicable laws, rules and regulations, completion of the necessary documents, the right of objection and staff is directed to develop the loan agreement, promissory notes and other documentation necessary to effectuate this loan in a form agreed upon by CWC.

NOW, THEREFORE BE IT FURTHER RESOLVED, that upon said approval of loan documentation CWC is authorized to close on said loan and disburse proceeds thereof in accordance with the loan documents.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of an application by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

QEDP Evaluation and CWC Staff Recommendation
Purpose: To review the CWC Loan Application of Leighton K. Shultis and Erica M. Shultis

The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to Leighton K. Shultis and Erica M. Shultis located in the Town of Middletown, NY. Evaluation is based
1. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at, 214 Halcottsville, Road, Halcottsville, NY, owned by Leighton K. Shultis and Erica M. Shultis, is presently in compliance with all applicable environmental statutes and regulations.

2. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property referenced above, is not subject to any enforcement actions by any regulatory agency.

3. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.
   
   (i) Leighton K. Shultis and Erica M. Shultis will refinance debt on 214 Halcottsville Road, Halcottsville, NY.
   
   (ii) The project is located in the Town of Middletown.
   
   (iii) The project will presently utilize a septic system but will be later connected to the Halcottsville Wastewater Collection System.
   
   (iv) The project appears to present no threat to water quality.
   
   (v) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.
   
   (vi) Based on NYCDEP the project is not in the 60 day travel time.
   
   (vii) There is no impact on Federal or State wetlands.

(b) The project maintains the character of the Town of Middletown.

   (i) The project is consistent with current zoning.
   
   (ii) The project is compatible with surrounding land uses.
   
   (iii) The project will not generate excessive traffic.
   
   (iv) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.

4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.

5. Not applicable.

Voice Vote, carried unanimously

CFF Business Loan – Maeves Pretty Face LLC – Tab 25

A motion to approve Resolution No. 3714 was made by Innes Kasanof and was seconded by Tine Mole.

RESOLUTION NO. 3714

APPROVAL OF MAEVES PRETTY FACE LLC

BUSINESS LOAN

WHEREAS, the Catskill Watershed Corporation (CWC) established the REDI Fund Loan Program for the purpose of providing low interest loans to qualified economic development projects in the West of Hudson Watershed to be administered by the CWC in accordance with the Catskill Fund for the Future (CFF) Program Rules; and

WHEREAS, Maeve’s Pretty Face LLC has applied for a One Hundred Thousand Dollar ($100,000.00) loan for a term of five (5) years, with an amortization of ten (10) years at a rate of four percent (4.0%), such that the outstanding principal is fully paid on the sixtieth (60th) payment date, for the leasehold improvements, equipment, start-up inventory, and working capital associated with the real property known as 5571 Route 28 Phoenicia NY, 12464; and
WHEREAS, pursuant to the CFF Program rules the CWC Staff has reviewed a completed CWC Loan application for Maeve’s Pretty Face LLC; and

WHEREAS, pursuant to the CFF Program rules the CWC Loan Committee has reviewed an underwriting report for Maeve’s Pretty Face LLC; and

WHEREAS, the CWC Loan Committee has recommended approval of the CWC Loan application from Maeve’s Pretty Face LLC., waiving the participating lender requirement; and

WHEREAS, the CWC staff has reviewed and processed this application, and submitted a loan application report to the Board of Directors, attached hereto; and

WHEREAS, the Executive Director, pursuant to the CFF Program rules, has evaluated and determined that this loan meets the criteria for a qualified economic development project, said recommendation is attached hereto and made a part hereof; and

WHEREAS, pursuant to the CFF Program Contract a condition of CFF loans (and grants) is that the recipient shall comply with all applicable provisions of the New York City Watershed regulations, as well as other applicable laws, rules and regulations; and

WHEREAS, prior to closing on this loan, all applicable approvals will have been received by the applicant; and

WHEREAS, pursuant to the CFF Program rules only the CWC Board of Directors may make an award from the CFF to an applicant.

NOW, THEREFORE BE IT RESOLVED, the CWC Board determines Maeve’s Pretty Face LLC application meets the CWC CFF qualified economic development criteria and approves of the loan application in the amount of One Hundred Thousand Dollars ($100,000.00) for a term of five (5) years, with an amortization of ten (10) years, at a rate of four percent (4.0%), such that the outstanding principal is fully paid on the sixtieth (60th) payment date, for the leasehold improvements, equipment, start-up inventory, and working capital associated with the real property known as 5571 Route 28 Phoenicia NY, 12464; and further waives the requirement of a participating lender pursuant to CFF Program Rule § 1:05:02.

NOW, THEREFORE BE IT FURTHER RESOLVED, the CWC staff is authorized and directed to issue a commitment letter informing the borrower of its intention to issue the loan subject to compliance with all applicable provisions of the New York City Watershed regulations as well as other applicable laws, rules and regulations, completion of the necessary documents, the right of objection and staff is directed to develop the loan agreement, promissory notes and other documentation necessary to effectuate this loan in a form agreed upon by CWC.

NOW, THEREFORE BE IT FURTHER RESOLVED, that upon said approval of loan documentation CWC is authorized to close on said loan and disburse proceeds thereof in accordance with the loan documents.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of an application by the Board constitutes a preliminary decision under the MOA. The decision will become final without any further action by the Board unless an objection is timely filed with the Watershed Protection and Partnership Council.

QEDP Evaluation and CWC Staff Recommendation
Purpose: To review the CWC Loan Application of Maeve’s Pretty Face LLC
The Executive Director of the CWC makes the following evaluation concerning a REDI Fund Loan to **Maeve’s Pretty Face LLC** located in the Town of Shandaken, NY. Evaluation is based on the Evaluation Criteria established in the Catskill Fund for the Future Program Rules, approved on August 22, 2001 by the CWC Board of Directors.

4. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 5571 Route 28 Phoenicia NY, 12464 owned by Phoenicia Plaza, LLC. is presently in compliance with all applicable environmental statutes and regulations.

5. Based on due inquiry to the NYSDEC, the NYCDEP and to the best of CWC's knowledge, the property at 5571 Route 28 Phoenicia NY, 12464 is not subject to any enforcement actions by any regulatory agency.

6. (a) To the best of CWC's knowledge, the project is consistent with historic land use patterns, available infrastructure and sensitivity to the need for water quality protection.

   (vii) Maeve’s Pretty Face LLC will complete leasehold improvements, purchase equipment, purchase start-up inventory and use working capital at 5571 Route 28 Phoenicia NY, 12464

   (viii) The project is located in the Town of Shandaken.

   (ix) The project will utilize an onsite Septic System.

   (x) The project appears to present no threat to water quality.

   (xi) The project appears to generate no materials with the potential to degrade water quality that are not pretreated prior to release.

   (xii) Based on NYCDEP the project is not in the 60 day travel time.

   (vii) There is no impact on Federal or State wetlands.

   (b) The project maintains the character of the Town of Shandaken.

   (v) The project is consistent with current zoning.

   (vi) The project is compatible with surrounding land uses.

   (vii) The project will not generate excessive traffic.

   (viii) The project as described is of such magnitude that it does not appear likely to promote secondary growth and therefore requires not additional review of land use plans or infrastructure.

4. The project is consistent with the West of Hudson Economic Development Study, which has been completed.

5. Not applicable.

**Voice Vote, carried unanimously**

**VIII. Announcements from the Chair:** Next Board Meeting will be held on Tuesday March 3rd.

**Voice Vote, carried unanimously**

**IX. Board Member Discussion:**

A motion to adjourn was made by Innes Kasanof.

**X. Adjourned 1:38 p.m.**
Financial Statements

On February 4, 2020, the November and December Financial Statements were presented to the Finance Committee. The January Financial Statements and the supplemental schedules will be presented at the next Finance Committee Meeting [March 3, 2020].

Investments

Enclosed you will find a summary of the CWC investments. As of December 31, 2019, the total [municipal_agency bonds] carrying value is $26,781,387. The interest yields range from 1.56% to 2.90% and the maturity dates vary up to 5 +/- years. For the real short term investments, CWC has purchased Money Markets and/or Certificates of Deposits at authorized banks totaling $7,789,172 with interest rates ranging up to 1.26%.

External Audit

The year-end financial statements [and the related schedules] were provided to the external auditors on February 3, 2020. The audited 2019 financial statements will be presented at the next Finance Committee meeting.
**Catskill Watershed Corporation**

*Statement of Financial Position - *CM BS By Fund*
*As of 11/30/2019*

### Assets

**Current Assets:**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Cash - Checking</td>
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<tr>
<td>Cash - Certificates of Deposit</td>
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<td>Restricted Cash &amp; Investments</td>
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<tr>
<td>Short-Term Investments</td>
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<tr>
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<tr>
<td>Accounts Receivable</td>
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<tr>
<td>Accrued Interest Receivable</td>
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<td>Prepaid Expenses &amp; Other Assets</td>
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**Total Current Assets:** 100,359,803.33

**Property, Plant & Equipment:**

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<td>Accum Depreciation/Amortization</td>
<td>(765,396.40)</td>
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**Total Property, Plant & Equipment:** 15,010,713.61

**Long Term Assets:**

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<td>Real Estate Investments - net</td>
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**Total Long Term Assets:** 35,556,863.11

**Total Assets:** 150,627,380.05

### Liabilities & Net Assets

**Current Liabilities:**

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<tr>
<th>Description</th>
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<tr>
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<td>Deferred Interest Income</td>
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**Total Current Liabilities:** 143,072,917.47

**Net Assets:**

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<td>Unrestricted</td>
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**Total Net Assets:** 7,554,462.58

**Total Liabilities & Net Assets:** 150,627,380.05
Catskill Watershed Corporation
Statement of Financial Position
As of 11/30/2019

Assets
Current Assets:
- Cash - Checking: $8,828,673.41
- Cash - Certificates of Deposit: $0.00
- Restricted Cash & Investments: $0.00
- Short-Term Investments: $5,007.70
- Grants Receivable: $434.44
- Due From Other Funds: $(8,473,207.41)
- Prepaid Expenses: $43,277.21

Total Current Assets: $404,685.85

Property, Plant & Equipment:
- Property, Plant & Equipment - Cost: $14,869,469.84
- Property, Plant & Equipment - Accum Depreciation/Amortization: $(633,013.10)
- Total Property, Plant & Equipment: $14,236,396.14

Long Term Assets:
- Investment: $35,976.00
- Total Long Term Assets: $35,976.00

Total Assets: $14,677,058.49

Liabilities & Net Assets
Current Liabilities:
- Accounts Payable: $343,670.19
- Accrued Expenses: $106,241.23
- Deferred Grant Revenue: $14,200,901.55
- Total Current Liabilities: $14,559,414.96

Net Assets:
- Unrestricted: $17,245.53
- Total Net Assets: $17,245.53

Total Liabilities & Net Assets: $14,677,058.49

Date: 1/8/20 01:00:32 PM
Catskill Watershed Corporation  
Statement of Financial Position  
As of 11/30/2019

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<th>Stormwater Technical Assists II</th>
<th>Stormwater Tax Consulting Fund</th>
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<td>0.00</td>
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<td>13,013.82</td>
<td>674,190.10</td>
<td>365,220.32</td>
<td>380,681.38</td>
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<tr>
<td>Accum Depreciation/Amortization</td>
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<td>(37,571.45)</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<tr>
<td>Total Property, Plant &amp; Equipment</td>
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<tr>
<td>Total Long Term Assets</td>
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<td>0.00</td>
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<tr>
<td>Total Assets</td>
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<td>488,933.33</td>
<td>13,013.82</td>
<td>674,190.10</td>
<td>365,220.32</td>
<td>380,681.38</td>
</tr>
</tbody>
</table>

**Liabilities & Net Assets**

| **Current Liabilities:** | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Accounts Payable | 1,130.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 1,130.00 |
| Deferred Grant Revenue | 96,243.91 | 687,796.84 | 12,967.70 | 625,190.10 | 524,338.35 | 380,681.38 | 2,201,218.28 |
| Total Current Liabilities | 97,373.91 | 687,796.84 | 12,967.70 | 625,190.10 | 524,338.35 | 380,681.38 | 2,201,218.28 |

**Net Assets:**

| Unrestricted | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 |
| Total Net Assets | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 | 1,136.49 |
| Total Liabilities & Net Assets | 91,373.91 | 488,933.33 | 13,013.82 | 674,190.10 | 365,220.32 | 380,681.38 | 2,213,657.69 |
Catskill Watershed Corporation  
Statement of Financial Position  
As of 11/30/2019

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<th>Future Stormwater Controls</th>
<th>Local Technical Assistance</th>
<th>Catskill Fund for the Future</th>
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<td>19,414,225.76</td>
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<td>Total Assets:</td>
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<td>212,978.91</td>
<td>50,209,925.74</td>
<td>68,304,286.16</td>
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<p>| Liabilities &amp; Net Assets: | | | | | |
| Current Liabilities: | | | | | |
| Accounts Payable | 38,385.92 | 38,385.92 | 0.00 | 7,974.41 | 84,746.25 |
| Accrued Expenses | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Deferred Grant Revenue | 12,506,988.60 | 979,080.85 | 212,288.18 | 46,983,478.26 | 66,691,356.89 |
| Deferred Interest Income | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total Current Liabilities: | 12,545,374.52 | 1,017,466.77 | 212,288.18 | 47,046,088.69 | 68,831,219.16 |
| Net Assets: | | | | | |
| Unrestricted | 4,338,548.22 | 0.00 | 680.73 | 3,162,837.01 | 7,480,366.26 |
| Total Net Assets: | 4,338,548.22 | 0.00 | 680.73 | 3,162,837.01 | 7,483,616.05 |
| Total Liabilities &amp; Net Assets: | 16,863,914.74 | 1,017,466.77 | 212,288.18 | 50,209,925.74 | 68,304,286.16 |</p>
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### Catkill Watershed Corporation

Statement of Revenues and Expenditures
From 11/1/2019 Through 11/30/2019

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| **EXPENSES**         |           |            |           |          |                    |                          |              |           |               |            |
| Salary               | 30,384.63 | 0.00       | 25,790.77 | 0.00     | 398.82             | 0.00                     | 6,000.57     | 5,305.58  | 0.00          | 57,679.77  |
| Fringe Benefits      | 18,037.50 | 0.00       | 8,201.62  | 0.00     | 71.80              | 0.00                     | 1,940.59     | 1,566.83  | 0.00          | 29,788.34  |
| Program Expenses     | 0.00      | 0.00       | 595,371.53| 0.00     | 7,125.62           | 0.00                     | 24,442.45    | 74,169.95 | 0.00          | 501,509.55 |
| Occupancy & Interest Exp |   4,346.05 | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 4,346.05   |
| Advertising & Promotion | 302.56       | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 302.56     |
| Office Supplies      | 1,146.33  | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 1,146.33   |
| Communications       | 539.29    | 0.00       | 36.40      | 0.00     | 3.85               | 0.00                     | 94.53        | 0.00      | 0.00          | 691.07     |
| Travel               | 1,229.09  | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 1,229.09   |
| Conferences & Seminars | 0.00       | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 0.00       |
| Insurance            | 3,310.44  | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 3,310.44   |
| Repair & Maintenance | 978.38    | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 978.38     |
| Subscriptions & Publications | 872.90 | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 872.90     |
| Professional Fees    | 5,150.00  | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 5,150.00   |
| Administration Expenses | (75,609.79) | 0.00   | 35,664.36 | 0.00     | 337.09             | 0.00                     | 6,377.34     | 5,292.35  | 0.00          | (27,978.66) |
| Depreciation & Amortization | 4,349.22 | 0.00       | 22.11      | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 4,371.33   |
| Dues, License & Memberships | 0.00 | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 165.00       | 0.00      | 0.00          | 165.00     |
| Miscellaneous Expense | 29.95     | 0.00       | 0.00       | 0.00     | 0.00               | 0.00                     | 0.00         | 0.00      | 0.00          | 29.95      |
| Total EXPENSES       | 15,024.15 | 0.00       | 665,486.79| 0.00     | 7,837.18           | 0.00                     | 38,980.67    | 86,314.71 | 0.00          | 185,505.80 |
| Excess Rev/Exp       | 17,243.53 | 5,785.12  | 0.00       | 12,956.80| 0.00               | 1,599.87                 | 0.00         | 0.00      | 0.00          | 20.59      | 37,605.91  |
Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 11/1/2019 Through 11/30/2019

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EXPENSES

| Salary               | 1,293.84             | 0.00                           | 1,052.75            | 0.00                          | 0.00                | 797.74          | 2,276.88                 | 1,703.21                   | 40.05 |
| Fringe Benefits      | 565.88               | 0.00                           | 271.38              | 0.00                          | 0.00                | 194.42          | 738.88                   | 599.67                     | 6.11  |
| Program Expenses     | 0.00                 | 0.00                           | (2.25)              | 0.00                          | 0.00                | 0.00            | 33,815.92                | 33,815.92                  | 0.00  |
| Occupancy & Internet Exp | 0.00               | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Advertising & Promotion | 0.00             | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Office Supplies      | 0.01                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 4.00                     | 93.33                      | 93.73  |
| Communications       | 129.00               | 0.00                           | 2.25                | 0.00                          | 0.00                | 0.00            | 0.00                     | 9.04            | 9,045.00 |
| Grants               | 9,045.00             | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Travel               | 0.00                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Insurance            | 0.00                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Repair & Maintenance | 0.00                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Subscriptions & Publications | 0.00       | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Professional Fees    | 0.00                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Administrative Expenses | 1,820.50          | 0.00                           | 1,179.32            | 0.00                          | 0.00                | 0.35            | 2,710.45                 | 2,089.97                   | 33.71  |
| Depreciation & Amortization | 0.00             | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Miscellaneous Expense | 0.00                 | 0.00                           | 0.00                | 0.00                          | 0.00                | 0.00            | 0.00                     | 0.00                       | 0.00  |
| Total EXPENSES       | 12,737.96            | 0.00                           | 2,563.02            | 0.00                          | 0.00                | 1,991.21        | 46,112.12                | 42,702.21                  | 79.87  |
| Excess Rev/Exp       | 0.00                 | 519.65                         | (149.50)            | 15.81                         | 227.76              | (684.60)        | 281.33                   | (146.19)                   | (51,515.65) |

Date: 1/8/20 01:02:52 PM
Page: 1
### Catskill Watershed Corporation

**Statement of Revenues and Expenditures**

From 1/1/2019 Through 11/30/2019

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<tr>
<td>Repair &amp; Maintenance</td>
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<td>0.00</td>
<td>2,610.00</td>
<td>2,610.00</td>
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<tr>
<td>Subscriptions &amp; Publications</td>
<td>0.00</td>
<td>0.00</td>
<td>1,463.00</td>
<td>1,463.00</td>
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<tr>
<td>Professional Fees</td>
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<td>0.00</td>
<td>57,629.39</td>
<td>57,629.39</td>
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<tr>
<td>Administrative Expenses</td>
<td>38,113.67</td>
<td>71.28</td>
<td>159,221.15</td>
<td>177,404.04</td>
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<tr>
<td>Depreciation &amp; Amortization</td>
<td>0.00</td>
<td>0.00</td>
<td>849.11</td>
<td>849.11</td>
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</tr>
<tr>
<td>Miscellaneous Expense</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<td></td>
<td></td>
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<tr>
<td><strong>Total EXPENSES</strong></td>
<td>594,101.26</td>
<td>13,672.66</td>
<td>331,000.38</td>
<td>958,774.20</td>
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<tr>
<td><strong>Excess Rev/Expo</strong></td>
<td>0.00</td>
<td>499.73</td>
<td>1,211,959.06</td>
<td>1,213,458.83</td>
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Catskill Watershed Corporation
Statement of Revenues and Expenditures
From 1/1/2019 Through 11/30/2019
Catskill Watershed Corporation  
Board of Directors Fees  
As November 30, 2019  

<table>
<thead>
<tr>
<th>Board Members Name</th>
<th>November</th>
<th>Year to Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Anthony T Van Glad</td>
<td>500.00</td>
<td>4,875.00</td>
</tr>
<tr>
<td>Arthur Merrill</td>
<td>375.00</td>
<td>4,375.00</td>
</tr>
<tr>
<td>Christopher Mathews</td>
<td>375.00</td>
<td>2,750.00</td>
</tr>
<tr>
<td>Innes Kasanof</td>
<td>250.00</td>
<td>2,250.00</td>
</tr>
<tr>
<td>James Eisel</td>
<td>375.00</td>
<td>6,125.00</td>
</tr>
<tr>
<td>James Sofranko</td>
<td>375.00</td>
<td>3,625.00</td>
</tr>
<tr>
<td>Jeffrey Senterman</td>
<td>250.00</td>
<td>2,875.00</td>
</tr>
<tr>
<td>Mark McCarthy</td>
<td>-</td>
<td>2,250.00</td>
</tr>
<tr>
<td>Richard Parete</td>
<td>625.00</td>
<td>6,625.00</td>
</tr>
<tr>
<td>Robert Pelham</td>
<td>500.00</td>
<td>3,625.00</td>
</tr>
<tr>
<td>Thomas Hynes</td>
<td>625.00</td>
<td>5,375.00</td>
</tr>
<tr>
<td>Tina Molé</td>
<td>500.00</td>
<td>5,375.00</td>
</tr>
<tr>
<td>Wayne Marshfield</td>
<td>375.00</td>
<td>5,750.00</td>
</tr>
</tbody>
</table>

Total Board Fees Paid  

|                  | $5,125.00 | $55,875.00 |
# Catskill Watershed Corporation
## Supplementary Schedules
### Certificates of Deposit/Money Markets/Restricted Cash
#### As of November 30, 2019

<table>
<thead>
<tr>
<th>Fund</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Operating Account</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Operating - Money Market #1</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.72%</td>
<td>$ 11.20</td>
</tr>
<tr>
<td><strong>Septic IV Program</strong></td>
<td></td>
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</tr>
<tr>
<td>Septic Program IV - Money Market</td>
<td>Key Bank</td>
<td>Short-Term</td>
<td>0.20%</td>
<td>1,227,049.40</td>
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<tr>
<td>Septic Program IV - Money Market</td>
<td>Wayne Bank</td>
<td>Short-Term</td>
<td>1.26%</td>
<td>3,034,449.12</td>
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<tr>
<td><strong>Septic Maintenance</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Septic Maintenance - MM#2</td>
<td>Key Bank</td>
<td>Short-Term</td>
<td>0.20%</td>
<td>644,332.31</td>
</tr>
<tr>
<td><strong>Tax Consulting</strong></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Tax Consulting - Money Market</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.72%</td>
<td>4,227.52</td>
</tr>
<tr>
<td><strong>Future Stormwater</strong></td>
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<td></td>
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<td></td>
</tr>
<tr>
<td>Future Stormwater - MM #1</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.72%</td>
<td>7,830.28</td>
</tr>
<tr>
<td>Future Stormwater - MM #2</td>
<td>Key Bank</td>
<td>Short-Term</td>
<td>0.20%</td>
<td>1,906,737.26</td>
</tr>
<tr>
<td><strong>Catskill Fund for the Future</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CFF - Money Market</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.72%</td>
<td>20,614.83</td>
</tr>
</tbody>
</table>

Total Money Markets: $6,845,251.92

Total Per Financial Statements: $6,845,251.92
Difference: $0.00

<table>
<thead>
<tr>
<th>Account # 1205</th>
<th>Restricted Cash</th>
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</thead>
<tbody>
<tr>
<td>Stream Corridor - Debris Removal Program</td>
<td></td>
<td>Short-Term</td>
<td>0.02%</td>
<td>$1,366,854.60</td>
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<tr>
<td>Community Wastewater III</td>
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<td>Short-Term</td>
<td>1.50%</td>
<td>1,120,842.96</td>
</tr>
<tr>
<td>LTAP</td>
<td></td>
<td>Short-Term</td>
<td>0.02%</td>
<td>110,000.00</td>
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</table>

Total Restricted Cash: $2,629,795.03

Total Per Financial Statements: $2,629,795.03
Difference: $0.00
## Catskill Watershed Corporation
### Investment in Municipal/Agency Bonds and U.S. Treasuries
#### Short & Long Term Municipal Bonds/Market Adjustments
**As of November 30, 2019**

