

**CATSKILL WATERSHED CORPORATION**  
**Wastewater / Stormwater Committee Agenda**  
**Tuesday, April 1, 2025 @ 9:00AM**

- I. Call to Order
- II. Review minutes from March 4, 2025 meeting
- III. Wastewater / Stormwater

**1. Community Wastewater Management Program**

**General Project Updates:**

**CWMP III**

New Kingston  
Halcottsville  
Shokan

**2. Future Stormwater Program**

**Cold Spring Housing Development Fund Company, Inc. C/O RUPCO, Inc.**

**Program:** MOA-145

**Address:** 55 Spruce Street, Tannersville, NY

**Engineer:** Keplinger Freeman Associates

**Contractor:** Kearney Realty & Development Group

**Tax Parcel ID:** 182.09-1-18

**Project Description:**

On December 4, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for the Cold Spring Housing Development project located in Tannersville, NY. The project will disturb 4.9 acres of land and will add 1.9 acres of new impervious surfaces requiring NYC DEP review and approval of a SWPPP to meet Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

Project Scope includes the removal of the vacant hotel and all various outbuildings. It also includes the construction of three apartment buildings and site amenities. Site improvements will also include two parking lots, sidewalks, driveways, and associated land grading and landscaping. Stormwater controls at the site include erosion and sediment controls, pervious pavers, multiple bioretention basins, multiple rain gardens, gutters, catch basins, multiple large infiltration basins, by-pass drainage structures, and dry swales.

The applicant submitted an application on March 5, 2025. Engineering and construction costs with a 15% contingency totaled One Million Five Hundred Twenty-One Thousand Eight Hundred Sixty-Three Dollars and Thirty-Three Cents (\$1,521,863.33). The applicant has elected for 50% reimbursement of all NYCDEP and NYSDEC stormwater costs or Seven Hundred Sixty Thousand Nine Hundred Thirty-One Dollars and Sixty-Six Cents (\$760,931.66). The project is considered a low income housing project therefore the project will be funded out of the MOA-145 program.

<b>COST BREAKOUT</b>	
Design:	\$131,985.42
Construction:	\$1,191,374.00

<b>Total:</b>	<b>\$1,323,359.42</b>
15% Contingency:	\$198,503.91
<b>TOTAL:</b>	<b>\$1,521,863.33</b>
<b>50% Election</b>	<b>\$760,931.66</b>
<b>PROGRAM ALLOCATION</b>	
FSW Funding	\$0
MOA-145 Funding	\$760,931.66

CWC staff recommends reimbursement of up to Seven Hundred Sixty Thousand Nine Hundred Thirty-One Dollars and Sixty-Six Cents (\$760,931.66) to the applicant for the design and construction costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

**Recommended MOA-145 Stormwater Funding Request not to exceed \$760,931.66**

**McKenley Hollow LLC**

**Program:** FSW/MOA-145

**Address:** 212 McKenley Hollow Road, Big Indian, NY 12410

**Engineer:** CEA Engineers

**Tax Parcel ID:** 12-1-40

**Project Description:**

On October 27, 2022 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for McKenley Hollow LLC located in Big Indian, New York. The project disturbed 4.7 acres where a portion of the disturbance was on slopes exceeding 15% requiring NYC DEP review and approval of a SWPPP to meet Watershed Regulations. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001). NYC DEP issued a construction acceptance letter on September 18, 2024.

The project consisted of redeveloping 4.9-acres of a 40.12-acre parcel where the former Mt. Gate Lodge was located. The site redevelopment included the demolition of all existing structures and construction of a hotel complex consisting of two larger buildings serving as lodging and hospitality areas, construction of 18 cabins with associated bathroom facilities, and installation of gravel parking areas, roadways, and pervious pathways. Stormwater controls constructed at the site include erosion and sediment controls, infiltration trenches, infiltration dry wells, numerous rain gardens, multiple stormwater planters and riparian buffer.

McKenley Hollow LLC submitted an application on February 19, 2025. Engineering and construction costs totaled Two Hundred Ninety-Seven Thousand Sixty-One Dollars and Forty-Nine Cents (\$297,061.49). The applicant has elected for 50% reimbursement of all NYCDEP and NYSDEC stormwater costs for a total of One Hundred Forty-Eight Thousand Five Hundred Thirty Dollars and Seventy-Four Cents (\$148,530.74). The applicant is also considered a small business, therefore funding will be divided between the Future Stormwater Program and the MOA 145 or Seventy-Four Thousand Two Hundred Sixty-Five Dollars and Thirty-Seven Cents (\$74,265.37) from each program.

