

CATSKILL WATERSHED CORPORATION
Wastewater / Stormwater Committee Agenda
Tuesday, August 5, 2025 @ 9:00AM

- I. Call to Order
- II. Review minutes from July 1, 2025 meeting
- III. Wastewater / Stormwater

1. Community Wastewater Management Program

General Project Updates:

CWMP III

New Kingston
Halcottsville
Shokan

2. Future Stormwater Program

Stonewall Windham LLC

Program: FSW/MOA-145

Address: 1 Tennis Lane, Windham NY 12496

Engineer: Kaaterskill Associates

Contractor: Ryan Martin Excavating

Tax Parcel ID: 95.07-1-98

Project Description:

On October 17, 2024 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) Extension for Stonewall Windham LLC located in Windham, NY. The original SWPPP was approved in June 2009 under a previous owner who did not move the project to the construction phase. The project site is 12.6 acres with 11 acres of disturbance and 4.7 acres of new impervious surfaces. Review and approval of a SWPPP to meet Watershed Regulations was required by NYC DEP. In addition, a SWPPP was required for coverage under the NYS DEC “General Permit for Stormwater Discharges from Construction Activities” (GP-0-20-001).

The project consists of constructing 16 buildings which include 59 townhouses and associated paved parking and roadways, a clubhouse with swimming pool, a retail building, and tennis courts. Stormwater controls on the site include all erosion & sediment controls, three detention ponds, two dry ponds, a dry well underground infiltration structure, ~3220 feet of culvert pipe, plunge pools, check dams, level spreaders, stormwater manholes, and 35 catch basins.

Stonewall Windham LLC submitted an application on June, 10, 2025. Engineering and construction costs with a CWC added 15% contingency totaled Two Million Fifty-Three Thousand Seven Hundred Twenty-Nine Dollars and Ninety-Three Cents (\$2,053,729.93). The applicant has elected for 50% reimbursement of all DEP and DEC stormwater costs for a total of One Million Twenty-Six Thousand Eight Hundred Sixty-Four Dollars and Ninety-Six Cents (\$1,026,864.96). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from each program.

COST BREAKOUT	
Design:	\$59,907.11
Construction:	\$1,725,945

Total:	\$1,785,852.11
15% Contingency:	\$267,877.82
TOTAL:	\$2,053,729.93
50% Election	\$1,026,864.96
PROGRAM ALLOCATION	
FSW Funding	\$513,432.48
MOA-145 Funding	\$513,432.48

The CWC recommends reimbursement of up to Five Hundred Thirteen Thousand Four Hundred Thirty-Two Dollars and Forty-Eight Cents (\$513,432.48) from both the Future Stormwater Program and the MOA-145 Program to Stonewall Windham 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 \$513,432.48

Recommended MOA-145 Funding Request not to exceed \$513,432.48

Catskill Holdings Windham, LLC – Additional Funds

Program: FSW/MOA-145

Address: 116 & 125 Galway Road, Windham, NY

Engineer: Kaaterskill Associates

Contractor: Ryan Martin Excavating

Tax Map ID: 79.00-1-40

Project Description:

On August 25, 2022 DEP approved the Stormwater Pollution Prevention Plan (SWPPP) for Catskill Holdings Windham, LLC located in Windham, New York. The project required 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. In 2023 the CWC Board previously approved resolution #4773 & #4774 for design and construction totaling Three Hundred Three Thousand Three Hundred Ninety-Six Dollars and Six Cents (\$303,396.06).

The project consisted of subdividing an existing 134 acres lot in to 12 residential lots. Stormwater controls include erosion and sediment controls, multiple large bioretention basins, attenuation basins, rain gardens, and level spreaders.

Catskill Holdings Windham LLC submitted an application requesting additional funding on July 15, 2025. As provided in the backup information and conversations with the engineer and contractor, the project was delayed as the applicant waited over a year and a half debating with NYSEG regarding installing electric to the site. This led to additional SWPPP inspections from the engineer and a delay in the contractor's time on site as well as rising costs of materials since the original approval.

Additional engineering and construction costs with a CWC added 15% contingency totaled Two Hundred Seventy-Seven Thousand Three Hundred Eighty-Nine Dollars and Thirteen Cents (\$277,389.13). The applicant previously elected 50% reimbursement of stormwater costs for a total of One Hundred Thirty-Eight Thousand Six Hundred Ninety-Four Dollars and Fifty-Seven Cents (\$138,694.57). The applicant is also considered a small business; therefore, funding will be divided between the Future Stormwater Program and the MOA 145 or Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28) from each program.