<table>
<thead>
<tr>
<th>Program / Par. #</th>
<th>Name of Investment</th>
<th>Type of Investment</th>
<th>Date of Purchase</th>
<th>Maturity Date</th>
<th>CUSIP</th>
<th>Coupon/Final Payment</th>
<th>Effective Interest</th>
<th>Carrying Value</th>
<th>Total Program Value</th>
<th>Market Unrealized Gain/(Loss)</th>
<th>Net Short Term Municipal Bond Investments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Operating</td>
<td>Federal Home Loan DN's</td>
<td>Municipal/Agency Bond</td>
<td>11/15/19</td>
<td>12/18/19</td>
<td>313384QR3</td>
<td>12/18/19</td>
<td>1.543%</td>
<td>4,996.20</td>
<td>4,996.20</td>
<td>0.30</td>
<td>4,996.50</td>
</tr>
<tr>
<td>Tax Consulting</td>
<td>NY Port Authority</td>
<td>Municipal/Agency Bond</td>
<td>12/24/18</td>
<td>12/01/19</td>
<td>73358WCL7</td>
<td>12/01/19</td>
<td>2.751%</td>
<td>69,997.90</td>
<td>60,017.79</td>
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<td></td>
</tr>
<tr>
<td>Future Stormwater</td>
<td>NY Port Authority</td>
<td>Municipal/Agency Bond</td>
<td>12/03/18</td>
<td>12/01/19</td>
<td>73358WAG9</td>
<td>12/01/19</td>
<td>2.750%</td>
<td>50,002.48</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Future Stormwater</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>04/05/18</td>
<td>03/15/20</td>
<td>64990AD3E</td>
<td>03/15/20</td>
<td>2.320%</td>
<td>10,002.26</td>
<td>80,001.66</td>
<td>1763</td>
<td>80,017.79</td>
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<tr>
<td>Future Stormwater</td>
<td>Suffolk County NY</td>
<td>Municipal/Agency Bond</td>
<td>07/09/19</td>
<td>06/26/20</td>
<td>86476ZD7G</td>
<td>06/26/20</td>
<td>2.120%</td>
<td>105,398.94</td>
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<tr>
<td>Future Stormwater</td>
<td>NYS Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>06/10/19</td>
<td>11/15/20</td>
<td>64978MJ30</td>
<td>11/15/20</td>
<td>1.950%</td>
<td>336,693.88</td>
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<td>Catskill Fund for the Future</td>
<td>NY Port Authority</td>
<td>Municipal/Agency Bond</td>
<td>12/05/18</td>
<td>12/01/19</td>
<td>73358WAG9</td>
<td>12/01/19</td>
<td>2.750%</td>
<td>50,003.48</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>NYC GO</td>
<td>Municipal/Agency Bond</td>
<td>03/15/18</td>
<td>12/01/19</td>
<td>649668TQ3</td>
<td>12/01/19</td>
<td>2.220%</td>
<td>150,010.28</td>
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<td>Catskill Fund for the Future</td>
<td>Orange County NY</td>
<td>Municipal/Agency Bond</td>
<td>12/05/17</td>
<td>12/15/19</td>
<td>6345756E8</td>
<td>12/15/19</td>
<td>1.810%</td>
<td>525,040.56</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>Federal Home Loan DN's</td>
<td>Municipal/Agency Bond</td>
<td>11/13/19</td>
<td>12/15/19</td>
<td>313384QP7</td>
<td>12/15/19</td>
<td>1.552%</td>
<td>2,413,357.80</td>
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<td>Catskill Fund for the Future</td>
<td>Federal Home Loan DN's</td>
<td>Municipal/Agency Bond</td>
<td>11/15/19</td>
<td>12/18/19</td>
<td>313384QR3</td>
<td>12/18/19</td>
<td>1.520%</td>
<td>2,751,906.96</td>
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<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>12/06/17</td>
<td>02/15/20</td>
<td>64990FRGR9</td>
<td>02/15/20</td>
<td>1.920%</td>
<td>1,509,323.94</td>
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<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>11/29/18</td>
<td>03/15/20</td>
<td>650038R98</td>
<td>03/15/20</td>
<td>2.800%</td>
<td>998,713.41</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>06/19/18</td>
<td>03/15/20</td>
<td>64990D477</td>
<td>03/15/20</td>
<td>2.650%</td>
<td>290,778.96</td>
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<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>03/23/18</td>
<td>03/15/20</td>
<td>64990AJ66</td>
<td>03/15/20</td>
<td>2.320%</td>
<td>995,234.50</td>
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<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>03/26/18</td>
<td>03/15/20</td>
<td>64990AJ66</td>
<td>03/15/20</td>
<td>2.320%</td>
<td>1,580,355.67</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>NYS Dorm Auth</td>
<td>Municipal/Agency Bond</td>
<td>04/05/18</td>
<td>03/15/20</td>
<td>64990AJ66</td>
<td>03/15/20</td>
<td>2.290%</td>
<td>40,012.42</td>
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<td>Catskill Fund for the Future</td>
<td>Town of Clarkson NY</td>
<td>Municipal/Agency Bond</td>
<td>05/02/19</td>
<td>04/17/20</td>
<td>1832306U3</td>
<td>04/17/20</td>
<td>2.550%</td>
<td>210,348.58</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>NYC Port Authority</td>
<td>Municipal/Agency Bond</td>
<td>02/14/18</td>
<td>09/15/20</td>
<td>73358W761</td>
<td>09/15/20</td>
<td>2.375%</td>
<td>800,619.59</td>
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</tr>
<tr>
<td>Catskill Fund for the Future</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>06/10/19</td>
<td>11/01/20</td>
<td>64971QQZ9</td>
<td>11/01/20</td>
<td>1.930%</td>
<td>313,676.08</td>
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<tr>
<td>Catskill Fund for the Future</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>03/05/18</td>
<td>11/01/20</td>
<td>64971MSE8</td>
<td>11/01/20</td>
<td>2.000%</td>
<td>255,187.80</td>
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</tr>
</tbody>
</table>

**Total Short Term Municipal/Agency Bonds:**

13,184,559.14  13,945.03  13,198,504.87

**Total Per Financial Statements:**

15,099,756.15  17,501.45  15,117,258.61

**Difference:**

(0.04) -  Rounding
<table>
<thead>
<tr>
<th>Program / Pur. #</th>
<th>Name of Investment</th>
<th>Type of Investment</th>
<th>Date of Purchase</th>
<th>Maturity Date</th>
<th>CUSIP Number</th>
<th>Next Coupon/Final Payment</th>
<th>Effective Interest</th>
<th>Carrying Value</th>
<th>Total Program Value</th>
<th>Market Unrealized Gain/(Loss)</th>
<th>Net Short Term Municipal Bond Investments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>03/11/19</td>
<td>08/01/21</td>
<td>31381RP32</td>
<td>05/01/20</td>
<td>2.630%</td>
<td>30,308.92</td>
<td>35,591.21</td>
<td>385.29</td>
<td>35,976.20</td>
</tr>
<tr>
<td>62</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>06/05/19</td>
<td>08/01/22</td>
<td>64971WFJ4</td>
<td>02/01/20</td>
<td>2.630%</td>
<td>56,811.45</td>
<td>52,508.21</td>
<td>4,303.24</td>
<td>47,205.00</td>
</tr>
<tr>
<td>63</td>
<td>NYCGO</td>
<td>Municipal/Agency Bond</td>
<td>06/10/19</td>
<td>08/01/22</td>
<td>64966MED7</td>
<td>02/01/20</td>
<td>2.630%</td>
<td>282,821.45</td>
<td>282,821.45</td>
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</tr>
<tr>
<td>76</td>
<td>NYS Dorm Authority</td>
<td>Municipal/Agency Bond</td>
<td>06/14/19</td>
<td>03/15/23</td>
<td>64990FJQ8</td>
<td>03/15/20</td>
<td>2.630%</td>
<td>159,849.15</td>
<td>159,849.15</td>
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<tr>
<td>7</td>
<td>NYS Urban Dev</td>
<td>Municipal/Agency Bond</td>
<td>02/27/19</td>
<td>03/12/23</td>
<td>65003F472</td>
<td>03/15/20</td>
<td>2.630%</td>
<td>585,675.99</td>
<td>585,675.99</td>
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</tr>
<tr>
<td>12</td>
<td>Federal Home Loan Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>07/12/19</td>
<td>08/01/23</td>
<td>3132KGGIU9</td>
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<tr>
<td>20</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>03/27/19</td>
<td>07/15/22</td>
<td>64972HV90</td>
<td>01/15/20</td>
<td>2.630%</td>
<td>35,593.75</td>
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<tr>
<td>24</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>08/22/19</td>
<td>02/01/24</td>
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<td>12/31/19</td>
<td>2.630%</td>
<td>1,165,199.68</td>
<td>1,165,199.68</td>
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<td>1,118,408.68</td>
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Total Long Term Municipal/Agency Bonds: 15,597,855.23  (60,382.82)  15,537,472.41
Total LT Per Financial Statements: 15,597,855.23  (60,382.82)  15,537,472.43

Rounding Difference: (0.02)
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<th>Account Code</th>
<th>Account Title</th>
<th>Total Budget $ - Original</th>
<th>YTD Actual</th>
<th>Remaining Budget</th>
<th>Percent Total Budget Remaining</th>
<th>Percent Used</th>
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<td>001</td>
<td>Salary Expense</td>
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<td>Fringe Benefits</td>
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<td>Program Expenses</td>
<td>48,734,209.00</td>
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<td>Office Supplies</td>
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<td>007</td>
<td>Communications</td>
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<td>010</td>
<td>Conferences &amp; Seminars</td>
<td>24,250.00</td>
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<td>19.83%</td>
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<td>Insurance</td>
<td>50,846.00</td>
<td>43,425.91</td>
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<td>85.41%</td>
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<td>Repair &amp; Maintenance</td>
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<td>14,186.47</td>
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<td>013</td>
<td>Subscriptions &amp; Publications</td>
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<td>Professional &amp; Director Fees</td>
<td>813,502.00</td>
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<td>Administrative Costs</td>
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<td>(10,394,201.39)</td>
<td>(41,726,392.61)</td>
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| Liabilities & Net Assets           |              |
| Current Liabilities:               |              |
| Accounts Payable                   | 1,525,723.43  |
| Accrued Expenses                   | 190,801.59    |
| Deferred Grant Revenue             | 141,198,530.31|
| Deferred Interest Income           | 53,987.06     |
| Total Current Liabilities:         | 142,969,042.39|

Net Assets:

| Unrestricted                       | 8,760,481.87  |
| Total Net Assets                   | 8,760,481.87   |
| Total Liabilities & Net Assets     | 151,729,524.26|
## Catskill Watershed Corporation

**Statement of Financial Position**

As of 12/31/2019

<table>
<thead>
<tr>
<th>Operating</th>
<th>Septic III</th>
<th>Septic IV</th>
<th>Septic V</th>
<th>Septic Maintenance</th>
<th>Stream Corridor Program</th>
<th>Flood Hazard</th>
<th>CWMP III</th>
<th>CWMP - Shokan</th>
<th>Total</th>
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<td>0.00</td>
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<tr>
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<td>1,509,459.72</td>
<td>4,642,049.15</td>
<td>32,759,954.81</td>
<td>7,477.57</td>
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<td>(26,896.16)</td>
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<td>12,220,359.66</td>
<td>1,110,626.95</td>
<td>1,509,459.72</td>
<td>4,642,049.15</td>
<td>32,759,954.81</td>
<td>7,477.57</td>
</tr>
</tbody>
</table>

| Liabilities & Net Assets |           |           |          |                   |                        |              |          |              |       |
| Current Liabilities: |           |           |          |                   |                        |              |          |              |       |
| Accounts Payable | 794,545.75 | 0.00 | 206,110.05 | 69,368.72 | 2,922.50 | 0.00 | 35,147.41 | 85,325.10 | 777.63 | 1,186,466.76 |
| Accrued Expenses | 128,801.59 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Deferred Grant Revenue | 15,691,499.26 | 5,458,202.57 | 6,672,784.93 | 12,220,359.66 | 1,110,626.95 | 1,509,459.72 | 4,642,049.15 | 32,759,954.81 | 7,477.57 | 80,972,165.62 |
| Total Current Liabilities: | 16,591,499.26 | 5,458,202.57 | 6,672,784.93 | 12,220,359.66 | 1,110,626.95 | 1,509,459.72 | 4,642,049.15 | 32,759,954.81 | 7,477.57 | 80,972,165.62 |
| Net Assets: |           |           |          |                   |                        |              |          |              |       |
| Unrestricted | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35,983.40 |
| Total Net Assets: | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 35,983.40 |
| Total Liabilities & Net Assets | 16,591,499.26 | 5,458,202.57 | 6,672,784.93 | 12,220,359.66 | 1,110,626.95 | 1,509,459.72 | 4,642,049.15 | 32,759,954.81 | 7,477.57 | 80,972,165.62 |
Catskill Watershed Corporation

Statement of Financial Position
As of 12/31/2019

<table>
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<th>Assets</th>
<th>Public Education</th>
<th>Stormwater Revenues</th>
<th>Stormwater Technical Asset Pr</th>
<th>Stormwater Revenue</th>
<th>Tax Consulting Fund</th>
<th>SWOM Future</th>
<th>Stormwater Controls</th>
<th>SWMOA145</th>
<th>Local Technical Assistance</th>
<th>Total</th>
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<td>971,302.95</td>
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<td>0.00</td>
<td>0.00</td>
<td>0.00</td>
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<td>Restricted Cash &amp; Investments</td>
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| Liabilities & Net Assets                   |                  |                     |                               |                    |                     |             |                     |          |                        |        |
| Current Liabilities                        |                  |                     |                               |                    |                     |             |                     |          |                        |        |
| Accounts Payable                           | 11,500.00        | 0.00                | 0.00                          | 0.00               | 0.00               | 270,630.57  | 52,208.62         | 0.00     | 334,439.19            | 334,439.19 |
| Accrued Expenses                           | 17,000.00        | 0.00                | 0.00                          | 0.00               | 0.00               | 0.00        | 0.00              | 0.00     | 17,000.00             | 17,000.00 |
| Deferred Grant Revenue                     | 20,773.94        | 489,453.55          | 43,036.93                     | 671,143.12         | 354,238.35         | 217,076.82  | 0.00              | 218,308.99 | 975,649.53            | 14,569,959.91 |
| Total Current Liabilities                  | 58,274.94        | 489,453.55          | 43,036.93                     | 673,143.12         | 354,238.35         | 217,076.82  | 0.00              | 218,308.99 | 975,649.53            | 11,912,538.20 |
| Net Assets                                 |                  |                     |                               |                    |                     |             |                     |          |                        |        |
| Unrestricted                               | 0.00             | 0.00                | 0.00                          | 0.00               | 0.00               | 0.00        | 0.00              | 0.00     | 0.00                  | 0.00   |
| Total Net Assets                           | 0.00             | 0.00                | 0.00                          | 0.00               | 0.00               | 0.00        | 0.00              | 0.00     | 0.00                  | 0.00   |
| Total Liabilities & Net Assets             | 58,274.94        | 489,453.55          | 43,036.93                     | 673,143.12         | 354,238.35         | 217,076.82  | 0.00              | 218,308.99 | 975,649.53            | 20,241,891.36 |
## Catskill Watershed Corporation
### Statement of Financial Position
#### As of 12/31/2019

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### Catskill Watershed Corporation

**Statement of Revenues and Expenditures**

From 12/1/2019 Through 12/31/2019

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Date: 2/2/20 03:34:49 PM
## Statement of Revenues and Expenditures

From 12/1/2019 Through 12/31/2019

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<th>Current Year Actual</th>
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| **EXPENSES** |                       |                     |
| Salary        | 91,750.69             | 1,165,655.02        |
| Fringe Benefits | 44,324.07           | 513,182.35         |
| Program Expenses | (20,634.38)            | 8,321,159.42       |
| Occupancy & Interest Expense | 13,387.84       | 51,164.30          |
| Advertising & Promotion | 462.00                | 18,255.33          |
| Office Supplies | 7,165.55             | 19,687.05          |
| Communications | 1,626.97              | 15,464.85          |
| Grants        | 55,075.00             | 199,125.88         |
| Travel        | 6,491.68              | 30,091.62          |
| Conferences & Seminars | 2,307.00            | 7,115.35           |
| Insurance     | 4,084.17              | 47,510.08          |
| Repair & Maintenance | (3,376.25)             | 10,810.22          |
| Subscriptions & Publications | 0.00              | 6,714.23           |
| Professional Fees | 43,696.10            | 179,346.88         |
| Depreciation & Amortization | 8,878.28          | 56,235.08          |
| Dues, Licenses & Memberships | 0.00                | 760.00             |
| Miscellaneous Expense | 1,301.71            | 1,864.16           |
| **Total EXPENSES** | **750,540.43**       | **10,644,741.82**  |

| Excess Rev/Exp | 1,206,019.29 | 2,233,429.17 |
### Catskill Watershed Corporation

**Statement of Revenues and Expenditures**

**From 1/1/2019 Through 12/31/2019**

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<th>Septic IV</th>
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## Catskill Watershed Corporation

### Statement of Revenues and Expenditures

From 1/1/2019 Through 12/31/2019

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<tr>
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Date: 3/20/03 01:38:20 PM
Catskill Watershed Corporation
Statement of Revenues and Expenses
From 1/1/2019 Through 12/31/2019

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<tr>
<th></th>
<th>Future SW-MOA/145</th>
<th>Local Technical Assistance</th>
<th>Catskill Fund for the Future</th>
<th>Total</th>
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<td><strong>SUPPORT &amp; REVENUES</strong></td>
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<td></td>
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<tr>
<td>Contract Income</td>
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<td>1,751,565.89</td>
<td>1,288,043.65</td>
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<tr>
<td><strong>Total SUPPORT &amp; REVENUES</strong></td>
<td>650,358.10</td>
<td>13,823.66</td>
<td>1,751,565.89</td>
<td>2,415,747.65</td>
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<td>1,446,991.56</td>
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<td>688.50</td>
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<td>107.89</td>
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<td>Miscellaneous Expense</td>
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<td>0.00</td>
</tr>
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<td>650,358.37</td>
<td>13,823.66</td>
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<td>(42,851.66)</td>
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Page: 1
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<thead>
<tr>
<th>Board Members Name</th>
<th>December</th>
<th>Year to Date</th>
</tr>
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<tbody>
<tr>
<td>Anthony T Van Glad</td>
<td>500.00</td>
<td>5,375.00</td>
</tr>
<tr>
<td>Arthur Merrill</td>
<td>375.00</td>
<td>4,750.00</td>
</tr>
<tr>
<td>Christopher Mathews</td>
<td>375.00</td>
<td>3,125.00</td>
</tr>
<tr>
<td>Innes Kasanof</td>
<td>250.00</td>
<td>2,500.00</td>
</tr>
<tr>
<td>James Eisel</td>
<td>625.00</td>
<td>6,750.00</td>
</tr>
<tr>
<td>James Sofranko</td>
<td>-</td>
<td>3,625.00</td>
</tr>
<tr>
<td>Jeffrey Senterman</td>
<td>375.00</td>
<td>3,250.00</td>
</tr>
<tr>
<td>Mark McCarthy</td>
<td>-</td>
<td>2,250.00</td>
</tr>
<tr>
<td>Richard Parete</td>
<td>625.00</td>
<td>7,250.00</td>
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<tr>
<td>Robert Pelham</td>
<td>-</td>
<td>3,625.00</td>
</tr>
<tr>
<td>Thomas Hynes</td>
<td>500.00</td>
<td>5,875.00</td>
</tr>
<tr>
<td>Tina Molé</td>
<td>500.00</td>
<td>5,875.00</td>
</tr>
<tr>
<td>Wayne Marshfield</td>
<td>500.00</td>
<td>6,250.00</td>
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<tr>
<td><strong>Total Board Fees Paid</strong></td>
<td><strong>$ 4,625.00</strong></td>
<td><strong>$ 60,500.00</strong></td>
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# Catskill Watershed Corporation
## Supplementary Schedules
### Certificates of Deposit/Money Markets/Restricted Cash
#### As of December 31, 2019

<table>
<thead>
<tr>
<th>Fund</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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</thead>
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**Account # 1200**

##### Money Market Accounts

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<tr>
<th>Operating Account</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Operating - Money Market #1</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.70%</td>
<td>$20,09</td>
</tr>
<tr>
<td>Septic IV Program</td>
<td>Key Bank</td>
<td>Short-Term</td>
<td>0.20%</td>
<td>1,227,257.85</td>
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<tr>
<td>Septic IV Program</td>
<td>Wayne Bank</td>
<td>Short-Term</td>
<td>1.26%</td>
<td>3,037,771.31</td>
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<tr>
<td>Septic Maintenance</td>
<td>Key Bank</td>
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<td>0.20%</td>
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<td>Tax Consulting</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.70%</td>
<td>8,179.77</td>
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<tr>
<td>Future Stormwater</td>
<td>Pershing</td>
<td>Short-Term</td>
<td>0.70%</td>
<td>943,666.86</td>
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<td>Future Stormwater</td>
<td>Key Bank</td>
<td>Short-Term</td>
<td>0.20%</td>
<td>1,907,061.17</td>
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<table>
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<th>Amount</th>
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<th>Fund</th>
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<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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<td>Catskill Fund for the Future</td>
<td>Pershing</td>
<td>Short-Term</td>
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<td>20,773.10</td>
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<table>
<thead>
<tr>
<th>Fund</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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</table>

<table>
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<th>Fund</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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**Account # 1205**

##### Restricted Cash

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<tr>
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<td>NBT Bank, N.A.</td>
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<td>0.02%</td>
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<td>Community Wastewater III</td>
<td>Bank of Greene County</td>
<td>Short-Term</td>
<td>1.26%</td>
<td>1,120,842.96</td>
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<tr>
<td>LTAP</td>
<td>NBT Bank, N.A.</td>
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<table>
<thead>
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<th>Interest Rate</th>
<th>Amount</th>
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<tbody>
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<td>Community Wastewater III</td>
<td>Bank of Greene County</td>
<td>Short-Term</td>
<td>1.26%</td>
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<table>
<thead>
<tr>
<th>Fund</th>
<th>Bank</th>
<th>Terms</th>
<th>Interest Rate</th>
<th>Amount</th>
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<td>Total Per Financial Statements:</td>
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<tr>
<td>Difference:</td>
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**Catskill Watershed Corporation**  
**Investment in Municipal/Agency Bonds and U.S. Treasuries**  
**Short & Long Term Municipal Bonds/Market Adjustments**  
**As of December 31, 2019**

<table>
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<tr>
<th>Program / Par. #</th>
<th>Name of Investment</th>
<th>Type of Investment</th>
<th>Date of Purchase</th>
<th>Maturity Date</th>
<th>CUSIP Number</th>
<th>Next Coupon/Final Payment</th>
<th>Effective Interest</th>
<th>Carrying Value</th>
<th>Total Program Value</th>
<th>Market Unrealized Gain/(Loss)</th>
<th>Net Short Term Municipal Bond Investments</th>
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<td>Municipal/Agency Bond</td>
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<td>03/15/20</td>
<td>2.320%</td>
<td>125,020.10</td>
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<td>31</td>
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<td>Municipal/Agency Bond</td>
<td>04/05/18</td>
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<td>31</td>
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<td>06/26/20</td>
<td>86476PZD3</td>
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<td>23</td>
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<td>64971QQZ9</td>
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<td>1.950%</td>
<td>236,540.36</td>
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<td>13</td>
<td>NYSEFC</td>
<td>Municipal/Agency Bond</td>
<td>12/12/18</td>
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<td>64985HJ00</td>
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<td>2.732%</td>
<td>498,462.16</td>
<td>1,605,339.55</td>
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<td>1,608,779.80</td>
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<td>77</td>
<td>Federal Home Loan DN's</td>
<td>Municipal/Agency Bond</td>
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<td>01/30/20</td>
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<td>1.585%</td>
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<td>1.920%</td>
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<td>56</td>
<td>NYS Urban Dev</td>
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<td>11/29/18</td>
<td>03/15/20</td>
<td>650035K58</td>
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<td>64</td>
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<td>Municipal/Agency Bond</td>
<td>06/19/18</td>
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<td>649902477</td>
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<td>18</td>
<td>NYS Dorm Auth</td>
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<td>03/23/18</td>
<td>03/15/20</td>
<td>64990AJE6</td>
<td>03/15/20</td>
<td>2.320%</td>
<td>993,160.36</td>
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<td>80</td>
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<td>02/26/18</td>
<td>03/15/20</td>
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<td>2.320%</td>
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<td>70</td>
<td>NYS Dorm Auth</td>
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<td>04/05/18</td>
<td>03/15/20</td>
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<td>4</td>
<td>Town of Clarkson NY</td>
<td>Municipal/Agency Bond</td>
<td>05/02/19</td>
<td>04/17/20</td>
<td>1826062383</td>
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<td>2.550%</td>
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<td>45</td>
<td>NY Port Authority</td>
<td>Municipal/Agency Bond</td>
<td>02/14/18</td>
<td>09/15/20</td>
<td>73358WTF6</td>
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<td>2</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>06/10/19</td>
<td>11/01/20</td>
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<td>1.950%</td>
<td>513,342.30</td>
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<td>91</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>03/05/18</td>
<td>11/01/20</td>
<td>64971MP8E</td>
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<td>2.400%</td>
<td>354,217.81</td>
<td>8,902,587.36</td>
<td>12,144.08</td>
<td>8,914,731.56</td>
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| Total Short Term Municipal/Agency Bonds: | 10,522,922.53 | 15,595.68 | 10,533,523.67 |
| Total Per Financial Statements: | 10,522,922.53 | 15,595.68 |
| Difference: | 0.00 | - Bounding |
Catskill Watershed Corporation
Investment in Municipal/Agency Bonds and U.S. Treasuries
Short & Long Term Municipal Bonds/Market Adjustments
As of December 31, 2019