<b>COST BREAKOUT</b>	
Design:	\$65,412.18
Construction:	\$231,649.31
<b>Total:</b>	<b>\$297,061.49</b>

15% Contingency:	\$0
<b>TOTAL:</b>	<b>\$297,061.49</b>
<b>50% Election</b>	<b>\$148,530.74</b>
<b>PROGRAM ALLOCATION</b>	
FSW Funding	<b>\$74,265.37</b>
MOA-145 Funding	<b>\$74,265.37</b>

The CWC recommends reimbursement of up to Seventy-Four Thousand Two Hundred Sixty-Five Dollars and Thirty-Seven Cents (\$74,265.37) from both the Future Stormwater Program and the MOA-145 Program to McKenley Hollow LLC for the design and construction costs of implementing a SWPPP required by NYC DEP Watershed Regulations and NYS DEC General Permit.

**Recommended Future Stormwater Funding Request not to exceed \$74,265.37**  
**Recommended MOA-145 Funding Request not to exceed \$74,265.37**

### 3. Stormwater Retrofit Program

**Olive Free Library Association (Construction Phase)**

**Program:** Retrofit III

**Address:** 4033 Route 28A, West Shokan, NY

**Engineer:** LaBella Associates

**Contractor:** Evergreen Mountain Construction

**Project Description:**

On March 7, 2025 CWC received an application from the Olive Free Library Association for construction phase funding. The project is located along Route 28A in West Shokan, NY. The CWC Board has previously approved resolution #4901 for a \$9,000 feasibility study and #5359 for \$12,700 in design. The design phase has been completed and CWC and DEP have agreed to move the project into the construction phase. The Olive Library requested One Hundred Two Thousand Three Hundred Twelve dollars (\$102,312.00) to begin the next phase of construction. Construction is anticipated to start in June and include ~4 weeks of construction.

The intent of construction is to improve on-site drainage through installation of 2 new catch basins with an outlet pipe to the creek. StormBasin Filters would be installed in each new catch basin to improve water quality and reduce phosphorus. The long-term objective is to reduce local flooding, erosion and phosphorus loading.

The CWC recommends reimbursement of up to One Hundred Two Thousand Three Hundred Twelve Dollars (\$102,312.00) to the Olive Free Library Association for construction costs associated with retrofitting their facilities with stormwater best management practices.

**Recommended Retrofit Funding not-to-exceed \$102,312.00**

### 4. Local Flood Hazard Mitigation

**Property Owner:** Robert Drake

**Contact Person:** Same

**Address:** 46 State Rt. 214, Phoenicia, NY 12464

**LFA Recommendation:** Yes

**Project Category:** Property Protection Measures

**Phase:** Construction Funding

## **Project Description:**

Robert Drake of 46 State Rt. 214 in Phoenicia is requesting Construction funding in the amount of \$60,554.00 to complete flood protection measures to his residence. Robert has already applied and was approved for funding from CWC to complete the Feasibility Study and Design for this work. The work will consist of removal of the existing boiler from the basement and oil tank. All hookups needed in a newly constructed first floor utility room for the owner purchased propane boiler. Relocation of the electrical service and panel to the first floor and waterproofing of any outlets that remain below the BFE. Upon a site visit high water marks were clearly seen to be approximately 5' up the basement walls. Break out estimates for all work have been provided for the needed backup. A variance to the Town of Shandaken Zoning Code is also being provided.

The Town of Shandaken completed and accepted their Local Flood Analysis (LFA) in 2016 for the hamlet of Phoenicia.

Robert will also be providing applications to anchor both propane tanks that are on the property. CWC staff recommends the construction funding for these flood protection measures.

## **5. Other:**

Clapper Engineering has provided a proposal for engineering services for the building lift of the former Huntersfield property at 46 Rt. 7 in Prattsville. This property is one that was identified as part of the FEMA Grant for elevations.

The services of Clapper Engineering are needed since they are the engineers of record who provided the original plans for this project. This is similar to the one that was approved at the March meeting for Sciangula in Windham.

CWC staff are recommending to have an amount not to exceed of \$20,000.00 for engineering services to be approved.

All invoices have been received and paid for PMH Properties in Walton and our accounting has reviewed all payments and determined that with the total contract amount being \$789,726.25 which includes the two additional funding requests to the original contract that there is an over payment of \$268.75.

In order to even out this contract, the amount of \$268.75 is being requested to balance the contract.

IV. Next meeting scheduled for Tuesday, May 6, 2025 @ 9:00AM

V. Adjournment