COST BREAKOUT

Design:	\$19,708.12
Construction:	\$221,499.82
Total:	\$241,207.94
15% Contingency:	\$ 36,181.19
TOTAL:	\$277,389.13
50% Election	\$138,694.57
PROGRAM ALLOCATION	
FSW Funding	\$69,347.28
MOA-145 Funding	\$69,347.28

The CWC recommends reimbursement of up to Sixty-Nine Thousand Three Hundred Forty-Seven Dollars and Twenty-Eight Cents (\$69,347.28) from both the Future Stormwater Program and from the MOA-145 Program to Catskill Holdings Windham LLC for additional costs of implementing a SWPPP required by NYC Watershed Regulations and NYS General Permit.

Recommended Future Stormwater Funding Request not to exceed \$69,347.28

Recommended MOA-145 Funding Request not to exceed \$69,347.28

3. Stormwater Retrofit Program

No new applications this month

4. Local Flood Hazard Mitigation

Property Owner: Adrian Colarusso

Contact Person: Michelle Yost, GCSWCD

Address: 1392 Route 214, Lanesville, NY 12450, Greene County

LFA Recommendation: Yes

Project Category: Property Protection

Phase: Feasibility Study

Project Description: Adrian Colarusso is applying for Feasibility Study funding of \$5,000 to investigate potential Property Protection Measures for his home located in the 100-year floodplain along Stoney Clove Creek. The Town of Hunter recently completed a Local Flood Analysis (LFA) for the Hamlet of Lanesville. The LFA recommends pursuing property-specific flood mitigation measures for homeowners located in the floodplain, such as Mr. Colarusso's.

Recommend funding a Property Protection Feasibility Study not to exceed \$5,000

Property Owner: Preston Woolheater

Contact Person: Michelle Yost, GCSWCD

Address: 1242 Route 214, Lanesville, NY 12450, Greene County

LFA Recommendation: Yes

Project Category: Property Protection

Phase: Feasibility Study

Project Description: Preston Woolheater is applying for Feasibility Study funding of \$5,000 to investigate potential Property Protection Measures for his home located in the 100-year floodplain along Stoney Clove Creek. Mr. Woolheater's property appears to meet the criteria for homeowner flood mitigation measures as recommended by the Town of Hunter's recent LFA for the Hamlet of Lanesville.

Recommend funding a Property Protection Feasibility Study not to exceed \$5,000

Property Owner: Robert Johnson

Contact Person: Michelle Yost, GCSWCD

Address: 1487 Route 214, Lanesville, NY 12450, Greene County

LFA Recommendation: Yes

Project Category: Property Protection

Phase: Feasibility Study

Project Description: Robert Johnson is applying for Feasibility Study funding of \$5,000 to investigate potential Property Protection Measures for his home parallel to the Stoney Clove Creek. Mr. Johnson's home is mainly situated in the 500-year floodplain, with its northern, upstream elevation straddled by and partially in the 100-floodplain. Mr. Johnson's property appears to meet the criteria for homeowner flood mitigation measures recommended by the Town of Hunter's recent LFA for the Hamlet of Lanesville.

Recommend funding a Property Protection Feasibility Study not to exceed \$5,000

NYCFFBO Program Demolitions:

Town of Hunter: CWC issued a request for proposals for demolition of the structures at 7751, 7753, and 7755 Main Street, Hunter on June 25, 2025, with bids are due on July 25. Contract execution is stated as August 21, 2025, with a project completion date of September 30. These buildings and their parcels are owned by the Town of Hunter.

Town of Olive: CWC issued a request for proposals for demolition of the structure at 4080 State Rt. 28, Olive, NY on June 25, 2025, with bids are due on July 25. Contract execution is stated as August 21, 2025, with a project completion date of October 31. This building and its parcel are owned by the Town of Olive.

DHSES/FEMA Grant:

CWC issued a request for proposals for elevating four structures on May 27, 2025: 14517, 14428, & 14706 Main St. in Prattsville; and 7925 Main St. in Hunter. The four building projects are divided into four trades, resulting in 16 separate prime contracts. Bids are due July 22, 2025. Substantial completion is scheduled for Feb 1, 2027; with final completion by May 31, 2027.

5. Other:

IV. Next meeting scheduled for Tuesday, September 2, 2025 @ 9:00AM

V. Adjournment