<table>
<thead>
<tr>
<th>Program</th>
<th>Name of Investment</th>
<th>Type of Investment</th>
<th>Date of Purchase</th>
<th>Date of Maturity</th>
<th>CUSIP Number</th>
<th>Next Coupon/Final Payment</th>
<th>Effective Interest</th>
<th>Carrying Value</th>
<th>Total Program Value</th>
<th>Market Unrealized Gain/(Loss)</th>
<th>Net Short Term Municipal Bond Investments</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>02/11/19</td>
<td>08/01/21</td>
<td>3138JBP93</td>
<td>01/31/20</td>
<td>2.879%</td>
<td>1,294,080.26</td>
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<tr>
<td>62</td>
<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
<td>06/05/19</td>
<td>08/01/22</td>
<td>64972WFJ4</td>
<td>02/01/20</td>
<td>2.000%</td>
<td>1,256,005.16</td>
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<tr>
<td>65</td>
<td>NYCGO</td>
<td>Municipal/Agency Bond</td>
<td>06/10/19</td>
<td>08/01/22</td>
<td>6496BMD07</td>
<td>02/01/20</td>
<td>2.020%</td>
<td>629,924.49</td>
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<tr>
<td>76</td>
<td>NYS Dorm Authority</td>
<td>Municipal/Agency Bond</td>
<td>06/14/19</td>
<td>03/15/23</td>
<td>6496BQJ68</td>
<td>03/15/20</td>
<td>2.150%</td>
<td>558,363.18</td>
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<tr>
<td>7</td>
<td>NYS Urban Dev</td>
<td>Municipal/Agency Bond</td>
<td>02/22/19</td>
<td>03/15/23</td>
<td>620034Y1T</td>
<td>03/15/20</td>
<td>2.700%</td>
<td>159,852.97</td>
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<tr>
<td>12</td>
<td>Federal Home Loan Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>07/12/19</td>
<td>08/01/23</td>
<td>3138JG9J0</td>
<td>01/31/20</td>
<td>2.319%</td>
<td>1,514,866.47</td>
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<tr>
<td>20</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>09/08/19</td>
<td>12/01/23</td>
<td>3138JLPG9</td>
<td>01/31/20</td>
<td>2.620%</td>
<td>924,521.66</td>
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<tr>
<td>24</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>08/22/19</td>
<td>02/01/24</td>
<td>3138JLHAL</td>
<td>01/31/20</td>
<td>2.048%</td>
<td>1,548,218.69</td>
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<tr>
<td>21</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>09/13/19</td>
<td>12/01/24</td>
<td>3138JL8A53</td>
<td>01/31/20</td>
<td>2.316%</td>
<td>1,164,613.02</td>
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<td>75</td>
<td>Fannie Mae - Mortgage</td>
<td>Municipal/Agency Bond</td>
<td>12/18/19</td>
<td>03/01/25</td>
<td>3138LGZN9</td>
<td>01/31/20</td>
<td>2.539%</td>
<td>1,314,141.48</td>
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</table>

**Total Long Term Municipal/Agency Bonds:** 16,258,484.17  
**Total LT Per Financial Statements:** 16,258,484.17  

<table>
<thead>
<tr>
<th>Rounding</th>
<th>Difference</th>
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</thead>
<tbody>
<tr>
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**Catskill Fund for the Future**

<table>
<thead>
<tr>
<th>Program</th>
<th>Name of Investment</th>
<th>Type of Investment</th>
<th>Date of Purchase</th>
<th>Date of Maturity</th>
<th>CUSIP Number</th>
<th>Next Coupon/Final Payment</th>
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<th>Net Short Term Municipal Bond Investments</th>
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<td>08/01/21</td>
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<td>2.879%</td>
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<td>NYC Transitional Finance</td>
<td>Municipal/Agency Bond</td>
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<td>08/01/22</td>
<td>64972WFJ4</td>
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<td>65</td>
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<td>06/10/19</td>
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<td>76</td>
<td>NYS Dorm Authority</td>
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<td>06/14/19</td>
<td>03/15/23</td>
<td>6496BQJ68</td>
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<td>2.150%</td>
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<td>24</td>
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<td>3138JLHAL</td>
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<td>75</td>
<td>Fannie Mae - Mortgage</td>
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<td>12/18/19</td>
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<td>3138LGZN9</td>
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<td>2.539%</td>
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**Total Long Term Municipal/Agency Bonds:** 16,258,484.17  
**Total LT Per Financial Statements:** 16,258,484.17  

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<td>Fringe Benefits</td>
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<td>003</td>
<td>Program Expenses</td>
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<td>004</td>
<td>Occupancy &amp; Interest Exp</td>
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<td>005</td>
<td>Advertising &amp; Promotion</td>
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<td>006</td>
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<td>007</td>
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<td>009</td>
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<td>Conferences &amp; Seminars</td>
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<td>014</td>
<td>Professional &amp; Director Fees</td>
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<td>Administrative Costs</td>
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<td>017</td>
<td>Dues, Licenses, &amp; Memberships</td>
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<td>018</td>
<td>Miscellaneous Expense</td>
<td>4,700.00</td>
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Report Difference: 

(52,120,594.00)  (10,644,741.82)  (41,475,852.18)  79.58%  20.42%
Executive Director’s Report  
March 3, 2020

An updated schedule for this month’s committee meetings is attached.

Community Wastewater Management Program

CWMP III

Shandaken - On 5/31/2017 a Block Grant in the amount of $6,770,000 was approved by the NYCDEP. This will fund a combination system of an SMD with onsite and remote systems including construction costs, land acquisitions and an O&M endowment. There are 60 systems being proposed for this project. The vote by the residents of the Shandaken Sewer District was completed on 3/30/2019 and the vote passed 26-1. Bid date was 10/3/19 and the Town Board has awarded the bid to Evergreen Construction to complete the onsite systems within the hamlet of Shandaken. This work started in December 2019. Lamont Engineers is still working on obtaining land for the remote systems.

West Conesville - On 7/25/2017 a Block Grant in the amount of $8,411,000.00 was approved by the NYCDEP. This will fund the hookup of 54 systems to a Community Septic System. The 95% design drawings were sent to the NYCDEP and received by them on June 3, 2019. Received final approval from NYSDOT on 1/31/20. Bid date to be in February and awarding of bid at the March 5th Town Board meeting.

Claryville – The project will be an SMD with a total of 130 hookups. On 4/28/2017 the NYCDP approved the Block Grant for Claryville for a total of $8,655,000.00 with a yearly O&M cost being included of $48,933.00. The project covers two separate towns in two separate counties. Town of Denning’s portion of the project is $3,760,000.00 and the Town of Neversink’s portion of the project is $4,895,000.00. Denning has replaced all systems that were on the priority list. CWC has received the DEP approval letter for these completed systems. As soon as Lamont Engineers and the contractors have filed their final pay invoices CWC can send the remaining funds to the Town of Denning. Neversink received DEP approval on 5/14/19 and bid opening was completed 7/3/19 and awarded to Poley Construction. Poley has started work on the priority list for the Neversink portion of Claryville and completed 2 of the 9 systems.

New Kingston – On 11/28/2018, the NYCDEP forwarded the Block Grant approval to the CWC in the amount of $5.2 million for 28 hookups. At the May 8, 2019 Town Board meeting they approved the creation of the Sewer District and the Sewer Use Law and included the adoption of SEQR. On June 29, 2019 a vote of the residents of New Kingston was completed with the vote being 27-4 in favor of doing the project. CWC and Lamont Engineers are working on the details of a land purchase for the project. Appraisals are being completed on the Palen, Faulkner and Monington properties.

Halcottsville- On 9/29/2017, the NYCDEP approved the Block Grant for Halcottsville for a total of $8,954,000.00. The project will be a large diameter gravity sewer with pump station and force main connecting to the NYDEP Margaretville WWTP. O&M costs are estimated at $69,000.00 per year. There will be 53 hookups being tied into the system. The Town of Middletown on 12/13/2017 adopted a resolution to continue with the Pre-Construction Phase. The 65% design drawings submission is being delayed due to potential relocation of the pump station. After several discussions with landowners the best option is making final land purchase agreement with the Shultis family to have the building and pump station located on their property. Kevin Young’s office is in the process of completing the land purchase agreement with the Shultis family. Future meetings with the Town of Middletown will be done once the land purchase is completed.

Shokan- Chazen Companies was hired to determine the Shokan service area study. Their contract was to provide a Study Area Report back to CWC. Copies of this report were provided to the NYSDEC, NYCDEP, NYSDOH and EPA. Program Agreement was approved by the CWC Wastewater Committee and the CWC Board of Director (2/6/2018). Lamont Engineers cost for Professional Services for the Shokan Wastewater Management Program for the hamlet of Shokan in the Town of Olive is $198,872.00. The Town of Olive signed
the contract and resolution to proceed with the Study Phase on August 14, 2018. Lamont Engineers has completed the PER and delivered the document to CWC on 8/29/19. Lamont Engineers is also evaluating the possibility of running the force main back to the Boiceville WWTP and the cost involved with upgrading this plant to allow for the discharge from Shokan at the request of the DEP. There is 470+ connections being projected for the hamlet of Shokan. The current estimated flow for Shokan is 166,000 gpd.

**Future Stromwater/MOA 145**
There are two resolutions this month. The first one is for Windham Car Wash additional cost O&M. The second is for an MOA 145 reimbursement application by Craig Benjamin for an IRSP. Call Danyelle Greene if you have any questions.

**Flood Mitigation Program**
There are five resolution this month. Two of the five are for Huntersfield Christian Training Center for design of flood mitigation measures at two properties, one for land purchase to provide relocation assistance to Breaky Motors in Walton. The final two resolutions are for renewals of previously approved projects, as well as requests for additional funding, including stream restoration in the Town of Denning and streambank stabilization in the Town of Windham. Call John Mathiesen if you have any questions.

**Septic**
There are ten resolutions this month. Five resolutions are for reimbursement of costs for repair or replacement of residential septic systems under the MOA Septic Program. Three resolutions for approval of additional costs under the MOA Septic Program. Lastly there are two resolutions for approval of second time repairs funded by the MOA Septic Program. Call Mitch if you have any questions.

**Policy**
There is one resolution this month for approval of updated CWC Personnel Policy. Call Tim if you have any questions.

**Finance**
There are two resolutions this month, one for copier lease and the other is for CWC Headquarters purchase of equipment. Call Jim if you have any questions.

**Land**
There are no resolutions this month. Call Tim if you have any questions.

**Education and Outreach**
There are no resolutions this month. Call Samantha Costa if you have any questions.

**Economic Development**
There are two resolutions this month. The first is for approval to enter into contract with a qualified vendor for the repair and/or replacement of geothermal heating equipment for The Delaware Inn. Under the lease, CWC Holdings II is responsible for monthly maintenance costs over $10,000.00. The second resolution is regarding a REDI Fund Loan to Thomas E. Miner, Jr. and Donald E. VanEtten located in the Town of Stamford. Call Barbara if you have any questions on the loans.

**CWC Headquarters Update**
The Site Contractor, Smith Development has cleared the site of all topsoil, excavated the areas for the storm water basins and have completed all cut and grading work to ready the site for concrete work. On October 24, 2018, the General Contractor F.E. Jones mobilized on site and began the layout of the building. Concrete work for the retaining wall and footings began on October 31, 2018. Compaction testing of soils on the site is ongoing. Fencing has been installed along the frontage to County Rt. 38 to keep the site secured. To save some funds and avoid a winter shutdown, the architect redesigned the building without a basement, moving storage area to the first and second floors. The Site Contractor-Smith Development and General Contractor F.E. Jones has completed the concrete foundation work on the garage as of 1/7/2019. Concrete foundation work for the newly designed back storage area is also now complete. Smith Development has also begun installing the water line from the last shutoff
near the Rec. Center to the new CWC building. They have also started stormwater piping and catch basins at the site. Mason contractor has completed the masonry block portion of the Garage. All foundation work for the office building was completed on 3/13/19. Backfilling is now being completed. Electricians have installed conduit and underground chase with poured concrete from the building to where NYSEG’s pole will be installed. 3/18/19 the first load of structural steel arrived on site and the Iron Workers began installation with a large crane. Per the Iron Worker’s foreman he is anticipating all steel work to be completed within 6 weeks. All structural steel was completed on Tuesday, April 23rd. Steel work including roofs is expected to be completed by May 3, 2019. Plumbing work was started on April 15th. Concrete floors are also being poured and several sections are expected to be completed by the May Board meeting. The roofing contractor has started making the roof water tight and prepping for the actual roof covering. All under slab waste and storm sewer lines have been completed by the plumber. The electricians have completed all under slab conduit and waiting on NYSEG to hook up the permanent power. NYSEG has hooked up the permanent power to the site on 6/12/2019. The generator was delivered and set onto its pad. The garage has been wired, insulated and sheet rocked. The stairs from the garage to the building have been completed along with the dumpster pad. All steel framing and exterior sheathing has begun. The exterior masonry work has begun. The brick and stone exterior facing is nearing completion. The inside of the garage has had all drywall completed and it has been painted. Smith Development has started the back parking lot sub-grade and installing topsoil on the bank above the stormwater basin. They also ran the wastewater line from the manhole that is in front of the Rec. Center to our site. Smith has pulled off the job for a couple of months so that other contractors can get the site cleaned up and ready for them. They are due to re-start on August 26th. Interior framing 90% complete. Drywall is near completion on the second floor, they have started taping and in areas of the DEP second floor have been painted. Ceiling grids are being installed. Windows are being installed, all interior door frames are installed, all interior staircases are installed. Kone elevator company are currently installing the elevator. Nelcorp Electric has been following the framers and installing conduit, boxes and wiring, hooking up all electrical panels. PS&V Plumbing has completed the roof storm drains and have all the wastewater and stormwater lines installed and tested. They are now working on installing all domestic copper water lines and hydronic water lines. PS&V Mechanical has almost completed the duct work on the second floor and are now installing the first floor duct work on the DEP side of the building. Aktor Roofing has been working on the final roofing material over the flat sections and just completed the metal barrel roofing over the auditorium.

As of 10/22/19, F.E. Jones and their subs have approximately 80% of the building completed. All exterior stone and brick work has been completed. They are still working on store front type trim areas and metal siding on the exterior. Inside of the building drywall work and painting is about 80% complete. Ceiling grids are being installed. Most of the bathroom tile work is completed and bathroom stalls and lockers have been installed. The Elevator has been installed and awaiting final startup. All doors and wood mill work is yet to be done. The Garage is about 95% complete. Aktor Roofing is saying all roof work and edge trim work will be completed by the end of October. Nelcorp Electrical is working with all trades to complete all wiring, switches, lights etc. They have all electrical panels installed and are feeding all wires through the conduits and tieing them into the panels. They have run all IT wires into the IT rooms. All exterior wires to the parking lots and light poles have been run. PS&V Plumbing has completed all domestic and wastewater as well as stormwater lines throughout the building. All sprinkler lines and ceiling drops are nearing completion. Installation of toilets and sinks are being completed. Slop pans in the Janitors closets have been installed. PS&V Mechanical has completed all interior duct work, hydronic piping, and refrigeration and boiler hookups. They have all roof top units installed and are completing the rooftop duct work and insulation of the duct work. They have most of the ceiling drops in place. Propane tank has been filled and the heating system is on to run the first floor only at night. The entire heating system will be operational by October 29th. Smith Development is working on final grades and have about 50% of the paving completed. The back fencing has been completed, all bollards have been installed. Topsoil has been screened and being installed. Some areas have been seeded. Back courtyard is about 90% complete. Trees and shrubs are being installed. The pond/waterfall feature is near complete. Lines are being done on the parking lots. Concrete sidewalks and curbs are completed. All final stormwater work and final grades will be completed once the paving is done. As of 12/20/19, all site work is complete. Smith Development will be back in the Spring to complete any and all punch list work. Aktor Roofing have completed all roof work and are working on installing the roof pavers on the front outside terrace and all punch list work. PS&V plumbing still have some fixtures to install and complete all start up tests. They anticipate doing this in mid-January. PS&V Mechanical are still working on regulating the heating system and working out all the bugs. Nelcorp Electrical are nearing completion of all electrical work. They figure to have all electrical work completed by mid-January. The Generator has been hooked up and runs a 1 hour cycle every week. The General Contractor F.E. Jones is getting near the end and figures for substantial completion in mid-January. They are working on all millwork, flooring, painting, touch ups, railings, exterior sun guards on the windows and completing
the ceiling tiles. They are still finalizing all drywall work in the Conference Room, Auditorium, and Water Discovery Center. F.E. Jones will still be on site once substantial completion has been declared doing all punch list and touch ups getting the building ready for occupancy.

Anticipated substantial completion date is to be early March, date not set.

Please note, due to the active construction, the site is off limits to visitors. If you have any questions about the status of construction, don’t hesitate to call me.

Thank you. Alan
<table>
<thead>
<tr>
<th>COMMITTEE</th>
<th>CHAIRPERSON</th>
<th>DATE</th>
<th>TIME</th>
<th>NOTE</th>
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<td>BOARD</td>
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<td>Steven Roff</td>
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## Septic Program Update
### From Inception through January 2020

#### Priority 1A, Priority 1B, Priority Round 3 through 10

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<th>Month Total</th>
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<th>Program from Inception</th>
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#### >7/1/99 through >12/27/19 Reimb and Coord

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<tr>
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<td>Designed Total</td>
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#### Small Business Program

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#### Total of All Septic Programs

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<td><strong>31</strong></td>
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| Total Site Visits                     | 48          | 48         |                        |

#### Septic Maintenance

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*Managed= Waiting for public sewer construction

Total Participants = Signed into Program + Not Interested + Ineligible
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<th>Client Name</th>
<th>Loan Approval Date</th>
<th>Date of Actual Loan Settlement</th>
<th>Approved Loan Amount</th>
<th>Actual Loan Amount</th>
<th>Current Loan Balance</th>
<th>Leverage</th>
<th>Total Project Cost</th>
<th>Current Jobs</th>
<th>Projected Jobs</th>
<th>Increased Jobs</th>
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$107,722,406.36  $87,656,224.88  $35,630,191.87  $131,606,981.96  $238,787,764.13  3935  5312  1426
# BOARD & COMMITTEE SCHEDULE

April 7, 2020

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The meeting was called to order by Thomas Hynes at 9:00 AM.

I. Review minutes from November 5, 2019 meeting.
   Minutes unanimously approved upon motion.

II. Wastewater / Stormwater

1. Community Wastewater Management Program

   General Project Updates:

   CWMP III

Shandaken - On 5/31/2017 a Block Grant in the amount of $6,770,000 was approved by the NYCDEP. This will fund a combination system of an SMD with onsite and remote systems including construction costs, land acquisitions and an O&M endowment. There are 60 systems being proposed for this project. The vote by the residents of the Shandaken Sewer District was completed on 3/30/2019 and the vote passed 26-1. Bid date was 10/3/19 and the Town Board has awarded the bid to Evergreen Construction to complete the onsite systems within the hamlet of Shandaken. Evergreen mobilized equipment and materials November 11, 2019 and started construction in Shandaken November 20, 2019.

West Conesville - On 7/25/2017 a Block Grant in the amount of $8,411,000.00 was approved by the NYCDEP. This will fund the hookup of 54 systems to a Community Septic System. The 95% design drawings were sent to the NYCDEP and received by them on June 3, 2019. Bid date will be scheduled once all regulatory approvals are obtained.

Claryville – The project will be an SMD with a total of 130 hookups. On 4/28/2017 the NYCDEP approved the Block Grant for Claryville for a total of $8,655,000.00 with a yearly O&M cost being included of $48,933.00. The project covers two separate towns in two separate counties. Town of Denning’s portion of the project is $3,760,000.00 and the Town of Neversink’s portion of the project is $4,895,000.00. Denning has replaced all systems that were on the priority list including the systems that received enhanced treatment as of November 11, 2019. Neversink received DEP approval on 5/14/19 and bid opening was completed 7/3/19 and awarded to Poley Construction. Construction started on the O’Dell Property in Neversink November 11, 2019.

New Kingston – On 11/28/2018, the NYCDEP forwarded the Block Grant approval to the CWC in the amount of $5.2 million for 28 hookups. In the approval of the Block Grant by the Board of Directors was Amendment #12 for $87,414.54 for Study Phase Engineering additional services. Also, Amendment #13 in the amount of
$566,000.00 for Pre-Construction Engineering Services was approved. At the May 8, 2019 Town Board meeting they approved the creation of the Sewer District and the Sewer Use Law and included the adoption of SEQR. On June 29, 2019 a vote of the residents of New Kingston was completed with the vote being 27-4 in favor of doing the project. CWC and Lamont Engineers are working on the details of a land purchase for the project.

Halcottsville- On 9/29/2017, the NYCDEP approved the Block Grant for Halcottsville for a total of $8,954,000.00. The project will be a large diameter gravity sewer with pump station and force main connecting to the NYCDEP Margaretville WWTP. O&M costs are estimated at $69,000.00 per year. There will be 53 hookups being tied into the system. The Town of Middletown on 12/13/2017 adopted a resolution to continue with the Pre-Construction Phase. The 65% design drawings submission is being delayed due to potential relocation of the pump station. After several discussions with landowners the best option will be making arrangements with the Shultis family to have the building and pump station located on their property. Kevin Young’s office is in the process of completing the land purchase agreement with the Shultis family.

Halcottsville- On 9/29/2017, the NYCDEP approved the Block Grant for Halcottsville for a total of $8,954,000.00. The project will be a large diameter gravity sewer with pump station and force main connecting to the NYCDEP Margaretville WWTP. O&M costs are estimated at $69,000.00 per year. There will be 53 hookups being tied into the system. The Town of Middletown on 12/13/2017 adopted a resolution to continue with the Pre-Construction Phase. The 65% design drawings submission is being delayed due to potential relocation of the pump station. After several discussions with landowners the best option will be making arrangements with the Shultis family to have the building and pump station located on their property. Kevin Young’s office is in the process of completing the land purchase agreement with the Shultis family.

Shokan- Chazen Companies was hired to determine the Shokan service area study. There contract was to provide a Study Area Report back to CWC. Copies of this report were provided to the NYSDEC, NYCDEP, NYSDOH and EPA. Program Agreement was approved by the CWC Wastewater Committee and the CWC Board of Director (2/6/2018). Lamont Engineers cost for Professional Services for the Shokan Wastewater Management Program for the hamlet of Shokan in the Town of Olive is $198,872.00. The Town of Olive signed the contract and resolution to proceed with the Study Phase on August 14, 2018. Lamont Engineers is working on writing the PER and preparing all exhibits. There is 470+ connections being projected for the hamlet of Shokan. The current estimated flow for Shokan is 166,000 gpd. Lamont Engineers has completed the PER and delivered the document to CWC on 8/29/19.

Amendments from Lamont Engineers for Construction Phase Engineering and Legal Services for the Claryville project (Denning) for the amount of $57,501.00 and $44,135.00 for the Claryville project (Neversink) CWC Board previously approved pre-construction phase costs. Construction phase costs, including construction observation, are not included in pre-construction phase contract. A motion was made by Michael Meyer and seconded by Wayne Marshfield to forward the amendments onto the CWC’s Board of Directors meeting in January for funding. Motion carried.

2. Future Stormwater Program

John Gleason of McMurdy Brook Road in the Town of Kortright County of Delaware Lot #3 and #4 within the McMurdy Brook subdivision submitted an application requesting funding in the amount of $44,098.00 towards construction costs associated with stormwater components of a NYCDEP required SWPPP. The site required both NYCDEP and NYSDEC Stormwater Pollution Prevention Plans (SWPPP). The applicants engineer, Benjamin Dates, determined what components of the project were solely required by the NYCDEP and is requesting funding towards all NYCDEP required stormwater components of the project. Being an individual applicant, CWC will be reimbursing 100% of eligible costs through the Future Stormwater Program. Therefore, CWC staff recommends funding in the amount of $44,098.00 for construction costs associated with all required stormwater components of a NYCDEP required SWPPP. A motion was made by James Eisel and seconded by Wayne Marshfield to forward this application onto the CWC’s Board of Directors meeting in January for funding. Motion carried.

3. Stormwater Retrofit Program

4. Local Flood Hazard Mitigation

A. Rachel Brisbane of 42 Delaware Avenue in the Village of Delhi is requesting funding in the amount of $8,300.00 to fund the anchoring of 2-275 gallon oil tanks in her basement. CWC staff has met with her and her contractor on site and this is a difficult job to be completed. At this time the tanks set on a wood floor
and the contractor is proposing to remove this section of flooring and pour a concrete slab so that the tanks can be anchored properly. The contractor will also need to remove the oil tanks from this area during construction and then re-install them once the concrete has been completed. The contractor has included an estimate with a breakdown of the work that is needed. During the most recent flood the owner stated that she had more than a foot of water in the basement. CWC staff feels that this quote is a reasonable cost for the work that needs to be done. A motion was made by Wayne Marshfield and seconded by Michael Triolo to forward this application onto the CWC’s Board of Directors meeting in January for funding. Motion carried.

B. Robert Peterson of 109 Townsend Street in the Village of Walton is requesting funding in the amount of $5,000.00 to complete a Feasibility Study to determine the best flood mitigation measures for this building. They are looking to fill in the basement and installing flood vents or other possible mitigation measures that may be recommended by the consultant. All utilities have already been relocated to the first floor. The Village of Walton adopted their LFA in January 2018 and in the LFA it recommends that properties located in the Special Flood Hazard Areas (SFHA) be individually evaluated for appropriate flood mitigation measures. A motion was made by James Eisel and seconded by Michael Triolo to forward this application onto the CWC’s Board of Directors meeting in January for funding. Motion carried.

C. The Village of Walton has submitted an application requesting funding in the amount of $427,844.01 for design for Third Brook Culvert Replacement for the culvert which passes under Delaware Street/State Rt. 206 and is directly across from Kraft plant. That plant employs over 100 people. The culvert has been a problem area in the Village of Walton during past flood events and blocks very quickly with flood debris and has caused repetitive damage in this area, including to the Kraft plant. The new culvert if designed to NYSDOT specifications will cost approximately $4-6 Million to replace. The culvert is owned and maintained by the NYSDOT. At the May 2019 CWC Committee meeting a Feasibility Study application was denied since other studies has already been completed for this culvert and it was the recommendation of the Committee that the Village of Walton entertain applying directly for an application for design. This culvert replacement was a recommendation in the Local Flood Analysis (LFA) and the Walton Flood Commission. A motion was made by Wayne Marshfield and seconded by Michael Triolo to table the application until the Village acquires a letter of support from New York State Department of Transportation. Motion carried.

D. Townsend Elementary School is applying for funds in the amount of $1,136,890.00 for the total cost of Construction of Flood Mitigation Measures to the School.

- On June 4, 2019 CWC Board of Directors approved funding in the amount of $83,740.00 for the design of the flood mitigation measures at the Townsend Elementary School. The School District is now requesting 100% of construction funding.
- The CWC Flood Hazard Mitigation Implementation Program Rules provide that CWC Board may approve 100% of design costs, and up to 75% of construction costs. The School District reports that they were having difficulties securing the remaining 25% for construction costs and are therefore requesting the entire amount of construction costs from CWC. The Local Flood Analysis and the Flood Gate Report recommends property protection measures and flood proofing measures to the Townsend Street School.

A motion was made by James Eisel and seconded by Wayne Marshfield to table the application until further notice contingent upon official letters and correspondence from New York State Education Department were acquired stating why they would not fund any portion of the project. Motion carried.

E. Ulster County DPW is requesting funding in the amount of $2,300,000.00 for a bridge replacement at the Maltby Hollow Bridge. The CWC Flood Hazard Mitigation Implementation Program Rules provide that CWC can provide 100% of construction funding for alteration for public infrastructure “that is expected to reduce water surface elevations, alter flow paths, reduce velocities, and otherwise minimize the potential for flood damage (e.g. enlarging a bridge, installing floodplain drains, but not including road relocation). Pursuant to the CWC Flood Hazard Mitigation Funding agreement, the CWC Board of Directors is the sole
determiner of whether or not a project’s benefits outweigh its’ costs and therefore make it eligible for funding.

- This project was identified by both the County and Town as needing mitigation action in the 2017 Ulster County Multi-Jurisdictional Mitigation Plan. The LFA determined the Benefit Cost Ratio (BCR) to be 1.1 based upon an estimated construction costs of $1,438,651 and benefit costs of $1,602,929. The Ulster County application is 60% higher than the LFA estimated costs. Using the current Ulster County funding request instead of the LFA estimate brings the BCR down to .70. The benefits costs were based upon the additional travel time for drivers using the bridge (per the LFA an average 687 daily crossings of the bridge) to drive 80 minutes on a detour if the bridge were closed for a period of time due to flood damage. The LFA does not identify any other benefits for this project, such as a reduction of surface water elevations, reduction of velocity or avoided property damage to nearby structures. Design plans are to be completed in the fall of 2019. This bridge project is also identified in the Town of Olive Local Flood Analysis (LFA) for flood mitigation measures or replacement. All documentation has been provided by Andrew Emrich, Senior Engineer for Ulster County DPW.

A motion was made by Wayne Marshfield and seconded by Michael Triolo to deny the application for funding towards the Maltby Hollow Bridge due to lack of sufficient evidence that the project would reduce water surface elevations, flow path alterations, velocity reductions, or substantial proof of minimizing flood damage. Motion carried.

5. Other

Local Technical Assistance Program
Rolling grant application deadline ends on December 31, 2019. CWC staff recommend CWC Wastewater Committee recommend a Board resolution establishing that applications will continue to be accepted on a rolling basis and must be submitted no later than December 31, 2020. A motion was made by James Eisel and seconded by Michael Triolo to forward this recommendation onto the CWC’s Board of Directors meeting in January for future acceptance of applications. Motion carried.

III. January 7, 2020 Wastewater/Stormwater Committee Meeting has been cancelled and the Next meeting is scheduled for February 4, 2020.

IV. Meeting was adjourned at 10:13 AM
Catskill Watershed Corporation
Septic Committee Meeting
January 7, 2020

Attendance:

Committee Members: Wayne Marshfield (Director), Tina Mole’ (Director), Richard Parete (Director), Anthony Van Glad (Director), Alan Rosa (CWC), Michael Triolo (Director), David Warne (NYCDEP)

Others: Mitchell Hull (CWC), John Jacobson (CWC), Jason Merwin (CWC), Pat Palmer (NYSDOH) (by phone), Michael Maloney (NYSDOH) (by phone)

I. The meeting was called to order at 4:27 PM by Wayne Marshfield.

II. Minutes from the December Committee Meeting were reviewed and approved as written.

III. Septic Program:

A. Meredith Inn Over $25,000.00: This project is located in the Town of Meredith. The engineer is Lehman& Getz Consulting Engineers. The contractor is Mike Mason. Major components of this system include one 2,000 gallon septic tank, one 3,500 gallon septic tank, one 1,000 gallon grease trap, one 2,500 gallon pump chamber, 228 linear feet of gravity piping, 135 linear feet of force main, 2,576 cubic yards of absorption fill material, 2,600 linear feet of absorption trench, two distribution boxes, one valve vault and extensive site restoration. These components are on the original design. The owner is requesting to be reimbursed $132,287.00. This amount is well below the staff estimated cost of construction based on the Schedule of Values. There were changes during construction. A 5,500 cast in place septic tank was used in place of the two tanks. A flout was used instead of a pump chamber. Two gravity lines replaced the force main and the valve vault was eliminated. An effluent filter was also installed. The owner instructed the contractor to tear down the five bedroom house that was included in the original plan while the septic system was being built. Staff has estimated the cost of the system components for the house to be $34,717.71. Without this portion of the septic system, the cost is $97,569.29. The Committee recommended that a resolution be brought before the Board of Directors to reimburse the owner of the Meredith Inn in the amount not to exceed $97,569.29 to build their septic system.

B. Zen Mountain Monastery Over $25,000.00: This project is located in the Town of Shandaken. The engineer is North Engineers. The contractor is Kiniry Excavation, Inc. Major components of this system include a one 1,000 gallon septic tank, Sludgehammer components, 60 linear feet of 10” PVC pipe, one catch basin, risers, replacement of orangeburg pipe under Old Rte. 28 and site restoration. Sludgehammer units aerate the septic tanks, like an aerobic unit. There is also a bacteria introduced into the tanks. The engineer hopes this system will rejuvenate the existing absorption field and save costs on the repair. The Monastery is asking to be reimbursed $37,522.17. This cost is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Zen Mountain Monastery in the amount not to exceed $37,522.17 to build their septic system.
C. Scott Benjamin Over $25,000.00: Mr. Benjamin’s project is located in the Town of Shandaken. His engineer is Chris DiChiaro. His contractor is Wade Smith. His proposed septic system will serve a three bedroom house. Major components of this system include a 1,000 gallon septic tank, one pump chamber, 13 linear feet of gravity piping, 21 linear feet of force main, 275 cubic yards of absorption fill material, 20 cubic yards of random fill material, 800 square feet of absorption bed, one distribution box, an effluent filter and site restoration. Mr. Benjamin’s contractor has submitted a quote for $28,200.00 to build this system. This is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Scott Benjamin in the amount not to exceed $28,200.00 to build his septic system.

D. Onelia Warren Over $25,000.00: Ms. Warren’s project is located in the Town of Kortright. Her engineer Sander Engineering. Her contractor is Ted’s Grading and Landscaping. Major components of this system will include a 1,000 gallon septic tank, 51 linear feet of gravity piping, 362 cubic yards of absorption fill material, 220 linear feet of ATL pipe, 27 cubic yards of C-33 sand, one distribution box, one effluent filter, a temporary access road, tree removal and site restoration. Ms. Warren’s contractor has submitted a quote for $29,500.00 to build this system. This is within 10% of the staff estimated cost of construction based on the Schedule of Values. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Onelia Warren in the amount not to exceed $29,500.00 to build her septic system.

E. Michael Brewer Additional Costs: Mr. Brewer’s project is located in the Town of Middletown. His engineer is Rex Sanford. His contractor is Hubbell, Inc. The project was previously approved for $34,224.96. During construction there were extremely wet site conditions. The engineer instructed the contractor to add 75 cubic yards of absorption fill to the system to ensure proper function and separation from groundwater. The contractor has requested an additional $2,284.50 for the added work. This cost appears to be reasonable and justified. Additional costs are for the contractor. Engineers get nothing for extra construction costs. This will bring the total project cost to $36,509.46. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Michael Brewer in the amount not to exceed $2,284.50 for additional costs to build his septic system.

F. Timothy Bright Additional Cost: Mr. Bright’s project is located in the Town of Woodstock. The engineer is Rex Sanford. The contractor is Eberhardt Excavation. The project was previously approved for $32,905.20. During excavation for the septic tank, siphon chamber and the curtain drain, the contractor encounter bedrock. A hammer was needed to excavate to the required depth. A low profile septic tank was utilized to minimize the amount of hammering. Large boulders were encountered when constructing the curtain drain. The excavation was wider and deeper in areas. Additional machine time and crushed stone was required. The curtain drain location and orientation was modified to capture additional water that was not observed during the original site inspection. As a result, a culvert was installed to convey curtain drain discharge under the existing driveway. 60 cubic yards of additional random fill was necessary to backfill the septic tank and siphon chamber and to provide bedding and cover for the sewer line. Mr. Bright’s contractor has requested an additional $5,109.00 for the added work. This cost appears to be reasonable and justified. This will
bring the total project cost to $38,014.20. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Timothy Bright in the amount not to exceed $5,109.00 for additional costs to build his septic system.

G. **Guiseppe DiBenedetto Additional Costs:** Mr. DiBenedetto’s project is located in the Town of Conesville. His engineer is D.R. Crandell Engineering. His contractor is Eric J. Dahlberg Construction. This project was previously approved for $24,999.00. During construction the contractor had to install an additional 5 linear feet of gravity piping between the house and the septic tank. The contractor has requested an additional $127.94 for the added work. This cost appears to be reasonable and justified. This will bring the total project cost to $25,126.94. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Guiseppe DiBenedetto in the amount not to exceed $127.94 for additional costs to build his septic system.

H. **Raymond Keyes Additional Cost:** Mr. Keye’s project is located in the Town of Olive. His engineer is Rex Sanford. His contractor is Chad Davis Contracting. His project was previously approved for $37,800.00. Due to recent weather conditions, it was determined that a 140 linear foot curtain drain was needed to protect the raised system. Including machine time, material expense, tree clearing and additional restoration, the contractor is asking for an additional $3,297.20. This cost appears to be reasonable and justified. This will bring the total cost of construction to $41,097.20. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Raymond Keyes in the amount not to exceed $3,297.20 for additional costs to build his septic system.

I. **Patrick Meredith Additional Cost:** Mr. Meredith’s project is located in the Town of Walton. His engineer is Sander Engineering. His contractor is Jarred Robinson. This project was previously approved for $44,692.70. During construction a grey water line was discovered. The contractor replaced the line with 30 linear feet of gravity pipe. 30 cubic yards of additional random fill was needed to cover the pipe and distribution box. The contractor has requested an additional $1,077.30 for the added work. This cost appears to be reasonable and justified. This will bring the total project cost to $45,770.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Patrick Meredith in the amount not to exceed $1,077.30 for additional costs to build his septic system.

J. **Glenn Rubic Additional Costs:** Mr. Rubic’s project it located in the Town of Olive. His engineer is Praetorius & Conrad. His contractor is Eberhardt Excavation. His project was previously approved for $32,174.55. When the contractor was making the second sewer connection, a second septic tank was discovered. The contractor has requested an additional $800.00 to pump and decommission the tank. This cost appears reasonable and justified. With this addition the total project cost will be $32,974.55. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Glenn Rubic in the amount not to exceed $800.00 for additional costs to build his septic system.

K. **Dora Chambers Second Time Repair:** Ms. Chambers’ property is located in the Town of Andes. Her project was paid for in 2005 under the Septic Monitoring Program. The absorption field has
been failing for a number of years. The pump no longer works. The homeowner has done maintenance pump outs. Under new program rules CWC can fund a second time repair. These repairs will be at the sole discretion of the Board of Directors. We have records in the Maintenance Program database. Receipts are required if someone did not submit for reimbursement through that program. It is likely that both the pump chamber and the absorption field need replacement on this system. There is very high groundwater on the site and the pump chamber floated when it was installed. Construction costs for second time repairs will only be brought before the Committee if they are over $25,000.00. The Committee recommended that a resolution be brought before the Board of Directors to reimburse Dora Chambers for a second time repair of her septic system.

L. **Don Fullington Second Time Repair** Mr. Fullington’s property is located on Bailey Rd. in the Town of Gilboa. His project was paid for in 2009 under the Septic Hardship Program. Solids migrated out of the original tank into the pump chamber. They were then pumped into the absorption field. The absorption field and pump are now failing. The homeowner did regular maintenance pump outs. A quote has been approved to replace the septic tank to get the homeowner through the winter. The Committee recommended that a resolution be brought before the Board of Directors to allow funding for Don Fullington to repair his septic system for a second time.

M. **Virginia Greene Second Time Repair**: Ms. Greene’s property is located in the Town of Hurley. Her project was paid for in 1997 under the Reimbursement Program. Due to the presence of bedrock the contractor had installed a metal septic tank. Metal tanks are shallower than concrete tanks. Now the tank is collapsing. The Committee recommended that a resolution be brought before the Board of Directors to allow funding for Virginia Greene to repair her septic system for a second time.

N. **Marcia Johnson Second Time Repair**: Ms. Johnson’s property is located in the Town of Hunter. Her project was paid for in 2000 under the Coordinator Program. She has replaced the pump twice. Wiring and pump hardware are inadequate. At that time many contractors were not familiar with septic pumps. Electrical inspections may be required by local codes. They are not CWC’s responsibility. CWC does not want to take on liability of providing inspection of electrical work. The Committee recommended that a resolution be brought before the Board of Directors to allow funding for Marcia Johnson to repair her septic system for a second time.

O. **Gary Van Valkenburg Second Time Repair**: Mr. Van Valkenburg’s property is located in the Town of Masonville. His project was paid for in 2004 under the Reimbursement Program. Staff has observed a large area of ponding water on top of the absorption field. The curtain drain above the field does not appear to be working. It may be full of silt. Black sludge is surfacing in the middle of the absorption field. The homeowner has done maintenance pump outs. The Committee recommended that a resolution be brought before the Board of Directors to allow funding for Gary Van Valkenburg to repair his septic system for a second time.

P. **Septic Maintenance**: Mitch Hull reviewed activity in this program with the Committee. 23 homeowners were reimbursed for pump outs last month. 340 homeowners were reimbursed for pump outs in 2019.
Q. **Septic Cluster:** Mitch had no report this month.

R. **Septic Update:** Mitch Hull reviewed activity in the Septic Program with the Committee. 24 systems were paid for last month. 241 systems were paid for in 2019.

   Mitch explained the negative numbers on the update. Some “housecleaning” was done on the program database. Some homeowners were mislabeled. 35 letters were sent certified, return/receipt. In total, 77 homeowners were removed from the backlog. These homeowners can sign back into the program with the new Program Agreement that has a two year limit.

IV. The next Septic Committee Meeting was scheduled for February 4, 2020.

V. The meeting was adjourned at 5:10 PM.
I. Call to Order at 11:35 AM

II. August, 2018 Minutes approved upon motion of Thomas Hynes and second by James Sofranko

III. Annual ABO Report
    Tim Cox reviewed the proposed annual report to be submitted to the Authorities Budget Office. Tim explained that as in prior years, CWC’s mission will remain the purposes contained in the Certificate of Incorporation. Tim also noted that annual grant figures and spending have been updated for 2018. Upon motion of Innes Kasanof and second by Robert Pelham, CWC Governance Committee unanimously moved that the report should be filed

IV. Board Member Training
    Tim Cox noted several Board members still needed the required training and he would individually contact those members for webinar in February. Training would be at CWC’s office

V. Other
    Tina Molé noted counties and towns are now required to have sexual harassment training. Tim Cox stated that he was not aware that those new requirements applied to not for profit corporations but that he would review State law.

VI. Next meeting to be scheduled as needed

VII. Adjourned at 11:52 am
CWC Finance Meeting  
December 3, 2019  
MINUTES

Committee Members: James Eisel, Thomas Hynes, Wayne Marshfield, Chris Mathews, Arthur Merrill, Mike Meyer, Richard Parete, Alan Rosa, Thomas Snow [by phone], Anthony Van Glad

MINUTES

I. Call to order

II. Review Minutes From Previous Meeting – Accepted as presented.

III. Review October Financial Statements – The October financial statements and the supplemental schedules were presented to the Committee. Investment yields were briefly discussed.

IV. Other – Staff discussed an issue with [the new building] snow plowing. Both buildings need to be plowed.

- CWC hired an IT Consultant to help with the new building transition and computer networking setup. Hiring the consultant for a year versus by the hour made more sense and was more cost effective. The Committee agreed for a contract not to exceed $18,600. The IT resolution will be presented at the December 3, 2019 Board meeting.

- The Executive Director mentioned the possibility of hiring one or two professional engineers to help speed up projects (e.g. Septic Designs, Flood Hazard projects). There would be added costs to CWC (Salaries, Fringe Benefits, Engineering Insurance, etc.) as well as more liability exposure to CWC. This topic will be brought up again at a later date.

V. Schedule Next Meeting – The next Finance Committee meeting will be held on January 7, 2020.

VI. Adjournment
CWC POLICY COMMITTEE
DECEMBER 3, 2019
MINUTES

Present: James Eisel, Chris Matthews, Tina Molé, Richard Parete, Michael Triolo, Dave Warne (NYCDEP), Alan Rosa, Anthony Van Glad, Thomas Snow (NYS DEC)(By Phone)

Excused: Robert Pelham

Others Present: Tim Cox (CWC), James Martin (CWC), Dave Warne, NYCDEP, Matt Gianetta (New York City DEP), Bruce Dolph, Art Merrill, Jeff Senterman, Barbara Puglisi (CWC), Lynne Kavanagh (CWC), John Mathiesen (CWC), Mike Maloney (DOH)

I. Call to Order at 10:51 am

II. November, 2019 Minutes unanimously approved upon motion of Tina Molé and second by Anthony VanGlad

III. 2020 CWC Board Election Update

Tim notified the Committee that nomination forms were mailed to watershed town supervisors in Delaware and Greene Counties on December 2nd.

IV. Establishment of 2020 Annual Meeting of CWC Member Watershed Towns

Upon motion of Tina Mole and second by Michael Triolo, committee unanimously voted to establish April 7, 2020 as the date of the 2020 annual meeting of CWC member towns.

V. Other

Alan Rosa stated that the City and CWC have agreed to the terms of a 20 years lease for the new building. In order for City approval process to start, CWC Board must approve the lease. Upon motion of Anthony VanGlad and second by Michael Triolo, CWC Policy Committee unanimously recommended that CWC Board approve the lease with the City of New York.

Alan Rosa stated that CWC needed to hire a snowplow services without bid. Alan explained that CWC believed we would not be responsible until the building was complete. However, the site work is substantially complete, meaning that CWC is now responsible for snow plowing. CWC only found out on December 2nd. CWC staff recommends CWC Board approve a not to exceed contract with Mr. DiBenedetto for 2019-2020 snow plowing at the new building. CWC will go out to bid in the summer of 2020 for 2020-2021 winter season snowplowing. Committee unanimously approved upon motion of Anthony VanGlad and second by Rich Parete.

Jim Martin stated CWC Policy Committee needed to approve the Executive Director allary for 2020. Anthony VanGlad confirmed that the amount of the salary would be as per the 2020 budget. Upon motion of Anthony VanGlad and second by Tina Molé, the Committee unanimously recommended CWC Board approve the 2020 salary of the CWC Executive Director at the amount in the 2020 budget.
Lastly, Alan Rosa explained that the CWC January meeting would be taking place in the late in the afternoon on January 7th to allow CWC Board time to travel to Newburgh to view NYCDEP work on the aqueduct bypass tunnel. David Warne explained that NYCDEP is inviting the entire CWC Board to view this work. Alan noted that Board members would meet in the morning on January 7th at CWC offices and carpool to the work site. The Board meeting will be scheduled for 3:30 pm, and just a handful of committee meetings will be held after the Board meeting.

VI. Next Meeting scheduled as needed for January 7, 2020

VII. Adjourned at 11:18 am
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:

ANDREW BRISBOIS

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Thirty Thousand Dollars ($30,000.00), the homeowner shall supply detailed quotes from three unrelated contractors, and CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed three construction quotes, including the lowest quote for the septic system repair in the amount of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00); and

WHEREAS, the contractor’s quote for this system is more than Thirty Thousand Dollars ($30,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Eight Thousand Five Hundred Dollars ($38,500.00).
Andrew Brisbois Backup
Mr. Brisbois’s property is located in the Town of Conesville, Schoharie County. The engineer is D.R. Crandell Engineering. Homeowner and CWC staff received three quotes from unrelated contractors for $42,000.00, $40,140.40, and $38,500.00. This system is for a five bedroom house. The major components for this system are one 1500 gallon septic tank, one siphon chamber, 168 linear feet of gravity piping, 442 cubic yards of absorption fill material, 480 linear feet of absorption trench, one distribution box, one effluent filter, 240 linear feet of improved swale, tree removal, and site restoration. The lowest quote is within 10% of the estimated cost of construction. The lowest quote was submitted by Mancini Masonry. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $38,500.00.
TAB 7
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:

CHRISTOPHER COLE

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount Twenty-Nine Thousand Four Hundred Dollars ($29,400.00); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000); and

WHEREAS, the CWC staff have determined the contractor’s quote Twenty-Nine Thousand Four Hundred Dollars ($29,400.00) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Nine Thousand Four Hundred Dollars ($29,400.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount Twenty-Nine Thousand Four Hundred Dollars ($29,400.00).
Christopher Cole Backup

Mr. Cole’s property is located in the Town of Halcott, Greene County. His engineer is John Bolger and his contractor is Jim Peters Excavating. Homeowner and CWC staff received a quote from a contractor in the amount of $29,400.00. This system is for a two bedroom house. The major components of this system include one 1,000 gallon septic tank, 85 linear feet of gravity pipe, 368 cubic yards of absorption fill material, one distribution box, an effluent filter, 160 linear feet of absorption trench, 125 linear feet of curtain drain, 25 linear feet of curtain drain outlet pipe, a temporary access road and site restoration. The quote is within 10% of our estimated cost of construction. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $29,400.00.
TAB 8
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:

ALLEN HEDBERG

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Twenty-Five Thousand Seven Hundred Eight Dollars and Twenty Cents ($25,708.20); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, the CWC staff have determined the contractor’s quote of Twenty-Five Thousand Seven Hundred Eight Dollars and Twenty Cents ($25,708.20) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Five Thousand Seven Hundred Eight Dollars and Twenty Cents ($25,708.20) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Five Thousand Seven Hundred Eight Dollars and Twenty Cents ($25,708.20).
Allen Hedberg Backup

Mr. Hedberg’s property is located in the Town of Windham, Greene County. The engineer is Rothe Engineering and the contractor is Belgian Trucking and Excavating. Homeowner and CWC staff received a quote from a contractor in the amount of $42,847.00, the quote is below our estimated cost for construction and being it’s a non-primary residence, the CWC share of 60% is $25,708.20. This system is for a five bedroom house. The major components for this system include one 1500 gallon septic tank, one siphon chamber, 205 linear feet of gravity piping, 727 cubic yards of absorption fill material, 420 linear feet of absorption trench, one distribution box, one effluent filter, tree removal and site restoration. The quote is within 10% of our estimated cost of construction. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $25,708.20.
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:

TRICIA KUHNAU

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount Twenty-Nine Thousand Nine Hundred Ninety-Five Dollars ($29,995.00); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000); and

WHEREAS, the CWC staff have determined the contractor’s quote Twenty-Nine Thousand Nine Hundred Ninety-Five Dollars ($29,995.00) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Nine Thousand Nine Hundred Ninety-Five Dollars ($29,995.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount Twenty-Nine Thousand Nine Hundred Ninety-Five Dollars ($29,995.00).
Ms. Kuhnau’s project is located in the Town of Stamford, Delaware County. Her engineer is Steele Brook Engineering and her contractor is LaFever Excavating. This system is for a four bedroom house. Major components of this system will include a 1,250 gallon septic tank, a siphon chamber, 390 linear feet of gravity piping, 232 cubic yards of absorption fill material, 200 linear feet of absorption trench, one distribution box, an effluent filter, five clean outs, tree removal and site restoration. A cleanout is required where there is a bend in the pipe. Ms. Kuhnau’s contractor has submitted a quote for $29,995.00 to build this system. This is just below the staff estimated cost of construction based on the Schedule of Values. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $29,995.00.
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE OVER $25,000:

JOSEFINA RUBIO

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff has reviewed a construction quote submitted by a contractor for the septic system repair in the amount of Twenty-Eight Thousand Nine Dollars and Forty-Six Cents ($28,009.46); and

WHEREAS, the contractor’s quote for this system is more than Twenty-Five Thousand Dollars ($25,000); and

WHEREAS, the CWC staff have determined the contractor’s quote of Twenty-Eight Thousand Nine Dollars and Forty-Six Cents ($28,009.46) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the contractor’s quote of Twenty-Eight Thousand Nine Dollars and Forty-Six Cents ($28,009.46) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Twenty-Eight Thousand Nine Dollars and Forty-Six Cents ($28,009.46).
Josefina Rubio Backup
Ms. Rubio’s property is located in the Town of Middletown, Delaware County. The engineer is Rex Sanford and the contractor is Josh Construction. Homeowner and CWC staff received a quote from a contractor in the amount of $28,009.46. This system is for a four bedroom house. The major components for this system include one 1250 gallon septic tank, 135 linear feet of gravity piping, 190 cubic yards of absorption fill material, 300 linear feet of conventional absorption trench, one distribution box, one effluent filter, tree removal, temporary access road, and site restoration. The quote is within 10% of our estimated cost of construction. The Septic Committee recommends that the Board of Directors approve reimbursement in an amount not to exceed $28,009.46.
RESOLUTION NO.

BOARD APPROVAL OF SEPTIC CONSTRUCTION ESTIMATE
OVER $25,000 – ADDITIONAL COSTS:
SONDRA BUONO

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, CWC staff previously approved Septic Program reimbursement for Sondra Buono in the amount of Twenty-Four Thousand Nine Hundred Thirty-Six Dollars and Twenty Cents ($24,936.20); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the contractor for the septic system repair in the amount of Nine Thousand One Hundred Eighty Nine Dollars and Eighty-Two Cents ($9,189.82); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, the CWC staff have determined the contractor’s total invoices of Thirty-Four Thousand One Hundred Twenty Six Dollars and Two Cents ($34,126.02) to be a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving the total reimbursement of Thirty-Four Thousand One Hundred Twenty Six Dollars and Two Cents ($34,126.02) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Four Thousand One Hundred Twenty Six Dollars and Two Cents ($34,126.02).
Sondra Buono Backup

Ms. Buono’s project is located in the Town of Hurley, Ulster County. Her engineer is Rex Sanford and her contractor is Romosa Excavation. CWC staff previously approved reimbursement at $24,936.20. The septic tank was replaced in 2008. The tank was undersized and a pump would have been required to get effluent to the absorption field. During excavation the contractor encountered shallow bedrock and had to use a hammer to achieve appropriate depth for the septic tank installation. Additional machine time was needed to remove the overburden and spread it in an area adjacent to the septic system. A low profile was not used. Approximately 35 cubic yards of random fill was needed to properly backfill and provide cover for the septic tank. Several large stumps were removed. Additional absorption fill was required in the field area. Ms. Buono’s contractor has requested an additional $9,189.82 for this work. The cost appears to be reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of $9,189.82, for total reimbursement not to exceed $34,126.02.
RESOLUTION NO.

BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:
KEVIN LAUTH

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on June 4, 2019, by Resolution Number 3552, the CWC Board approved reimbursement to Kevin Lauth in an amount not to exceed Twenty-Eight Thousand Five Hundred Dollars ($28,500.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Four Thousand Two Hundred Forty Dollars ($4,240.00); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Four Thousand Two Hundred Forty Dollars ($4,240.00); and

WHEREAS, CWC staff have determined that Thirty-Two Thousand Seven Hundred Forty Dollars ($32,740.00) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Thirty-Two Thousand Seven Hundred Forty Dollars ($32,740.00) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Thirty-Two Thousand Seven Hundred Forty Dollars ($32,740.00).
Kevin Lauth Backup
Mr. Lauth’s property is located in the Town of Windham, Greene County. CWC Board of Directors previously approved reimbursement for this project at $28,500.00. The engineer is Praetorius and Conrad and the contractor is Van Etten Trucking. Since the system was installed in September of 2019 the pump chamber was getting a number of high water alarms. A plumber was hired to run a camera through the pipe. A break in the cast iron line was found 2 feet from the house and 6.5 feet under a 16 foot deck and patio. The contractor has requested an additional $4,530.00 for the added work. The cost of locating the break with a camera is above our schedule of vales by $290.00. The Septic Committee recommends that the Board approves an additional reimbursement of $4,240.00, for total reimbursement not to exceed $32,740.00.
RESOLUTION NO.

BOARD APPROVAL OF ADDITIONAL FUNDS FOR SEPTIC CONSTRUCTION OVER $25,000:

ANNE ROLLETT

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:09 of the CWC Septic Rehabilitation and Replacement Program Rules Article 2A, if the total amount requested for reimbursement is more than Twenty-Five Thousand Dollars ($25,000.00) CWC staff shall forward the design with recommendation to the CWC Board for approval; and

WHEREAS, on October 1, 2019, by Resolution Number 3608, the CWC Board approved reimbursement to Anne Rollett in an amount not to exceed Thirty-Eight Thousand Four Hundred Ninety-One Dollars ($38,491.00); and

WHEREAS, CWC staff has reviewed an additional construction invoice of costs incurred submitted by the homeowner for the septic system repair in the amount of Two Thousand Four Hundred Fifty-One Dollars and Fifteen Cents ($2,451.15); and

WHEREAS, the total contractor’s invoices for this system is more than Twenty-Five Thousand Dollars ($25,000.00); and

WHEREAS, CWC staff have determined the total reasonable cost of the additional work according to CWC Schedule of Values to be Two Thousand Four Hundred Fifty-One Dollars and Fifteen Cents ($2,451.15); and

WHEREAS, CWC staff have determined that Forty Thousand Nine Hundred Forty-Two Dollars and Fifteen Cents ($40,942.15) is a reasonable cost for this system in accordance with our schedule of values; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend approving total reimbursement of Forty Thousand Nine Hundred Forty-Two Dollars and Fifteen Cents ($40,942.15) as it is in substantial agreement with our schedule of values.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors approves the eligible cost of this system for reimbursement to be the total not-to-exceed amount of Forty Thousand Nine Hundred Forty-Two Dollars and Fifteen Cents ($40,942.15).
**Anne Rollett Backup**

Ms. Rollett’s project is located in the Town of Shandaken, Ulster County. Her engineer is Rex Sanford and her contractor is J. Sweet Excavation. CWC Board of Directors previously approved reimbursement for this project at $38,491.00. During excavation it was discovered that groundwater was not being caught by the 36 inch deep curtain drain. The engineer instructed the contractor to make the curtain drain two feet deeper. Due to the removal of large stumps and rocks, additional absorption fill was required to complete the raised system. The contractor has requested an additional $2,451.15 for the added work. This cost appears to be reasonable and justified. The Septic Committee recommends that the Board approves an additional reimbursement of $2,451.15, for total reimbursement not to exceed $40,942.15.
RESOLUTION NO.

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

MICHAEL BOICE

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, Michael Boice, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.
Michael Boice Backup
Mr. Boice’s property is located in the Town of Middletown, Delaware County. MOA Septic Program previously reimbursed the property owner for replacement of their septic system in 1998. Since 1998, the property owner has done routine septic pump-outs of his septic system in 2005 and again in 2019. CWC staff noted that the 120 volt coil contactor inside the control panel went bad which caused the pump to not work. CWC Septic Committee recommend the CWC Board of Director’s approve Mr. Boice’s eligibility for a second time repair funded by the MOA Septic Program.
RESOLUTION NO.

BOARD APPROVAL OF MOA SEPTIC PROGRAM SECOND TIME REPAIR ELIGIBILITY

JOHN GRAHAM

WHEREAS, pursuant to the Watershed Memorandum of Agreement and the Septic System Rehabilitation and Replacement Program Contracts with New York City Department of Environmental Protection, the Catskill Watershed Corporation (“CWC”) shall act as program manager for the Septic Program and implement the Septic Program consistent with the terms of said contracts; and

WHEREAS, pursuant to section 2:01:05 of the CWC Septic Rehabilitation and Replacement Program Rules (MOA Septic Program) Article 2A, CWC Board of Directors in consultation with the Executive Director may find a property eligible for funding of a septic or component thereof previously paid for by the CWC MOA Septic Program if ten (10) years has elapsed from date of construction completion and absent misuse by the Property owner; and

WHEREAS, the Applicant, John Graham, requested eligibility under the MOA Septic Program for a second time repair funding for their septic system; and

WHEREAS, CWC staff have confirmed that the Applicant’s septic system is currently failing or reasonably likely to fail in the near future, that more than ten years has elapsed from date of construction approval, and that the Applicant has adequately maintained the septic system following the prior construction approval; and

WHEREAS, the Septic Committee has reviewed the documentation and recommend the CWC Board approve the Applicant’s eligibility for a second time repair funding from MOA Septic Program.

NOW, THEREFORE LET IT BE RESOLVED, that the CWC Board of Directors in consultation with the CWC Executive Director approves Applicant’s request for eligibility for second time repair funding from the MOA Septic Program.
John Graham Backup
Mr. Graham’s property is located in the Town of Woodstock, Ulster County. MOA Septic Program previously reimbursed the property owner for replacement of his septic system on December 20, 2000. Since 2000, the property owner has done routine septic pump-outs every 3-6 years. When the homeowner was having the septic tank pumped through the maintenance program wastewater was running back into the tank from the leach field. CWC staff believe that the pipe from the house to the tank is pitched the wrong way. CWC Septic Committee recommend the CWC Board of Director’s approve Mr. Graham’s eligibility for a second time repair funded by the MOA Septic Program
RESOLUTION NO.
WINDHAM NY CAR WASH INC.
FUTURE STORMWATER PROGRAM OPERATION AND MAINTENANCE

WHEREAS, pursuant to Paragraph 128 of the 1997 New York City Watershed (“Watershed MOA”), the Catskill Watershed Corporation (“CWC”) is the program manager for the Future Stormwater Program; and

WHEREAS, the Future Stormwater Program is intended to reimburse applicants for costs associated solely from requirements of New York City Department of Environmental Protection Watershed Regulations that are not also State or Federal requirements; and

WHEREAS, interest from earnings on Future Stormwater Funds can be used to reimburse applicants for maintenance costs associated with previously approved applications; and

WHEREAS, on April 3, 2018, by Resolution Number 3261, the CWC Board of Directors authorized to execute the MOA 145 Stormwater Program Agreement in the form attached hereto as Exhibit A and all such other instruments, and to perform all such other acts, as may be necessary or desirable in order to carry into effect the MOA 145 Stormwater Program on the terms and conditions set forth in the Agreement, and in furtherance of the purposes of the Watershed MOA and consistent with all such other agreements, contracts, policies and/or procedures to which CWC is bound.

WHEREAS, by Resolution Numbers 2349, 2397, and 2424, the CWC Board of Directors approved applications by Windham Car Wash LLC for funding of eligible costs for a total not-to-exceed amount of One Hundred Thirty–One Thousand Two Hundred Seventy-Eight Dollars and Thirty Cents ($131,278.30); and

WHEREAS, on May 3, 2016, by Resolution Number 2846, the CWC Board of Directors approved an application by Windham Car Wash LLC for funding of eligible costs in the not-to-exceed amount of Five Thousand Dollars ($5,000.00) for 50% of maintenance costs associated with the Windham Car Wash Future Stormwater project.; and

WHEREAS, Windham Car Wash LLC has since been purchased and is under new ownership of Windham NY Car Wash Inc.; and

WHEREAS, on October 1, 2019, by Resolution Number 3615, the CWC Board of Directors approved an application by Windham Car Wash Inc. for 50% funding portion from the MOA 145 Stormwater Program in the amount of Five Thousand Dollars ($5,000.00) for the maintenance of the approved Future Stormwater project; and

WHEREAS, additional Future Stormwater Operation and Maintenance Funds are required to match the approved MOA 145 funds approved by Resolution Number 3615, due to prior funds being expended during prior maintenance activities; and
WHEREAS, CWC Wastewater/Stormwater Committee has reviewed the application and the CWC staff recommends that the CWC Board of Directors authorize the President and/or Executive Director to enter a contract with Windham NY Car Wash Inc. for reimbursement of Future Stormwater Program funding for maintenance costs associated with the project in an amount not to exceed Four Thousand Nine Hundred Eighty-Four Dollars and Twenty Cents ($4,984.20).

NOW THEREFORE BE IT RESOLVED, that the CWC Board of Directors authorizes the President and/or Executive Director to execute a contract with Windham NY Car Wash Inc. in an amount not to exceed Four Thousand Nine Hundred Eighty-Four Dollars and Twenty Cents ($4,984.20) for reimbursement of Future Stormwater Program funding for maintenance costs associated with the Future Stormwater project.
BACKGROUND

Windham Car Wash LLC

CWC Board of Directors previously approved design and construction costs for this project in the Town of Windham, Greene County. CWC Board also previously approved 50% funding of operation and maintenance for a not to exceed amount of $5,000 through the MOA 145 Program. The owner of Windham Car Wash, Windham NY Car Wash Inc. requested operation and maintenance funding from the Future Stormwater Program in order to complete a maintenance project according to Best Management Practices. The funding requests line up the O&M costs to mirror the funding from the MOA 145 Program.

Recommended 50% O&M funding from Future Stormwater: $4,984.20
West of Hudson Future Stormwater Controls (WOHFS) O&M Program/ MOA 145

Operation and Maintenance (O&M) Application Form

1. Cover Page

Please print or type all information.

Applicant (First, Last) / Windham NY Corunna, INC 518-928-3507
James Hendelburn

Contact Person if Different from Applicant (First, Last) 518-925-9382
Elizabeth Mitchell

E-mail

Nickelhill 5290@gmail.com

Project Address

Windham NY 12446 Greene

City State Zip Code County/Town

45 Hickory Hill Road

Mailing Address (If different than Project Address)

Windham NY 12496 Greene

City State Zip Code County/Town

Please check the appropriate box to describe applicant.

☐ Municipality ☑ Property Owner ☐ Other - describe ____________________________

Was this a CWC funded project? ☑ Yes ☐ No If yes, what was the date of completion? ____________________________

If no, the project is not eligible for CWC Operation and Maintenance Funding

NYCDEP Stormwater Pollution Prevention Plan (SPPP): Approval Date: Permit ____________________________

NYCDEP Individual Residential Stormwater Permit (IRSP): Approval Date: Permit ____________________________

Description of O&M to be performed during the life of the contract: Maintenance of rain gardens including weeds, plants, debris, clean gutters that drain into rain gardens.

$4,984.30 Amount requested ($) Proposed Contractor to Perform the Work

Claimant Name (Printed) Hendelburn James

Claimant Signature _____________________ Date 1/16/2020

FSW MOA 145
**INVOICE**

**BILL TO**
Windham NY Car Wash INC  
45 Hickory Hill Road  
Windham, NY 12496

**SHIP TO**
Windham NY Car Wash INC  
45 Hickory Hill Road  
Windham, NY 12496

**INVOICE #** 1409  
**DATE** 11/06/2019  
**DUE DATE** 11/21/2019  
**TERMS** Net 15

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<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
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<td>Maintenance of rain gardens including weeds, plants and mulch. Clean gutters on both sides of building that drain to rain gardens.</td>
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<td>2,275.00</td>
<td>2,275.00T</td>
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Please make checks payable to Hickory Hill Property Management INC.

SUBTOTAL  
2,275.00

TOTAL  
2,457.00

PAYMENT  
2,457.00

BALANCE DUE  
$0.00
RESOLUTION NO.

BOARD REVIEW OF MOA 145 PROGRAM APPLICATION FOR
CRAIG BENJAMIN IRSP STORMWATER CONTROLS

WHEREAS, the 1997 New York City Watershed Memorandum of Agreement ("Watershed MOA") paragraph 128 ("Future Stormwater Program") directs the Catskill Watershed Corporation ("CWC") to establish a program to pay for the reasonable and proper cost to design, implement, permit, construct and maintain new stormwater measures pursuant to stormwater pollution prevention plans required by the 18-39(b)(3) and 18-39(e) of the watershed regulations; and

WHEREAS, Section 145(ii) of the Watershed MOA and the West of Hudson Future Stormwater Program Rules provides for payment of eligible project costs required solely by the New York City Department of Environmental Protection ("NYCDEP") and not otherwise required by State or federal law NYCDEP will fund 50% of the incremental costs of stormwater measures required solely by the Watershed Regulations for a small businesses as defined as resident in New Yo rk State, independently owned and operated, and employ one hundred (100) or less individuals; and

WHEREAS, by Resolution Number 3261, the CWC Board of Directors approved an agreement with NYCDEP for funding for CWC to enable CWC to administer the MOA 145 Stormwater Program for NYCDEP; and

WHEREAS, Craig Benjamin has applied to CWC under the MOA 145 Program for 100% reimbursement of design of an IRSP in the amount of One Thousand Eight Hundred Dollars ($1,800.00) for implementation of a SWPPP; and

WHEREAS, the Future Stormwater/MOA 145 Program Rules require that the CWC Board of Directors shall review and approve each application, with attached documentation and staff recommendations; and

WHEREAS, CWC staff recommended reimbursement from the MOA 145 Program of eligible stormwater costs for an amount not-to-exceed One Thousand Eight Hundred Dollars ($1,800.00); and

WHEREAS, the CWC Wastewater/Stormwater Committee recommends that the applications be approved by the CWC Board of Directors.

NOW, THEREFORE, LET IT BE FURTHER RESOLVED, that the CWC Board of Directors has reviewed the staff recommendation and supporting documentation and approves reimbursement from the MOA 145 Program in the total not-to-exceed amount of One Thousand Eight Hundred Dollars ($1,800.00) for the design costs associated with the design of an IRSP.
Craig Benjamin, submitted an application for reimbursement for an IRSP (Individual Residential Stormwater Plan) from the MOA 145 Program. This site only has requirements for the NYCDEP. Funding is 100% covered by the MOA 145 Program.

MOA 145 $ 1,800.00

Recommended MOA 145 Funding $1,800.00
Application to Request WOHFSC Program Funding

1. Applicant Name: **Craig Benjamin**
2. Contact Person: **Craig Benjamin**
3. Applicant Address: **9 Jansen Road, Lanseville, NY 12450**
4. Project type (check one type that applies): **☑ One Family House**
   **☐ Small Business**
   **☐ Low Income Housing**

   **☐ Other (describe):**
   
   1 A small business is defined in the MOA as, resident in New York State, independently owned and operated, and employs one hundred (100) or less individuals.

5. Project Location: **9 Jansen Road, Lanseville, NY 12450**
6. a) NYCDEP Stormwater Pollution Prevention Plan (SPPP): Approval Date: ____________ Permit # __________
   
   b) NYCDEP Individual Residential Stormwater Permit (IRSP): Approval Date: ____________ Permit # __________
   
7. Project Funding Amounts Applied for, Approved, or Disapproved by NYCDEP (list all that apply):
   a) Applied for: $__________
   b) Approved: $__________
   c) Disapproved: $__________

8. Other grants/funding applied for, or received for the stormwater project (list and describe):

9. Project Funding Amount Requested from CWC: $__________

10. Method of payment from CWC requested (see sec. 5:00:07:01 and 5:00:07:03 of Program Rules): ☐ Voucher ☑ Reimbursement

11. Is the project stormwater plan required by State and/or Federal Government? ☑ Yes ☐ No
   (If yes, describe): **NYCDEP required IRSP**

12. Does the project construction disturb more than one (1) acre of land surface? ☐ Yes ☑ No

13. Is any land purchase, transfer, or easement involved in the stormwater project? ☐ Yes ☑ No
   (If yes, describe): ____________________________

14. List of Enclosed Attachments (check all that apply):
   ☐ NYCDEP Design Approval ☐ SPPP/IRSP (including O&M plan) ☐ As-Built Drawings of Project
   ☐ CWC Construction Approval ☐ Design/Construction Invoices ☐ Proposed Project Budget
   ☐ Phase I ESA ☐ Proof of Payments (i.e. cancelled checks) ☐ Other (list and describe): ____________________________

---

I declare and affirm under the penalties of perjury that this claim is in all things true and correct, that I am the owner of the project or the project owner's authorized agent, and that I or the project owner, have not received any other source of funding (other than described in sections 7 & 8 above) for the above referenced stormwater project. I also hereby certify that all work being invoiced is in accordance with NYCDEP approved plans for the eligible project costs, and if applicable, in accordance with the contract between CWC and the project sponsor.

**Craig Benjamin**

Print Claimant Name

**Craig Benjamin**

Claimant Signature

**1/3/2020**

Date

Released 7/10/98

Revised 1/2/2009
5/13/19
Craig Benjamin
9 Jansen Rd. Rd.
Lanesville NY

Re: IRSPP plan for 9 Jansen Rd. Lanesville NY
Tax Map # 216.1-5-6
Project Log #

Engineering services provided for 9 Jansen Rd. Lanesville NY:
Prepare Individual Residential Stormwater Plan (IRSP) for new home.
Includes Site visits, IRSP application dated 10/26/18, w/ Project Description (text) attachments & (4) site drawings.
Approved by NYCDEP on 11/13/18

Price of engineering for plan approval 2018 1200.00

Price for Supervision and Certification of IRSP – 2019
(Installation of gutters, construction of Rain Gardens and final grading) 600.00

Total Cost of Engineering for NYCDEP Required IRSP 1800.00

Thanks for the opportunity to provide engineering services.

Sincerely yours,

Steven P. Schildhorn PE.
APPENDIX F

STORMWATER CONTROLS PAID FOR BY THE CITY
APPLICATION FOR CITY FUNDING

NEW YORK CITY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
APPLICATION FOR CITY FUNDS TO PAY THE COSTS OF STORMWATER
CONTROLS REQUIRED BY THE NYC WATERSHED REGULATIONS
FOR NEW INDIVIDUAL RESIDENCES

New York City will pay for design, implementation, and maintenance of stormwater control measures required by the Regulations that are not otherwise required by federal, state, or local laws or regulations.

1. Applicant name and address: CRAIG BENJAMIN - 9 JUNE RIDER RD
   LANESVILLE, N.Y.

2. Description and location of project: REPLACEMENT HOME ON SMALL LOT

3. Location of site: ☑ East of Hudson (50% of costs) ☑ West of Hudson (100% of costs)

4. Date that Stormwater Pollution Prevention Plan or Individual Residential Stormwater Permit was approved: 11/13/18 Log Number: 21615-5-76

5. State or federal stormwater approvals required:

6. Describe lot constraints that prevent the construction of impervious surfaces outside of the limiting distance: RT NY00 296 ON ONE SIDE. CHECK ON OTHER SIDE OF SMALL WIDE LOT.

7. Attach the following:
   Approved plans
   Invoices
   Other (please specify):

Revised August 2002 16
Expenses for which payment is being requested:

<table>
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<tr>
<th>Item</th>
<th>City Regulations</th>
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<tr>
<td>Design (E/c)</td>
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<tr>
<td>BMP Implementation</td>
<td>$1,000.00</td>
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<tr>
<td>Maintenance</td>
<td>$</td>
<td>$</td>
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</tr>
<tr>
<td>Total</td>
<td>$</td>
<td>$</td>
<td>$</td>
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</table>

Applicant's Signature __________________________ Date __________________________

Print Name __________________________

For DEP Use Only

Project Log Number: __________________________

Reviewer of IRSP: __________________________

Date of attached inspection log (from Regulatory Compliance and Inspection Group) and name of inspector: __________________________

Dollar amount approved:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Design</td>
<td></td>
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<tr>
<td>Maintenance</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
</tr>
</tbody>
</table>

Date funds disbursed: __________________________
Project Description: The owner has a 0.796 acre lot that has an existing 20' w x 64' home, well and septic system. The existing home is below the base flood elevation and is in a deteriorated condition. The exact location and condition of the septic system is unknown. The property has a creek flowing through it which exits at a culvert going under Jansen Rd. at the south corner of the property. The property is also limited by a maintenance easement that is owned by Greene County and was originally used to maintain the old Rt 214 before the state took over the road and relocated it. The easement was never released back to the owner. (see survey map attached)

This project consists of building a new home (approx. 28 ' x 48') behind the existing house and raised up to a level above the base flood elevation as required by the building codes and insurance companies. The site preparation involves some minor grading/removal of soil in the northeast corner of the new house location and bringing in 12 - 18" of free draining gravel to level and prepare for the slab. The slab will be at grade and the top will be at the the Base Flood Elevation (BFE). This is a pre-manufactured home built on steel I beams and there will be masonry piers above the slab to raise he I beams to an elevation 2' above the BFE, as required by code. The soil removed to prepare the gravel sub base will be used along the south and southwest side of the new home after the old home is removed. The new home will used the existing well and existing septic system. The existing driveway and a separate parking spot is gravel and will not be paved. Because it will be located less than 100' from the creek it requires and Individual Residential Stormwater Permit (IRSP).
Erosion Control During Construction: (see attached drawing #1 & 2)

Before starting any work there will be 100' of silt fence installed along the creek. This is added protection as there is currently a berm along the creek and surface runoff from the site cannot flow into the creek. The site appears to be free draining soil with some occasional ponding between the creek berm and Jansen Rd. near the parking spot. The silt fence will be maintained throughout the site preparation, installation of the new home, demolition of the old home, and building of the rain garden required to treat the runoff from the new roof.

Protection for Newly Constructed Impervious Surface:

The new home will have an impervious roof surface covering 1625 sqft. The runoff from the roof will be collected by gutters and divided into 2 equal sections of approximately 910 sq ft each, than directed by downspouts and buried pipe into (2) separate rain gardens that will accept the water from the roof surfaces. (see drawing #2).

Design of Rain Gardens: (see drawing #3)

The rain gardens are designed according to the NYS Storm Water Management Design manual, chapter 5, section 5.3, but are modified as required by NYCDEP to use a one year storm instead of the 90th percentile 24 hour storm listed by NYS. The one year storm information is taken from Chap. 4, sec. 4.4, figure 4.2 as between 2.3 & 2.4” of rain. The roof is an impervious surface so the runoff factor is 100%. They are designed as a passive filter system without an underdrain. They are located down gradient from the downspouts and between 10 and 30 ft from the foundation. They were sized using the 5:1 drainage to infiltration area ratio to be approximately 160 sq ft. (16' long by 10' wide), and following the recommended 2:1 length to width ratio with the long side following the contour. The total runoff from the 2.35” storm is 160 cubic ft. for each section of roof or each rain garden. The storage capability of each rain garden is 160 cubic ft. based on storage in the 9” stone layer (40% voids) and the 12” soil layer (20% voids), and 6” of temporarily ponded water before going out the overflow. This will allow for containment of the impervious surface. Additional temporary ponding is available in the 6” high berm above the weir. The outflow from the broad crested overflow weir will be directed onto the grass into a natural drainage path.

Construction Schedule:

Once the SWPPP is approved we will have a site meeting with the owner and contractor to review the plans, erosion controls and responsibilities. The owner plans to install the silt fence and start preparation for the new slab as soon as possible. The pre-manufactured home is already on order and will be waiting for the slab to be ready.
The current plan is to place the home on the slab this December. They would like to live in the new home over the winter while they demo the old home. The gutters, rain gardens and final grading would be done in the spring of 2019 after the old home is gone and weather conditions allow for this work.

Attachments:
NYCDEP Application
Map views (2) from County GIS web site
Sub division plan from surveyor
Septic plan from septic design engineer
Drawing #1 - Location Plan & Site Information
Drawing #2 - Erosion Control Plan
Drawing #3 - Rain Garden Design and Details
Drawing #4 - Erosion Control Details

Please let me after know if you have any questions or concerns that still need to be addressed.

Thanks for the opportunity to provide engineering services.

Sincerely yours,

[Signature]

Steven P. Schildhorn PE.
Re: General Planting Plan for (SWPPP)
Craig Benjamin – 9 Jansen Rd. Lanesville NY
Tax Map #216.1–5–6, Town of Hunter, Greene County
Ashokan Watershed

Below is a general planting plan.

General Planting plan  Plan for (2) Rain Gardens

General Information:

The rain garden system relies on a successful native plant community to stabilize the ponding area, promote infiltration, and uptake pollutants. To do that, plant species need to be selected that are adaptable to the wet/dry conditions that will be present. The goal of planting the rain garden is to establish an attractive planting bed with a mix of upland and wetland native shrubs, grasses and herbaceous plant material arranged in a natural configuration starting from the more upland species at the outermost zone of the system to more wetland species at the innermost zone. Plants shall be container grown with a well established root system, planted on one foot centers. (see detailed section below for a list of specific plants) Rain gardens shall not be seeded as this takes too long to establish the desired root system, and seed may be floated out with rain events before it is established. The same limitation is true for plugs. Shredded hardwood mulch should be applied up to 2” to help keep the soil in place.

Planting Details:

Each rain garden will be approximately 100 sqft. (16’x10’) with plants on one foot centers. Using a 2’ wide buffer for the outer zone there will be approximately 72 wetland plants planted in the innermost zone and 88 upland plants will be planted in the outer most zone. The top of the berm and side slopes will be seeded and mulched with grass, including the broad crested overflow weir. Where the inlet pipe enters the garden there will be a stone dispersion area to prevent erosion.
We have picked out the following New York State Native Plants for each Rain Garden:

1) Wetland species - Inner zone - 72 plants per garden
   (note: twice this number are required for both gardens)
   12 - ATHYRIUM FILIX-FENINA (LADY FERN)
   12 - POLEMONIUM REPTANS (JACOBS LADDER)
   12 - ASTER NOVAE- ANGIIAE (NEW ENGLAND ASATER)
   12 - ECHINACEA PURPUREA (PURPLE CONEFLOWER)
   12 - GENTIANA ANDREWSII (BOTTLE GENTIAN)
   12 - LOBELIA CARDINALIS (CARDINAL FLOWER)

2) Upland species - Outer zone - 88 plants per garden:
   (note: twice this number are required for both gardens)
   14 - CIMICIFUGA RACEMOSA (BUGBANE)
   14 - GERANIUM MACULATUM (WILD GERANIUM)
   15 - HIBISCUS MOSCHEUTOS (CRIMSON EYED ROSE MALLOW)
   15 - MONARDA DIDYMA (BEEBALM PETITE DELIGHT)
   15 - RUDBECKIA PULGIDA (BLACK EYED SUSAN)
   15 - EUPATORIUM DUBIJUM (JOE PYE WEED 'LITTLE JOE')

Please call me after you review this “planting plan” and let me know if you have any questions or concerns that still need to be addressed.

Thanks for the opportunity to provide engineering services.

Sincerely yours,

Steven P. Schildhorn PE.
10/25/18
Jim Watkins
DEP— Regulatory and Engineering Programs (REP)

Re: Maintenance Plan for (IRSP)
Craig Benjamin – 9 Jansen Rd. Lanesville NY
Tax Map#216.1-5-6, Town of Hunter, Greene County, Ashokan Watershed

Below is the “Maintenance Plan” for your review, based on information provided by the “Earth Partnership for Schools @ University of Wisconsin - Madison Arboretum”. I added some maintenance suggestions for maintaining the gutter system, the inlets and outlets from the rain garden and replacement of dead plant material.

Maintenance Plan for Rain Garden

Background:
A native garden planting is not maintenance free and will regularly need some maintenance to remove weeds and dead plant material. Fortunately time spent caring for the garden decreases over time. Native rain garden plants do not need fertilizers, winter protection or irrigation. Native plants are adapted to the climate and soils and can tolerate excessive heat, bitter cold, drought and flooding.

The first two years require the most care while the plants are establishing themselves in the garden. As they are maturing during the first year, they need regular watering to encourage good root development. Irrigate the plants so that the water soaks deeply into the ground, which is equivalent to a one inch rainfall. Short sprinkles of water encourage the roots to grow along the surface. When roots grow along the surface, plants are less hardy during droughts and freezing temperatures.

Pull weeds to reduce competition for space and light, and water. Most weeds are pioneer species, which means they can grow very quickly. They fill in the open spaces and often can crowd out new rain gardens plants. Additionally, they give the garden a messy, un-kept appearance. Spreading a three inch layer of wood chip or leaf mulch around the new planting helps control some of these un-invited species.

Rain Garden Maintenance Year 1 - Getting the Rain Garden established

Watering: 1) For the first three weeks after planting, water the rain garden once per week. Note: It is not necessary
to water during a given week if one inch of rain accumulates.

2) Water the garden during droughty periods in mid summer as needed.

Weeding: 1) First identify what are weeds as opposed to rain garden plants.

2) Check the status of weeds and pull them, if necessary every three weeks during the summer.

Note: A layer of mulch helps to reduce weed growth, therefore reducing weeding time.

Rain Garden Maintenance Year 2 and Beyond

1) General Maintenance: In spring when new growth begins, cut off dead plant material. (note: keep stems and seedheads on during winter for visual interest, wildlife cover and food for birds)

2) Watering: water only if in a drought.

3) Weeding: Continue weeding as necessary. Rain garden plants will fill in the spaces and form a dense root mass, which will significantly reduce the weeding over time. But it is still worthwhile to monitor the garden for weeds once very three to four weeks during the summer.

4) Replace any dead plant material in the rain garden as necessary.

5) Check the inlet pipe to the garden to make sure it is clear of debris. Check that the stone dispersion spreaders are working and there is no erosion taking place.

6) Check the broad crested overflow weir for erosion or settlement that would reduce the ability to pond water in the rain garden to less than 6".

Gutter Maintenance

The runoff from the impervious roof surfaces must first of all make it to the rain gardens, therefore it is important to check the gutters for debris and blockages that would stop the water from going into the downspout and overflowing the gutters. Gutters should be cleaned at least twice a year, late spring & fall after the leaves/pine needles have fallen to ensure free flow into the downspouts.

Please call me and let me know if you have any questions or concerns that still need to be addressed.

Thanks for the opportunity to provide engineering services.

Sincerely yours,

Steven P. Schildhorn PE.
RESOLUTION NO.  

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION  
HUNTERSFIELD CHRISTAIN TRAINING CENTER – 46 COUNTY ROUTE 7 –  
PROPERTY PROTECTION MEASURES - DESIGN COSTS  

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs in the West of Hudson Watershed; and  

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and  

WHEREAS, extensive flooding resulting from Tropical Storms Irene and Lee, in August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and  

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events through funding certain recommendations of local flood analyses under the NYCDEP Stream Management Program; and  

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program” or “FHMIP”) and approved a Program Agreement with the City; and  

WHEREAS, the Town of Prattsville accepted a local flood analysis for the Schoharie Creek, and such analysis recommended elevating of structures in the one hundred year floodplain; and  

WHEREAS, on October 2, 2018, by Resolution 3403, the CWC Board of Directors approved an application by Huntersfield Christian Training Center in the amount of Five Thousand Dollars ($5,000.00) to study the feasibility of flood protection measures for property owned by the applicant located at 46 County Route 7 in Prattsville, New York  

WHEREAS, CWC FHMIP Program Rules, adopted by the CWC Board, provide that eligible
projects include property protection measures identified by a local flood analysis conditioned upon the owner provided twenty-five percent (25%) of the construction costs; and

WHEREAS, Huntersfield Christian Training Center submitted an application to CWC for design costs to elevate the existing structure at 46 County Route 7 to two feet above the existing flood elevation in an amount not to exceed Nine Thousand Three Hundred Fifteen Dollars ($9,315.00); and

WHEREAS, the CWC Wastewater Committee recommended that the CWC Board of Directors approve an application by Huntersfield Christian Training Center for design costs to elevate the existing structure at 46 County Route 7 to two feet above base flood elevation in an amount not to exceed Nine Thousand Three Hundred Fifteen Dollars ($9,315.00).

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves the application by Huntersfield Christian Training Center for design funding to elevate the existing structure at 46 County Route 7 to two feet above base flood elevation in an amount not to exceed Nine Thousand Three Hundred Fifteen Dollars ($9,315.00).
Flood Hazard Mitigation Implementation Program
Huntersfield Christian Training Center – 46 County Route 7
Design Costs - Elevation of Structure

Huntersfield Christian Training Center owns property located at 46 County Route 7 in the hamlet of Prattsville, Greene County. An LFA has been completed in Prattsville and recommends flood mitigation of structures.

The CWC Board previously approved feasibility study in the amount of $5,000.00 for a consultant to review the structure and recommend mitigation alternatives.

The study was completed and Huntersfield Christian Training Center is now requesting $9,315.00 for design costs to elevate the structure to two feet above base flood elevation.

The CWC Wastewater Committee recommends funding in an amount not to exceed $9,315.00 for design phase of his project.
Comments on the Property Protection Design Application

Huntersfield Christian Training Center property, 46 CR 7 Main St, Prattsville

Comments prepared on 02-27-2020

Prepared by Phil Eskeli, NYC DEP Flood Hazard Mitigation

The study report dated 6/25/2019 was prepared by William Scribner, P.E. of Kaaterskill Associates and was received by DEP from CWC on 07/15/19. DEP has previously attended a site visit with CWC and the property owner on 9/25/18.

Comments:

The feasibility report gives a good description of the structural condition and layout of the structure. The foundation is described and the materials used in both the foundation and structure are described. The consultant describes the repairs to the structure since TS Irene, including insulation and replacement of flooring windows, doors and kitchen cabinets. The foundation is mixed with a basement with laid up stone walls and other areas with CMU block crawlspace walls of unknown depth.

The application seeks funding for the elevation recommended by the feasibility study. The Elevation Certificate gives the BFE at 1150.3 ft. The DFE would be 1152.3 and the first flood elevation is 1149.6 ft. The structure would have to be elevated 3 ft. (2.7 ft.).

In the feasibility study, the engineer notes that the side porch appears unstable and should be demolished and the rear section of the building is also unstable and should be demolished.

The feasibility study also documents the presence of transite siding and the possible need to test the material for asbestos. The design calls for the demolition of a rear room and replace of the room as a utility space. Currently the hot water heater, oil tank and boiler are located in the basement.

In addition to the cost of lifting the structure, application seeks funds for a new foundation and rear entry.

Recommendation:

The condition of this building is superior to the other Hunterfield application and its assessed value ($65,800) is slightly higher than the Main St structure.

CWC should review the proposed work and make sure the eligible items are clearly defined.

DEP supports funding the design for the elevation of this structure.
CWC FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

1. Cover Page
Please print or type all information.

**ROUTE 2 PROPERTY**

**CHARLES GOCKEL**

Project Title

Applicant (First Last) Project Section Block Lot (SBL#)

Please check the appropriate box to describe applicant.

☐ Municipality ☑ Property Owner ☐ Other - describe

**46 ROUTE 7**

Project Address

PLATTSVILLE NY 12468 GREENE

City State Zip Code County/Town

Mailing Address (If different than Project Address)

PLATTSVILLE NY 12468 GREENE

City State Zip Code County/Town

718-925-8235 718-299-3321 CHARLES@HUNTERSFIELD.COM

Telephone # Fax # E-mail

Project Contact Person (If different than Applicant) Telephone number / fax

**CHARLES GOCKEL**

Chief executive officer of applicant organization (if applicable) Title

Description of organization: HUNTERSFIELD CHRISTIAN TWINING CENTER WE WORK WITH MEN COMING OUT OF DRUGS

+ ALCOHOL

10% OF PROJECT HOUSE ELEVATION

Amount requested ($) Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project

MAY 2020 - SEPT 2020

Are you proposing a multi-year project? ☐ yes ☑ no

Authorized Signature DATE

Print Name
CWC  FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

2. Project Summary Page

Name of project: Route 7 Property  Applicant: Huntersfield Christian Training Center

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

This property was totally destroyed during Tropical Storm Irene in August 2011. We completely renovated it the following season and have used it to house staff since that time. Due to climate change and the increasing frequency of hazardous storms, we are anxious to protect the building by elevating it to guard against further flood damage.

(Picture attached.)

Need project summary from engineer

Describe the long-term goal(s) of the proposed project:

We plan to protect a property that is in the central hamlet of Prattsville, to keep the residence on the tax roll. Although Huntersfield Christian Training Center is a not-for-profit religious organization with 501 (C)(3) status we will continue to pay property taxes on this property. We wish to support the community of Prattsville by creating viable housing that will add substantially to the character of the Town.
Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, approval from Town or Village where project is located (except for Anchor Business relocations or Emergency Stream Debris Removal), affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project: Hocking County Rt 7 Prattsville
Applicant: Hutterfield Christian Training Center
Charles Gockel

Page 4 of 4 pages

List attachments

- Picture of Structure
- Google Earth Plotting
- FEMA Flood Map
- Map and pages ES-5 / 2-75-3 from Prattsville's LFA
- Feasibility study showing this is a viable project
4. Schedule

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)
   List consultants and expected contract dates:

2. Scope of Work/Planning:  Attached □

3. Design:  Attached □

4. Permits (list all required permits with target receipt dates):  Attached □

5. Project Bidding:  Attached □

6. Construction/Implementation:  Attached □

7. Operation & Maintenance Manual (if applicable):  Attached □

8. Other project milestones (list):
5. Budget

Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share.

Break out:
- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

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FHMIP
Comments on the Grant Application for a Property Protection Feasibility Study

Huntersfield Christian Training Center property at 46 Rt. 7, Prattsville

Comments prepared on 09-26-18

Prepared by Phil Eskeli, NYC DEP Flood Hazard Mitigation

The application was received by DEP from CWC on 09/17/18. DEP attended a site visit with CWC and the property owner on 9/25/18.

The residential property is in the AE flood zone downstream of the NY23 bridge over the Schoharie Creek in the hamlet of Prattsville. It is currently a rental property. The application does not state the extent of damages or cost of repairs for any flood events, but the house has been purchased and renovated since TS Irene in 2011. Information on the cost of repairs was not included in the application, but most of the renovations were to the occupied space and not the exterior or basement. The half basement is laid up stone and contains the oil fueled furnace and other utilities.

The approximate BFE is 1151 ft. with a ground elevation of approximately 1146 ft. The first floor elevation should therefore be about 7 ft. above the ground. The first floor is currently about 18 in. above the ground. It is likely that elevation with the removal of the laid up stone foundation and the construction of a new foundation and elevation of utilities would be the recommended option for this property. The house would have to be elevated approximately 5.5 ft. to meet NFIP requirements. Elevation would likely be a substantial improvement. Survey and preparation of an elevation certificate filed with the Town should be required as a condition of funding.
Figure 5-1: Alternative 1 - Berm & Floodplain Modification

Inundation Mapping

Legend

- Limit of Modeled Existing 100-year Flood
- Limit of Modeled 100-year Flood Alt 1

Remove Berm and Reconnect Floodplain
of the river in combination with floodplain clearing (Alternative 1). Implementation of this alternative would result in a modest benefit, with a predicted one-foot reduction in flood depth. This mitigation could be locally significant to houses near the flood threshold; however, additional survey is necessary to determine the number of properties and extent of flood reduction that would result.

6. Removal of the concrete fish barrier at the upper end of the study area (Alternative 6) is predicted to reduce inundation of three nearby homes. The cost of the weir removal may be similar to the cost of acquiring the three homes that would benefit from reduced inundation, but removing the weir would also benefit other properties that may be affected by floodwaters that are deflected along Route 23, as well as the road itself in the vicinity of the weir. Alternatively, a high flow bypass may be feasible to provide a pathway for water to move around the weir and back into the channel during high flows.

7. Replacement of the Main Street bridge over Huntersfield Creek (Alternative 7) would allow for increased capacity and reduced potential for overtopping. However, modeling demonstrated little overall benefit associated with this alternative.

8. Relocation of the Huntersfield Creek outlet (Alternative 8) would reduce its length and increase efficiency but would not result in measurable flood mitigation.

9. Non-channel measures, such as flood proofing individual buildings, elevating structures above flood levels, and strategically relocating structures out of the floodplain are possible and could have positive benefits for individual property owners. However, placement of large amounts of fill in the floodplain is ill advised. Additionally, raising a structure will not protect against damage caused by scour around the foundation and the structural damage that may result during flood conditions.

10. New development within the existing floodplain as well as extensive improvements to existing structures and properties will be vulnerable to repetitive losses in the future. These properties are viable candidates for acquisition, should the owners be amenable to such a course of action.

11. A total of 17 properties were evaluated using formal FEMA Benefit Cost Analysis (BCA). In general, properties located near the southern end of Main Street had Benefit Cost Ratios (BCRs) lower than 1.0, whereas properties located near the northern end of Main Street had BCRs greater than 1.0. A BCR must be greater than 1.0 for a project to be eligible for FEMA mitigation funds. Surveyed first floor elevations and property appraisals were historically necessary for developing BCRs that FEMA could accept. However, as of August 15, 2013, an acquisition/demolition in a Special Flood Hazard Area (SFHA) with a cost of less than $275,000 is automatically considered cost effective for FEMA mitigation funds. Similarly, elevating structures in a SFHA with a cost of less than $176,000 are considered cost effective. FEMA's new approach may cause these types of projects to be much more straightforward, with less reliance on BCA.
where new FEMA studies were being conducted. Two feet of freeboard is currently required for new construction in SFHAs per the New York State Building Code. This is more stringent than the previous requirement that buildings must be at or above the base flood elevation.

Rebuild Prattsville

Prattsville Town leaders came together after Tropical Storm Irene in 2011 to form the Rebuild Prattsville Long-Term Community Recovery Steering Committee. The Steering Committee held its first meeting on November 10, 2011. At that meeting, three sub-committees were formed: (1) Housing; (2) Economic Development; and (3) Community Enhancement. The Steering Committee provided charges to each sub-committee to guide their work. The sub-committees began meeting the following week and agreed to meet weekly through early 2012. Newsletters were prepared and published through February 2012 to highlight progress of repairs and rebuilding in Prattsville.

The Town has developed a “Rebuild Prattsville Vision Concept” plan for the town. The concept plan depicts a number of potential enhancements, improvements, and new construction along the southern portion of Main Street including a new “Eco Hotel/Heritage Center” with connection to a riverfront trail system; a new “Civic Hub” with town hall, civic buildings, and service business infill; a Pratt Museum expansion; and Main Street improvements.

Further north, the Rebuild Prattsville Vision Concept plan depicts a “Mixed-Use Center at Town Common” including retail and dining; and “Traditional Neighborhood Redevelopment” including new roads and homes where the mobile home park is currently located. Slightly further north, the concept plan depicts a “Community Center Building” with gymnasium, fitness rooms, community rooms, baseball and soccer fields, basketball courts, tennis courts, and an outdoor walking track.

Most of the Rebuild Prattsville Vision Concept improvements are located entirely or partly within the SFHA, with some parts in the 500-year (0.2% annual chance) flood zone. As such, they would need to follow the provisions of the Flood Damage Prevention Ordinance as well as the Site Plan Review Law. This would require two feet of freeboard for all of the new residential structures and either freeboard or flood proofing for the new and renovated non-residential structures. Parks and outdoor facilities would be allowed to flood, but these outdoor facilities would need to be designed in such a way to be cleaned and returned to use soon after flooding.

2.2 Schoharie Creek Bankfull Flows and Characteristics

Alluvial channels such as Schoharie Creek at Prattsville are located in sedimentary soils composed of sand, gravel, or cobbles that were previously transported and deposited by the river. The channel form (shape, width, depth, slope, sinuosity, side slopes) are influenced by the river's natural processes such as channel forming discharges and

LOCAL FLOOD HAZARD MITIGATION ANALYSIS - FINAL DRAFT
TOWN OF PRATTVILLE
SEPTEMBER 2013

2-7
Hydraulic techniques include methods that decrease floodwater elevations by removing or reducing flow contraction points at bridges or narrow channel sections, increasing the flow capacity of channels and floodplains, use of broad low velocity floodways, or by diverting floodwaters around sensitive areas. The great difficulty in populated areas is that very large channels are required to avoid inundating developed floodplains.

Barrier techniques include the installation of levees, floodwalls, or general fill material to physically separate floodwaters from developed areas. They may require interior drainage pump stations, use of removable panels at road crossings, and considerable maintenance. Use of such measures requires careful consideration and risk assessment, engineering design, and ongoing monitoring and maintenance.

Techniques from the second group are generally chosen from the mitigation categories of property protection and natural resource protection:

- **For dry flood proofing**, areas below the flood elevation are made watertight. Walls may be coated with compound or plastic sheathing. Openings such as windows and vents are either permanently closed or covered with removable shields. Flood protection should extend only two to three feet above the top of the concrete foundation because building walls and floors cannot withstand the pressure of deeper water.

- **Wet flood proofing** refers to intentionally letting floodwater into a building to equalize interior and exterior water pressures, and should only be used as a last resort. If considered, furniture and electrical appliances should be moved away or elevated above the 100-year flood elevation. Wet flood proofing is not appropriate for residential structures.

- **Raising building elevations** involves the removal of the building structure from its foundation or basement and elevating it on piers or a new foundation to a height such that the first floor is located above the desired flood protection level. The basement area is abandoned and filled to be no higher than the existing grade. All utilities and appliances located within the basement must be relocated to the first floor level.

- **Relocation** of a structure involves removing it from the flood zone and siting it elsewhere. In some cases, structures (and property) are acquired and the flood prone site is restored for floodplain functionality.

The centralized hydrologic, hydraulic conveyance, and barrier techniques and the decentralized techniques of flood proofing, raising building elevations, and relocations are both suitable for preventing pollution and protecting water quality, as they make it more difficult for flood waters to come into contact with pollutants.

The subsequent sections of this chapter describe alternatives for flood mitigation that are taken from the centralized hydrologic, hydraulic conveyance, and barrier techniques. The
RESOLUTION NO.

CWC REVIEW OF FLOOD HAZARD MITIGATION PROGRAM APPLICATION
HUNTERSFIELD CHRISTAIN TRAINING CENTER – 14452 MAIN STREET –
PROPERTY PROTECTION MEASURES - DESIGN COSTS

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs in the West of Hudson Watershed; and

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and

WHEREAS, extensive flooding resulting from Tropical Storms Irene and Lee, in August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events through funding certain recommendations of local flood analyses under the NYCDEP Stream Management Program; and

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program” or “FHMIP”) and approved a Program Agreement with the City; and

WHEREAS, the Town of Prattsville accepted a local flood analysis for the Schoharie Creek, and such analysis recommended elevating of structures in the one hundred year floodplain; and

WHEREAS, on October 2, 2018, by Resolution 3404, the CWC Board of Directors approved an application by Huntersfield Christian Training Center in the amount of Five Thousand Dollars ($5,000.00) to study the feasibility of flood protection measures for property owned by the applicant located at 14452 Main Street in Prattsville, New York

WHEREAS, CWC FHMIP Program Rules, adopted by the CWC Board, provide that eligible
projects include property protection measures identified by a local flood analysis conditioned upon the owner provided twenty-five percent (25%) of the construction costs; and

WHEREAS, Huntersfield Christian Training Center submitted an application to CWC for design costs to elevate the existing structure at 14452 Main Street to two feet above the existing flood elevation in an amount not to exceed Nine Thousand Two Hundred Dollars ($9,200.00); and

WHEREAS, the CWC Wastewater Committee recommended that the CWC Board of Directors approve an application by Huntersfield Christian Training Center for design costs to elevate the existing structure at 14452 State Main Street to two feet above base flood elevation in an amount not to exceed Nine Thousand Two Hundred Dollars ($9,200.00).

NOW, THEREFORE, LET IT BE RESOLVED, that the CWC Board of Directors has reviewed the application, staff recommendation and supporting documentation and approves the application by Huntersfield Christian Training Center for design funding to elevate the existing structure at 14452 Main Street to two feet above base flood elevation in an amount not to exceed Nine Thousand Two Hundred Dollars ($9,200.00).
Huntersfield Christian Training Center owns property located at 14452 Main Street (State Route 23) in the hamlet of Prattsville, Greene County. An LFA has been completed in Prattsville and recommends flood mitigation of structures.

The CWC Board previously approved feasibility study in the amount of $5,000.00 for a consultant to review the structure and recommend mitigation alternatives.

The study was completed and Huntersfield Christian Training Center is now requesting $9,200.00 for design costs to elevate the structure to two feet above base flood elevation.

The CWC Wastewater Committee recommends funding in an amount not to exceed $9,200.00 for design phase of his project.
1. Cover Page
Please print or type all information.

**Project Title**

**CHARLES GOKEL**

**Applicant (First Last)**

Please check the appropriate box to describe applicant.

- [ ] Municipality  
- [x] Property Owner  
- [ ] Other - describe

**14452 MAIN ST PRATTSVILLE**

**Project Address**

**PRATTSVILLE**  
**NY**  
**12408**  
**GROENNE**

City  
State  
Zip Code  
County/Town

**248 HUNTENSFIELD RD**

**Mailing Address (If different than Project Address)**

**PRATTSVILLE**  
**NY**  
**12408**  
**GROENNE**

City  
State  
Zip Code  
County/Town

**518-925-8235**  
**518-299-3349**  
**CHARLIE@HUNTSFIELDCOM**

Telephone #  
Fax #  
E-mail

**Project Contact Person (If different than Applicant)**  
**Telephone number / fax**

**CHARLES GOKEL**  
**PRES**

Chief executive officer of applicant organization (if applicable)  
**Title**

Description of organization: **HUNTSFIELD CHRISTIAN TREATMENT CENTER**

We work with men coming off drugs and alcohol

10% of PROJECT **HOUSE ELEVATION**

Amount requested ($)  
**Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)**

Estimated Dates for Starting and Completing the Project  
**MAY 2020 - SEPT 2020**

Are you proposing a multi-year project?  
[ ] yes  
[ ] no

Authorized Signature  
**CHARLES GOKEL**  
**Date NOV 22/2019**

Print Name  
**CHARLES GOKEL**
Name of project: Rion Property  
Applicant: Huntersfield Christian Training Center

Summary of project including: a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

This property was badly damaged during Tropical Storm Irene in August 2011. It is located next door to our parsonage and, if renovated, would make a useful space for staff members to live in. We anticipate spending approximately $80,000 to bring the building up to Code. Due to climate change and the increasing frequency of hazardous storms, we are anxious to protect the building by elevating it to guard against further flood damage.

(Picture attached.)

Describe the long-term goal(s) of the proposed project:

We plan to renovate and restore a property in the central hamlet of Prattsville, to keep the residence on the tax roll. Although Huntersfield Christian Training Center is a not-for-profit religious organization with 501 (C)(3) status we will continue to pay property taxes on this property. We wish to support the community of Prattsville by creating viable housing that will add substantially to the character of the Town.
CWC  FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

3. Background Pages

Including: resolution authorizing the application if Applicant is a municipality, approval from Town or Village where project is located (except for Anchor Business relocations or Emergency Stream Debris Removal), affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project: River Property
Applicant: HUnterfield Christian Training Center
Charles Gockel

Page of pages  List attachments

- Picture of Structure
- Google Earth Map
- FEMA Flood Map
- Maps and sections from the Prattsville LPA
  Figure 2-2 / 5-3 / 2-1
  Pages 5-5 / 2-7 / 5-3

Feasibility study showing this is a viable project
Application Form

4. Schedule

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)
   List consultants and expected contract dates:

2. Scope of Work/Planning: Attached □

3. Design: Attached □

4. Permits (list all required permits with target receipt dates): Attached □

5. Project Bidding: Attached □

6. Construction/Implementation: Attached □

7. Operation & Maintenance Manual (if applicable): Attached □

8. Other project milestones (list):
Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share. Break out:

- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

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<th>Item description</th>
<th>Cost Share</th>
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of the river in combination with floodplain clearing (Alternative 1). Implementation of this alternative would result in a modest benefit, with a predicted one-foot reduction in flood depth. This mitigation could be locally significant to houses near the flood threshold; however, additional survey is necessary to determine the number of properties and extent of flood reduction that would result.

6. Removal of the concrete fish barrier at the upper end of the study area (Alternative 6) is predicted to reduce inundation of three nearby homes. The cost of the weir removal may be similar to the cost of acquiring the three homes that would benefit from reduced inundation, but removing the weir would also benefit other properties that may be affected by floodwaters that are deflected along Route 23, as well as the road itself in the vicinity of the weir. Alternatively, a high flow bypass may be feasible to provide a pathway for water to move around the weir and back into the channel during high flows.

7. Replacement of the Main Street bridge over Huntersfield Creek (Alternative 7) would allow for increased capacity and reduced potential for overtopping. However, modeling demonstrated little overall benefit associated with this alternative.

8. Relocation of the Huntersfield Creek outlet (Alternative 8) would reduce its length and increase efficiency but would not result in measurable flood mitigation.

9. Non-channel measures, such as flood proofing individual buildings, elevating structures above flood levels, and strategically relocating structures out of the floodplain are possible and could have positive benefits for individual property owners. However, placement of large amounts of fill in the floodplain is ill advised. Additionally, raising a structure will not protect against damage caused by scour around the foundation and the structural damage that may result during flood conditions.

10. New development within the existing floodplain as well as extensive improvements to existing structures and properties will be vulnerable to repetitive losses in the future. These properties are viable candidates for acquisition, should the owners be amenable to such a course of action.

11. A total of 17 properties were evaluated using formal FEMA Benefit Cost Analysis (BCA). In general, properties located near the southern end of Main Street had Benefit Cost Ratios (BCRs) lower than 1.0, whereas properties located near the northern end of Main Street had BCRs greater than 1.0. A BCR must be greater than 1.0 for a project to be eligible for FEMA mitigation funds. Surveys of first floor elevations and property appraisals were historically necessary for developing BCRs that FEMA could accept. However, as of August 15, 2013, an acquisition/demolition in a Special Flood Hazard Area (SFHA) with a cost of less than $275,000 is automatically considered cost effective for FEMA mitigation funds. Similarly, elevating structures in a SFHA with a cost of less than $176,000 are considered cost effective. FEMA’s new approach may cause these types of projects to be much more straightforward, with less reliance on BCA.
where new FEMA studies were being conducted. Two feet of freeboard is currently required for new construction in SFHAs per the New York State Building Code. This is more stringent than the previous requirement that buildings must be at or above the base flood elevation.

Rebuild Prattsville

Prattsville Town leaders came together after Tropical Storm Irene in 2011 to form the Rebuild Prattsville Long-Term Community Recovery Steering Committee. The Steering Committee held its first meeting on November 10, 2011. At that meeting, three sub-committees were formed: (1) Housing; (2) Economic Development; and (3) Community Enhancement. The Steering Committee provided charges to each sub-committee to guide their work. The sub-committees began meeting the following week and agreed to meet weekly through early 2012. Newsletters were prepared and published through February 2012 to highlight progress of repairs and rebuilding in Prattsville.

The Town has developed a “Rebuild Prattsville Vision Concept” plan for the town. The concept plan depicts a number of potential enhancements, improvements, and new construction along the southern portion of Main Street including a new “Eco Hotel/Heritage Center” with connection to a riverfront trail system; a new “Civic Hub” with town hall, civic buildings, and service business infill; a Pratt Museum expansion; and Main Street improvements.

Further north, the Rebuild Prattsville Vision Concept plan depicts a “Mixed-Use Center at Town Common” including retail and dining; and “Traditional Neighborhood Redevelopment” including new roads and homes where the mobile home park is currently located. Slightly further north, the concept plan depicts a “Community Center Building” with gymnasium, fitness rooms, community rooms, baseball and soccer fields, basketball courts, tennis courts, and an outdoor walking track.

Most of the Rebuild Prattsville Vision Concept improvements are located entirely or partly within the SFHA, with some parts in the 500-year (0.2% annual chance) flood zone. As such, they would need to follow the provisions of the Flood Damage Prevention Ordinance as well as the Site Plan Review Law. This would require two feet of freeboard for all of the new residential structures and either freeboard or flood proofing for the new and renovated non-residential structures. Parks and outdoor facilities would be allowed to flood, but these outdoor facilities would need to be designed in such a way to be cleaned and returned to use soon after flooding.

2.2 Schoharie Creek Bankfull Flows and Characteristics

Alluvial channels such as Schoharie Creek at Prattsville are located in sedimentary soils composed of sand, gravel, or cobbles that were previously transported and deposited by the river. The channel form (shape, width, depth, slope, sinuosity, side slopes) are influenced by the river’s natural processes such as channel forming discharges and
Hydraulic techniques include methods that decrease floodwater elevations by removing or reducing flow contraction points at bridges or narrow channel sections, increasing the flow capacity of channels and floodplains, use of broad low velocity floodways, or by diverting floodwaters around sensitive areas. The great difficulty in populated areas is that very large channels are required to avoid inundating developed floodplains.

Barrier techniques include the installation of levees, floodwalls, or general fill material to physically separate floodwaters from developed areas. They may require interior drainage pump stations, use of removable panels at road crossings, and considerable maintenance. Use of such measures requires careful consideration and risk assessment, engineering design, and ongoing monitoring and maintenance.

Techniques from the second group are generally chosen from the mitigation categories of property protection and natural resource protection:

- For dry flood proofing, areas below the flood elevation are made watertight. Walls may be coated with compound or plastic sheathing. Openings such as windows and vents are either permanently closed or covered with removable shields. Flood protection should extend only two to three feet above the top of the concrete foundation because building walls and floors cannot withstand the pressure of deeper water.

- Wet flood proofing refers to intentionally letting floodwater into a building to equalize interior and exterior water pressures, and should only be used as a last resort. If considered, furniture and electrical appliances should be moved away or elevated above the 100-year flood elevation. Wet flood proofing is not appropriate for residential structures.

- Raising building elevations involves the removal of the building structure from its foundation or basement and elevating it on piers or a new foundation to a height such that the first floor is located above the desired flood protection level. The basement area is abandoned and filled to be no higher than the existing grade. All utilities and appliances located within the basement must be relocated to the first floor level.

- Relocation of a structure involves removing it from the flood zone and siting it elsewhere. In some cases, structures (and property) are acquired and the flood prone site is restored for floodplain functionality.

The centralized hydrologic, hydraulic conveyance, and barrier techniques and the decentralized techniques of flood proofing, raising building elevations, and relocations are both suitable for preventing pollution and protecting water quality, as they make it more difficult for flood waters to come into contact with pollutants.

The subsequent sections of this chapter describe alternatives for flood mitigation that are taken from the centralized hydrologic, hydraulic conveyance, and barrier techniques. The
RESOLUTION NO.  

FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM  
PROPERTY PROTECTION MEASURES –BUSINESS RELOCATION PROPERTY–  
BREAKEY MOTORS 

WHEREAS, the Catskill Watershed Corporation (CWC) is a not-for-profit corporation established to administer Watershed Protection and Partnership Programs as more fully described herein; and 

WHEREAS, ninety percent of New York City’s water supply originates in the Catskill Mountain region from an area commonly referred to as the West of Hudson portion of the watershed of the New York City water supply (the “West of Hudson Watershed” or “Watershed”), which spans over 1,600 square miles and portions of five counties, forty-one towns, and eight villages; and 

WHEREAS, the CWC, City of New York (City), all municipalities in the West of Hudson Watershed, New York State, the federal Environmental Protection Agency, and several environmental organizations recognized that the goals of drinking water protection and economic vitality within the West of Hudson Watershed communities are not inconsistent and under the 1997 New York City Watershed Memorandum of Agreement (“Watershed MOA”) agreed to cooperate in the development and implementation of watershed protection programs that maintain and enhance the quality of the City’s drinking water supply system and the economic and social character of the West of Hudson Watershed communities; and 

WHEREAS, extensive flooding resulting from tropical storms Irene and Lee in, August and September 2011, respectively, caused catastrophic losses in certain towns and villages within the West of Hudson Watershed which affected the economic and social character of certain West of Hudson watershed communities and adversely impacted water quality in the West of Hudson Watershed; and 

WHEREAS, as a condition of the 2014 Mid-Term Filtration Avoidance Determination Review, New York City Department of Environmental Protection (NYCDEP) has agreed to fund a Flood Hazard Mitigation Implementation Program to reduce repetitive flood losses that also pose a threat to water quality during storm events; and 

WHEREAS, on March 4, 2014, by Resolution Number 2439, the CWC Board of Directors agreed to serve as program manager of such a program to be referred to as the CWC Flood Hazard Mitigation Implementation Program (the “Program”) and approved a Program Agreement with the City; and 

WHEREAS, on May 6, 2014, by Resolution Number 2460, the CWC Board of Directors approved program rules for the CWC Flood Hazard Mitigation Program (the “Program Rules”); and 

WHEREAS, the Town and Village of Walton completed a local flood analysis for the Village of
Walton which recommended that relocation of Breakey Motors outside of the floodplain to provide for a flood mitigation project at its former location; and

WHEREAS, Breakey Motors submitted an application to CWC for purchase .23 acres of land to provide for road frontage and advertising space at Breakey Motors new location in the Village of Walton for an amount not to exceed One Hundred Thousand Dollars ($100,000.00); and

WHEREAS, CWC Stormwater/Wastewater Committee recommends the CWC Board approve the application of Breakey Motors for purchase of .23 acres land for relocation of its business for an amount not to exceed Twenty-Five Thousand Dollars ($25,000.00), the appraised value for such property.

NOW, THEREFORE BE IT RESOLVED, that the CWC Board of Directors the CWC Board approve the application of Breakey Motors for purchase of .23 acres land for relocation of its business for an amount not to exceed Twenty-Five Thousand Dollars ($25,000.00), the appraised value for such property.

NOW, THEREFORE BE IT FURTHER RESOLVED, approval of FHMIP funding by the CWC Board of Directors constitutes a preliminary decision under the 1997 Watershed Memorandum of Agreement and the decision will become final without any further action by the CWC Board of Directors unless an objection is timely filed with the Watershed Protection and Partnership Council.
CWC Board previously approved purchase of land from Breakey Motors to allow for a reconstruction of a floodplain and reduction of flood waters within the Village of Walton.

Breakey Motors relocated to land already owned by its principal. Access from this property to Main Street is through an easement. Breakey Motors notes it cannot place any signage on this easement, or park cars for sale on the easement. Breakey Motors applied to CWC for purchase of .23 acres of land which is currently crossed by its easement to provide for such road frontage. The current owner requested $100,000.00 from Breakey Motors for the sale. CWC hired an independent appraiser who determined the fair market value of the .23 acres is $25,000.00.

The CWC Stormwater/Wastewater Committee recommends CWC Board of Directors approve Breakey Motors application for purchase of land in amount not to exceed $25,000.00.

The CWC Stormwater/Wastewater Committee also recommends that CWC Board consider a higher amount if the applicant provides a second independent appraisal either before the date of the meeting or prior to purchase.
FAX
TO: JOHN MATHIESON FROM: DEATH DAVIS
PHONE# _______ PAGES: ___
RE: PROPERTY PURCHASE

_URGENT_ PLEASE COMMENT _PLEASE REPLY_

COMMENTS: Please note address change:
CWC
FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

1. Cover Page
Please print or type all information.

Property Purchase for Auto Display & Sales
Project Title: KEITH DAVIS
Applicant (First Last)

Please check the appropriate box to describe applicant.
- Municipality
- Property Owner
- Other - describe:

245 DELAWARE ST
Project Address
WALTON, N.Y. 13856 DELAWARE
City, State, Zip Code, County/Town

Mailing Address (If different than Project Address)

City, State, Zip Code, County/Town

Telephone #   Fax #   E-mail
607-865-6545   607-865-5749   BREAKY@NETSCAPE.NET
Project Contact Person (If different than Applicant) Telephone number / fax

Chief executive officer of applicant organization (if applicable) Title

Description of organization: BREAKY MOTORS INC A-1 USED CAR & SERVICE CENTER

$100,000.00 RELOCATION ASSISTANCE
Amount requested ($) Type of Project (Relocation Assistance, Property Protection Measure(s), Alteration(s) to Public Infrastructure, Stream-related Construction, Emergency Stream Debris Removal)

Estimated Dates for Starting and Completing the Project ASAP

Are you proposing a multi-year project? Yes No

Authorized Signature KeAth Davis Date 1-15-2020

Print Name KEATH DAVIS

PHMIP 2
CWC  FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

2. Project Summary Page

Name of project:  Property Purchase for Auto Display & Sales & Signage
Applicant:  KEITH DAVIS

Summary of project including a description of the project and, if possible, the need for the project as substantiated by the LFA, a description of the costs and benefits (with value) of the project, site location map and photos.

As a result of CWC buy-out of Breakley Motors @ 81 Delaware St, Walton, NY, which had over 500 feet of road frontage on Rt. 10 for display of product and signage, to 245 Delaware St, Walton, NY, with no frontage, only an easement to my business, I find it extremely difficult to attract customers. This .23 acres on Rt. 10 would be a great benefit to sustain my business.

Survey Map Attached.

Describe the long-term goal(s) of the proposed project:

Display of Product & Signage

...
LOT-1

Remaining 3.71 Acres of Delaware County Tax Map I.D. No. 273.6-6-6

LOT-2

3.94 ACRES TOTAL

0.23 of an Acre
Split from Delaware County Tax Map I.D. No. 273.6-6-6

Lands Now or Formerly of Timothy Bennett per Liber 747 at Page 1171 Delaware County Tax Map No. 273.7-7-1

Lands Now or Formerly of D. Todd Ogden per Liber 793 at Page 287 Delaware County Tax Map No. 273.7-7-2

Lands Now or Formerly of Royal Oasis, Inc per Liber 482 at Page 44
CWC  FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Form

3. Background Pages
Including: resolution authorizing the application if Applicant is a municipality, affidavit from the record owner of any private property where work will be performed, and description of proposed project team.

Name of project_________________________ Applicant_________________________

Page__ of__ pages  List attachments_________________________
CWC FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

Application Checklist

The following information is intended to help you prepare a complete and concise proposal for funding by the CWC Flood Hazard Mitigation Implementation Program.

☐ 1. Completed Proposal Cover Page

☐ 2. Completed Project Summary Page

Summary of your proposed project, including:

• Description of project and, if possible, need for proposed project as substantiated by LFA
• Description of project costs and benefits, including records of dates and costs of past damages
• Site location map and photos (if possible), photos of past damages and current condition
• Site schematic or detailed plans (if applicable)

(See Page 9 of Program Rules: Application Process)

☐ 3. Background Material

Up to five pages of supplementary material can be included to elaborate on and support this section. Include information and documentation such as:

• Resolution authorizing the application if Applicant is a municipality
• Affidavit from the record owner of any private property where work will be performed

(See Page 9 of Program Rules: Application Process)

☐ 4. Schedule

• How long will it take (timeline, project schedule) and when will major milestones occur?

☐ 5. Budget

• Provide a breakdown of costs that will be covered by the requested funding, as well as by other grants and in-kind services.
• Break out cost by personnel costs (funded and in-kind contributions), non-personnel costs (material and equipment), indirect costs (overhead, administration).
• Make sure program elements mentioned in the summary and supplementary materials are represented in the budget.

☐ 6. Copies

• Provide one (1) complete original application and three (3) copies to CWC.
• CWC will distribute copies to DEP.
4. Schedule

Provide an estimate of when the following major milestones will occur. If possible, please provide start and completion target dates. The schedule will be attached to the contract for selected projects, with provisions to update in writing as needed.

1. Request for Proposals from consultants (Engineer, Planner, etc.)
   List consultants and expected contract dates:
   
   NA

2. Scope of Work/Planning: Attached

3. Design: Attached

4. Permits (list all required permits with target receipt dates): Attached

5. Project Bidding: Attached

6. Construction/Implementation: Attached

7. Operation & Maintenance Manual (if applicable): Attached

8. Other project milestones (list):
## CWC
### FLOOD HAZARD MITIGATION IMPLEMENTATION PROGRAM

#### Application Form

5. Budget

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<th>Name of project</th>
<th>Applicant</th>
<th>Page of _ of _ pages</th>
<th>List attachments</th>
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Provide a breakdown of project costs. Identify program elements mentioned in the summary and background. Use form shown or attach your own form, with back-up sheets as needed. Show other grants and in-kind contribution as cost share. Break out:
- Cost share
- Indirect costs (including overhead and administration)
- In-kind, material and equipment

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APPRAISAL REPORT

SUBJECT:
0.23+- ACRE OF VACANT LAND
LOCATED ON DELAWARE STREET,
VILLAGE OF WALTON, DELAWARE COUNTY, NY

REPUTED PROPERTY OWNER:
L. ROBINSON EXCAVATING, INC.

TAX MAP IDENTIFICATION NUMBER:
SECTION 273.6, BLOCK 6, LOT 6.2

PREPARED FOR:
MR. JOHN MATHIESEN, ENVIRONMENTAL ENGINEERING SPECIALIST
CATSKILL WATERSHED CORPORATION
P.O. BOX 569
MARGARETVILLE, NY 12455

VALUATION DATE:
DECEMBER 27, 2019

PREPARATION DATE:
DECEMBER 31, 2019

PREPARED BY:
HUDSON VALLEY APPRAISAL CORP.
P.O. BOX 1004
PORT EWEN, NY 12466

HUDSON VALLEY APPRAISAL CORPORATION
December 31, 2019

Mr. John Mathiesen, Environmental Engineering Specialist
Catskill Watershed Corporation
P.O. Box 569
Margaretville, NY 12455

RE: Appraisal of real property located on
Delaware Street, Village of Walton, Delaware County, NY
Tax Map Identification Number: 273.6-6-6.2 (0.23 +/- acre lot)
Reputed Property Owner: L. Robinson Excavating, Inc.

Dear Mr. Mathiesen:

In response to your request to prepare an appraisal of the above referenced property, we have personally made an inspection of that property for the purpose of developing an opinion of the market value, as defined in this report, of the fee simple interest in the property, as of December 27, 2019, the date of inspection.

As you recall, you were accompanied on the December 27, 2019 property inspection by Thomas E. Sauer of Hudson Valley Appraisal Corporation.

As per our engagement letter, we have prepared an appraisal report for the purpose of determining the market value of a 0.23 acre lot that will be combined with adjoining tax parcel 273.6-6-5, which public records indicates is currently under the ownership of Mr. Keath Davis. The 0.23 acre lot is depicted as “Lot 2” on a portion of a survey map that you provided and is also identified on the current Village of Walton tax maps as parcel 273.6-6-6.2.

In order to determine the value of the 0.23 acre subject property, we prepared a before and after format appraisal report. In the before scenario, tax parcel 273.6-6-5 (1.58 acres) was appraised as-vacant. In the after scenario, tax parcel 273.6-6-5 was combined with adjoining tax lot 273.6-6-6.2 (0.23 acre), thus forming a 1.81 acre parcel, that was again appraised as-vacant. The difference between the before and after values is the value of the 0.23 acre subject parcel of vacant land.

No agreements of sale, options, or listings of the subject property, current as of the effective date of the appraisal, were discovered in the course of our research in preparation of this appraisal report.
This is an Appraisal Report that is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice (USPAP). It presents summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and is solely for the intended use stated herein. The appraiser is not responsible for unauthorized use of this report.

The accompanying report describes the Sales Comparison Approach to value and the conclusion derived by application of that methodology. Please note the assumptions and limiting conditions cited within the report.

Based upon my investigation and analysis of the data gathered in connection with this assignment, I have formed the opinion that the market value of the fee simple interest in the subject property, in as-is condition, and subject to the hypothetical conditions cited herein, as of December 27, 2019, was:

0.23 ACRE OF VACANT LAND:
TWENTY-FIVE THOUSAND DOLLARS ---
($25,000).

Respectfully submitted,

Michael J. Bernholz, SRA, CCIM, MAI
President
NYS Certified General RE Appraiser
Certification #4600005221

HUDSON VALLEY APPRAISAL CORPORATION
PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the fee simple interest in the subject property, in as-is condition, and subject to the hypothetical conditions cited herein, under the premise of highest and best use.

DEFINITION OF VALUE

"Market value" as defined in The Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA): Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.


INTENDED USE AND INTENDED USERS OF THE REPORT

This report is intended to assist the client, the Catskill Watershed Corporation, in determining the market value of the subject property for potential disposition. The client is the intended user.

INTEREST VALUED: Fee simple estate as defined in the twelfth edition of The Appraisal of Real Estate as follows (page 69): "Ownership of a title in fee establishes the interest in property known as the fee simple estate -- i.e., absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

EFFECTIVE DATE OF VALUE: December 27, 2019

DATE OF REPORT: December 31, 2019

HUDSON VALLEY APPRAISAL CORPORATION
DEFINITIONS AND RULES FROM USPAP

The following definition and rules taken from Uniform Standards of Professional Appraisal Practice (USPAP) are germane to this appraisal:

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis.

Standards Rule 1-2 (g) states that in developing a real property appraisal, an appraiser must: “identify any hypothetical conditions necessary in the assignment . . .” The comment following the rule goes on to say: “a hypothetical condition may be used in an assignment only if:
- use of the hypothetical condition is clearly required for legal purposes, for purposes of reasonable analysis, or for the purposes of comparison;
- use of the hypothetical condition results in a credible analysis; and
- the appraiser complies with the disclosure requirements set forth in USPAP for hypothetical conditions.”

Standards Rule 2-2 (a) (xi) states that the content of an Appraisal Report must be consistent with the intended use of the appraisal and, at a minimum: “clearly and conspicuously state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results . . .”.

The appraiser notes that our valuation of the subject property, as of the effective date of this appraisal report, is subject to the following hypothetical conditions: 1) that in the before scenario/portion of our valuation, tax parcel 273.6-6-5 is vacant land, and 2) that in the after scenario/portion of our valuation, tax parcel 273.6-6-6.2 has been combined with adjoining tax parcel 273.6-6-5, as-though vacant.

The valuation of the subject property is dependent upon these stated hypothetical conditions and the use of the hypothetical conditions might have effected the assignment results.
SCOPE OF WORK

In preparing this appraisal, the appraiser:

* inspected tax parcel 273.6-6-6.2 (0.23 acre) as well as adjacent tax parcel 273.6-6-5 (1.58 acres).
* observed the subject market area and influences such as schools and support facilities.
* relied upon a portion of a survey map, supplied by the client, for the size and configuration of the 0.23 acre subject lot, which is labeled “Lot 2” on that map, in conjunction with the current Village of Walton tax maps, which identify the subject as parcel 273.6-6-6.2.
* relied upon the current Village of Walton tax maps for the size and configuration of adjoining tax parcel 273.6-6-5.
* determined that a before and after format appraisal was the most appropriate methodology for valuation of the subject property. In the before scenario, tax parcel 273.6-6-5 (1.58 acres) was appraised as vacant. In the after scenario, tax parcel 273.6-6-5 was combined with adjoining tax lot 273.6-6-6.2 (0.23 acre), thus forming a 1.81 acre parcel, that was again appraised as vacant. The difference between the before and after values is the value of the 0.23 acre subject parcel of vacant land.
* gathered and confirmed information on sales of comparable parcels of commercial, vacant land in Delaware County and townships throughout western Greene County, NY. The search extended over the past five years.
* prepared a before and after format appraisal report utilizing the Sales Comparison Approach.

The appraiser relied upon personal inspection of public records, sales data obtained from the NYS Office of Real Property Services SalesWeb database, regional Multiple Listing Services (MLS) and discussions with local real estate agents. Whenever possible, financing arrangements for all comparable sales were verified with principals, their attorneys, or brokers. Information provided by others was independently verified to the greatest extent possible. Every effort has been made to adhere to the Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Ethics and Standards of Professional Conduct of the Appraisal Institute.

The Sales Comparison Approach is the only applicable methodology for valuation of vacant land of this type.

This Appraisal Report is a brief recapitulation of the appraiser’s data, analyses and conclusions. Supporting documentation is retained in the appraiser’s file.
DESCRIPTION OF REAL ESTATE APPRAISED

Area Description.

The subject property is located in Delaware County, New York. Delaware County, located 110 miles northwest of New York City, is bordered by Sullivan County to the south, Ulster and Greene Counties to the east, Schoharie and Otsego Counties to the north, Chenango and Broome Counties to the west and, across the natural border of the Delaware River to the southwest, by Wayne County, Pennsylvania. This 1,446-square-mile county, part of which is situated in the Catskill Mountains State Preserve, is 50 miles wide and 52 miles long. The terrain is predominantly mountains, rolling hills, and wide valleys. The county is divided into nineteen towns: Andes, Bovina, Colchester, Davenport, Delhi, Deposit, Franklin, Hamden, Hancock, Harpersfield, Kortright, Masonville, Meredith, Middletown, Roxbury, Sidney, Stamford, Tompkins, and Walton. The general topography of the eastern portion of the county is dominated by the Catskill Mountains. The mountains are bisected by the East Branch of the Delaware River and its many tributaries, which flow into the Pepacton Reservoir, and the West Branch of the Delaware River, which flows into the Cannonsville Reservoir. Delaware County is predominantly rural in nature. The county contains many lakes and streams that are used for recreational purposes. The Cannonsville and Pepacton Reservoirs and a portion of the Schoharie Reservoir are in Delaware County and are part of the New York City Water Supply. The county is endowed with 700 miles of trout streams, including the fabled Beaverkill, the East and West Branches of the Delaware River, the Little Delaware River, and Trout Brook, a tributary to the Beaverkill. Some 145 miles of stream are stocked with trout, while sizeable native populations of both brown and brook trout sustain themselves naturally in the smaller streams. Sixty-five miles of stream bank along both branches of the Delaware, the Beaverkill and Trout Brook has public access complete with parking areas and stream corridor signage.

The subject property is situated within the Village of Walton, which is centrally located within the Town of Walton, in the central-western region of Delaware County. Encompassing an area of 97.2 square miles, the Town of Walton is bounded to the north by the Town of Franklin, to the southeast by the Towns of Colchester and Hancock, by the Town of Deposit to the west and Hamden to the east. Bisecting the township in an east/west direction is the West Branch of the Delaware River, which flows westward into the Cannonsville Reservoir.

Market Area Description.

The subject property is located on the south side of Delaware Street (a.k.a. NYS Rt. 10), between West Street and Howell Street (but on the opposite side of Delaware St.), in the Village of Walton. Surrounding properties include a mix of commercial, retail, and service businesses. The area surrounding the village is rural in nature with numerous farms and an abundance of vacant land. The Village of Delhi is located approximately 14 +/- miles to the northeast and the Village of Deposit is located approximately 16 +/- miles to the southwest.
Property Description - Tax Parcel 273.6-6-5 (1.58 +/- acres).

The municipal tax maps indicate that the property is an interior parcel that contains 1.58 acres. The parcel does not have direct road frontage on Delaware Street but has right-of-way access through adjacent tax parcel 273.6-6-6.2 for ingress & egress to Delaware Street. Access is adequate but visibility from the main road is limited and there is no opportunity for signage along the road.

The parcel has an irregular, somewhat rectangular shape and its topography is generally level throughout. The terrain is mostly open with the exception of the existing building footprint. Third Brook flows along the length of the parcel’s western boundary.

According to FEMA Flood Hazards Map 36025C0517E, dated June 16, 2016, the majority of the parcel is located in Zone X, a minimal flood hazard area, however, the westernmost portion of the parcel that is adjacent to Third Brook is in a designated flood hazard area. According to information obtained from the “environmental resource mapper” feature of the NYS DEC web site, there are no NYS DEC designated wetlands located on site or nearby.

The parcel has immediate access to electric as well as municipal water and sewer.

According to the NYS Department of Transportation’s “NYS Traffic Data Viewer” web site, in 2016 the average daily traffic (ADT) on Delaware Street/NYS Rt. 10, in this locale was 7,744 vehicles.

There are no known or apparent adverse easements or encroachments that should unduly affect the value or marketability of the property.
Photo Addendum - Tax Parcel 273.6-6-5

Looking south from Delaware Street along the right-of-way access

Interior view
Property Description - Subject Tax Parcel 273.6-6-6.2 (0.23 acre).

The portion of a survey map, supplied by the client, indicates that the subject lot contains 0.23 acre. The municipal tax maps do not indicate the acreage of the lot but they do show that the lot has 115 feet of frontage on the southern side of Delaware Street. That frontage is level and at road grade. Visibility is good.

The subject lot has a very irregular shape, is generally level, and its terrain is open.

According to FEMA Flood Hazards Map 36025C0517E, dated June 16, 2016, the lot is located in Zone X, a minimal flood hazard area. According to information obtained from the "environmental resource mapper" feature of the NYS DEC web site, there are no NYS DEC designated wetlands located on site or nearby.

The parcel has immediate access to electric as well as municipal water and sewer.

The portion of a survey map, supplied by the client, that depicts the subject lot indicates that a NYSEG prescriptive easement extends through the western region of the lot along the length of its western boundary and a Village of Walton sewer easement runs through the northern region of the lot along its northern boundary and through the northeastern corner of the lot. Neither easement has a significantly detrimental impact on the lot. Adjoining tax parcel 273.6-6-5 has right-of-way access through the western region of the lot for ingress and egress to Delaware Street.

According to the NYS Department of Transportation’s “NYS Traffic Data Viewer” web site, in 2016 the average daily traffic (ADT) on Delaware Street/NYS Rt. 10, in this locale was 7,744 vehicles.

There are no known or apparent adverse easements or encroachments that should unduly affect the value or marketability of the property.
Photo Addendum - Tax Parcel 273.6-6-6.2 (Subject)

Looking southeast along Delaware Street, the subject lot is on the right.

Looking in a southwesterly direction across the subject lot.

Hudson Valley Appraisal Corporation
0.23 of an Acre
Split from
Delaware County Tax Map L.D.
No. 273.6-6-6

Lands Now or Formerly of
Timothy Bennett
per Liber 747 at Page 1171
Delaware County Tax Map
No. 273.7-7-1

LOT-1
Remaining 3.71 Acres of
Delaware County Tax Map L.D.
No. 273.6-6-6

Lands Now or Formerly of
Royal Oasis, Inc
per Liber 482 at Page 44
Legal Description.

The subject property is identified on the current municipal tax maps as parcel 273.6-6-6.2. Public records indicate that the subject property is owned by L. Robinson Excavating, Inc.

Sales History.

Subject tax parcel 273.6-6-6.2 is a recently created tax lot that was subdivided from a much larger property that was acquired by Delaware County in October 2018. Public records indicate that the property has been under the ownership of L. Robinson Excavating, Inc. for more than five years.

No agreements of sale, options, or listings of the subject property, current as of the effective date of the appraisal, were discovered in the course of our research in preparation of this appraisal report.
Zoning.

The governing body regulating zoning in the subject’s area is the Village of Walton. According to the Village Zoning Map, the subject property lies within the GB (General Business) zoning district. A wide array of commercial and industrial uses are permitted in the GB district.

A copy of the pages detailing use regulations for the GB district, obtained from the Village of Walton Zoning Ordinance, is appended on the following pages.

There are no special provisions of the zoning ordinance that have a direct bearing on the subject property. The property’s zoning classification is not unlike other commercial zoning districts in nearby municipalities, and as such, has no unusual impact on its marketability or value.

Assessment Data.

The following assessment information was obtained from the 2019 Final Assessment Roll for the Town/Village of Walton. According to the New York State Office of Real Property Services web site, the 2019 Equalization Rate for the Village of Walton is 100%.

Tax Map ID# 273.6-6-6.2:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Value</td>
<td>$11,700</td>
</tr>
<tr>
<td>Improvement Value</td>
<td>$0</td>
</tr>
<tr>
<td>Total Value</td>
<td>$11,700</td>
</tr>
</tbody>
</table>
§ 53-12 WALTON CODE

A single-family dwelling or a lot in a single-family residential district shall not be less than 25 feet.

(5) No detached garage or carport or other detached accessory building shall be permitted on a lot occupied by a townhouse.

(6) Provision satisfactory to the Village Board and approved by the municipality's Attorney shall be made to assure that nonpublic areas for the common use and enjoyment of occupants of townhouses, but not individual ownership by such occupants, shall be maintained in a satisfactory manner without expense to the general taxpayer.

(7) A site plan complying with the requirements of this article shall accompany an application for approval of a townhouse development.


A. Purpose. The purpose of this district is to provide sufficient space in appropriate locations for a wide variety of commercial and miscellaneous service activities, generally serving a wide area and located particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material or the nuisance factors of dust, odor and noise associated with manufacturing.

B. Permitted uses. A building or land shall be used only for the following purposes:

(1) Any use permitted in the R-M Multiple-Family Residential District, except single-family dwellings. A single-family dwelling or mobile home may be permitted in association with a permitted office, business or commercial use in the same building or
on the same premises for use by the proprietor or an employee of said business. A multiple-family dwelling is permitted on any floor above the first in accordance with the minimum lot size and side and rear yard requirements of the R-M Multiple-Family Residential District if the first floor is designed for and used in its entirety for a permitted office, business or commercial use.

(2) Amusement places or theaters, except open-air drive-in theaters. Amusement places include bowling alleys, dance halls, skating rinks, swimming pools, miniature golf, billiard or pool parlors, indoor model-racing tracks and similar activities.

(3) An animal hospital or commercial kennel, with any open pens, runs and cages at least 200 feet from a residential district.

(4) Automobile, truck or bus sales, service, storage or repair, but not auto salvage or junk, and any major repair or storage of equipment or materials or damaged vehicles shall be inside a completely enclosed building.

(5) Bakeries occupying not more than 3,000 square feet of floor area.

(6) Banks, drive-in or otherwise, so long as at least five driveway waiting spaces shall be provided off the street for each drive-in teller's window.

(7) Barbershops, beauty parlors or salons.

(8) Bicycle sales, rental and repair shops.

(9) Bottling works, dyeing and cleaning works or laundry, plumbing and heating shop, painting shop, upholstering shop not involving furniture manufacture, tinsmithing shop, tire sales and service (including vulcanizing and recapping, but no manufacturing), appliance repairs, and general
service and repair establishments similar in character to those listed in this subsection, provided that no outside storage of material is permitted, except as provided in this section, and further provided that no use permitted in this subsection shall occupy more than 5,000 square feet of floor area.

(10) Bus station.

(11) Car wash or automobile laundry, automatic or otherwise, providing reservoir space for not less than 10 vehicles for each washing lane of an employee-operated facility.

(12) Catering or delicatessen business.

(13) Clinics.

(14) Data processing center.

(15) Dry cleaning or pressing pickup stations or shops occupying not more than 2,500 square feet of floor area and using no cleaning fluid whose base is petroleum or one of its derivatives.

(16) Filling stations, as long as bulk storage of inflammable liquids is underground.

(17) Flower shops and greenhouses incidental thereto.

(18) Frozen-food lockers for individual or family use.

(19) Garages, parking or storage.

(20) Hotels, motels, motor lodges or tourist homes.

(21) Lawnmower and yard and garden equipment rental, sales and services.

(22) Lumber and building materials store, but not a lumberyard.
(23) Material storage yards, in connection with a permitted use where storage is incidental to the approved occupancy of the building, provided that all products and materials used or stored are enclosed by a masonry wall, screening, fence or hedge not less than six feet in height. Storage of all materials and equipment shall not exceed the height of the wall. Storage of cars and trucks used in connection with the permitted trade or business is permitted within the walls or screen, but not including storage of heavy equipment, such as road-building or excavating equipment.

(24) Mobile homes sales, display and storage or sales, display and storage of travel trailers and campers, provided that all units shall be in usable condition, none shall be placed in a front yard, the minimum parcel area shall be 1/2 acre, the storage area shall be separated from the display area by a continuous visual screen with a minimum height of eight feet, such screen consisting of a compact evergreen hedge or foliage screening or louvered fence or wall, and the entire area shall be similarly screened from any contiguous residential district or existing residence.

(25) Monument sales establishments with incidental processing to order, but not including the shaping of headstones.

(26) Nurseries for growing plants, trees and shrubs.

(27) Offices, general, business or professional.

(28) Parking lots, parking spaces, parking areas, and storage lots.

(29) Pet shop or dog beauty parlor, provided that any workrooms, cages, pens or kennels shall be maintained within a completely enclosed, soundproof building and that such shop or parlor shall be
operated in such a way as to produce no objectionable noise or odors outside its walls.

(30) Printing, publishing and engraving establishments.

(31) Club, lodge, social center, recreation center or meeting hall.

(32) Radio and television stations and studios or recording studios, but no towers more than 125 feet in height.

(33) Rental of luggage trailers, but not including truck trailer bodies, except campers and travel trailers.

(34) Restaurants, drive-in or otherwise.

(35) Schools for industrial training, trade or business.

(36) Shoe-repairing shops occupying not more than 2,500 square feet of floor area.

(37) Shops for the sale, service or repair of home appliances, office machines, electrical and television and radio equipment occupying not more than 5,000 square feet of floor area.

(38) Stores or shops for the conduct of retail business, including the sale of accessories, antiques, appliances, beverages, carpets, clothing, drugs, fabrics, food, furniture, garden supplies, groceries, hardware, hobby supplies, office supplies, paint, sporting goods and stationary and similar stores and shops.

(39) Studios for artists, photographers, teachers, sculptors or musicians.

(40) A telephone station or booth, including drive-in or talk-from-car stations.

(41) Undertaking businesses or establishments or funeral homes.
§ 53-13 ZONING

(42) Vending machine stations, automatic. Groups of vending machines shall be contained in a building.

(43) Wholesale establishments with not more than 2,500 square feet of accessory storage per establishment.

C. Permitted accessory uses. Permitted accessory uses are as follows:

(1) Any accessory use permitted in the R-M Multiple-Family Residential District.

(2) Storage of office supplies or merchandise normally carried in stock in connection with a permitted office, business or commercial use.

(3) Solar energy systems and equipment.

D. Conditional uses. The following uses may be permitted as conditional uses if approved by the Village Board in accordance with the procedures, guidelines and standards of Article XIV, site plan Review, and any requirements specified in this Zoning chapter:

(1) Any conditional use in the R-R Residential Recreational District.

(2) A drive-in theater, including extension into an adjoining residential district.

(3) A wholesale establishment or warehouse with up to 15,000 square feet of floor area.

(4) A business or commercial building greater in height than three stories of 40 feet.

(5) Adult entertainment establishment as defined by this Zoning chapter and in accordance with Article VIII of this Zoning chapter.

(6) Rental storage units for domestic use and/or pod units.

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E. Prohibited uses. In the B-G District, the following buildings and uses are strictly prohibited:

(1) Any junk, junkyard or automobile graveyard.

(2) Any hazardous use as defined in the General Industry (I-G) District.

(3) Keeping animals or fowl. Keeping animals or fowl is prohibited unless otherwise permitted.

(a) No person shall breed, raise, harbor or maintain any bees, poultry, chickens, turkeys, ducks, geese or any other fowl, any swine, pigs, horses, cows, mules or goats or any other animals or reptiles except domestic pets within the Village unless specifically authorized in any other provision of the Code of the Village of Walton.

(b) Further prohibited will be any animal that is vicious, dangerous, obnoxious, objectionable or offensive or that has, in the absence of intentional provocation, repeatedly chased, menaced, attacked or inflicted bodily injury to a person or domestic animal, excluding birds, rodents and reptiles.

F. Lot size requirements. Lot size requirements are as follows:

(1) For a church, temple, synagogue or other house of worship: one acre.

(2) For other permitted uses, there are no minimum lot size requirements, except as may be required by the municipality's Engineer to meet sanitary standards.

G. Yard requirements. Yard requirements are as follows:
§ 53-13 ZONING § 53-14

<table>
<thead>
<tr>
<th>Type</th>
<th>Front Yard (feet)</th>
<th>Side Yard (feet)</th>
<th>Minimum Side Yard Aggregate (feet)</th>
<th>Rear Yard (feet)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street 50 feet or greater in width</td>
<td>50</td>
<td>25</td>
<td>—</td>
<td>50</td>
</tr>
</tbody>
</table>

NOTES:

Side and rear yards are required only if adjacent to a residential district or to an existing residence. If the street is less than 50 feet in width, the front yard shall be at least 75 feet, measured from the center line. See Article V, Supplementary Regulations, for additional yard requirements.

H. Height requirements. Height requirements are as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Maximum Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwellings, business buildings and all other structure not specifically exempted in Article V, § 53-15B</td>
<td>3 stories, but not to exceed 40 feet</td>
</tr>
</tbody>
</table>

I. Off-street parking and loading requirements. Off-street parking and loading requirements are contained in Article VI.

J. Sign regulations. Sign regulations are contained in Article VII.


A. Purpose. The purpose of this district is to provide for a wide variety of manufacturing, fabricating, processing,
HIGHEST AND BEST USE ANALYSIS

Highest and best use is defined in the twelfth edition of The Appraisal of Real Estate (page 305): “The reasonably probable and legal use of vacant land or an improved property that is physically possible, legally permissible, appropriately supported, financially feasible, and that results in the highest value.”

In the same publication, the authors address the analysis of highest and best use as follows (page 60): “Analyzing the highest and best use of the land as though vacant helps the appraiser identify comparable properties. Whenever possible, the property being appraised should be compared with similar properties that have been sold recently in the same market. Potentially comparable properties that do not have the same highest and best use are usually eliminated from further analysis. Estimating the land’s highest and best use as though vacant is a necessary part of deriving an opinion of value. There are two reasons to analyze the highest and best use of the property as improved. The first is to help identify potentially comparable properties. Each improved property should have the same or a similar highest and best use as the improved subject property both as though vacant and as improved. The second reason to analyze the highest and best use of the property as improved is to decide which of following should be pursued: Maintain the improvements as is; Cure items of deferred maintenance and retain improvements; Modify the improvements (e.g., renovate, modernize, or convert); Demolish the improvements.”

There are instances when a property’s highest and best use as vacant may differ from its highest and best use as improved. In such a case the existing improvement would be referred to as the highest and best “interim use”. This interim use will continue until the value of the vacant land under its highest and best use minus demolition costs equals or exceeds the value of the property as improved.

Another situation that must be considered is the possibility of renovating an existing improvement to a more functional similar use or even to a new use. If such renovation is feasible, the appraiser determines the value of the property as currently improved by considering its value after renovation and after accounting for the renovation costs. The value of the property as currently improved is therefore equal to its value after renovation minus renovation costs.

In determining highest and best use there are four tests or stages of analysis:

1) Permissible Uses (legal): What uses are permitted under existing zoning and other land use regulations, as well as existing deed restrictions on the subject site?

2) Possible Uses (physical): What uses of the subject site are physically possible?

3) Feasible Uses (financial): Which possible and permissible uses are appropriate in the context of market, neighborhood and property characteristics and will produce a net return to the owner?
4) *Maximally Productive Use:* Among the appropriate or feasible uses, which use will produce the highest present value?

**Highest and Best Use As-Vacant Before:** Tax Parcel 273.6-6-5 (1.58 acres)

After examining the possible, permissible, feasible, and maximally productive uses, it is the opinion of the appraiser that, given the parcel’s location, physical characteristics, and zoning classification, the highest and best use of the property, as vacant, would be for commercial/light industrial development.
EXPOSURE TIME - (Before and After)

Exposure time is the estimated length of time that a property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Exposure time is always presumed to precede the effective date of the appraisal. Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser reviewed recent sales of comparably sized, vacant parcels within the market area. The estimated exposure time for the property is 6 to 18 months.

MARKETING TIME - (Before and After)

Marketing time is the time it takes an interest in real property to sell on the market subsequent to the effective date of an appraisal and differs from exposure time, which is always presumed to precede the effective date of the appraisal. The appraiser reviewed the web sites of several local real estate brokers as well as regional Multiple Listing Service (MLS) databases for current on-market offerings of comparably sized vacant lots within the local market area. It is the appraiser’s opinion that, if properly priced and effectively marketed, the property could be sold in 6 to 18 months.
SUMMARY OF ANALYSIS AND VALUATION BY SALES COMPARISON APPROACH

In the Sales Comparison Approach, an opinion of value for a particular property is developed by comparing it to similar properties that have sold recently. The economic principle of substitution, which states that an informed buyer will pay no more for a property than the price that must be paid to acquire a property of similar utility and with similar amenities, forms the basis of the Sales Comparison Approach. Because the price paid for a property is affected by the market conditions that prevailed at the date of sale, the Sales Comparison Approach is also based on the economic principle of supply and demand.

The sequence of steps followed in applying the Sales Comparison Approach is outlined below.

1) Research the market to identify properties that have sold or are listed for sale and that are similar to the subject in size, location, property type, etc.

2) Verify the information by confirming that the public record regarding the sales is accurate and that the sales constitute arms-length, market value transfers.

3) Select an appropriate unit of comparison such as price per acre, price per square foot, or total sale price.

4) Compare the sold properties to the subject using relevant elements of comparison and measure the difference in each element between the subject and the comparable either quantitatively or qualitatively. The elements of comparison chosen depend on the nature of the property being appraised, but there are nine basic elements that should always be considered: property rights conveyed, financing terms, conditions of sale, market conditions, location, physical characteristics, economic characteristics, use and non-realty components of value.

5) Reconcile the value indications resulting from the adjustment process into a single value indication or a range of values.
OPINION OF VALUE BY THE SALES COMPARISON APPROACH - BEFORE:
TAX PARCEL 273.6-6-5 (1.58 acres)

In order to determine the market value of tax parcel 273.6-6-5 in the before scenario, the appraiser searched for recent sales of comparable parcels of commercial, vacant land in Delaware County and townships throughout western Greene County, NY. The search extended over the past five years. Of the sales identified and researched, the three that were deemed most similar to tax parcel 273.6-6-5 were selected for grid analysis. All three of the sales are located within the Town of Windham in neighboring Greene County, NY. One of the sales took place in 2017, another occurred in 2016 and the other sale closed in mid-2015.

The elements of comparison selected for the grid analysis include: property rights conveyed, financing, conditions of sale, market conditions, location, access/visibility, lot size (square feet), zoning, topography, and available utilities.

The unit of comparison chosen is price per square foot since that is a commonly utilized criterion for comparing, analyzing, and purchasing vacant, commercial lots of this type in the market area.

On the following pages, the appraiser provides a brief summary of the comparable sales, supporting detail, the sales analysis grid, an explanation of the adjustments made within the grid, and the final value conclusion for tax parcel 273.6-6-5 in the before scenario.
**Comparable Land Sale #1:**

Location: NYS Route 23, Town of Windham, Greene County, NY

Grantor: GDP Partners, LLC  
Grantee: BRBl, Inc.

Sale Price: $90,000  
Contributory Value of the Improvements: $20,000 (metal building)  
Adjusted Sale Price (land only): $70,000  
**Sale Price per Square Foot (SF): $0.86**

Date of Sale: 02/03/17  
Date of Record: 02/10/17

Tax Map ID#: 79.00-6-4  
Liber/Page: 2017/325

Lot Size: 81,457+/- SF (1.87+/- acres)  
Zoning: None

Verification: Multiple Listing Service (MLS) expired listing, listing/selling Realtor Paul Hennessy (who is also one of the members of GDP Partners, LLC), and public records

Notes: This lot was purchased by a local builder. At the time of sale, the property was improved with a 3,849 square foot metal building that had no plumbing, heat or electric. Discussion with the listing/selling Realtor determined an estimated contributory value of $20,000. The buyer uses the building for storage.

According to the NYS Department of Transportation’s “NYS Traffic Data Viewer” web site, in 2016 the average daily traffic (ADT) on State Highway 23 in this property’s vicinity was 2,738 vehicles.

Please refer to the sales analysis grid for additional details pertaining to the attributes of the comparable sales.
Comparable Land Sale #2:

Location: NYS Route 23, Town of Windham, Greene County, NY

Grantor: GDP Partners, LLC  
Grantee: Catskill Watershed Corporation, Inc.

Sale Price: $235,000  
Sale Price per Square Foot (SF): $0.79

Date of Sale: 09/20/16  
Date of Record: 09/26/16

Tax Map ID#: 79.00-6-6  
Liber/Page: 2016/2224

Lot Size: 297,079+/- SF (6.82+/- acres)  
Zoning: None

Verification: Multiple Listing Service (MLS) sold & closed listing, listing/selling Realtor Paul Hennessy (who is also one of the members of GDP Partners, LLC), public records, and our March 2016 appraisal of the property for the purchase.

Notes: This property was purchased for relocation of a local lumber yard and hardware store.

According to the NYS Department of Transportation’s “NYS Traffic Data Viewer” web site, in 2016 the average daily traffic (ADT) on State Highway 23 in this property’s vicinity was 2,738 vehicles.

Please refer to the sales analysis grid for additional details pertaining to the attributes of the comparable sales.